

# **Rochester Housing Authority**

## **Sealed Bid Opportunity**

### **Danforth Tower East**

#### **Asbestos Abatement of steam boiler system**



## **Project Description:**

Later this year, Rochester Housing Authority will be replacing (2) steam heating boilers in our high-rise apartment building: Danforth Tower East. Danforth East is located at 140 West Ave, Rochester NY 14611

For this project, RHA is seeking **sealed, public bids for the asbestos abatement of the steam boiler system Danforth Tower East.**

This project will be to abate the asbestos on the boilers, steam lines, auxiliary lines, and breeching in the boiler room. The boilers also have a sheet metal cover that will be removed, and the fiberglass blanket under the cover will be removed.

The (2) boilers will be abated in a fashion that allows employee access into the boiler room. We will need for one of the boilers to operate while the other boiler is being abated.

Variations have been approved so that a de-con area can be used on the outside of the building and partitions can be constructed inside the building.

This is a big job, and the contractor must staff accordingly and work steadily to complete the project without delays.

This asbestos abatement project will have a 90-day timeline which starts upon issue of the PO. We believe that the building can be completed in 30 days with the remaining days for mobilization and paperwork.

We think it's important to see the project location in person if possible. Please try and attend the project walk-through. We value your questions and observations. Please feel free to ask any questions that may help you successfully bid on this project.

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**PART 1 GENERAL**

**1.01 SCOPE OF WORK**

- A. The Asbestos Abatement Contractor, Herein referred to as the Contractor will be responsible for performing all work in strict accordance with the Contract Documents and all governing codes, rules, and regulations. Where conflicts occur between the Project Documents and applicable codes, rules, and regulations, the more stringent shall apply. Unless otherwise expressly indicated, the requirements of this specification are solely the Contractor's responsibility.
- B. This asbestos abatement Project will consist of the removal and disposal of asbestos containing materials and associated asbestos contaminated materials at the following address:
  - Danforth Tower East - Boiler Room, 140 West Avenue, Rochester, NY
- C. The work shall include, but not be limited to, the removal of asbestos containing gaskets, boiler insulation and breeching and pipe insulation on Boilers #1 and #2.
- D. The Contractor shall be aware of all conditions of the Project and is responsible for verifying quantities and locations of all Work to be performed. Failure to do so shall not relieve the Contractor of its obligation to furnish all labor and materials necessary to perform the Work.
- E. The Contractor shall coordinate all work with the Owner and Owner's representative.

**1.02 SPECIAL JOB CONDITIONS**

- A. The Asbestos, Lead Paint and PCB Caulk Survey Report prepared by Lu Engineers, dated February 2024 is included as Attachment A.
- B. A site specific variance has been approved by the New York State Department of Labor for the project and is included as Attachment B.
- C. Coordinate all shutdown of power with the Owner. Temporary power is the responsibility of the abatement contractor.

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- D. The Contractor shall attend a pre-work conference and progress meetings, as required. A representative of the Contractor shall be present at the meetings.
- E. Water for the decontamination unit is available from the building.
- F. The remaining portions of the boiler room shall remain accessible at all times during the abatement project to the Owner and Owner's representatives.
- G. Access to Ground Floor public areas shall be restricted during working hours. Working hours shall be established by the abatement contractor.
- H. One (1) boiler shall remain active at all times during the abatement project.
- I. The abatement contractor shall be responsible for dismantling the boiler(s) while under negative pressure containment. Assumed asbestos-containing gaskets shall be removed and disposed of at that time.

**1.03 PERMITS AND COMPLIANCE**

- A. The Contractor shall assume full responsibility and liability for compliance with all applicable Federal, State, and local laws, rules, and regulations pertaining to Work practices, protection of Workers, authorized visitors to the site, persons, and property adjacent to the Work.
- B. Perform asbestos related Work in accordance with New York State Industrial Code Rule 56, 40 CFR 61, and 29 CFR 1926, as specified herein.
- C. The Contractor must maintain current licenses pursuant to New York State Department of Labor and Department of Environmental Conservation for all Work related to this Project, including the removal, handling, transport, and disposal of asbestos containing materials.
- D. The Contractor must have and submit proof upon request that any persons employed by the Contractor to engage in or supervise Work on any asbestos Project have a valid NYS asbestos handling certificate pursuant to Industrial Code Rule 56.
- E. The Contractor shall comply fully with any variances secured from regulatory agencies. Should the Contractor choose to apply for any variance, approval

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of the Owner's Representative is first required. Any fees associated with variance applications by the contractor shall be included in their base bid.

- F. It is the sole responsibility of the Contractor to determine what, if any, patents are applicable to the Project. The Contractor shall pay all royalties and/or license fees. The Contractor shall defend all suits or claims for infringement of any patent rights and save the Owner, Architect, Engineer, Owner's Representative, and Construction Manager harmless from loss, including attorney's fees, on account thereof.
- G. Failure to adhere to the Project Documents shall constitute a breach of the Contract and the Owner shall have the right to and may terminate the Contract provided, however, the failure of the Owner to so terminate shall not relieve the Contractor from future compliance.

#### 1.04 SUBMITTALS

- A. Pre-Abatement Submittals: No work shall begin until these submittals are returned with the Owner Representative's approved action stamp. The Contractor shall submit copies of the documents listed below:
  - 1. Permits, Licenses, Notifications, and Certifications:
    - A. New York State Department of Labor (NYS DOL) Asbestos Contractor License.
    - B. NYSDOL Asbestos Handler or Supervisor Certificate for each employee who works on the project.
    - C. Copy of DOH-2832 form or equivalent proof of training for each handler or supervisor who works on the project.
    - D. NESHAPS Notification (include proof of transmittal i.e., certified mail return receipt), if applicable.
    - E. NYSDOL Notification (include proof of transmittal i.e., certified mail return receipt) including amendments, if applicable.
    - F. Copies of all variances, amendments and re-openings being used for the project, if applicable.
    - G. Any other Notifications: As required by Federal, State, and local regulatory agencies together with proof of transmittal (i.e., certified mail return receipt).
    - H. NYSDEC Part 364 Waste Haulers Permit
    - I. NYSDEC Part 360 Solid Waste Disposal Permit (or out of state equivalent)

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- J. New York State Department of Health (NYSDOH) Approved Laboratory Certification for required OSHA air sampling.
  
- 2. Equipment: The Contractor shall submit the Manufacturer's information on all of the following equipment:
  - A. HEPA Vacuums
  - B. Negative Air Pressure Equipment
  - C. Manometers. (Note: if magnahelic manometers are used, submit calibration certification required semi-annually).
  - D. Respirators (including filter cartridges)
  - E. Protective Clothing
  - F. Polyethylene Sheeting
  - G. Duct Tape
  - H. Disposal Bags
  
- 3. Material Safety Data Sheets (MSDS): The Contractor shall submit copies of MSDS for each chemical or material used for projects including but not limited to:
  - A. Encapsulants
  - B. Remover/Solvents
  - C. Cleaner/Disinfectants
  - D. Surfactants
  
- 4. Preliminary Schedule: provide an estimate of workforce to be utilized and the time required for completion of each major work area. Include estimated size and number of crews and work shifts.
  
- 5. Detailed Work Plan: The detailed work plan shall include a description of work procedures, containment areas, equipment to be used, work hours, emergency procedures.
  
- B. On-Site Information: Refer to Code Rule 56, Subpart 7.3, Asbestos Abatement Contractor Daily Project Logs and Subpart 3.4(a)(2) Project Record.
  
- C. Post Abatement Submittals: The Contractor shall submit copies of the documents listed below:
  - 1. The name, address, NYS Department of Motor Vehicle Photo Identification Card number, last four digits of social security number and asbestos certificate number of the person who supervised the asbestos project.

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2. The location and description of the asbestos project.
3. The amount of asbestos or asbestos material (including asbestos contaminated elements) that was abated.
4. The commencement and completion dates of the project.
5. The name, asbestos handling license number, and address of the air sampling asbestos contractor that was used on the project.
6. The name, address and current NYS ELAP registration number of the laboratory that was used for air sample analysis on the project.
7. The name, asbestos handling license number, and address of the project monitoring asbestos contractor that was used on the project.
8. The name and address of the deposit or waste disposal site or sites where the asbestos waste material was deposited or disposed.
9. The name and address of any sites that were used for the interim storage of asbestos or asbestos waste materials prior to final deposit or disposal.
10. The name and address of any transporter(s) that were used to transport asbestos or asbestos material.
11. The name, addresses, NYS Department of Motor Vehicle Photo Identification Card number, last four digits of social security number and asbestos license or certificate number of all persons who were engaged on that portion of the asbestos project for which the asbestos contractor has responsibility.
12. Copy of the asbestos abatement supervisor's daily project log specified in 56-7.3.
13. Copy of all waste disposal manifests, and disposal logs.

**1.05 APPLICABLE STANDARDS AND REGULATIONS**

- A. The Contractor shall comply with the codes and standards referenced in section 1.05 of this specification, except where more stringent requirements are shown or specified:
- B. Federal Regulations:
  1. 29 CFR 1910.1001, "Asbestos" (OSHA)
  2. 29 CFR 1910.1200, "Hazard Communication" (OSHA)
  3. 29 CFR 1910.134, "Respiratory Protection" (OSHA)
  4. 29 CFR 1910.145, "Specification For Accident Prevention Signs and Tags" (OSHA)
  5. 29 CFR 1910.146 "Permit Required Confined Space" (OSHA)
  6. 29 CFR 1926, "Safety And Health Regulations For Construction" (OSHA)

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7. 29 CFR 1926.1101, "Asbestos" (OSHA)
  8. 29 CFR 1926.500 "Guardrails" (OSHA)
  9. 40 CFR 61, Subpart A, "General Provisions" (EPA)
  10. 40 CFR 61, Subpart M, "National Emission Standard for Asbestos" (EPA)
  11. 49 CFR 171-172, Transportation Standards (DOT)
- C. New York State Regulations:
1. 12 NYCRR, Part 56, "Asbestos", Industrial Code Rule 56 (DOL)
  2. 6 NYCRR, Parts 360, 364, Disposal and Transportation (DEC)
  3. 10 NYCRR, Part 73, "Asbestos Safety Program Requirements" (DOH)
- D. Local Regulations:
1. City of Rochester
  2. Monroe County
- E. Standards and Guidance Documents:
1. American National Standard Institute (ANSI) Z88.2-80, Practices for Respiratory Protection
  2. ANSI Z9.2-79, Fundamentals Governing the Design and Operation of Local Exhaust Systems
  3. EPA 560/585-024, Guidance for Controlling Asbestos Containing Materials in Buildings (Purple Book)
  4. EPA 530-SW-85-007, Asbestos Waste Management Guidance

## 1.06 NOTICES

- A. The Contractor shall provide notification for a Large Scale Project of intent to commence asbestos abatement activities as indicated below. In cases where a project is in multiple buildings, notices shall be completed for each building.
1. At least ten (10) Working days prior to beginning abatement activities, send written notification to:  
U.S. Environmental Protection Agency – Region 2  
National Emissions Standards for Hazardous  
Air Pollutants (NESHAPS) Coordinator  
290 Broadway  
New York, NY 10007-1866
  2. At least ten (10) Calander days prior to beginning abatement activities send written notification to:  
New York State Department of Labor  
Worker Protection Central Processing

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Asbestos Project Notification- Room 290B  
State Campus – Bldg.12  
Albany, NY 12240

- B. The Contractor shall post and/or provide Building Occupant Notification at least 10 days prior to beginning abatement activities as required by NYS Industrial Code Rule 56. The posting shall include the following information:
1. The locations of the abatement Project.
  2. The amounts and types of asbestos containing materials being abated.
  3. The commencement and completion dates of the Project.
  4. The name and asbestos license number of the abatement Contractor.
  5. The name and address of the Air Monitoring Firm and laboratory.

