

Rev -
December 10, 2004



130 Liberty Street

Phase I Deconstruction

(ACBM Abatement, Cleaning, Soft Strip, Interior Gut)

Draft Deconstruction Plan

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New York State Governor,
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LMDC Chairman,
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FOREWORD

Gilbane Building Company (Gilbane) has been hired by the Lower Manhattan Development Corporation (LMDC) to deconstruct the building located at 130 Liberty Street, New York, NY. The proximity of this building site to the South Tower of the World Trade Center complex resulted in significant damage to the building from the events of September 11, 2001. Since that time, with the exception of some stabilization efforts and the removal of building contents by the former owner of the building (Deutsche Bank), the building has remained largely untouched.

The deconstruction of this building will occur in two Phases. Phase I, scheduled to commence in the winter of 2004/2005, will essentially remove all interior non-structural building elements and systems. Phase II will include the abatement of identified asbestos containing materials associated with the exterior of the structure, the disassembly and removal of some remaining interior non-structural materials, rooftop mechanical equipment, the remaining building envelope and then finally the structural components. The information provided in this draft Deconstruction Plan (Plan) addresses the Phase I work only. A phase II plan will be developed and delivered prior to the start of that work.

As stated, Phase I will accomplish the removal of existing World Trade Center (WTC) dust within the building, asbestos abatement, soft strip, interior gut and related activities as well as the erection of the tower crane and hoist on the site. Phase I can further be sub-divided into two logical work activity breaks referred to as Phase IA (dust cleaning, abatement of asbestos containing building materials and removal of building components as necessary to facilitate the first two Phase IA work activities) and Phase IB (removal of interior gypsum wall board (GWB) partitions, sprayed-on fireproofing, bathroom fixtures, integral shelving and components and remaining small scale mechanical, electrical and plumbing (MEP) components. These Phase IB activities are typically referred to as "soft strip and interior gut". So, in essence, after the completion of Phase IA and Phase IB all interior non-structural elements would have been removed leaving a structural shell. The exception to this would be that GWB and MEP associated with the perimeter walls will be handled in Phase II.

Gilbane along with its deconstruction team – Controlled Demolition Inc. (CDI – demolition specialty contractor), LVI (cleaning/abatement specialty contractor) and Weston Solutions, Inc. (regulatory, environmental and exposure consultants) – have developed this Plan based upon the requirements of our Deconstruction Contract with LMDC and information provided to us by LMDC or available to us through other public sources. This Plan provides for a Phase I deconstruction process that is:

1. compliant with all applicable current rules and regulations,
2. in keeping with the findings of the September 14, 2004 "*Initial Building Characterization Study Report*",
3. protective of the health and safety of the workers on this project and the neighboring community and
4. undertaken as per current industry standard practices.

For ease of development, review and reference, this Plan has been divided into seven sections (see the Table of Contents for detail). While some of the sections (such as the Emergency Action Plan, the Standard Safety Operating Procedures and the Health & Safety Plan) govern the entire project, other sections detail a given aspect of the work (for example, Asbestos Abatement Plan and Soft Strip/Interior Gut Plan). Regardless of the impact or coordination between one section and another, all work will occur in compliance with the overall program as established by this Plan in its entirety.

The content of Section 2 (Ambient Air Program) is presented as a proposed program at this point in time. Gilbane's final commitment to the program undertaken requires coordination with and approval by the LMDC. Therefore, the specifics of this proposed program may change. Any changes regarding this or any other issue will be documented in the final version of this Phase I Deconstruction Plan.

In terms of basic flow of the Phase I work, the Phase IA work activities will begin first and be largely undertaken from the top of the building down. All necessary asbestos abatement will be conducted concurrent with the dust cleaning activities. Once the cleaning and abatement activities have progressed down the floors so as to allow a safe "buffer" zone and a continuous flow of work, the Phase IB activities will be initiated and begin to work their way down following behind the cleaning and abatement yet always maintaining the safe "buffer" zone between these activities. In addition, the tower crane and hoist will be erected during this same Phase I timeframe.

While this work is occurring, Gilbane will have ample deconstruction field oversight as well as environmental project monitoring required for the safe execution of this work. Some of the environmental measures detailed herein include:

- the use of engineering controls during the proscribed cleaning and abatement activities,
- the collection of air samples:
 - on workers performing the activities,
 - in the immediate vicinity of the work,
 - in the building but outside the immediate area of the work and
 - at various locations outside the building.
- Conducting visual inspections and clearance air samples to document the proper completion of designated work activities in all required areas.

These measures are in addition to the continuing ambient air monitoring efforts conducted in the community on behalf of the LMDC by their independent consultants.

Gilbane and our deconstruction team are proud to be involved with this very important and significant project which will remove one lingering visible reminder of the tragic events of September 11, 2001 and open the way for the redevelopment of this area.