

J.C. Broderick & Associates, Inc.

Environmental / Construction Consulting & Testing



April 19, 2021

Mr. Frank Fiorino
Middle Country Central School District
25 N. Bicycle Path Suite B
Selden, New York 11784

1775 Expressway Drive North
Hauppauge, NY 11788
631.584.5492
Fax: 631.584.3395
www.jcbroderick.com

**Re: Poly-chlorinated Biphenyl (PCB) Caulking Material Abatement
Project Monitoring and Clearance Examination
Administrative Office & Dawnwood Middle School
8 43rd Street
Centereach, New York 11720
Building Wide Exterior Windows Replacement
Sampling Dates: April 8 - 17, 2021**

JCB#: 21-47962

Dear Mr. Fiorino:

J.C. Broderick & Associates, Inc. (JCB) was retained to perform project monitoring and a clearance examination for the above referenced project.

Project Monitoring

During the project, JCB provided trained and experienced environmental consultants on behalf of the owner to monitor the progress of the project and consisted of the following:

- Airborne Particulate Monitoring

As per 8NYCRR 155.5, the work area was sufficiently protected to limit non-work site contamination. Airborne particulate monitoring was performed immediately outside the work areas to determine if a release from the work area had occurred.

The total particulate monitoring was performed utilizing the MIE Portable DataRAM Data-logging Real-time Aerosol Monitor (PDR). The PDR is a technologically advanced instrument designed to measure the concentration of airborne particulate matter (liquid or solid) and providing direct and continuous readout of the information. The PDR is a highly sensitive nephelometric (photometric) monitor whose light scattering sensing configuration has been optimized for the measurement of the respirable fraction of airborne dust, smoke, fumes and mists in indoor environments. Zeroing of the PDR is performed by the technician prior to each day's use utilizing a hand-inflatable zero-air pouch and inlet filter cartridge. Technical information pertaining to the PDR is available upon request.

The sampling results were compared with the OSHA permissible exposure limit, the ACGIH guidance values, and through a comparison between concentrations observed within the test spaces and those from control or background locations. Had any significant elevations in airborne particulate been observed, JCB would instruct the contractor to stop all work and an evaluation of procedures/engineering controls would be made. The contractor would perform a detailed cleaning of areas outside the work area and these areas would be included as part of the clearance examination.

The particulate monitoring performed revealed the following significant finding:

- All of the data points observed were below the OSHA PEL of 15 mg/m³ and the ACGIH exposure value of 3 mg/m³.

Clearance Examination

This clearance examination was performed after the disturbance/removal of PCB containing caulking materials during the planned window replacement project. The visual assessment was performed to determine if the removal project was conducted sufficiently, leaving no visible amounts of dust, debris, or other residue.

In summary, the visual assessment revealed the following significant findings:

- No visible evidence of dust, debris or other residue was observed.

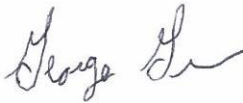
Therefore, the results of the visual assessment satisfy the requirements of the clearance examination.

Conclusions

Based upon the results of the clearance examination and airborne particulate monitoring performed, the above referenced areas are considered safe for re-occupancy.

If you have any questions, or if more information is needed, please contact our office.

Sincerely,



George Greve
J.C. Broderick & Associates, Inc.

Monitoring Logs



J.C. Broderick & Associates, Inc.

Environmental Consulting & Testing

1775 Expressway Drive North

Hauppauge, New York 11788

631.584.5492 fax 631.584.3395



PROJECT NAME/LOCATION Middle Country Administration Building		PROJECT# 21-47962
ADDRESS 8 43 rd Street, Centereach NY 11720		PAGE <u>1</u> OF <u>1</u>
CLIENT Middle Country Central School District		DATE 4/8/2021

