
Item ID Number 02220

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Report/Article Title Typescript: The Binghamton State Office Building
Clean-Up: a Progress Report, January 1983

Journal/Book Title

Year

Month/Day

Color

Number of Images 28

Description Notes

**NEW YORK STATE
OFFICE OF GENERAL SERVICES**

**THE BINGHAMTON STATE OFFICE BUILDING
CLEAN-UP**

A PROGRESS REPORT UPDATE

JANUARY, 1983



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The purpose of this brochure is to chronicle, in an overview fashion and a chronological manner, the major efforts undertaken and scheduled to resolve the problems resulting from the February 5, 1981 electrical fire at the Binghamton State Office Building, and to forecast activities which will be completed to restore this facility to use in a safe and fiscally responsible manner. As an overview, it is not intended to represent a complete recitation of the State's activities, but rather is intended to place in a sequential context some of the significant activities that have taken place since February 5, 1981.

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was prepared by the
OFFICE OF GENERAL SERVICES
Executive Department
State of New York

The Binghamton State Office Building forms a prominent central tower within a governmental building complex shared by the State of New York, the County of Broome, and the City of Binghamton. The State Office Building, completed in the spring of 1973, rises 18 stories (260 feet) above street level and has two sub-surface levels. Thirty-three State agencies normally occupy the State Office Building, with approximately 700 employees.

On Thursday, February 5, 1981, the main office of the Office of General Services (OGS) in Albany, was notified that there had been an electrical fire and subsequent power failure at the Binghamton State Office Building. The fire occurred at approximately 5:30 A.M., and the building was unoccupied with the exception of a Security Guard and a Stationary Engineer.

OGS emergency engineering staff responded, as well as a Department of Transportation (DOT) oil spills engineer, to find that the fire had been extinguished. Since the markings on the transformer indicated that the oil contained polychlorinated biphenyls (PCBs), the engineering staff initiated necessary action in accordance with the applicable regulations of the federal Environmental Protection Agency (EPA) and the New York State Department of Environmental Conservation (DEC). New England Pollution Control (NEPCO) arrived mid-afternoon and, outfitted with protective suits and respirators, began to clean the floor of the transformer room.

The next morning a State aircraft, dispatched from Albany, flew the Commissioners of the Office of General Services and the Department of Health to the site. Workers continued to establish a temporary electrical system, cleaning of the mechanical equipment room proceeded, and DEC was contacted as to the proper disposal of the hazardous materials. A complete inspection of the building revealed that a fine soot had been distributed throughout all areas of the upper floors. The estimated time required for clean-up was extended from several days to several weeks. It was also determined that the New York State Department of Health would arrange to more fully characterize the chemical content of soot and air samples. Sampling began on Friday the 6th and continued on a near daily basis through February 27th.

Early Saturday morning, the County Health Commissioner received the test results. The air samples contained 6-62 micrograms of PCBs per cubic meter and the soot registered PCB levels of from 10 to 20 percent. The County Health Commissioner concluded that the air was relatively clean in light of the fact that levels were below the allowable standards promulgated by the Occupational Safety and Health Administration (OSHA). The test results were relayed to OGS in Albany along with samples to be tested further by the State Health Department. Blood samples were taken. Personnel working within the building continued to wear respirators and air samples for testing were collected on a regular basis. For the sake of expediency, OGS retained a local firm to continue with some of the laboratory analysis of the soot samples.

On Sunday, February 8th, New England Pollution Control began the clean-up of the overhead areas in the mechanical-equipment room, so that area could again be used to house the power distribution system. Test results from Galson Technical Services indicated that the levels of PCB contamination in the air samples were still well within OSHA standards.

On Monday, arrangements were made for temporary work locations for the conduct of State business. Thursday, the day of the fire, Friday and Monday were the only days that State business was hampered due to loss of normal work space.

Early during the week of the 9th, Department of Health staff inspected the building, and arranged for the collection of additional soot and air samples. The DOH team also presented OGS with a Safety Plan which was approved and implemented. This Plan noted that requirements promulgated by the Occupational Safety and Health Act (29CFR) provided the basic safety program for the

operation. The Plan addressed security, showers and change areas, safety equipment, respiratory protection, and sampling schemes. All surfaces contaminated by soot and smoke particles were to be cleaned initially by a high-efficiency vacuum and washed with water and detergent. Exposed surfaces not easily cleaned; such as papers, carpets, drapes, etc., were put in plastic bags and removed to a storage area in the sub-basement. Cleaned areas were sampled for PCBs by wipe testing. The State issued instructions to have all water discharged from the building during the cleaning deposited into 55 gallon barrels to await treatment and final disposal.

By mid-week, in accordance with the Safety Plan, the collection of blood samples from all personnel who were working in or had entered the building was initiated.

It was during this week also that the cleaning of the mechanical-equipment room was completed and necessary temporary electrical connections accomplished. The temporary power distribution system was ready for installation. Representatives from the Department of Environmental Conservation (DEC) also arrived to provide technical assistance.

