Remediation and Deconstruction of Fiterman Hall

CUNY/DASNY
Pei Cobb Freed Team

Community Update
October 30, 2006
Presentation Summary

- Introduction and Project History
- Project Update
- PAL Environmental
- Regulatory Submittal Content and Sequence
- Proposed Remediation Plan Sequence
- Emergency Action/Community Notification Plan
- Questions
Site Location - 30 West Broadway
Fiterman Hall

- 1950s-Era 15 Story Steel and Concrete Structure
- Originally an Office Building
- Gut - Rehab Nearly Complete in 2001
- Almost all Asbestos Abated Prior to 9/11
Pre-9/11 Fiterman Hall - BMCC

- 370,000 Square Foot Classroom Building
- No Natural Sciences Programs Requiring Wet Laboratories
- Capacity to Serve 3000 Students per Hour
- 50% Occupancy on 9/11 - 35 of 70 Classrooms

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September 11, 2001

- Tons of Debris Rained from 47-Story WTC 7
- Structural Damage from Roof to Basement
- WTC Dust Infiltration
- Temporary Lateral Bracing Required for Deconstruction
Fiterman Hall Post 9/11

- DDC Cleanout
- Structural Shoring
- South Façade Enclosure
- Cabling & Netting
- Intact Façades on East, North & Most of West
- Controlled Access

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The Future of Education in Lower Manhattan

A New State-of-the-Art Facility
Project Update

- PAL Environmental Safety Corp.
- SEQRA Review Ongoing
- Scaffold Submittal Under Review
- Remediation Plan in Development
- Deconstruction Plan in Development
- Design of New Facility Ongoing
Components of the Plan

- Informational Documents
- Scaffold Submittal
- Remediation Phase Submittal
- Deconstruction Phase Submittal
Informational Documents

- Environmental Characterization Report
- Façade Characterization Report

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Environmental Characterization Study

Purpose:
- Focus on environmental conditions as they impact planning for Remediation and Deconstruction.
- No attempt to disprove or minimize environmental issues. Included past and present test results.

Conclusion:
- Complete environmental gut-strip followed by a thorough cleaning and encapsulation of structural components is safest and most efficient means of preparing for building deconstruction.
Environmental Characterization Components

- Asbestos Monitoring – Building Exterior
- Personal Exposure Testing – Inspectors/Trades
- Exterior Façade – Verification of Cleaning
- Asbestos-Containing Building Materials
- Lead-Based Paint
- Contaminants of Potential Concern - WTC
- Waste Characterization
- Microbiological Contamination (Mold)
Façade Characterization Report

- Integrity and Construction of the Façade – Critical Component of Engineering Controls for Remediation;
- Confirmation of the efficacy of the NYC DEP cleaning of the exterior façade of the building post-9/11;
- ACM/LBP/WTC CoPCs potentially existing on and within the façade; and
- The physical and environmental state of the “Gash Area,” where the building was physically damaged by the collapse of WTC 7.
Phased Regulatory Submittals
WTC Regulators

- Preliminary Project Plan: January, 2006
  - Basic Project Approach Presented for Discussion

- Scaffold Submittal: October, 2006
  - Safely Prepare the Exterior and the Site

- Remediation Phase Submittal: Development
  - Focused Procedural Sequences – One Step at a Time

- Deconstruction Phase Submittal: Development
  - Engineered Dismantling – Controlled Removals
Air Monitoring Program

Personal Exposure Monitoring:
OSHA Protocols

Work Area Monitoring:
NYS DOL Asbestos Requirements

Community Air Monitoring:
EPA WTC Protocols
Proposed Community Air Monitoring Locations
Scaffolding Erection Operation

- Establishment of decontamination units
- Installation of sidewalk bridge
- Attachment Pilot Program
- Erection of Scaffold
- Cleaning of Façade
- Removal/Disposal of Existing Netting
Proposed Remediation Phase Sequencing and Layout

- Establishment of Clean Zone – 1st Floor
- Installation of Logistical Facilities
  - Decontamination Units
  - Loading Docks
- Sequenced Removals & Concurrent Ops.
- Basement
- Roofs
EXISTING DECONTAMINATION UNIT

Existing Conditions
EXISTING DECONTAMINATION UNIT

WASTE DECONTAMINATION UNIT

PERSONAL DECONTAMINATION UNIT

Establishing the Clean Zone
Installation of Logistical Facilities
Sequenced Removals:
Typical Floor
Basement Remediation
Basement Remediation
Roof Levels
Emergency Action and Community Notification Plan

- Purpose is to outline procedures to be followed in the event of an emergency during the remediation and deconstruction of Fiterman Hall
- Currently under review by OEM, NYPD & FDNY
- Draft version being distributed for public input
Emergency Action and Community Notification Plan

Plan will:

- Detail roles and responsibilities of parties involved
- Designate a Contractor Emergency Coordinator (licensed NYC Site Safety Manager)
- Outline sequence of emergency communications
Emergency Action and Community Notification Plan

- Plan will not:
  - Contradict/reiterate specific emergency procedures included in:
    - Health and Safety Plan
    - Environmental Community Air Monitoring Program
  - Interfere with first responders
Emergency Action and Community Notification Plan

- **Community Coordination:**
  - CUNY/DASNY will coordinate with community leaders re: emergency events and subsequent communications
  - This can include non-emergency events of concern
  - BMCC website & lowermanhattan.info will be updated regularly
Questions?

Get answers: www.airtekenv.com