PARTICULATE MONITORING PROJECT LOG

JCB Representative: Savannah Crowe JCB Signature: Savannah Crowe

Time on: 16:40 Time Off: 20:00 Total: ~3.25 hrs

Real-Time Particulate Monitor Serial Number: 4700

Real-Time Particulate Monitor Manufacturer/Model: PDR-1000AN

Time of Field Calibration: 16:40

Segment #	Room # (AHERA ID #)	Start Time:	End Time:
1	Conference Room (2002)	16:40	17:00
2	Lounge (2010)	17:00	17:15
3	Lounge Printer Room (2010A)	17:15	17:30
4	Men's Bathroom (2004)	17:30	17:45
5	Women's Bathroom (2008)	17:45	18:00
6	Business Operations Office (2012)	18:00	18:15
7	District Treasurers Office (2015)	18:15	18:30
8	Finance Office (2005)	18:30	18:45
9	Accounts Payable Office (2001)	18:45	19:00
10	Payroll Office (2000)	19:00	19:15
11	Personnel Office (1019)	19:15	19:30
12	Conference Room (1010)	19:30	19:45
13	Instructions Office (1004)	19:45	20:00

PROJECT NAME/LOCATION Middle Country Administration Building		PROJECT# 21-47962
ADDRESS 843 rd Street, Centereach NY 11720		PAGE <u>1</u> OF <u>1</u>
CLIENT Middle Country Central School District		DATE 4/9/2021

PARTICULATE MONITORING PROJECT LOG

JCB Representative: Savannah Crowe **JCB Signature:** Savannah Crowe


Time on: 16:35 **Time Off:** 21:15 **Total:** ~4.75 hrs

Real-Time Particulate Monitor Serial Number: 4700

Real-Time Particulate Monitor Manufacturer/Model: PDR-1000AN

Time of Field Calibration: 16:35

Segment #	Room # (AHERA ID #)	Start Time:	End Time:
1	District Treasurers Office (2015)	16:35	17:00
2	Instructions Office (1004)	17:00	17:15
3	Business Operations Office (2012)	17:15	17:45
4	Meeting Room (1006)	17:45	18:00
5	Lounge Printer Room (2010A)	18:00	18:15
6	Conference Room (1010)	18:15	18:45
7	Lounge (2010)	18:45	19:15
8	Women's Bathroom (1011)	19:15	19:45
9	Women's Bathroom (2008)	19:45	20:00
10	Gender Neutral Bathroom (1013)	20:00	20:30
11	Men's Bathroom (2004)	20:30	21:15

PROJECT NAME/LOCATION Middle Country Administration Building		PROJECT# 21-47962
ADDRESS 8 43 rd Street, Centereach NY 11720		PAGE <u>1</u> OF <u>1</u>
CLIENT Middle Country Central School District		DATE 4/10/2021

PARTICULATE MONITORING PROJECT LOG

JCB Representative: Savannah Crowe JCB Signature: *Savannah Crowe*


Time on: 7:15 Time Off: 13:00 Total: 5.75 hrs

Real-Time Particulate Monitor Serial Number: 4700

Real-Time Particulate Monitor Manufacturer/Model: PDR-1000AN

Time of Field Calibration: 7:15

Segment #	Room # (AHERA ID #)	Start Time:	End Time:
1	Conference Room (2002)	7:15	7:45
2	Payroll Office (2000)	7:45	8:15
3	Personnel Office (1019)	8:15	8:45
4	Human Resources Office (1020)	8:45	9:00
5	Personnel Office (1019)	9:00	9:15
6	Accounts Payable Office (2001)	9:15	9:45
7	Personnel Assistant Office (1017)	9:45	10:15
8	Finance Office (2005)	10:15	10:45
9	Clerk Office (1016B)	10:45	11:15
10	Purchasing Office (2006)	11:15	11:45
11	Clerk Typist Office (1016)	11:45	12:15
12	Purchasing Office (2006)	12:15	12:45
13	Clerk Typist Office (1016)	12:45	13:00

PROJECT NAME/LOCATION Middle Country Administration Building		PROJECT# 21-47962
ADDRESS 843 rd St, Centereach NY 11720		PAGE <u>1</u> OF <u>1</u>
CLIENT Middle Country Central School District		DATE 4/15/2021