By Friday, the Department of Health reported finding PCBs in all soot samples tested, indicating that the contamination was widespread in the building.

Based upon the findings of the Health Department tests, soot samples from the basement and parking areas were taken. At that time, New England Pollution Control, which maintains certain expertise in the area of hazardous material removal, was asked to expand their professional workforce to meet the increased cleaning requirements. DEC took water samples for testing from the

nearby Susquehanna River and also supervised the preparation of the 55 gallon drums that were to be used for the shipment of debris.

The State decided, during the week of February 16th, that based on the test results from both the Department of Health and Calson Technical Services, the basement parking area would also be treated as a contaminated area. While waiting for the definitive results of the tests of the samples taken from the parking garage, precautionary measures were taken. Revisions to the Safety Plan were made so that personnel would no longer enter and exit at the parking garage level. By that week, CECOS International Inc., a licensed waste disposal firm that had been hired by the State, had removed 230 barrels of toxic waste from the building for disposition in a secure and certified landfill.

Repeat medical examinations were performed on cleaning personnel and others who were determined to have been exposed to any contaminated material. Furthermore, DEC commenced sampling of ambient air to determine current PCB levels.

On Thursday, February 19th, National Institute of Occupational Safety and Health representatives reviewed and approved the Health and Safety Plan and trained two OGS personnel to act as safety observers through-out the clean-up effort.

Since the duration of the clean-up effort was not able to be definitively determined, OGS began considering long-term alternative office space in which to continue the business of government.

On February 20th, DOH released its first analytical report regarding samples taken from the buildings, and on the week-end of February 21st,

Department of Health testing confirmed that PCB contamination had been found in samples taken from the parking garage area. DOH recommended that the area be cleaned.

The next day, clean-up of the parking garage area began. After consultation with DEC and New England Pollution Control, a treatment system for the water discharged from the building was constructed. Since large volumes of water would be generated by the cleaning procedures, a treatment plant was built in the sub-basement level of the parking garage. This treatment plant consisted, at the time, of two above ground swimming pools initially having a capacity of approximately 13,000 gallons each. The water was collected in one pool and pumped through two high rate sand filters to remove any large particulate matter which might exist. The water was then pumped into a column of activated carbon and allowed to run through, by gravity, into the second pool. This water was then tested and, when acceptable chemical levels were reached, was discharged into the sanitary sewer system of the city in accordance with the terms of the permit issued by the City of Binghamton. This system has now been expanded to 3 pools.

On Wednesday, February 25th, the State Health Department informed OGS that their (DOH) analysis indicated that in addition to the previously detected levels of PCBs, the soot also contained lesser amounts of dioxin and dibenzofuran. Upon being apprised of this information, it was determined that a request for proposal (RFP) to clean the building would be developed and submitted to chemical pollution specialists. The RFP would be developed by the Office of General Services working in cooperation with the State Health

Department, Labor Department, and the Department of Environmental Conservation, as well as appropriate Federal agencies and acknowledged experts.

On Thursday, February 26th, a press conference was held by the Office of General Services and the State Department of Health at the Empire State Plaza in Albany. At that time, the Commissioner of OGS announced that clean-up operations would be concluded at their present stage pending the development of the RFP to ensure that not only PCBs, but tetrachlorodibenzodioxin (TCDD) and tetrachlorodibenzofuran (TCDF) were also removed during the cleaning process. The cleaning of the parking area and the work on the power distribution system were permitted to be completed. All other efforts would be concentrated on the removal of debris and then would cease on the evening of Friday, the 27th.

On Monday, March 2, the Commissioner of OGS and DOH representatives held a press conference at City Hall in Binghamton to explain the actions that were announced in Albany on Thursday, February 26th.

Photodocumentation of the building's condition began and, at the request of OGS, the Department of Health began to assemble a panel of internationally renowned chemists and physicians, to meet in early April in New York City, to focus on medical issues related to the event.

DOH began taking samples of air on the building's 7th floor from March 12th through March 18th.

On Friday, March 13th, the State announced that any member of the expert panel who wished to inspect the building would be flown to Binghamton by the State. During the week of March 16th, DEC tests of samples of air taken from outside the building resulted in no measurable levels of PCBs. By that time

too, DOH had circulated information on toxicology study protocol for approval by appropriate parties.

On March 31st, the Department of Health released a preliminary report entitled "Chlorinated dibenzofurans and related compounds found in soot samples from a transformer fire, Binghamton, New York."

By that week, too, the membership of the expert panel was finalized. Its members included physicians, chemists, toxicologists, epidemiologists, engineers, and representatives from various federal and state agencies, as well as Canada. The panel met at New York's Laguardia Airport on April 3rd. The results of the expert panel meeting were used as the basis for a request for proposal (RFP) from independent firms specializing in the development of plans and the supervision of the execution of such plans regarding toxic chemical decontamination projects.