**1.07 PROJECT MONITORING AND AIR SAMPLING**

- A. The Owner shall engage the services of an independent Air Monitoring Firm.
- B. The Owner shall engage the services of a Project Monitoring Firm who shall serve as the Owner's Representative in regard to the performance of the asbestos abatement Project and provide direction as required throughout the entire abatement period.
- C. The Contractor is required to ensure cooperation of its personnel with the Air and Project Monitoring Firms for the Air and Project monitoring functions. The Contractor shall comply with all direction given by the Project Monitor during the course of the Project.
- D. The Project Monitoring Firm shall staff the Project with a trained and certified person(s) to act on the Owner's behalf at the job site. This individual shall be designated as the Abatement Project Monitor.
1. The Project Monitor shall have the authority to direct the actions of the Contractor verbally and in writing to ensure compliance with the Project documents and all regulations. The Project Monitor shall have the authority to Stop Work when gross Work practice deficiencies or unsafe practices are observed, or when ambient fiber concentrations outside the removal area exceed 0.01f/cc or the background level.
    - a. Such Stop Work order shall be effective immediately and remain in effect until corrective measures have been taken and the situation has been corrected.

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- b. Standby time required to resolve the situation shall be at the Contractor's expense.
- E. The Independent Air Monitoring Firm hired by the Owner shall provide abatement air sampling and analysis as required by applicable regulations. Sampling will include background, work area preparation, during-abatement, and clearance sampling per Code Rule 56 requirements. In addition, for tent removals, a minimum of at least one clearance sample inside and outside shall be collected in each tent. Additional samples shall be collected in accordance with small or large Project requirements if cumulative Project quantities exceed those of a minor Project.
- 1. If the air sampling during abatement reveals airborne fiber levels at or above 0.01 fibers/cc or the background level (whichever is greater) outside the Work Area, then an immediate Stop Work order shall be issued. The Contractor shall then inspect the barriers for leakage and HEPA vacuum and/or wet clean the surface outside the Work Area. The Contractor shall bear the burden of any and all costs incurred by this delay.
  - 2. Should air sampling results fail for a work area, the cost associated with the additional air monitoring and technician time shall be borne by the Contractor.

**1.08 CONTRACTOR AIR SAMPLING**

- A. The Contractor shall conduct air sampling that is representative of both the 8-hour time weighted average and 30-minute short-term exposures to indicate compliance with the permissible exposure and excursion limits. A negative exposure assessment will not relieve the Contractor from wearing respiratory protection.
- B. The Contractor's laboratory analysis of air samples shall be conducted by an NYSDOH ELAP approved laboratory, subject to approval of the Owner's Representative.
- C. Results of personnel air sample analyses shall be available, verbally, within twenty-four (24) hours of sampling and shall be posted upon receipt. Written laboratory reports shall be delivered and posted at the Work site within five (5) days.

**1.09 PROJECT SUPERVISOR**

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- A. The Contractor shall designate a full-time Project Supervisor who shall meet the following qualifications:
  - 1. The Project Supervisor shall hold New York State certification as an Asbestos Supervisor.
  - 2. The Project Supervisor shall meet the requirements of a "Competent Person" as defined by OSHA 1926.1101 and shall have a minimum of one year experience as a supervisor.
  
- B. If the Project Supervisor is not on-site at any time whatsoever, all Work shall be stopped. The Project Supervisor cannot be removed from the Project without the written consent of the Owner and the Owner's Representative. The Project Supervisor shall be removed from the Project if so requested by the Owner.
  
- C. The Project Supervisor shall be responsible for the performance of the Work and shall represent the Contractor in all respects at the Project site. The Supervisor shall be the primary point of contact for the Asbestos Project Monitor.

**1.10 DELIVERY AND STORAGE**

- A. The Contractor shall deliver all materials to the job site in original packages with containers bearing manufacturer's name and label.
  
- B. The Contractor shall store all materials at the job site in a suitable and designated area.
  - 1. Store materials subject to deterioration or damage away from wet or damp surfaces and under cover.
  - 2. Protect materials from unintended contamination.
  
- C. The Contractor shall remove damaged or deteriorated materials from the job site. Materials contaminated with asbestos shall be disposed of as asbestos debris as specified herein.

**1.11 TEMPORARY UTILITIES**

- A. The Contractor shall provide sufficient temporary electric power to complete the abatement project in a timely manner. The Contractor shall provide

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Ground Fault Circuit Interrupters (GFCI) located at the source for all electric requirements within the asbestos Work Area.

1. Where available, the Contractor can obtain temporary electric power from Owner's existing system. The Contractor shall provide power from other sources (i.e., generator).
  2. The Contractor shall provide temporary wiring and "weatherproof" receptacles in sufficient quantity and location to serve all HEPA equipment and tools.
  3. The Contractor shall provide wiring and receptacles as required by the Air Sampling Technician for air sampling equipment.
  4. All power to the Work Area shall be brought in from outside the area through GFCI's at the source.
- B. The Contractor shall provide temporary lighting with "weatherproof" fixtures for all Work Areas including decontamination chambers.
1. The entire Work Area shall be kept illuminated at all times.
  2. The Contractor shall provide lighting as required by the Project Monitor for the purposes of performing required inspections.
- C. All temporary devices and wiring used in the Work Area shall be capable of decontamination procedures including HEPA vacuuming and wet-wiping.
- D. Utilize domestic water service, if available, from Owner's existing system. The Contractor shall provide hot water heaters with sufficient capacity to meet Project demands.

## **PART 2 PRODUCTS**

### **2.01 PROTECTIVE CLOTHING**

- A. The Contractor shall provide personnel utilized during the Project with disposable protective whole body clothing, head coverings, gloves and foot coverings as well as provide disposable plastic or rubber gloves to protect hands. Cloth gloves may be worn inside the plastic or rubber for comfort, but shall not be used alone. Make sleeves secure at the wrists and make foot coverings secure at the ankles by the use of tape or provide disposable coverings with elastic wrists or tops.

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- B. The Contractor shall provide sufficient quantities of protective clothing to assure a minimum of four (4) complete disposable outfits per day for each individual performing abatement Work including the air/project monitor.
- C. Eye protection and hard hats shall be provided by the Contractor and made available for all personnel entering any Work Area.
- D. The Contractor shall provide Authorized visitors with suitable protective clothing, headgear, eye protection, and footwear whenever they enter the Work Area.

**2.02 SIGNS AND LABELS**

- A. Generator identification information shall be affixed to each waste container indicating the following printed in indelible ink:

Generator Name: **Rochester Housing Authority**  
Facility Name: **Danforth Tower East**  
Facility Address: **140 West Avenue, Rochester, New York**

**2.03 PROJECT LOG BOOK**

- A. The Project Supervisor shall document all Work performed daily and note all inspections required by NYS Industrial Code Rule 56, i.e., testing and inspection of barriers and enclosures.

**2.04 SCAFFOLDING AND LADDERS**

- A. The Contractor shall provide all scaffolding and/or staging as necessary to accomplish the Work of this Contract. Scaffolding may be of suspension type or standing type such as metal tube and coupler, tubular welded frame, pole or outrigger type or cantilever type. The type, erection and use of all scaffolding and ladders shall comply with all applicable OSHA construction industry standards.
- B. The Contractor shall provide scaffolding and ladders as required by the Owner's Representative for the purposes of performing required inspections.

**2.05 DISPOSAL BAGS, DRUMS, AND CONTAINERS**

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- A. Provide 6-mil polyethylene disposal bags printed with asbestos danger labels. Bags shall also be imprinted with U.S. Department of Transportation required markings.
- B. Provide 30- or 55-gallon capacity fiber or metal drums capable of being sealed air and water tight if asbestos waste has the potential to damage or puncture disposal bags. Affix asbestos danger labels on lids and at one-third points around drum circumference to assure ready identification.
- C. Containers and bags must be labeled with the names of the waste generator and the location at which the waste was generated in accordance with 40 CFR Part 61 NESHAPS.
- D. Labeled ACM waste containers or bags shall not be used for non-ACM waste or trash. Any material placed in labeled containers or bags, whether turned inside out or not shall be handled and disposed of as ACM waste.

**2.06 HEPA VACUUM EQUIPMENT**

- A. All vacuuming performed under this contract shall be performed with High Efficiency Particulate Absolute (HEPA) filter equipped industrial vacuums conforming to ANSI Z9.2.
- B. Provide tools and specialized equipment including scraping nozzles with integral vacuum hoods connected to a HEPA vacuum with flexible hose.
- C. Each HEPA equipped vacuum shall be equipped with a HEPA filter that has never been used or each HEPA equipped vacuum must be inspected and tested prior to being brought on site for the proper operation and performance of the HEPA filter. Inspection and testing shall be in accordance with the manufacturer's recommendations. Proof of inspection and testing for each HEPA equipped vacuum must be made available to the Owner or Owner's Representative upon request. Each HEPA equipped vacuum must be tagged with the date of the last HEPA filter change.

**2.07 POWER TOOLS**

- A. Power tools used to drill, cut into, or otherwise disturb asbestos material shall be equipped with HEPA filtered local exhaust ventilation.

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- B. Each HEPA equipped power tool shall be equipped with a HEPA filter that has never been used or each HEPA equipped power tool must be inspected and tested prior to being brought on site for the proper operation and performance of the HEPA filter. Inspection and testing shall be in accordance with the manufacturer's recommendations. Proof of inspection and testing for each HEPA equipped power tool must be made available to the Owner or Owner's Representative upon request. Each HEPA equipped power tool must be tagged with the date of the last HEPA filter change.

**2.08 HEPA EQUIPPED NEGATIVE AIR UNITS**

- A. Each HEPA equipped negative air unit shall be equipped with a HEPA filter that has never been used or each HEPA equipped negative air unit must be inspected and tested prior to being brought on site for the proper operation and performance of the HEPA filter. Inspection and testing shall be in accordance with the manufacturer's recommendations. Proof of inspection and testing for each HEPA negative air unit must be made available to the Owner or Owner's Representative upon request. Each HEPA equipped negative air unit must be tagged with the date of the last HEPA filter change. At a minimum, the Primary HEPA filter must be replaced every 600 hours.
- B. Each negative air unit must be capable of fitting through a standard door or access hatch where required.

**2.09 POLYETHYLENE SHEETING**

- A. All polyethylene (plastic) sheeting used on the Project (including but not limited to sheeting used for critical and isolation barriers, fixed objects, walls, floors, ceilings, waste container) shall be at least 6-mil fire retardant sheeting.
- B. Decontamination enclosure systems shall utilize at least 6-mil opaque fire retardant plastic sheeting. At least two (2) layers of 6-mil reinforced fire retardant plastic sheeting shall be used for the decontamination enclosure flooring.

**PART 3 EXECUTION**

**3.01 GENERAL REQUIREMENTS**

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- A. Should the area beyond the Work Area(s) become contaminated with asbestos containing materials, immediately stop Work and institute emergency procedures. Contaminated non-Work Areas shall be isolated and decontaminated in accordance with procedures established for asbestos removal. All costs incurred in decontaminating such non-Work Areas and the contents thereof shall be borne by the Contractor, at no additional cost to the Owner. Abatement work shall not continue in the work area until satisfactory clearance air samples prove the non-work areas are properly decontaminated.
- B. Prior to decontamination enclosure construction and Work Area preparation the Work Area must be vacated by non-certified persons and building occupants.
- C. All demolition necessary to access asbestos containing materials for removal must be conducted within negative pressure enclosures by licensed asbestos workers. Demolition debris may be disposed of as construction and demolition debris provided the Asbestos Project Monitor determines that it is not contaminated with asbestos. Demolition debris contaminated with asbestos must be disposed of as asbestos waste.
- D. Alterations to the abatement procedures outlined in this specification shall be allowed if approval is obtained from the Owner's Representative and a variance from ICR 56 is granted by the NYSDOL. The Contractor must follow the owner's representative's conditions as well as all variance conditions if alterations to abatement procedures are approved.
- E. Comply with the rules and regulations referenced in Part 1 of this Section.