PARTICULATE MONITORING PROJECT LOG

JCB Representative: Savannah Crowe **JCB Signature:** *Savannah Crowe*

Time on: 16:45 **Time Off:** 19:45 **Total:** 3 hrs

Real-Time Particulate Monitor Serial Number: 4700

Real-Time Particulate Monitor Manufacturer/Model: PDR-1000AN

Time of Field Calibration: 16:45

Segment #	Room # (AHERA ID #)	Start Time:	End Time:
1	Corridor (2018)	16:45	17:00
2	Payroll Office (2000)	17:00	17:15
3	Purchasing Office (2006)	17:15	17:30
4	Purchasing Tech Office (2009)	17:30	17:45
5	Corridor (2011)	17:45	18:00
6	Business Office (2013)	18:00	18:15
7	Corridor (2016)	18:15	18:30
8	Tech Director Office (2014)	18:30	18:45
9	Personnel Asst Office (1021)	18:45	19:00
10	District Clerk Office (1007)	19:00	19:15
11	Administration Office (1005)	19:15	19:30
12	Superintendent's Office (1005A)	19:30	19:45

PROJECT NAME/LOCATION Middle Country Administration Building		PROJECT# 21-47962
ADDRESS 843rd Street, Centereach NY 11720		PAGE <u>1</u> OF <u>1</u>
CLIENT Middle Country Central School District		DATE 4/16/2021

PARTICULATE MONITORING PROJECT LOG

JCB Representative: Savannah Crowe **JCB Signature:** Savannah Crowe

Time on: 16:45 **Time Off:** 22:15 **Total:** 5.5 hrs

Real-Time Particulate Monitor Serial Number: 4700

Real-Time Particulate Monitor Manufacturer/Model: PDR-1000AN

Time of Field Calibration: 16:45

Segment #	Room # (AHERA ID #)	Start Time:	End Time:
1	Tech Director Office (2014)	16:45	17:15
2	Superintendent's Office (1005A)	17:15	17:45
3	Corridor (2016)	17:45	18:15
4	Superintendent's Office (1005A)	18:15	18:45
5	Tech Director Office (2014)	18:45	19:15
6	Superintendent's Office (1005A)	19:15	19:30
7	Corridor (2011)	19:30	19:45
8	Administration Office (1005)	19:45	20:15
9	Business Office (2013)	20:15	20:45
10	District Clerk Office (1007)	20:45	21:30
11	Business Office (2013)	21:30	22:00
12	District Clerk Office (1007)	22:00	22:15

Floor Plan (Removal)



J.C. Broderick & Associates, Inc.

Environmental Consulting & Testing

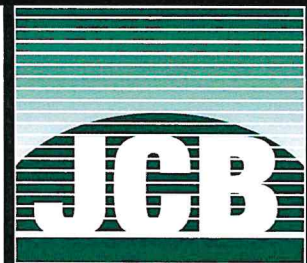
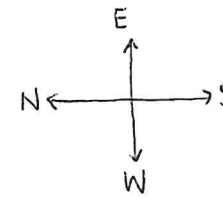
1775 Expressway Drive North

