

Proposed Work Sequence
PCB Remediation of Caulking
W85 Westgate

The following is a general sequence of the proposed activities:

1. Conduct site preparation and controls (plans, notifications, fencing, window coverings, etc.);
2. Initiate activities at two of the four low-rise building simultaneously with separate crews working on one side of the respective building at a time (to allow building and window access to at least one side of the units during the work);
3. Remove caulking to the maximum extent practicable with hand tools from one side of 2 buildings; only hand tools will be used to significantly reduce the level of noise and disruption.
4. Conduct ambient air monitoring during removal activities;
5. Verification sampling of metal window joints;
6. Apply containment barriers (epoxy on joint, adjacent bricks, on southern and northern concrete building columns, and beneath window units [or optional metal plates or other equivalent barrier]);
7. Apply replacement caulking;
8. Decontaminate horizontal concrete surfaces using chemical washing techniques;
9. Verification sampling of horizontal concrete surfaces;
10. Re-decontamination or containment of horizontal concrete surfaces; if needed;
11. Proceed to other side of building and repeat process;
12. Conduct soil removal upon completion of building remediation;
13. Verification sampling of soil excavation area;
14. Interior cleaning of window sills upon building work completion;
15. Final site restoration

Overall, it is anticipated that 2 separate crews can complete 2 buildings in 10 to 12 weeks and all four low-rise buildings in a 4 to 5 month schedule.

Assumptions:

1. Workers will be conducting active work activities under normal work hours (e.g., 8:30 am – 5 pm)
2. All caulking removal will be completed with hand tools;
3. Mechanical equipment/tools will be limited to:
 - a. Compressed air foam applicator for the chemical washing of the horizontal surfaces
 - b. Electrical drill for concrete samples collected from the horizontal surfaces
 - c. Mini-excavator for the soil removal and backfill
4. During caulking removal and chemical washing, workers will be wearing personal protective clothing, including coveralls and face respirators

PCB MINUTES OF MEETING: May 15th, 2008

Dennis Collins, Director of Housing

Zhanna Davidovitz, MIT Environment, Health, & Safety

Jeff Hamel, Project Consultant

The process of PVC removal that took place in November-December in building A of Westgate low rise was evaluated and few changes were suggested and brought up to the E.P.A. approval.

The representatives updated the residences with the updates regarding to the change in method and requested the residences opinion and preference regarding to several issues,

Conclusions from the evaluation of the process:

- Too interruptive
- Too noisy
- Decided not to remove the same portion of material as was done before (E.P.A. approved)
- More people are needed in order to conclude the project in a shorter period of time.
- Portable A/C will be provided to residences at the time of the project.
- The dust need to be better controlled.

New method:

- The project is estimated to take place on June- September.
- Working hours 9am-5pm
- Use hand methods rather than mechanical power tools for some of the operations (Note, for some of the processes the use of power tools would be required but in these cases it would be conducted in focused effort to minimize the time of noise)
- Two buildings at a time would be under the operation.
- No scaffolding.
- One access to each building under the operation would be kept at all times.
- The windows will allow light to enter the apts.
- Some of the material will be removed and sent to be examined in labs and then sealed (instead of removing the whole brick as done last time)
- To create an aesthetic effect in terms of appearance, there will be use of the same material of the metal frames for the windows. The Vertical treatment would appear as an extended metal frame for the window. The horizontal treatment would include washing of the unwanted materials.
- Conduct soil removal upon completion of building remediation.
- The process for each façade will be consisted of four stages, each estimated to take a week long.
 1. 1st week: Removal of caulking
 2. 2nd week: Apply contaminant barriers
 3. 3rd week: Apply replacement caulking
 4. 4th week: clean the balconies from the unwanted material.

Q & A:

Q. Will the windows in both sides of the apt. be sealed? NO.

- The new method that was accepted by the residences who were attending the meeting was to work on the street façade of all the low rise buildings (two at a time) and then work on the internal façade (near playground).

Q. Will there be quiet hours?

- No, the process is going to be with minimal noise, there is intention to conclude the project as soon as possible therefore it is preferable not to stop the work during the day.

Q. Would there be a contact manager on the site? Last time there was cigarette smoke and language which was not appropriate near the kids and in general, by the workers.

- The workers will be instructed to act accordingly
- A manager will be supervising.
- The manager will be introduced to the residences in case they would like to comment on something that is related to the operation.
- An update meeting (approximately once a month) will be scheduled, with the residences in those meetings the residences will be able to express their comments and feedback if necessary.
- Any emergency complaint or comment can be sent to Michael Collins.

Q. Is there a solution for the kids in the mean time, in terms of a place to nap?

- During the time of the project 1 or 2 apts. will be given to the use of nap rooms for kids. In those apts. Mattes will be bought in order to accommodate the kids.

Q. Will there be optional relocation for residences who would like to during the project? The intention was to improve the process so people won't need to be disturbed too much. Special case will be dealt when needed.

Q. Can the residence receive a list of all materials that would be used in the operation?

- YES, such list would be provided.