### **3.02 REMOVAL OF ASBESTOS CONTAINING MATERIALS**

- A. The Contractor shall remove asbestos containing materials in accordance with the Contract Documents and the approved Asbestos Work Plan.

### **3.03 ROOF and WINDOW REMOVALS (IF APPLICABLE)**

- A. The Contractor is required to provide temporary protection of the roof and window openings at the end of each Work shift so as to maintain the area in a watertight condition.

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**3.04 RESTORATION OF UTILITIES, FIRE STOPPING, AND FINISHES**

- A. After final clearance remove locks. All temporary power shall be disconnected. All temporary plumbing shall be removed.
- B. Finishes damaged by asbestos abatement activities including, but not limited to, plaster/paint damage due to duct tape and spray adhesives, and floor tile lifted due to wet or humid conditions, shall be restored prior to final payment.

**PART 4 DISPOSAL OF ASBESTOS WASTE**

**4.01 APPLICABLE REGULATIONS**

- A. All asbestos waste shall be stored, transported and disposed of in accordance with the following regulations as a minimum:
  - 1. NYS DEC 6 NYCRR Part 360 and 364
  - 2. US EPA NESHAPS 40 CFR 61
  - 3. US EPA Asbestos Waste Management Guidance EPA/530-SW85

**4.02 TRANSPORTATION AND DISPOSAL SITE**

- A. The Contractor's Hauler and Disposal Site shall be approved by the Owner.
- B. The Hauler, with the Contractor and the Owner's Representative, shall inspect all material in the transport container prior to taking possession and signing the Asbestos Waste Manifests.
- C. Unless specifically approved by the Owner, the Contractor shall not permit any off-site transfers of the waste or allow the waste to be transported or combined with any other off-site asbestos material. The Hauler must travel directly to the disposal site with no unauthorized stops.

**4.03 WASTE STORAGE CONTAINERS**

- A. All waste containers shall be fully enclosed and lockable (i.e., enclosed dumpster, trailer, etc.). No open containers will be permitted on-site (i.e., open dumpster with canvas cover, etc.) unless specifically permitted by a site specific variance.

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- B. The Owner's Representative shall verify that the waste storage container tags (license plates) match that listed on the New York State Department of Environmental Conservation Part 364 permit. Any container not listed on the permit shall be removed from the site immediately.
- C. The container shall be plasticized and sealed with a minimum of two (2) layer of 6 mil polyethylene on the sides and two (2) layers of 6 mil polyethylene on the floor. Once on site, it shall be kept locked at all times, except during loading.
- D. While on-site, all four sides of the container shall be labeled with EPA Danger signage:

DANGER  
CONTAINS ASBESTOS FIBERS  
AVOID CREATING DUST  
CANCER AND LUNG DISEASE HAZARD
- E. The New York State Department of Environmental Conservation Asbestos Hauler's Permit number shall be stenciled on both sides and back of the container.
- F. The container is not permitted to be loaded unless it is properly plasticized, has the appropriate danger signage affixed, and has the permit number appropriately stenciled on the container.
- G. The waste container(s) shall be located on site in such a location that the waste can be directly carried by hand or covered cart from the waste decontamination enclosure to the waste container(s).
- H. The waste shall be removed from site no later than 10 calendar days from project completion. Delay in removing waste from site may prevent the Contractor from obtaining the retainage withheld.

---END OF SECTION---

ASBESTOS REMEDIATION

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ATTACHMENT A

ASBESTOS, LEAD PAINT AND PCB CAULK SURVEY

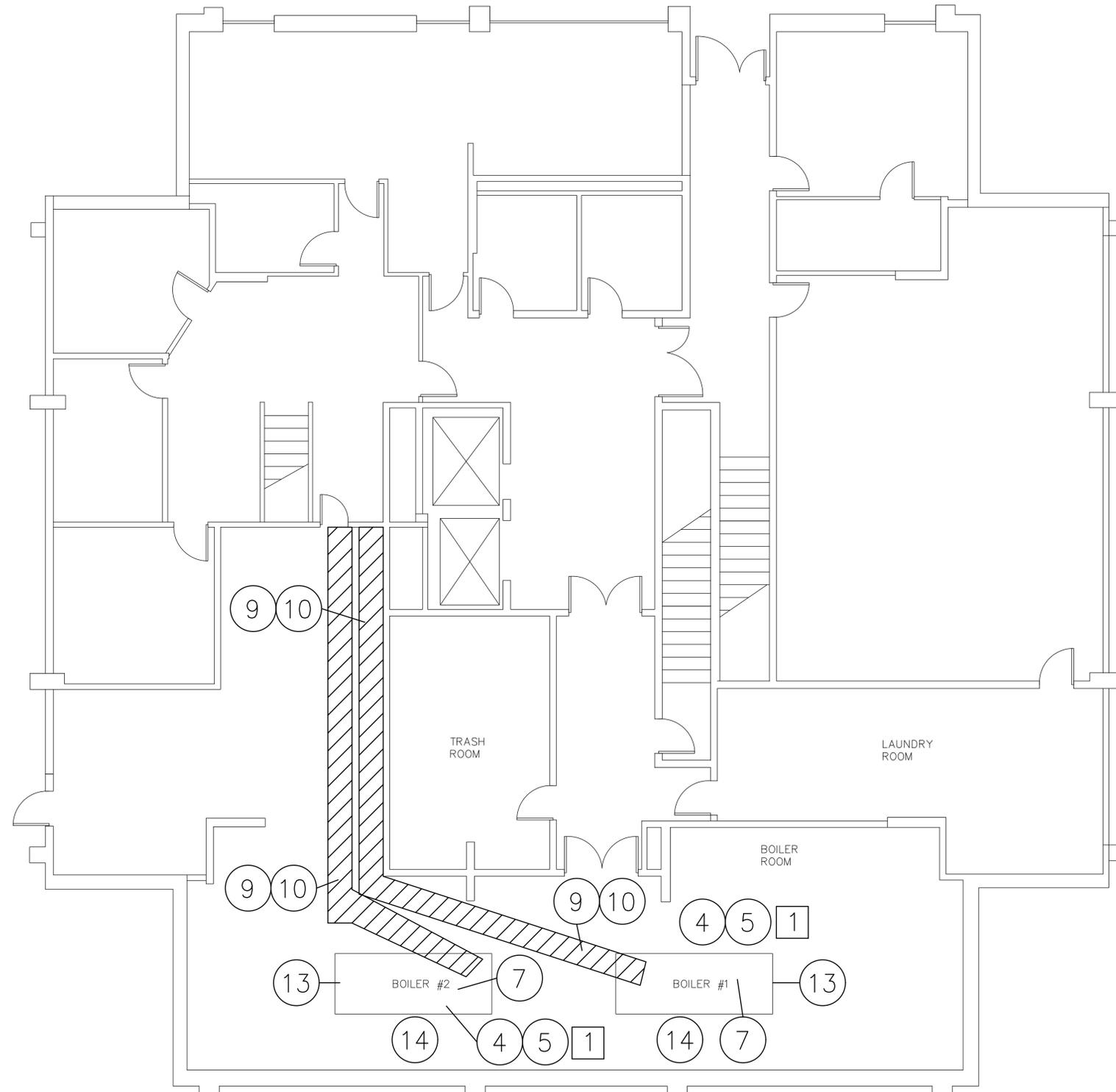
**LEGEND**

- ④ APPROXIMATE LOCATION OF ASBESTOS CONTAINING GREY MUDDED FITTINGS/INSULATION
- ⑤ APPROXIMATE LOCATION OF ASBESTOS CONTAINING WHITE PIPE COVERING
- ⑦ APPROXIMATE LOCATION OF ASBESTOS CONTAINING ORANGE GASKET
- ⑨ APPROXIMATE LOCATION OF ASBESTOS CONTAINING WHITE COVER
- ⑩ APPROXIMATE LOCATION OF ASBESTOS CONTAINING GREY BREECHING
- ⑬ APPROXIMATE LOCATION OF ASSUMED ASBESTOS CONTAINING REFRACTORY CEMENT
- ⑭ APPROXIMATE LOCATION OF ASBESTOS CONTAINING VALVE GASKET



**SPECIAL NOTES**

- ① ASBESTOS CONTAINING PIPE COVERING AND MUDDED FITTINGS EXIST ABOVE AND BESIDE THE BOILERS



DATE	REVISIONS	BY

**DRAWING ALTERATION**  
 Note: It is a violation of law for any person, unless they are acting under the direction of a licensed professional engineer, architect, landscape architect or land surveyor to alter an item in any way. If an item bearing the stamp of a licensed professional is altered, the altering engineer, architect, landscape architect or land surveyor shall stamp the document and include the notation "altered by" followed by their signature, the date of such alteration, and a specific description of the alteration.



ENVIRONMENTAL • TRANSPORTATION • CIVIL  
 280 E. Broad St., Suite 170  
 Rochester, N.Y. 14604  
 (585) 385-7417  
 Fax: (585) 546-1634  
 luengineers.com

PROJECT:  
**DANFORTH EAST  
 BOILER ROOM**

CLIENT:  
**ROCHESTER HOUSING  
 AUTHORITY**  
 675 West Main St.  
 Rochester, NY 14611

DRAWING TITLE:  
**ASBESTOS  
 LOCATION PLAN**

DESIGNED BY: EMC	SCALE: N.T.S.
DRAWN BY: EMC	DATE: 2-21-2024
CHECKED BY: MCS	PROJECT No. 40609-56
SHEET 1 OF 1	DRAWING No. AL-1

**Asbestos Inspection Summary Table  
Danforth Tower East - Boiler Room  
140 West Avenue, Rochester, New York**

<u>Homogeneous Area Description</u>	<u>Homogeneous Area ID No.</u>	<u>Floor &amp; Location</u>	<u>Tested or Assumed</u>	<u>ACM (Y/N)</u>	<u>Approx. Quantity</u>
Grey Mudded Fittings	4	Boiler Room on Piping	Tested	Y	40 LF
				<b>Total</b>	<b>40 LF</b>
White Pipe Covering	5	Boiler Room on Piping	Tested	Y	40 LF
				<b>Total</b>	<b>40 LF</b>
Orange Gasket	7	Boiler Room on Piping	Tested	Y	4 SF
				<b>Total</b>	<b>4 SF</b>
White Cover	9	Boiler Room on Chimney, Ductwork	Tested	Y	745 SF
				<b>Total</b>	<b>745 SF</b>
Grey Breeching	10	Boiler Room on Chimney, Ductwork	Tested	Y	745 SF
				<b>Total</b>	<b>745 SF</b>
Refractory Cement	13	Boiler Room inside of Boiler	Tested	Assumed	20 SF
				<b>Total</b>	<b>20 SF</b>
Valve Gasket	14	Boiler Room on Piping	Tested	Assumed	10 SF
				<b>Total</b>	<b>10 SF</b>