Hauppauge, New York 11788

631.584.5492 fax 631.584.3395



Middle Country Administration Building

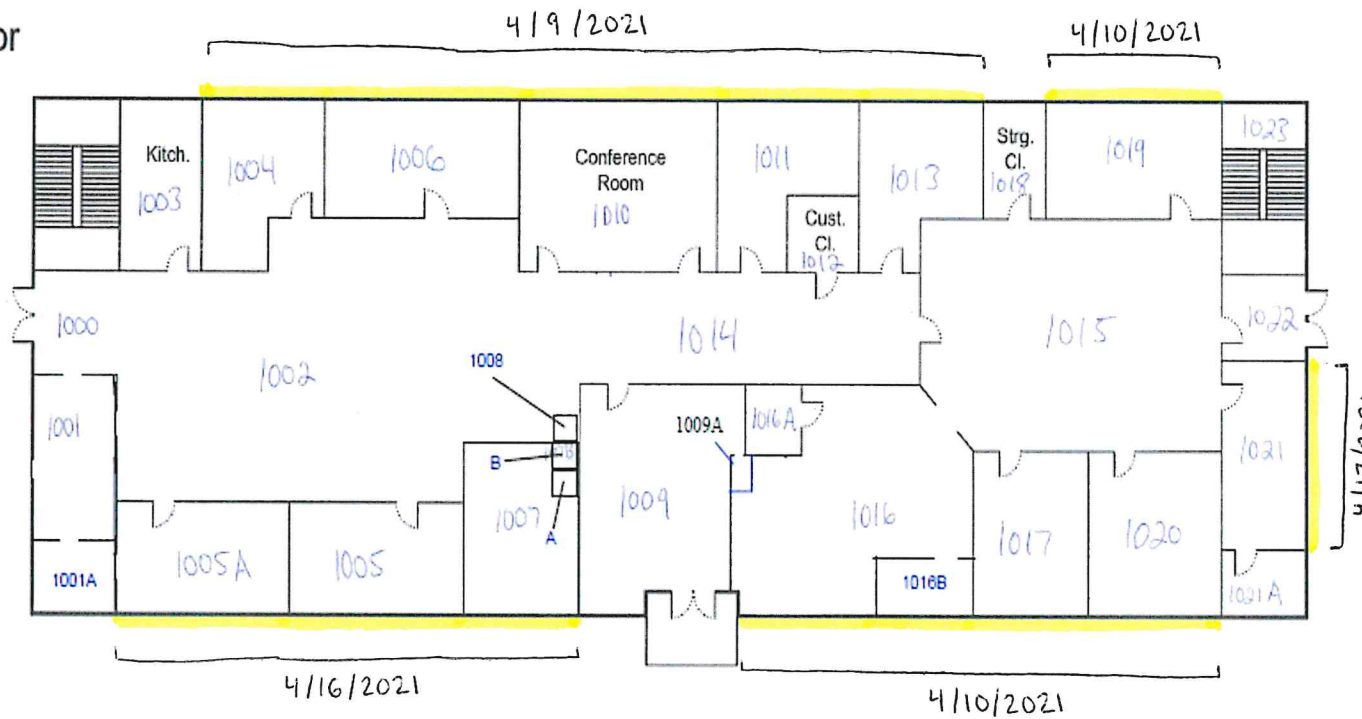


**J.C. BRODERICK
& Associates**

ENVIRONMENTAL
CONSULTING & TESTING

1775 Expressway Drive North
Hauppauge, New York 11788
631.584.5492 Fax 631.584.3395

First Floor



No. of Samples: _____

Type of Air Sampling:

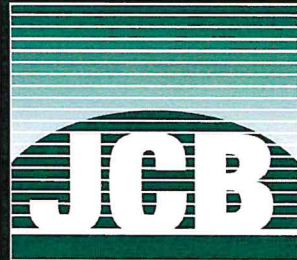
Backgrounds
Pre-Abatement
During
PCM Final
TEM Final

Technician Name: _____

Date: _____

JCB#: 21-47962

 = work area
 = Sample Location



**J.C. BRODERICK
& Associates**

ENVIRONMENTAL
CONSULTING & TESTING

1775 Expressway Drive North
Hauppauge, New York 11788
631.584.5492 Fax 631.584.3395

No. of Samples: _____



Type of Air Sampling:

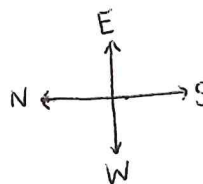
Backgrounds
Pre-Abatement
During
PCM Final
TEM Final

