

Lower Manhattan Development Corporation Draft Deconstruction Plan

Rev -
May 12, 2005



130 Liberty Street
Phase I Deconstruction Plan

Lower Manhattan Development Corporation

Draft Deconstruction Plan

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LMDC
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(pending)**

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Phase I Deconstruction Plan - 130 Liberty Street, New York, NY

The Lower Manhattan Development Corporation (“LMDC”) is pleased to provide for regulator review the revised draft Phase I Deconstruction Plan (“Plan”) for the cleaning, abatement and deconstruction of the building located at 130 Liberty Street in the City of New York (the “Building”). The Plan was drafted to permit LMDC to commence and complete this work in a safe and effective manner in full compliance with applicable law. LMDC will submit a plan for Phase II of the deconstruction in the near future.

LMDC is providing the following sections for review: Section 1 - Waste Sampling and Management Plan; Section 2 - Ambient Air Monitoring Program; Section 3 - Emergency Action Plan; and Section 5 - Health and Safety Plan (HASp). On May 11, 2005, LMDC received the New York State Department of Labor’s Decision on its Variance Request for asbestos abatement work. Thus, the final section, Section 4 - Asbestos and COPC Abatement and Removal Plan, is currently being reviewed for compliance with the Variance Decision. Once this review is complete, Section 4 - Asbestos and COPC Abatement and Removal Plan will be provided.

The Plan was substantially revised from the previously submitted draft plan (submitted in December 2004) to address the direction and comments of various regulators provided to LMDC on January 31, 2005 (collectively, the “Regulator Comments”). The Regulator Comments are incorporated and addressed in the Plan.

As a result of the Regulator Comments, all of Phase I will be conducted under containment and negative pressure as an asbestos project pursuant to ICR 56. Additionally, all porous deconstruction waste generated during Phase I will be handled, packaged, transported, and disposed of, at a minimum, as asbestos waste.

The portion of the Plan addressing exterior air monitoring, entitled Section 2 - Ambient Air Monitoring Program, is a revised and combined air monitoring plan incorporating the two prior plans: (i) the Draft Plan provided as Section 2 of the Draft Deconstruction Plan issued on December 10, 2004 and (ii) the companion plan entitled *Proposed Enhanced Exterior Air Monitoring Approach and Conceptual Design 130 Liberty Street* (October 8, 2004). At the time of release of these plans, readers were advised by LMDC that, due to their independent development, there were redundancies in the two plans. For this reason, LMDC revised the two programs to ensure that the contractor’s and property owner’s monitoring programs were complementary and contained the necessary overlap to serve Quality Assurance/Quality Control (“QA/QC”) purposes. The QA/QC measures will be addressed in a Quality Assurance Project Plan (“QAPP”) prepared and issued at a later date after an approved air monitoring program is in place. The comments related to PM_{2.5} and Neighborhood Monitoring are not included in this Plan and will be addressed in a separate plan currently under development.