# *ATTACHMENT D*

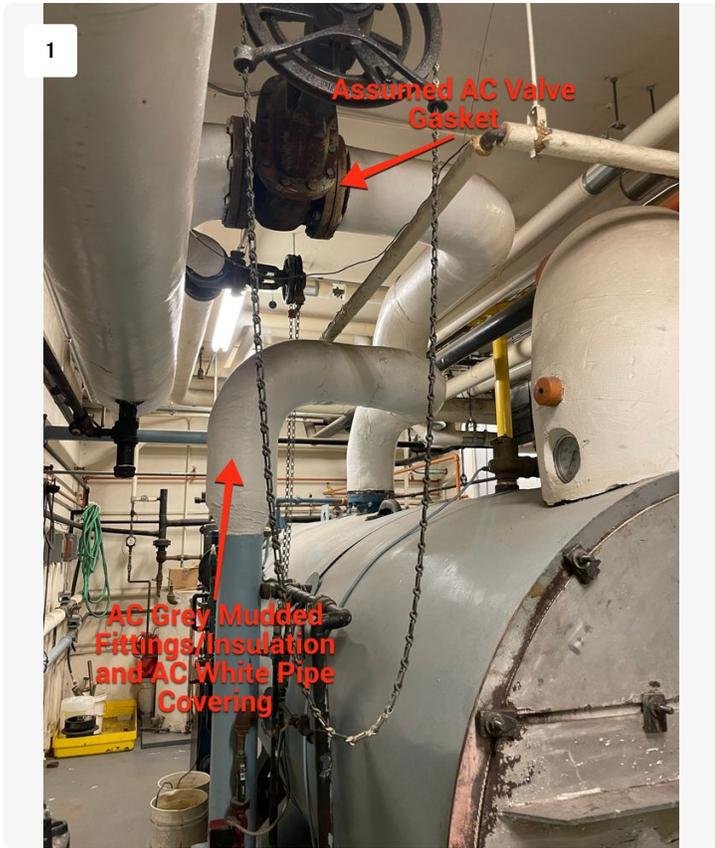
## *Site Photographs*



**Lu Engineers**  
ENVIRONMENTAL • TRANSPORTATION • CIVIL

ASBESTOS, LEAD PAINT, and PCB CAULK SURVEY

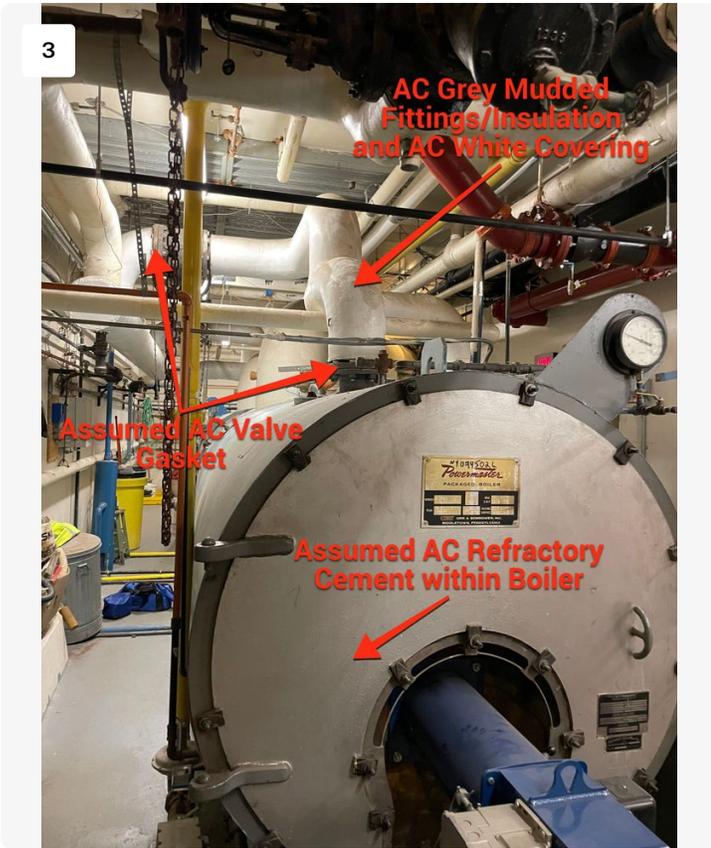
DANFORTH TOWER EAST – BOILER ROOM  
140 WEST AVENUE  
ROCHESTER, NEW YORK



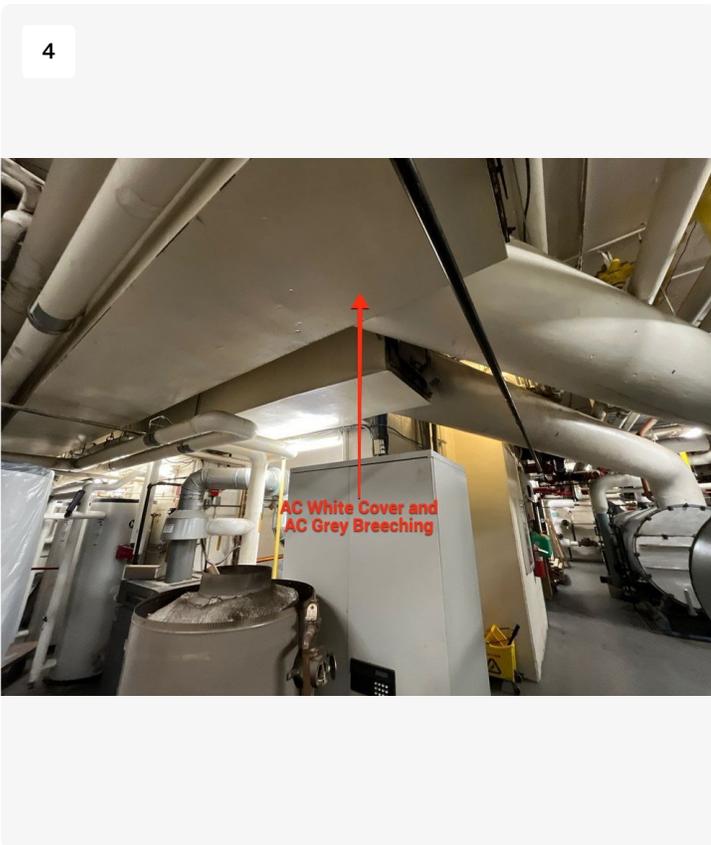
Project: Danforth East  
Date: 1/3/2024, 9:23am  
Creator: Hayden Smith



Project: Danforth East  
Date: 1/3/2024, 9:23am  
Creator: Hayden Smith



Project: Danforth East  
Date: 1/3/2024, 9:24am  
Creator: Hayden Smith



Project: Danforth East  
Date: 12/5/2023, 11:05am  
Creator: Mitch Smith

ASBESTOS REMEDIATION

---

ATTACHMENT B

NYSDOL SITE SPECIFIC VARIANCE

STATE OF NEW YORK  
DEPARTMENT OF LABOR  
STATE OFFICE BUILDING CAMPUS  
ALBANY, NEW YORK 12226-0100

Variance Petition

Of

Lu Engineers  
Petitioner's Agent on Behalf Of

Rochester Housing Authority  
Petitioner

in re

Premises: Danforth Tower East  
140 West Avenue  
Rochester, NY 14611

**Interior Boiler Room Friable TSI Removal Project**

File No. 24-0367

DECISION

Case 1

ICR 56

The Petitioner, pursuant to Section 30 of the Labor Law, having filed Petition No. 24-0367 on March 22, 2024, with the Commissioner of Labor for a variance from the provisions of Industrial Code Rule 56 as hereinafter cited on the grounds that there are practical difficulties or unnecessary hardship in carrying out the provisions of said Rule; and the Commissioner of Labor having reviewed the submission of the petitioner dated March 21, 2024; and

Upon considering the merits of the alleged practical difficulties or unnecessary hardship and upon the record herein, the Commissioner of Labor does hereby take the following actions:

Case No. 1

ICR 56-7.5(b)

**VARIANCE GRANTED.** The Petitioner's proposal for interior removal of friable TSI in the boiler room in quantities as stated in the attached proposal, at the subject premises in accordance with the attached 47-page stamped copy of the Petitioner's submittal is accepted; subject to the Conditions noted below:

## THE CONDITIONS

### Full-Time Project Monitor

1. A full-time independent project monitor (PM) shall be on site and is responsible for oversight of the abatement contractor during all abatement activities to ensure compliance with ICR 56 requirements and variance conditions.
2. In addition, the PM shall ensure that no visible emissions are generated during abatement activities. If visible emissions are observed, work practices shall be altered according to the PM's recommendations.
3. The PM shall perform the following functions during asbestos abatement projects in addition to functions already required by ICR-56:
  - a. Inspection of the interior of the asbestos project work area made at least twice every work shift accompanied by the Asbestos Supervisor.
  - b. Observe and monitor the activities of the asbestos abatement contractor to determine that proper work practices are used comply all applicable asbestos laws and regulations.
  - c. Inform the asbestos abatement contractor of work practices that, in the PM's opinion, pose a threat to public health or the environment, and are not in compliance with ICR-56 and/or approved variances or other applicable asbestos rules and/or regulations.
  - d. Document in the Project Monitor Log observations and recommendations made to the Asbestos Supervisor based upon the interior/exterior observations of the asbestos project made by the PM.
  - e. Duties specified in variances issued for the project.
4. The PM shall alert the local District Office of the NYSDOL Asbestos Control Bureau whenever, after the PM has provided recommendations to the Asbestos Supervisor, unresolved conditions remain at the asbestos project site which present a significant potential to adversely affect human health or the environment.
5. The PM is not onsite to direct the abatement workers in their work. That is the responsibly of the Contractor's designated Supervisor. The ultimate caliber of work performance and quality of the completed project is the responsibility of the contractor who performs the work.
6. The PM is not responsible for enforcing Local, State, Industry, or Federal regulations, rules or codes which are not directly applicable to the contracted asbestos abatement activities. These would include, but not limited to, fire codes, electrical codes, building codes, wage rates schedules, etc. While the PM is not responsible for enforcement of these items, the Contractor is still responsible for compliance with such requirements as applicable.
7. The PM is responsible for any duties specified in his/her contract with the Owner.

**Remote Personal Decontamination Units:**

8. Remote Decontamination Units as per ICR 56-7.5(d) **are allowed** for this project. If during abatement of the material, visible emissions are observed, then the decontamination unit will need to be attached.
9. Remote Personal Decontamination Units must be located on-site and within 50 foot of the structure that is subject to abatement. These enclosure systems shall be removed only after satisfactory clearance air monitoring results have been achieved or the abatement project is complete. The walkway from the regulated abatement work area to the decontamination system or next work area shall have a cleared pathway. This walkway will be delineated and separated from non-certified personnel access.
10. The pathway to the decontamination unit will need to be properly cleaned and cleared before the homeowner will be able to access the area.
11. Each restricted area shall have an attached air lock within which workers shall remove their outer suit, wipe off their inner suit and don a clean outer suit prior to proceeding to another work area or to the remote decontamination unit over a walkway as defined above.
12. If remote decontamination units are to be used, an airlock as defined in Subpart 56-7.5(b)(11) of this Code Rule shall be constructed at the entrance to each restricted area and shall be large enough to serve as a changing area. Within the airlock, workers shall remove their outer suit, wipe off their inner suit and don a clean outer suit prior to proceeding to another work area or to the remote personal decontamination unit over a walkway as defined above. The airlock/changing area shall not be used as a waste storage area.
13. Waste decontamination shall comply with ICR 56-7.5(f).
14. The restricted areas regulated abatement work areas, decontamination units, airlocks, and dumpster areas shall be cordoned off at a distance of twenty-five feet (25') and shall remain vacated except for certified workers until satisfactory clearance air monitoring results have been achieved or the abatement project is complete. These areas shall have Signage posted in accordance with Subpart 56-8.1(b) of this Code Rule.
15. Usage of this variance is limited to those asbestos removals identified in this variance or as outlined in the Petitioner's proposal.

In addition to the conditions required by the above specific variances, the Petitioner shall also comply with the following general conditions:

**GENERAL CONDITIONS**

1. A copy of this DECISION and the Petitioner's proposals shall be conspicuously displayed at the entrance to the personal decontamination enclosure.
2. This DECISION shall apply only to the removal of asbestos-containing materials from the aforementioned areas of the subject premises.
3. The Petitioner shall comply with all other applicable provisions of Industrial Code Rule 56-1 through 56-12.
4. The NYS Department of Labor Engineering Service Unit retains full authority to interpret this variance for compliance herewith and for compliance with Labor Law Article 30. Any deviation to the conditions leading to this variance shall render this variance Null and Void pursuant to 12NYCRR 56-12.2. Any questions regarding the conditions supporting the need for this variance and/or regarding compliance hereto must be directed to the Engineering Services Unit for clarification.
5. This DECISION shall terminate on **March 31, 2025**.

Date: March 22, 2024.

