



**130 Liberty Street Advisory Committee
June 30, 2004, 4:30 PM
Meeting Summary**

Attendance

- LMDC Board Members and Staff
- Participating Agency members
- Contractors and Consultants
- Elected Official Representatives
- Community Committee Members

Overview of Committee Purpose

Jennifer Brown, LMDC Vice President of Community Development Programs and Relations

- The committee was convened because of the concern throughout the immediate community surrounding the deconstruction of 130 Liberty Street.
- The meeting attendees were identified based on the location of residents and businesses, association to the project by nature of the organization, and by prior involvement with environmental/community issues.
- This meeting was a preliminary gathering of committee members to provide an overview of the project and begin a dialogue about how the LMDC will proceed with addressing the constituencies of the committee representatives as well as the general public.
- Suggestions for additional committee members will be considered if submitted by committee members in writing.

Overview of 130 Liberty Street Project

Amy Peterson, P.E., LMDC Vice President for Memorial, Cultural and Civic Development,

- The committee received an overview of the results of the mediation process led by Senator George Mitchell. The mediation resulted in a proposed acquisition by LMDC of the property at 130 Liberty Street. The final negotiations regarding the building acquisition are still in process.
- The committee was told that the building at 130 Liberty Street is undergoing a characterization study to identify contaminants of potential concern in the building. Once the results of the study are determined, several decisions on how the LMDC will move forward with the deconstruction will be made.
- The Port Authority is working with the LMDC on this project with their in-house engineering staff.
- NYC Department of Buildings is also involved in the process to ensure the highest level of care is taken throughout the project.

- Louis Berger is the firm serving as the environmental consultant to the LMDC for the characterization process.
- Gilbane Building Co. is the contractor that was identified during the mediation process to perform the deconstruction; negotiations are now proceeding towards a possible contract with Gilbane.

Overview of Characterization

Niek Veraart- Louis Berger, LMDC Environmental Consultants

- The characterization study will address four major areas of concern: the presence of asbestos in building materials, the presences of asbestos in the WTC dust, the presence of other known contaminants in the WTC dust, and the presence of mold.
- The testing is being done currently on the interior and exterior of the building from the ground level to the roof.
- The study results are expected this summer.

Building Deconstruction Process

Gilbane Building Company, Contractor with whom LMDC is negotiating to perform the deconstruction work

- The top priority in consideration throughout this project will be safety. The contractor will be required to draft and implement a certified Health and Safety Plan (HASP) that will be strictly adhered to throughout the entirety of the project. The HASP must be approved by the LMDC prior to work beginning.
- The plans for the remediation and the steps necessary to deconstruct the building will be developed after the results of the characterization are received and analyzed.
- The overall plan for deconstruction ensures the removal of all interior materials and then a structural demolition. In the “structural demolition”, the concrete floors would be broken up and removed. The exterior walls would be dismantled, folded in, and removed. This process will proceed from the top down, floor by floor.
- The overall expected timeframe is approximately 14 months.

Questions and Discussion from Committee Members

Q: Will there be the opportunity to expedite the deconstruction process by negotiating the contractors to work on Saturdays?

A: The contract is still in negotiations. Issues regarding the timing of the project will be better understood after the results of the characterization.

Q: Considering the “folding in” of the walls, how noisy will the deconstruction be?

A: The project will be relatively similar to the noise of the project that is occurring north of 130 Liberty Street (WTC 7 construction). The loudest portion might be the breaking up of the concrete of the individual floors of the building.

Q: How many people will be working in the building each day?

A: There will be approximately 120 laborers/ day.

Q: This is an unusual deconstruction project with the level of suspected contamination. Does Gilbane Building Company have experience with this type of work?

A: Yes, Gilbane has experience on major deconstruction projects, including projects with hazardous materials and projects within heavily used areas. If selected, Gilbane will also ensure that its key subcontractors have similar experience.

Q: How will materials that are removed from the building be removed from the site?

A: Materials will be loaded into trucks to be removed from the site. The contractors will work with the NYC Department of Transportation and the NYS Department of Transportation on access and circulation around the work site. They will ensure appropriate routes for clearance to the fire station on Liberty Street as well as clearance for pedestrian routes. The contractors will also consult with the Department of Environmental Protection to ensure the proper loading and placement of materials within the trucks.

Q: How many truck loads are anticipated per day?

A: This is still being determined.

Q: Do you plan to have the trucks remove debris during the day or at night?

A: The possibilities are currently being explored through meetings with the NYC Department of Transportation and different methodologies are being analyzed.

Q: What standards are being used for testing and how is it being incorporated with testing results that have already been collected by other sources?

A: While testing has been done by both Deutsche Bank and the insurers over the last two years in connection with their litigation. LMDC will determine how to proceed with the deconstruction based on testing conducted by its own environmental consultants in connection with the characterization. Deconstruction regulations require this testing be conducted. Environmental testing done in connection with the characterization is being conducted with all applicable legal requirements. Once the characterization results are reported, a plan will be developed for continued air monitoring, which will be presented to the advisory committee. Further discussion will then occur as to where air monitors should be placed and how much monitoring should be done. LMDC also encourages those in the community who are aware of, or conducting any other air monitoring to share their results if they feel comfortable doing so.

Q: What are the protocols for the gross cleaning and deconstruction and how do we know that those protocols will address contaminants other than asbestos?

A: Once the characterization results are finalized, the advisory committee will be presented with the results and the plans for moving forward.

Q: Will the characterization be made public and be posted on a web-site?

A: LMDC is exploring the best way to make information regarding the deconstruction of 130 Liberty Street available to the public.

Q: Will the materials removed from the building be removed through the top of the building or be brought through the building and out?

A: This will depend on the type of materials. Both options will be used.

Q: Will the deconstruction time-table be affected by the characterization results?

A: This will be determined after the characterization results are analyzed.

Q: There is an existing shed for sidewalk protection, will others be provided?

A: That is part of the plan that will be worked out with the NYC Department of Transportation. Furthermore, the site protection plan will be reviewed by the NYC Department of Buildings Building Enforcement Safety Team Squad.

Conclusion

Jennifer Brown

- The committee members were reminded that this is the beginning of a dialogue to identify the best ways to reach out to the general public with this matter and address the concerns of the community-at-large.
- The committee was asked to begin thinking about suggestions for effective information dissemination methods, i.e., public meetings, email list-serves, web-site postings.
- The next meeting will be held in approximately one month to discuss the findings of the characterization and the next steps of the deconstruction process. Formal invitations will be sent prior to the meeting.