Technician Name: _____

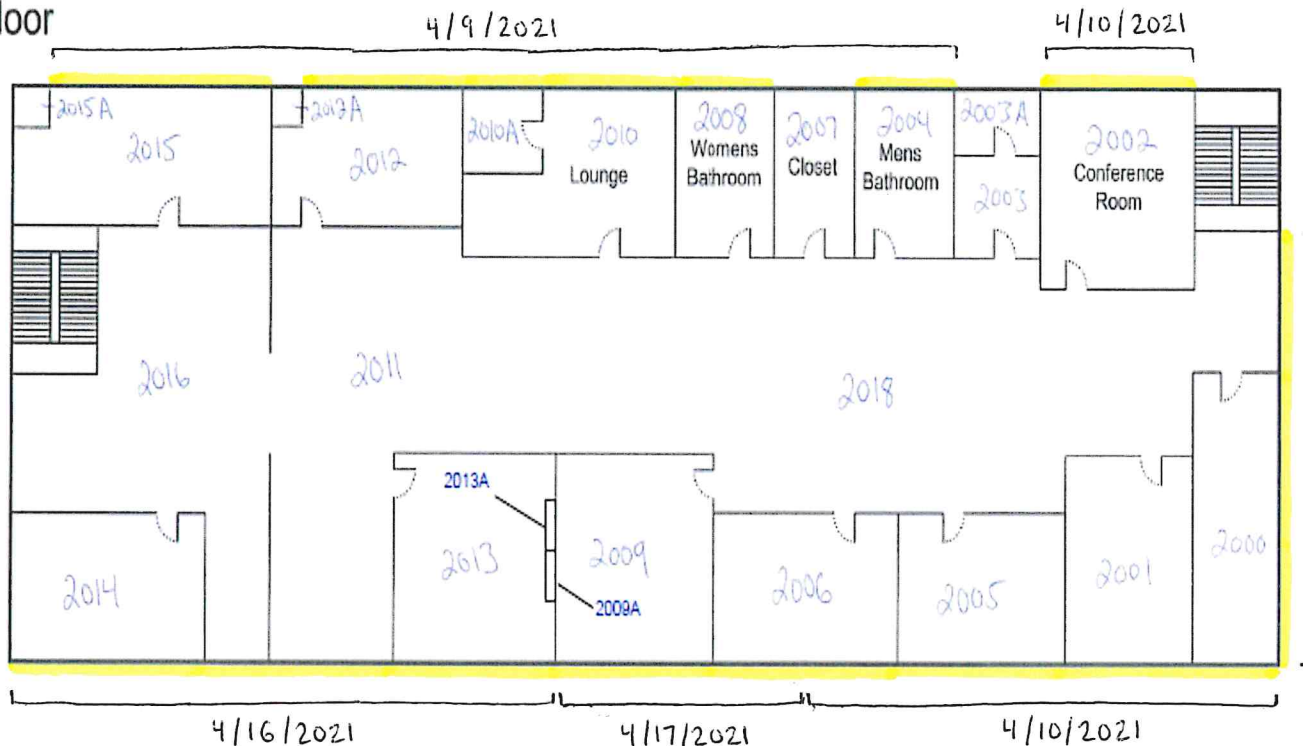
Date: _____

JCB#: 21-47962

 = work area
 = Sample Location



Second Floor



Drawing Not to Scale

Proposal

J.C. Broderick & Associates, Inc.
Environmental Consulting & Testing
1775 Expressway Drive North
Hauppauge, New York 11788
631.584.5492 fax 631.584.3395



J.C. Broderick & Associates, Inc.

Environmental / Construction Consulting & Testing



February 2, 2021

Mr. Frank Fiorino
Middle Country Central School District
25 North Bicycle Path Suite B
Selden, New York 11784

**Re: REQUEST FOR PROPOSAL FOR PROFESSIONAL CONSULTING SERVICES
Monitoring During the Removal of PCB Containing Caulking**

**Site: Administrative Office (at Dawnwood Middle School)
8 43rd Street
Centereach, New York 11720**

JCB#: 21-47962

JCB Contact: George Greve (ggreve@jcbroderick.com)

**Contract: Eastern Suffolk BOCES 18S-11-0706
(Rate Sheet Attach)**

Estimate: \$8,250.00

I. General Scope of Services

As you requested, J.C. Broderick & Associates, Inc. (JCB) is pleased to submit, for your review and approval, the above estimated cost for the above referenced project.

This project will involve the investigation, inspection, testing, sampling and or analysis of spaces and materials at the above referenced subject property, as requested. All work will be performed by certified, licensed, or trained individuals, as applicable, in the locations designated by the site representative. Any samples collected for laboratory analysis will be assigned unique identification numbers, logged into a chain of custody document, and delivered to an independent laboratory appropriate to the analysis requested. JCB will provide written report(s) detailing the findings of the investigation, inspection, testing, sampling and or analysis performed.

II. Compensation and Estimated Project Cost

JCB's cost estimate has been prepared based upon rates contained within the above referenced contact. A summary of these rates are located in Attachment 1 of this proposal for your reference.

JCB may require the use of several, or all, of the individual consulting, specialized equipment, and or laboratory rates contained within this contract. Each of the rates required for this project will be itemized on the final invoice.

The estimated cost has been based upon JCB's experience with projects of similar size and scope, as well as provided information as of the date of this proposal. This estimated cost shall not be misconstrued as a lump sum. The final invoices will reflect all time and materials necessary to complete the above Scope of Services.

III. Payment Schedule:

100% Due upon receipt of invoice.