ROBERTA L. REARDON  
COMMISSIONER OF LABOR

By



Chek Beng Ng, P.E.  
Professional Engineer 2 (Industrial)

PREPARED BY: Demissie Woyecha, P.E.  
Professional Engineer 1 (Industrial)

REVIEWED BY: Chek Beng Ng, P.E.  
Professional Engineer 2 (Industrial)



New York State Department of Labor
Division of Safety and Health - Engineering Services Unit
Building 12 , Room 159
State Office Campus
Albany, N.Y. 12240

Petition for an Asbestos Variance

To apply for an asbestos variance the Project Designer must:

- Complete all of the information on pages one and two of this asbestos variance request. Please type or print.
Sign and date page two of the certification and all of the attachments.
Send two copies of the petition and all attachments, with your \$350 fee, to the address at the top of this page.
Optional: To speed up the process you may include a self-addressed, stamped, express-mail envelope.

1a. Is this petition related to a safety or health emergency? Yes No

b. If yes, explain:

2a. Name of Petitioner, (Property Owner): Rochester Housing Authority

b. Street Address: 675 East Main Street

c. City: Rochester d. State: NY e. Zip: 14611

f. Telephone Number: ( 585 ) 697 - 3600 g. Fax Number: ( ) -

h. Petitioner's Federal Employee Identification Number (FEIN)

3a. Petitioner's Agent (Asbestos Contractor) Firm Name: Lu Engineers

b. Street Address: 280 East Broad Street, Suite 170

c. City: Rochester d. State: NY e. Zip: 14604

f. Telephone Number: ( 585 ) 385 - 7417 g. Fax Number: ( 585 ) 546 - 1634

4a. Asbestos Contractor License No. 29286 b. Name of Firm: Joseph C. Lu Engineering, P.C.

5. Building Description:

a. Affecting premises known as: Danforth Tower East

b. These premises are situated on the X North, South, East, West side of Street, X Ave, Road.

c. County of Monroe

d. Street Address: 140 West Avenue

e. City Rochester f. State: NY g. Zip 14611

h. Is building occupied? X Yes No

i. Current function of building: 12 Story High-rise Apartment Building

j. Approximate area (square feet) of building: 67,364 SF k. Number of stories or height in feet: Twelve

l. What is within 25 feet of all four sides (North, South, East, West) of building? i.e. sidewalk, alley, land, another building, etc.: Sidewalks, property lawn areas, and parking lots

6. Order To Comply or Notice of Violation. Attach copy.

a. Issued to: Owner Asbestos Contractor Operator Other

b. Name on Order or Notice: c. Date issued: / /

d. List the Industrial Code Rule (ICR) citations given on the Order to Comply or Notice of Violation:

7. If a variance has been granted previously for work closely resembling this project list:

a. Variance number: 16-0268 b. Date variance granted: 03 / 17 / 2016

Note: Add a separate typed or printed page for each work area and work procedure. Sign and date each page.

8. **Work Area Description Table:** Attach additional tables and scale drawings of work area and pictures, as needed.

Work Area Designation	Exterior or Interior	Work/Room Area Dimensions	Type of Asbestos Containing Material (ACM)	Quantity of ACM	Condition of ACM (level of damage)	Friability of ACM (non-friable or friable)	Type of Containment (full, 2-layer tent, single layer tent, open-air, etc.)
			Refer to Attachment A				

9. **ICR 56 Relief Sought:** List the individual sections of ICR 56 for which relief is sought, for each work area or method used. Provide sufficient detail in an attachment. Refer to Attachment B

10. **Hardship Description:** What is the hardship, (e.g. Limited room for decons, exhaust ducts must be longer than 25 feet, all surfaces are contaminated and cannot be plasticized) for each work area or method used? Provide sufficient detail in an attachment. Include condemnation letter or EPA Approval letter if applicable. Refer to Attachment C

11. **Proposed Abatement Method Description for each work area or method used.** Include scale drawings and pictures as necessary. Lack of sufficient detail will delay issuance of variance decision.

- a. Will proposed abatement methods render non-friable ACM material friable?  Yes  No
- b. What proposed abatement method, increased engineering controls and detailed procedures will be used to compensate for the relief being sought? (i.e. Increased negative air rate, negative pressure glovebag, negative pressure glovebox, high temperature glovebag, intact component removal, etc.) Include sufficiently detailed procedures to complete the proposed work. \_\_\_\_\_

Refer to Attachment D

### Project Designer Certification

I request that the Commissioner of Labor issue a variance from the requirements of Industrial Code Rule (ICR) 56. This request is based on the information in this application and the attached documents.

**I certify that the information contained in this petition is true and accurate.**

I understand that if a variance is granted it may be withdrawn by the Commissioner:

- if any of the information provided in this petition is found to be inaccurate or
- if there are violations of Article 30 of the New York State Labor Law or New York State regulations.

I give the Commissioner of Labor permission to provide all of my companies records for Unemployment Insurance (U.I.) reports and contributions to employees of the New York State Department of Labor. This includes information about withholding, wage reporting, U.I. returns, U.I. registration, New Hires, and all records of U.I. delinquencies. This information may only be used for government purposes regarding the licensing and certification of this company as required by Article 30 of the New York State Labor Law and the regulations of the New York State Department of Labor, and for monitoring the company's compliance with Article 30 and ICR 56.

- 12 a. Project designer name (print): Evan Crafts
- b. Project Design Asbestos Contractor firm name: Lu Engineers
- c. Street: 280 East Broad Street, Suite 170
- d. City: Rochester e. State: NY f. Zip: 14604 g. Phone: (585 ) 385 - 7417
- h. Designer certificate number: 24-61N0Y-SHAB i. Expiration Date: 06 / 30 / 2025
- j. Design Firm Asbestos Contractor License Number 29286 k. Expiration Date: 05 / 31 / 2024
- 13 a. Project designer signature: \_\_\_\_\_ b. Date: 02 / 21 / 2024

Lu Engineers Petition for a Variance for:  
Danforth Tower East, Rochester, New York

March 2024

## PROJECT DESCRIPTION

The Rochester Housing Authority is planning to replace two (2) boilers located at 140 West Avenue (Danforth East) in the City of Rochester, New York. The building is currently occupied with tenants and staff, and the boilers are within a functioning boiler room located on the ground floor. The boiler room contains the two boilers, main electrical panels for the building, an emergency generator, fire suppression system pumps and other associated equipment. All these systems will need to remain functional during the abatement process based on current building occupation. Abatement of the boilers will be completed sequentially, including the associated piping, breeching and ductwork as required prior to planned removal of each boiler unit.

In accordance with current regulations, an asbestos investigation, including sampling, has been completed to identify and estimate the approximate amount, location, and condition of the asbestos and suspect asbestos containing materials within this area. Lu Engineers prepared a pre-renovation Asbestos, Lead Paint, and PCB Caulk Survey Report, dated February 2024. See Attachment A for a copy of the report.

### ATTACHMENT A. Form DOSH-752 (0208) Item 8. Work Area Description Table

Work Area Designation	Work Area Dimensions	Type of ACM	Quantity of ACM	Condition of ACM	Friability of ACM	Type of Containment
#1 Boiler 1	45' x 15' – Irregular Shape	Pipe Insulation Covering, Mudded Fittings, Gaskets, Breeching, Refractory Cement	387 SF 30 LF	Fair	Friable	Two Layer Tent with Glove bags, Negative Air
#2 Boiler 2	30' x 15' – Irregular Shape	Pipe Insulation Covering, Mudded Fittings, Gaskets, Breeching, Refractory Cement	387 SF 30 LF	Fair	Friable	

SF – Square Feet

### ATTACHMENT B. Form DOSH-752 (0208) Item 9. ICR 56 Relief Sought:

On behalf of the owner, Lu Engineers requests a variance from the following general sections on the grounds that literal compliance would cause unnecessary hardship:

- 1) ICR 56-7.5(b) Personal Decontamination System Enclosure – Large Project

Designer of Record:   
NYS DOL Cert. #: 24-61NOY-SHAB

Lu Engineers Petition for a Variance for:  
Danforth Tower East, Rochester, New York

---

March 2024

#### **ATTACHMENT C. Form DOSH-752 (0208) Item 10. Hardship Description**

##### **1) Section 56-7.5(b) – Personal Decontamination System Enclosure – Large Project**

The ground floor boiler room has restricted space due to the amount of equipment and essential supporting apparatus that is housed within the footprint of the Boiler Room. Construction of a large, or small, personal decontamination unit within the footprint of the Boiler Room would not be possible (pictures attached). The Owner is requiring access to the boiler room during Phase IIA through Phase IIC abatement activities, which makes it that more difficult to construct a decontamination unit within the Boiler Room footprint. This also includes most rooms that are immediately adjacent and in close proximity to the Boiler Room.

#### **ATTACHMENT D. Form DOSH-752 (0208) Item 11. Proposed Abatement Method Description**

It is the intent of this request to provide an equivalent, if not higher level of protection, for both the removal workers and the general public, while permitting the proper removal of the asbestos containing materials in a cost effective and timely manner.

- 1) A remote, large project decontamination unit will be constructed in the approximate location shown in Attachment B. The remote unit will be located within 50 feet of the building exit used for access by the asbestos abatement contractor.
- 2) The abatement contractor will utilize a designated pathway and signage per 56-7.4(c).
- 3) Two (2) additional airlocks will be installed per 56.7.5(d)(3).
- 4) The regulated work area will be established in accordance with ICR 56-7.4, including signage.
- 5) Ground floor access shall be restricted to NYSDOL certified personnel and Rochester Housing Authority Maintenance personnel in case of emergency during Phase IIA through IIC activities on a daily basis (7:00 AM – 5:00 PM).
- 6) Asbestos waste shall not be allowed to accumulate in the clean room and shall be transported in covered carts to the lockable hardtop dumpster.
- 7) One additional air sample shall be collected along the designated pathway and waste route.
- 8) Removal and handling of asbestos-containing materials and asbestos contaminated materials shall be performed in accordance with all other applicable provisions of ICR 56.

Designer of Record:   
NYSDOL Cert. #: 24-61NOY-SHAB

## ASBESTOS, LEAD PAINT, AND PCB CAULK SURVEY REPORT

**Danforth Tower East – Boiler Room  
140 West Avenue  
Rochester, New York**

Prepared For:

Rochester Housing Authority  
675 W. Main Street  
Rochester, New York

Prepared By:

