

**BLIND BROOK-RYE UNION FREE SCHOOL DISTRICT  
SCHOOL BUSINESS OFFICE  
390 NORTH RIDGE STREET  
RYE BROOK, NY 10573**

TO: Dr. Colin Byrne  
FROM: Jonathan Ross  
RE: **Construction Projects Asbestos Abatement**  
DATE: 8/8/19

As you are aware, this summer there are several areas at BMRSS where floor tiles (and mastic), pipe insulation and window caulking are being removed. The items contain non-friable asbestos as all school wings were built pre-1965. The work started on 7/1/19 and will effectively be complete this Saturday, 8/10. Below is a list of the areas.

**1950 wing (main front original building):**

Floor tiles in 4 classrooms facing the courtyard (where STEAM Bar will be built).  
Floor and wall tiles (lead) and pipe insulation and fittings in boys and girl's toilet room  
Entire old gym stage floor.

**1955 wing (library):**

Carpet, raised floor, and floor tiles in library.  
Floor tiles in 7 classrooms and pipe insulation and fittings in 1 classroom; loose vermiculite in two classrooms and certain ceiling tiles.

**1960 wing and Cafeteria/kitchen:**

Floor tiles, pipe insulation and fittings and window caulking throughout the wing – 8 classrooms and corridor, cafeteria, multi-purpose room, kitchen, faculty room, custodial room and connecting corridors to 1950 and 1955 wings. These structures will be demolished and excavated to make way for the new additions. Demo will start tomorrow, 8/9.

**1965 wing (new gym):**

Floor tiles in art room (Room 39).  
Floor tiles in Room 40.  
Carpet, floor tiles and risers in band room as well as pipe fittings found underneath the platform.

Please note that the BMRSS asbestos abatement plan was approved by the Office for Facilities Planning within the NYS Education Department and Department of Labor and where variances were sought as a result of new areas needing abatement having been identified, the NYS Department of Labor has inspected the site and approved them (this

occurred twice – Room 39 and Rooms 28/29). This [link](#) provides more information about asbestos laws and regulations in New York State

I understand that questions about the Bmprss asbestos abatement projects have come up during the recent week or so. Below I answer these questions accordingly.

**1) What company is performing the asbestos removal?**

There are three asbestos abatement projects are occurring concurrently involving three different vendors all of whom are properly licensed and insured.

1 – Niram, (general construction contractor) 4 East Frederick Place, Cedar Knolls, NJ 07927.

2 – AGD Contracting Corp (Niram sub-contractor), 17 Haug Street, Union Beach, NJ 07735.

3 – Environmental Maintenance Contractors (EMC), 5 Anderson Lane, Goldens Bridge, NY 10526 (District-hired contractor).

Asbestos monitoring and testing are being performed by an independent consultant approved by the Board of Education – S&B Environmental, LLC, 7 Fairchild Road, Newtown, CT 06470 (Vernon Rohde II).

Construction management is being provided by Savin Engineers PC, 3 Campus Drive #1, Pleasantville, NY 10570 (Robert Firneis, Project Construction Manager).

**2) Why were we not notified of this in advance since a hazardous material was found and is being removed from an area so close to my home?**

While there is no requirement to do this, I note that the District has been discussing the Bmprss project in detail for the past few years at many public school board and Bmprss parent/PTA meetings. Additionally, much information is located on the District's website and all neighboring properties were sent a letter describing the scope of work, on May 1, 2019, by the Superintendent of Schools. The attached letter was sent by USPS mail to all homeowners in the Country Ridge residential zone. There are asbestos warning signs at the entrances to all building wings and construction tape cordons off areas where asbestos abatement was/is occurring.

**3) How much asbestos was found on the area being worked on which is close to my home?**

The work involves floor tiles, floor tile mastic, pipe insulation, ceiling tiles, and exterior materials like vermiculite insulation, caulk and roofing materials. On page 1 of this memo I provide the extent of materials removed and disposed of in accordance with lawful protocols.

**4) What is the air quality in the school during the asbestos removal process? Any details on the asbestos particles in the air inside the school?**

Air samples during removal operations are analyzed daily by PCM analysis which measures all fibers in the air. These readings have remained below 0.01 f/cc. Final air samples from inside each work area are tested by TEM analysis and all samples to date have resulted in NSD (no asbestos structures detected). A record of these

samples/results is available in my office. Through 8/7/19, there have been 67 reports provided to the District.

**5) Is the school air being cleaned/filtered for airborne asbestos particles before being vented out in the direction of my home?**

The device that the hose is attached to is called an (Air Filtration Device) AFD. It has a three stage of air filtration process, the last stage being a true HEPA filter which effectively (99.97%) stops all particles down to 3 microns in size.

**6) How is the asbestos removal company controlling the amount of asbestos that is coming out of the school?**

All work is being performed in accordance with [New York State Industrial Code Rule 56](#). Decon units have always been in place and all material has been properly removed from the property in sealed containers.

**7) What techniques/strategies are being used to mitigate the asbestos in the air both inside the school and what is being vented out?**

Again, all work is being performed in accordance with New York State Industrial Code Rule 56. Before venting the AFD is in place as discussed above.

**8) What strategies/techniques are being used to lessen the amount of asbestos that gets vented out of the school and towards my property?**

All work is being performed in accordance with New York State Industrial Code Rule 56. Again, and very significantly, before venting the AFD is in place.

**9) Does the asbestos removal company have a report of what was found? Specifically, how much asbestos was found in the building, how much is in the air in the school during the construction process and how is the air being cleaned to ensure asbestos is not making its way from the school and onto my property by the vents/fans that are facing in the direction of my home?**

The contractors were given copies of the survey reports prior to beginning the work including the District's recent Triennial AHERA Report on file. All work is being performed in accordance with New York State Industrial Code Rule 56. (note AFD as discussed above).

**10) Kindly provide me with the details above. If there is no cause for concern, I am requesting that there is evidence given to me and my family, as well as neighbors families, that there is no cause for concern. This should be provided by the asbestos removal company. Ideally, the company should provide us with metrics on the amount of asbestos found, how it's being removed, and data on the air quality both inside and outside of the school.**

As the third-party consultant, S & B Environmental, LLC is collecting the air samples that monitor the contractor's work and has provided the District written reports containing copies of all air sample results. Please see 4) on page 2.