IV. General Terms and Conditions

It is mutually agreed by all parties that J.C. Broderick & Associates, Inc. (JCB) has been engaged solely for the scope of services outlined. Further it is specifically agreed that the signee is allowed to engage any other environmental consultant for other work on this project as it deems necessary. All reports, both verbal and written, are for the benefit of the signee. We will perform the work in a professional manner, consistent with customary standards and practices for work of this nature.

The signee will be required to provide JCB unrestricted access to all spaces within the subject areas. If JCB is required to make our own arrangements for access (ex. scissor lift, scaffolding, extension ladders) or additional visits to coordinate access, this will be reflected as an additional cost in the final invoice. The signee also acknowledges that they have received permission from the property owner for JCB to perform the work.

Various types of sampling require destructive methods that may result in damage to the sampled surfaces. It is agreed by all parties that permanent repairs and/or restoration of all sampled surfaces and materials is not the responsibility of JCB. That is, all repairs and/or restoration of the sampling locations are the responsibility of the signee or others and are not included in the scope of this survey.

If applicable, it is agreed and understood that this survey may include core (bulk) sampling of the roofing, siding, and other building systems servicing all, or portions of the above referenced building. If samples are taken from these building systems, sample locations will be temporarily sealed by the sampling technician. It is agreed that these repairs are temporary, and permanent repairs of these sampling locations are the responsibility of the signee, or others, and is not included in the scope of this survey. JCB assumes no liability or responsibility for any guarantees, warranties and/or bonds that pertain to these systems. The signee also acknowledges that they have received permission from the property owner for JCB to perform the work.

It is understood and agreed by all parties that the above referenced investigation does not certify that the structure is free of environmental concerns but rather only reports the findings limited by the investigation and methodologies performed and described in the final report. It is understood that environmental conditions may exist in secured or inaccessible areas (ie. wall cavities, ceiling plenums, crawlspaces, etc... or other areas where only limited access was obtained)

It is agreed and understood by all parties that JCB is not responsible or liable for the contractors' quality of work, performance of work and or final work product. That is the contractor is independent of JCB and is solely responsible and liable for all aspects of their own work, including but not limited to, supervision of workers and their performance, determination and execution of means and methods used to complete the work, all site safety, security, fire and environmental exposures (ex. weather) protection, all site health & safety (workers and all other site occupants), quality, compliance and completeness of their work (including the monitoring and remediation of any debris falling into the building, areas surrounding the building and areas where waste storage containers are loaded/stored), and compliance with all Federal, State and Local rules and regulations having jurisdiction of the work being performed by the contractor, including but not limited to US OSHA, US DOT, US EPA, NYS DOL, NYS DOH, and NYS DEC. JCB is responsible only for the performance and completeness of the services performed by JCB as describe in the prepared reports.

Specifically, to asbestos air monitoring services, JCB will perform air sampling as described in NYS ICR 56 and 40 CFR part 763 (AHERA) as applicable. Asbestos project monitoring services will consist of documenting the abatement contractor's progress, and collection of the contractor's notifications (as applicable), contractor's, air monitor's and laboratory's certifications and licenses, and preparation of a final project report to include air monitoring results.

Any additional work or services that are required and are not specifically indicated above will be billed separately and/or in addition to the items listed below. The signee shall pay JCB. in accordance with the payment schedule in Section III of the proposal, with the charges provided for herein. JCB may impose and the Signee agrees to pay a late fee for all past due payments. Such late fee is not to exceed the maximum rate for same allowed by applicable law. In the event the Signee fails to pay JCB all amounts which become due under this Agreement, or fails to perform its obligations hereunder, and JCB refers such matter to an attorney or collection agency, the Signee agrees to pay in addition to amount due, any and all costs incurred by JCB as a result of such action including, to the extent permitted

by law, reasonable attorney's and/or collection fees. It is the responsibility of the addressee to prepare required internal documents including Purchase Orders to ensure timely payment for services rendered.

Your acceptance to the terms and conditions of this proposal can be signified by either signing at the designated place, the issuance of a purchase order, a verbal approval confirmed by granting access to the referenced site to complete the work, or acceptance of the final project report.

Sincerely,

J.C. Broderick & Associates, Inc.

AGREED & ACCEPTED

Signee

Name _____

Title _____

Signature _____

Date _____

PO# _____