Lu Engineers  
280 East Broad Street, Suite 170  
Rochester, New York 14604

February 2024

Project No. 40609-56



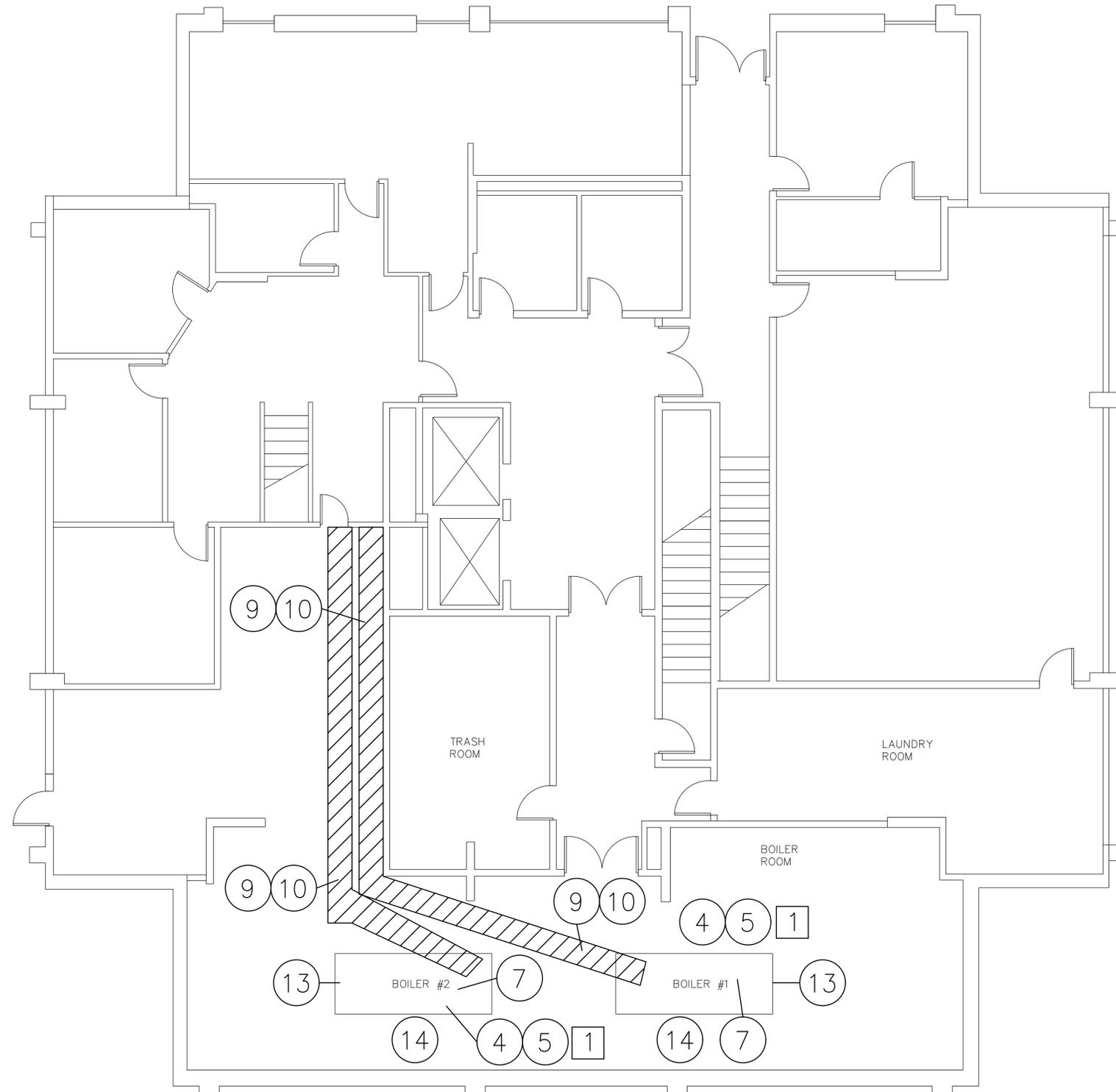
**LEGEND**

- ④ APPROXIMATE LOCATION OF ASBESTOS CONTAINING GREY MUDDED FITTINGS/INSULATION
- ⑤ APPROXIMATE LOCATION OF ASBESTOS CONTAINING WHITE PIPE COVERING
- ⑦ APPROXIMATE LOCATION OF ASBESTOS CONTAINING ORANGE GASKET
- ⑨ APPROXIMATE LOCATION OF ASBESTOS CONTAINING WHITE COVER
- ⑩ APPROXIMATE LOCATION OF ASBESTOS CONTAINING GREY BREECHING
- ⑬ APPROXIMATE LOCATION OF ASSUMED ASBESTOS CONTAINING REFRACTORY CEMENT
- ⑭ APPROXIMATE LOCATION OF ASBESTOS CONTAINING VALVE GASKET



**SPECIAL NOTES**

- ① ASBESTOS CONTAINING PIPE COVERING AND MUDDED FITTINGS EXIST ABOVE AND BESIDE THE BOILERS



DATE	REVISIONS	BY

**DRAWING ALTERATION**  
 Note: It is a violation of law for any person, unless they are acting under the direction of a licensed professional engineer, architect, landscape architect or land surveyor to alter an item in any way. If an item bearing the stamp of a licensed professional is altered, the altering engineer, architect, landscape architect or land surveyor shall stamp the document and include the notation "altered by" followed by their signature, the date of such alteration, and a specific description of the alteration.

**Lu Engineers**  
 ENVIRONMENTAL • TRANSPORTATION • CIVIL  
 280 E. Broad St., Suite 170  
 Rochester, N.Y. 14604  
 (585) 385-7417  
 Fax: (585) 546-1634  
 luengineers.com

PROJECT:  
**DANFORTH EAST BOILER ROOM**

CLIENT:  
**ROCHESTER HOUSING AUTHORITY**  
 675 West Main St.  
 Rochester, NY 14611

DRAWING TITLE:  
**ASBESTOS LOCATION PLAN**

DESIGNED BY: EMC	SCALE: N.T.S.
DRAWN BY: EMC	DATE: 2-21-2024
CHECKED BY: MCS	PROJECT No. 40609-56
SHEET 1 OF 1	DRAWING No. AL-1

**Asbestos Inspection Summary Table  
Danforth Tower East - Boiler Room  
140 West Avenue, Rochester, New York**

<u>Homogeneous Area Description</u>	<u>Homogeneous</u>		<u>Tested or</u>	<u>ACM</u>	<u>Approx.</u>
	<u>Area ID No.</u>	<u>Floor &amp; Location</u>	<u>Assumed</u>	<u>(Y/N)</u>	<u>Quantity</u>
Grey Mudded Fittings	4	Boiler Room on Piping	Tested	Y	40 LF
				<b>Total</b>	<b>40 LF</b>
White Pipe Covering	5	Boiler Room on Piping	Tested	Y	40 LF
				<b>Total</b>	<b>40 LF</b>
Orange Gasket	7	Boiler Room on Piping	Tested	Y	4 SF
				<b>Total</b>	<b>4 SF</b>
White Cover	9	Boiler Room on Chimney, Ductwork	Tested	Y	745 SF
				<b>Total</b>	<b>745 SF</b>
Grey Breeching	10	Boiler Room on Chimney, Ductwork	Tested	Y	745 SF
				<b>Total</b>	<b>745 SF</b>
Refractory Cement	13	Boiler Room inside of Boiler	Tested	Assumed	20 SF
				<b>Total</b>	<b>20 SF</b>
Valve Gasket	14	Boiler Room on Piping	Tested	Assumed	10 SF
				<b>Total</b>	<b>10 SF</b>

# *ATTACHMENT D*

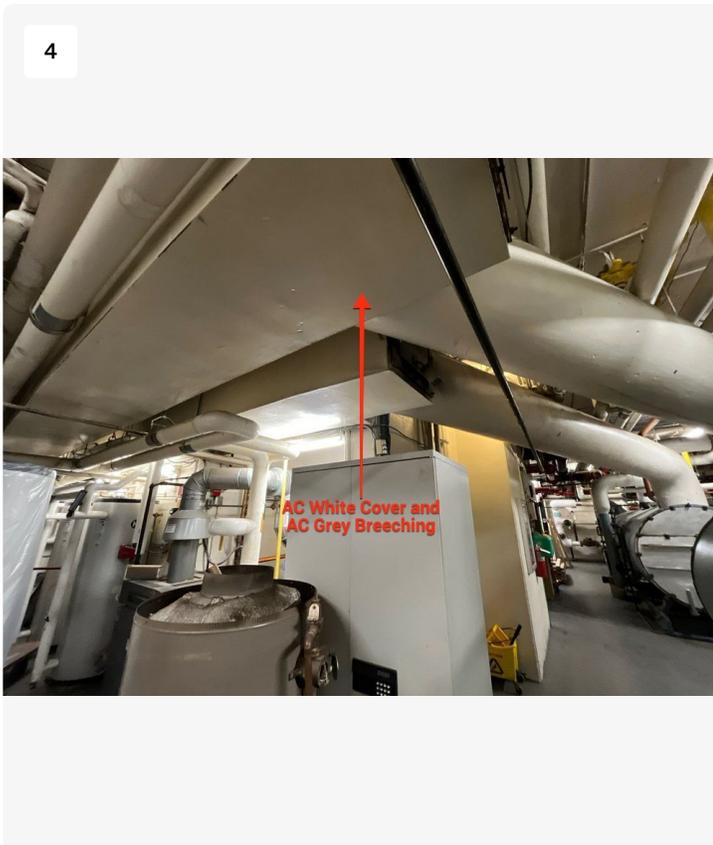
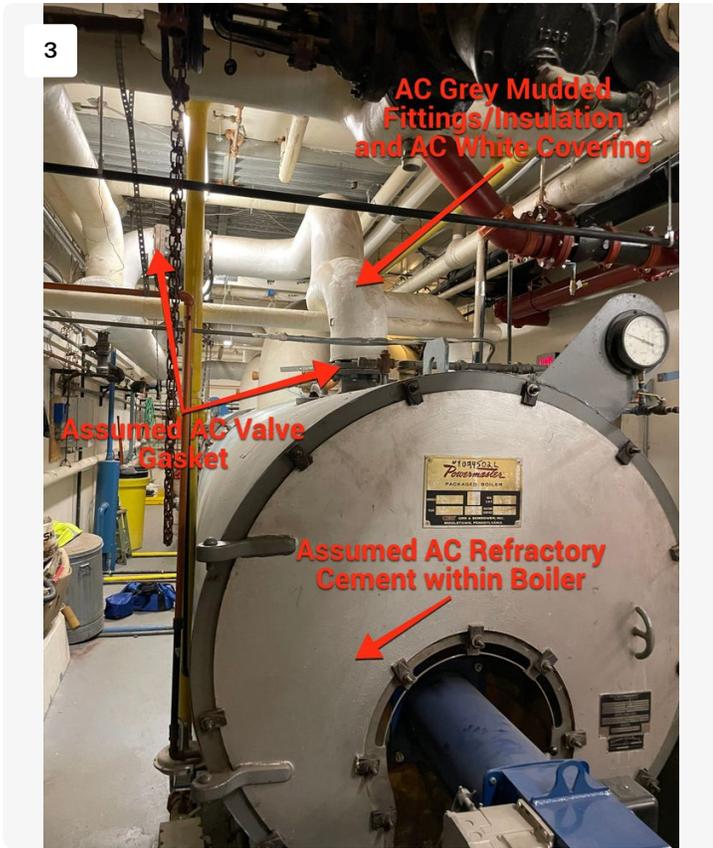
## *Site Photographs*



ASBESTOS, LEAD PAINT, and PCB CAULK SURVEY

DANFORTH TOWER EAST – BOILER ROOM  
140 WEST AVENUE  
ROCHESTER, NEW YORK





Mitch Smith

Lu Engineers

3/21/2024 | 4 Photos



# Site Specific Variance Request

# Danforth East Boiler Room

Danforth East Boiler Room Layout

1

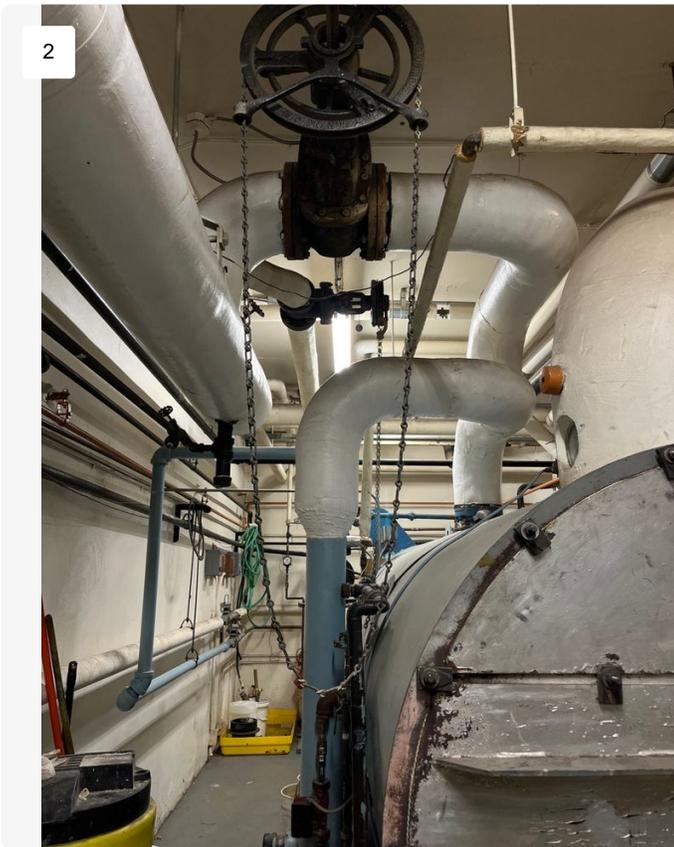
View looking at Boilers #1 and #2 along rear wall.



Project: Danforth East  
Date: 10/11/2023, 10:53am  
Creator: Mitch Smith

2

View looking along rear wall adjacent to Boiler #2.



Project: Danforth East  
Date: 12/5/2023, 11:07am  
Creator: Mitch Smith

Equipment adjacent to Boiler #2



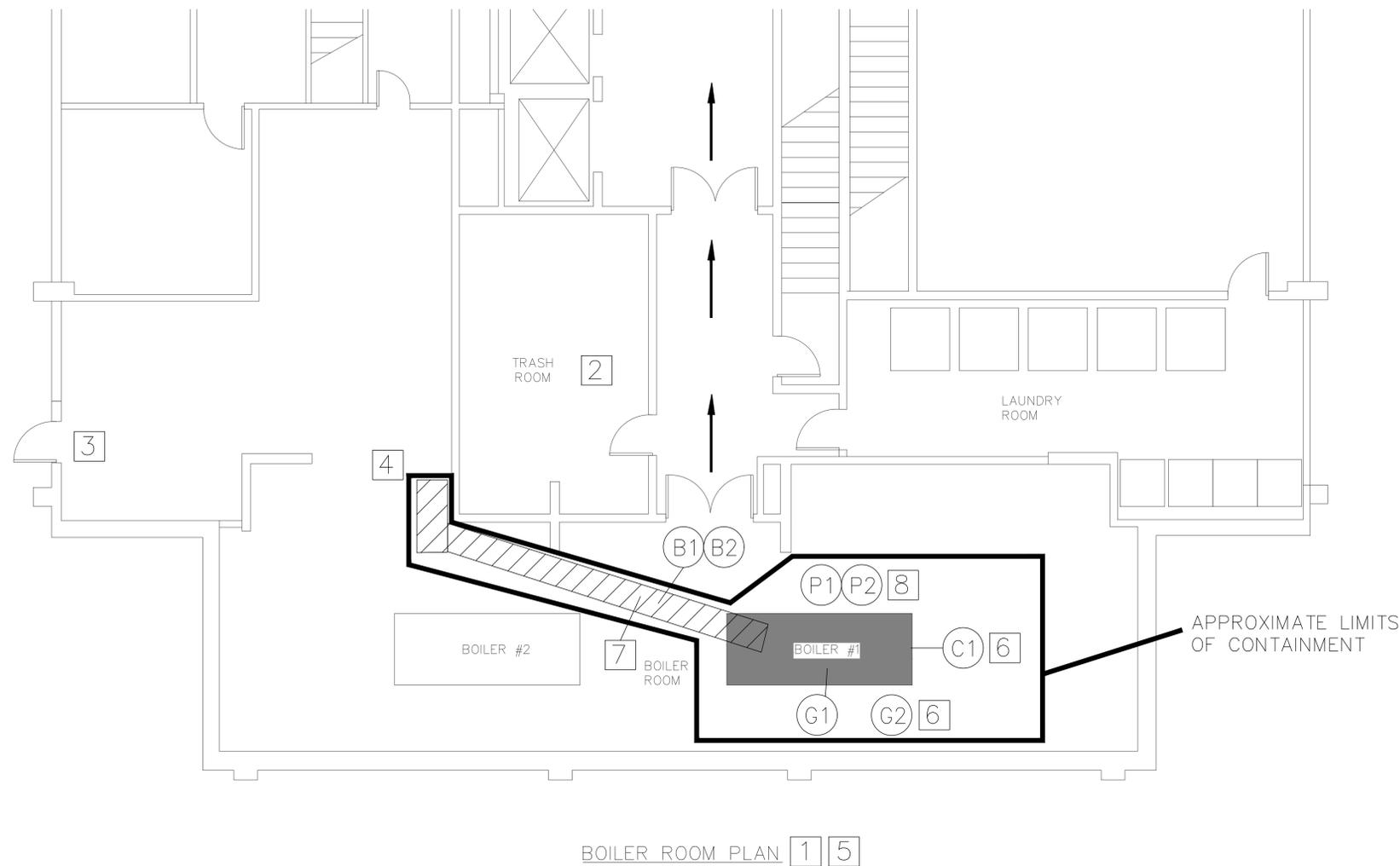
Project: Danforth East  
Date: 2/21/2024, 8:51am  
Creator: Evan Crafts

View looking along area adjacent to Boilers #1 and #2.



Project: Danforth East  
Date: 10/11/2023, 10:53am  
Creator: Mitch Smith





**SPECIFIC NOTES:**

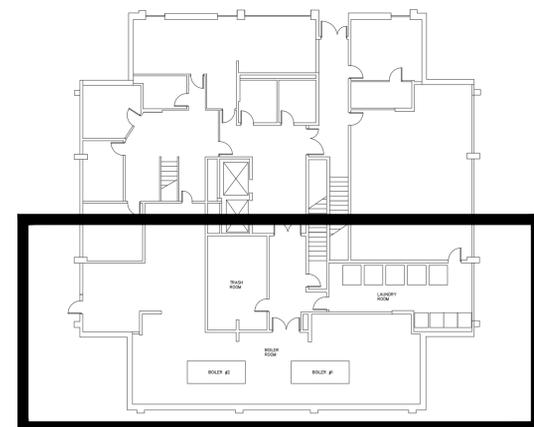
1. NYSDOL SITE SPECIFIC VARIANCE SHALL BE PREPARED BY THE OWNER'S REPRESENTATIVE, IF NECESSARY.
2. THE TRASH ROOM ADJACENT TO THE WORK AREA MUST REMAIN ACCESSIBLE THROUGHOUT THE DURATION OF THE PROJECT. DECONTAMINATION UNIT(S) SHALL BE CONSTRUCTED EITHER IN THE BOILER ROOM OR THE LAUNDRY ROOM. LOCATION AND CONFIGURATION OF DECONTAMINATION UNIT(S) SHALL BE DETERMINED BY ABATEMENT CONTRACTOR, OWNER AND OWNER'S REPRESENTATIVE.
3. NEGATIVE AIR EXHAUST LOCATION SHALL BE CONFIRMED BY CONTRACTOR AND OWNER PRIOR TO PREPARATION OF THE WORK AREA. THE CURRENT BEST LOCATION APPEARS TO BE THE MAN DOOR ON THE WEST SIDE OF THE BOILER ROOM. THE AREA OUTSIDE OF THIS MAN DOOR IS FENCED IN, WITH ACCESS THROUGH A LOCKED GATE, FOR AIR MONITORING.
4. LIMIT OF REMOVAL TO BE DETERMINED BY OWNER, REMAINING ACM SHALL BE ENCAPSULATED ALONG THE CUT EDGE. RE-INSTALLATION OF DUCTWORK WILL BE CONDUCTED BY HVAC CONTRACTOR. ASBESTOS CONTRACTOR SHALL MARK REMAINING DUCT INSULATION WITH ASBESTOS LABELS AND SHALL NOT BE DISTURBED BY HVAC CONTRACTOR.
5. ACM LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED WITH ABATEMENT CONTRACTOR AND OWNER.
6. BOILER #1 WAS OPERATING AT THE TIME OF BULK SAMPLING BY LU ENGINEERS. MATERIAL SHALL BE ASSUMED AS ASBESTOS CONTAINING UNTIL BULK SAMPLING CAN BE CONDUCTED.
7. BOILER #2 MUST REMAIN ACCESSIBLE THROUGHOUT THE DURATION OF THE PROJECT. IN ORDER FOR THIS TO BE FEASIBLE, SCAFFOLDING MAY NEED TO BE CONSTRUCTED AND AN ELEVATED TUNNEL BUILT IN ORDER TO MAINTAIN ACCESS TO BOILER #2.
8. ASBESTOS CONTAINING PIPE COVERING AND MUDDIED FITTINGS EXIST ABOVE AND BESIDE BOILER.

**LEGEND:**

- (P1) REMOVE AC MUDDIED FITTINGS/INSULATION AND AC PIPE COVERING AND DISPOSE OF AS ACM
  - (G1) REMOVE AC ORANGE GASKET AND DISPOSE OF AS ACM
  - (B1) REMOVE AC BREECHING COVER AND BREECHING INSULATION AND DISPOSE OF AS ACM
  - (C1) REMOVE ASSUMED AC REFRACTORY CEMENT AND DISPOSE OF AS ACM
  - (G2) REMOVE ASSUMED AC VALVE GASKET AND DISPOSE OF AS ACM
- ➔ WASTE TRANSPORT ROUTE

SUMMARY OF ASBESTOS QUANTITIES FOR DWG. AR-2

(P1)	22 LF
(G1)	2 SF
(B1)	150 SF
(C1)	10 SF
(G2)	5 SF



GROUND FLOOR PLAN WORK AREA

DATE	REVISIONS	BY

**DRAWING ALTERATION**  
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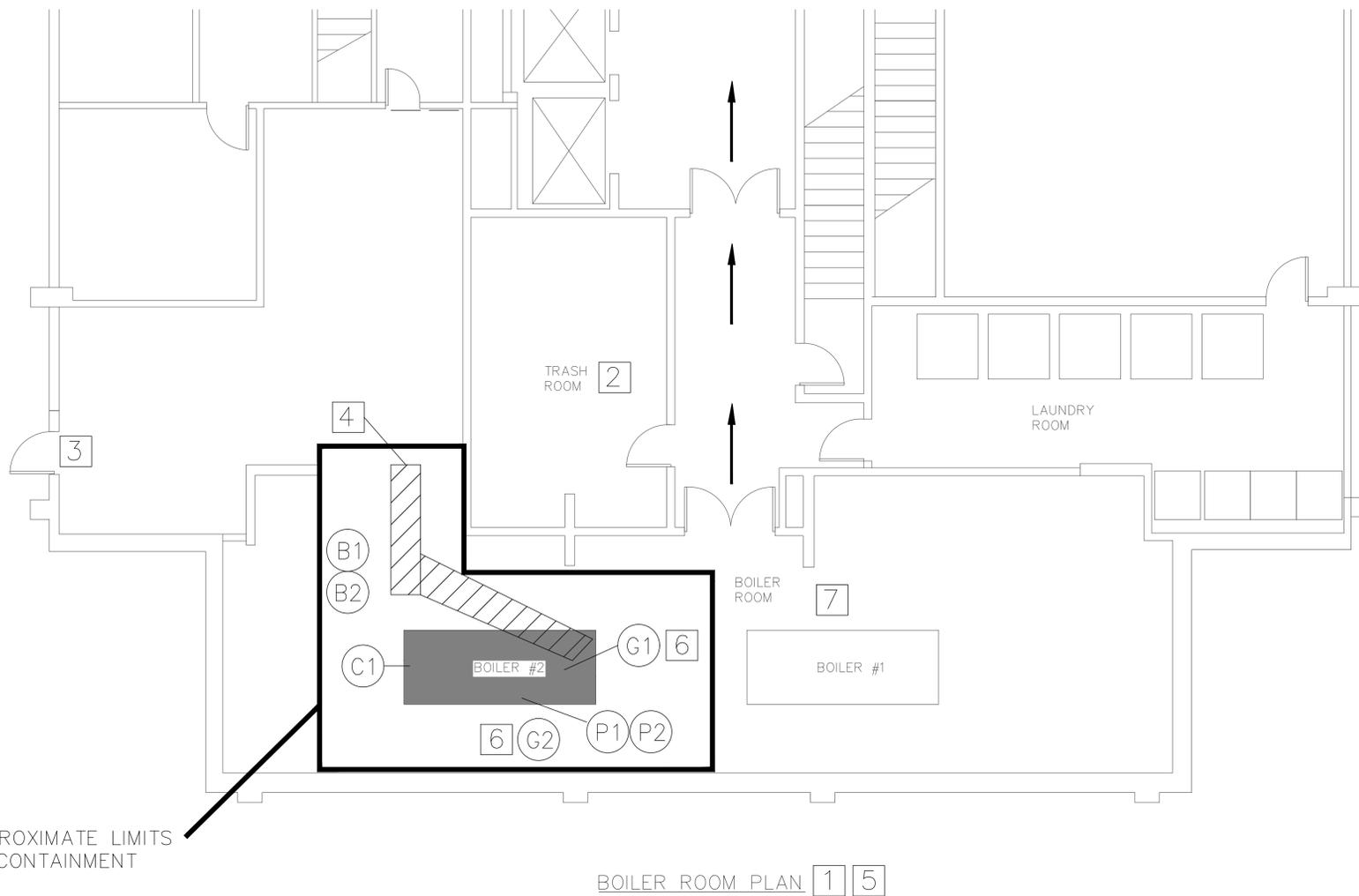
280 E. Broad St., Suite 170  
 Rochester, N.Y. 14604  
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**PROJECT:**  
 DANFORTH TOWER EAST  
 BOILER ROOM  
 BOILER #1

**CLIENT:**  
 ROCHESTER HOUSING  
 AUTHORITY  
 675 West Main St.  
 Rochester, NY 14611

**DRAWING TITLE:**  
 ASBESTOS  
 REMOVAL PLAN -  
 PHASE I

DESIGNED BY: EMC	SCALE: N.T.S.
DRAWN BY: EMC	DATE: 2-26-2024
CHECKED BY: MCS	PROJECT No. 40609-56
SHEET 2 OF 3	DRAWING No. AR-2



APPROXIMATE LIMITS OF CONTAINMENT

BOILER ROOM PLAN 1 5

**LEGEND:**

- (P1) REMOVE AC MUDDIED FITTINGS/INSULATION AND AC PIPE COVERING AND DISPOSE OF AS ACM
- (G1) REMOVE AC ORANGE GASKET AND DISPOSE OF AS ACM
- (B1) REMOVE AC BREECHING COVER AND BREECHING INSULATION AND DISPOSE OF AS ACM
- (C1) REMOVE ASSUMED AC REFRACTORY CEMENT AND DISPOSE OF AS ACM
- (G2) REMOVE ASSUMED AC VALVE GASKET AND DISPOSE OF AS ACM

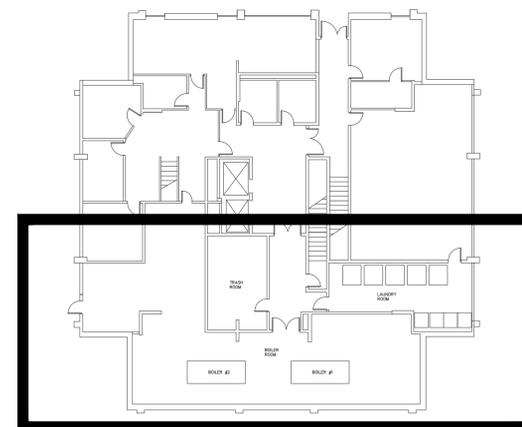
➔ WASTE TRANSPORT ROUTE

**SUMMARY OF ASBESTOS QUANTITIES FOR DWG. AR-3**

(P1)	18 LF
(G1)	2 SF
(B1)	110 SF
(C1)	10 SF
(G2)	5 SF

**SPECIFIC NOTES:**

1. NYS DOL SITE SPECIFIC VARIANCE SHALL BE PREPARED BY THE OWNER'S REPRESENTATIVE, IF NECESSARY.
2. THE TRASH ROOM ADJACENT TO THE WORK AREA MUST REMAIN ACCESSIBLE THROUGHOUT THE DURATION OF THE PROJECT. DECONTAMINATION UNIT(S) SHALL BE CONSTRUCTED EITHER IN THE BOILER ROOM OR THE LAUNDRY ROOM. LOCATION AND CONFIGURATION OF DECONTAMINATION UNIT(S) SHALL BE DETERMINED BY ABATEMENT CONTRACTOR, OWNER AND OWNER'S REPRESENTATIVE.
3. NEGATIVE AIR EXHAUST LOCATION SHALL BE CONFIRMED BY CONTRACTOR AND OWNER PRIOR TO PREPARATION OF THE WORK AREA. THE CURRENT BEST LOCATION APPEARS TO BE THE MAN DOOR ON THE WEST SIDE OF THE BOILER ROOM. THE AREA OUTSIDE OF THIS MAN DOOR IS FENCED IN, WITH ACCESS THROUGH A LOCKED GATE, FOR AIR MONITORING.
4. LIMIT OF REMOVAL TO BE DETERMINED BY OWNER, REMAINING ACM SHALL BE ENCAPSULATED ALONG THE CUT EDGE. RE-INSTALLATION OF DUCTWORK WILL BE CONDUCTED BY HVAC CONTRACTOR. ASBESTOS CONTRACTOR SHALL MARK REMAINING DUCT INSULATION WITH ASBESTOS LABELS AND SHALL NOT BE DISTURBED BY HVAC CONTRACTOR.
5. ACM LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED WITH ABATEMENT CONTRACTOR AND OWNER.
6. BOILER #2 WAS OPERATING AT THE TIME OF BULK SAMPLING BY LU ENGINEERS. MATERIAL SHALL BE ASSUMED AS ASBESTOS CONTAINING UNTIL BULK SAMPLING CAN BE CONDUCTED.
7. BOILER #1 MUST REMAIN ACCESSIBLE THROUGHOUT THE DURATION OF THE PROJECT. IN ORDER FOR THIS TO BE FEASIBLE, CONTAINMENT MAY NEED TO BE CONSTRUCTED CLOSER TO BOILER #2 IN ORDER TO MAINTAIN ACCESS TO BOILER #1.
8. ASBESTOS CONTAINING PIPE COVERING AND MUDDIED FITTINGS EXIST ABOVE AND BESIDE THE BOILER.



GROUND FLOOR PLAN WORK AREA

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PROJECT:

**DANFORTH TOWER EAST  
 BOILER ROOM  
 BOILER #2**

CLIENT:

**ROCHESTER HOUSING  
 AUTHORITY**  
 675 West Main St.  
 Rochester, NY 14611

DRAWING TITLE:

**ASBESTOS  
 REMOVAL PLAN -  
 PHASE II**

DESIGNED BY: EMC SCALE: N.T.S.  
 DRAWN BY: EMC DATE: 2-26-2024  
 CHECKED BY: MCS PROJECT No. 40609-56

SHEET 3 OF 3 DRAWING No. AR-3

CADNAME

GENERAL NOTES FOR APPLICABLE TO AR-2 AND AR-3:

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. EXTENT OF ABATEMENT SHALL BE VERIFIED BY CONTRACTOR, OWNER, AND ASBESTOS DESIGNER ON RECORD.
2. THE CONTRACTOR SHALL PERFORM ALL CONTRACT WORK IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS, NEW YORK STATE DEPARTMENT OF LABOR (N.Y.S.D.O.L.) INDUSTRIAL CODE RULE 56, OSHA, NESHAPS, ALL OTHER APPLICABLE CODES, AND APPROVED VARIANCES.
3. THE CONTRACTOR SHALL COORDINATE THE SCHEDULED WORK WITH THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL MAINTAIN SECURITY IN THE BUILDING AND WORK AREAS AT ALL TIMES.
5. ASBESTOS WASTE DUMPSTER AND DECONTAMINATION UNIT LOCATIONS TO BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
6. INTERRUPTION OF HEAT AND ELECTRICAL SERVICES WILL EXIST IN ABATEMENT AREAS.
7. COORDINATE SHUT DOWN AND LOCK OUT OF ELECTRIC POWER WITH THE OWNER. ALL TEMPORARY POWER TO THE WORK AREA SHALL BE BROUGHT IN FROM OUTSIDE THE WORK AREA THROUGH A GROUND-FAULT INTERRUPTER AT THE SOURCE.
8. COORDINATE HOOKUP OF WATER SERVICE FOR DECONTAMINATION PURPOSES WITH THE OWNER'S REPRESENTATIVE.
9. HEPA VACUUM EXISTING NON-MOVABLE EQUIPMENT PRIOR TO COVERING WITH PROTECTIVE SHEETING.
10. UNDER NO CIRCUMSTANCES SHALL CONTAMINATED LIQUIDS OR DEBRIS ENTER THE EXISTING SEWER SYSTEM. ALL WASTEWATER SHALL BE FILTERED THROUGH A SYSTEM WITH AT LEAST 5.0 MICRON PARTICLE SIZE COLLECTION CAPABILITY.
11. CONTRACTOR SHALL RECEIVE APPROVAL FROM THE PROJECT MONITOR BASED ON INSPECTION, TO ASSURE ALL OPENINGS AND PENETRATIONS HAVE BEEN SEALED PROPERLY BEFORE ANY ABATEMENT IS UNDERTAKEN.
12. NYSDOL AIR MONITORING IS THE RESPONSIBILITY OF THE OWNER. OSHA AIR MONITORING IS THE RESPONSIBILITY OF THE CONTRACTOR.
13. VARIATIONS (+/- 20%) IN QUANTITIES AND LOCATIONS OF ASBESTOS CONTAINING MATERIALS WHILE IN CONTAINMENT ARE CONSIDERED AS HAVING NO IMPACT ON CONTRACT PRICE AND TIME OF THIS CONTRACT.
14. ASBESTOS ABATEMENT SHALL BE CONDUCTED PRIOR TO ANY DEMOLITION OR RENOVATION WORK. IF SUSPECT OR ASBESTOS MATERIAL IS DISCOVERED OR DISTURBED, CEASE OPERATIONS AND NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE IMMEDIATELY.
15. ADDITIONAL ASBESTOS CONTAINING MATERIALS MAY REMAIN IN THIS AREA, THAT WERE NOT INCLUDED IN THE CURRENT SCOPE OF WORK. IMPACTS TO POTENTIAL ASBESTOS CONTAINING MATERIALS SHALL ONLY BE CONDUCTED BY A LICENSED ASBESTOS CONTRACTOR.
16. MATERIALS PART OF A NON-SEPARABLE SYSTEM (E.G. BREECHING AND COVERING) ARE QUANTIFIED AS ONE MATERIAL. ALL ASBESTOS CONTAINING MATERIALS SHALL BE ABATED DOWN TO NON-ASBESTOS SUBSTRATE.
17. BOILERS WERE OPERABLE DURING THE ASBESTOS SURVEY, ADDITIONAL ASBESTOS CONTAINING MATERIALS (E.G. BOILER ROPE, REFRACTORY CEMENT, GASKETS, ETC.) MAY EXIST WITHIN THE BOILER. BULK SAMPLING MAY NEED TO BE PERFORMED DURING CONSTRUCTION IN ORDER TO CONFIRM ASBESTOS CONTENT.



APPROXIMATE LIMIT OF BREECHING REMOVAL, TO BE CONFIRMED WITH OWNER



APPROXIMATE LIMIT OF MUDDED FITTINGS/PIPE INSULATION REMOVAL, TO BE CONFIRMED WITH OWNER

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PROJECT:  
**DANFORTH TOWER EAST BOILER ROOM**

CLIENT:  
**ROCHESTER HOUSING AUTHORITY**  
 675 West Main St.  
 Rochester, NY 14611

DRAWING TITLE:  
**ASBESTOS REMOVAL PLAN - GENERAL NOTES**

DESIGNED BY: EMC	SCALE: N.T.S.
DRAWN BY: EMC	DATE: 2-26-2024
CHECKED BY: MCS	PROJECT No. 40609-56
SHEET <b>1 OF 3</b>	DRAWING No. <b>AR-1</b>