On Wednesday, April 1, 1981, the Office of General Services announced that it had hired Versar Inc., a Virginia-based engineering and research firm, specializing in working with toxic and industrial chemicals, to advise and develop clean-up procedures, air pollution control plans, and primary clean-up plans.

Events during the first week in April included Versar's representative, as well as members of the expert panel, arriving to tour the building. Their recommendation was that further biological and chemical testing be done. Further, at the State's request, the National Institute of Occupational Safety and Health agreed to act as lead agency in the implementation of the Medical

Surveillance Plan. On Wednesday, April 8th, Versar scientists arrived to further assess the situation and discussed plans for the primary phase.

Two days later, State and local officials formed an Intergovernmental Coordinating Group. The purpose of the group was to bring together, in a formal setting, key personnel so there could be direct and effective exchange of ideas and information.

On Monday, June 8th, the first meeting of the Intergovernmental Coordinating Group was convened in Albany. The meeting was presided over by the Executive Deputy Commissioner of the Office of General Services and representatives from the Departments of Health, Labor, the Office of General Services, National Institute of Occupational Safety and Health, the Broome County Executive and the Binghamton City Mayor were present. The purpose of the meeting was to establish a network for the effective dissemination of information and ideas and also to update members on the status of the clean-up and testing projects.

OGS began accepting bids on the Air Pollution Control System (APCS) on July 23rd. The State expected to award the contract within a month's time. The plans for the APCS were developed by Versar, Inc. for the Office of General Services. This system was designed to control the flow of air in the building by drawing it through a series of filters to remove pollutants and toxic substances including dioxins and PCBs in both particulate and vapor phases.

The second Intergovernmental Coordinating Group meeting was held on August 10th in Binghamton. The meeting was presided over by the Executive Deputy Commissioner of OGS and representatives from the Departments of Health, Environmental Conservation, Labor, the Office of General Services,

Broome County and the City of Binghamton were present. Both the public and the press were invited to the meeting. Topics on the meeting agenda included the medical surveillance program, the air pollution control system and the biological and chemical tests conducted by DOH.

The week of August 10th, as part of the Health & Safety Plan, OGS awarded the contract for the construction of a trailer (entrance module) which would control all passage into and out of the building. The trailer would be equipped with showers, decontamination areas, appropriate receptacles for the disposal of contaminated protective clothing, and laundry facilities.

On Tuesday evening, August 18th, 1981, a public meeting was held in Binghamton to answer citizens' questions regarding any aspect of the State's plans or activities relating to the State Office Building. The meeting was presided over by the Commissioner of the Office of General Services. The Commissioner of Environmental Conservation was also in attendance along with Health Department staff and physicians. The Health & Safety Plan and the Air Pollution Control Plan were presented and discussed. The following week, the Department of Health Commissioner and Office of General Services Executive Deputy Commissioner held a meeting with the editorial board of the local newspapers to inform them of the state activities and to clarify any pertinent matters.

Toward the end of the month of August, the Office of General Services completed an Environmental Impact Assessment in accordance with the State Environmental Quality Review Act. The assessment concluded that the primary clean-up phase of the Binghamton State Office Building would not have any significant adverse effect upon the environment.

The construction of an access corridor to connect the trailer to the building, began on the week-end of August 29th. Workers readied the rooftop for the Tuesday installation of the air filtration system. At this same time, a medical surveillance program was initiated for all personnel who would enter the building for proposed activities outlined in the Health and Safety Plan.

On Tuesday September 8th, a helicopter made four trips to the roof of the State Office Building lifting two 2500 pound filtration units and two pallets of associated equipment. On Thursday of that same week, the Commissioner of OGS personally addressed the Binghamton Chamber of Commerce. At that meeting, the Commissioner outlined the role that OGS had played in the clean-up operation since the February fire and reiterated the State's commitment to restore the building to a safe and usable condition.

Later in that month, equipment was moved into the building for tests of the filtration system. In accordance with the Health and Safety Plan, six engineers entered the building to monitor the testing and a Health and Safety Officer was present. By the end of the month, the completed trailer arrived and was connected to the building at the point of the corridor which had previously been constructed.

The Request for Proposal for primary clean-up of the building was developed, put to bid and awarded. Allwash, Inc. of Syracuse, N.Y. was the successful low bidder. The primary clean-up consists of three activities: the first, completing the initial clean-up within the building; the second, removing soot from ceiling panels and surfaces above those panels; and third, cleaning elevator shafts and mechanical chases.

On Tuesday, October 13th, the Intergovernmental Coordinating Group met in Binghamton. Present at the meeting were representatives from the Departments of Health, Environmental Conservation, the Office of General Services, technical experts invited by the DOH, the County Executive and staff, and the Binghamton City Mayor and staff. Also present at the meeting were television and radio reporters and representatives from the Binghamton press. Presented at the meeting were status reports on the air pollution control system, the installation of the entrance module, continued testing, and the medical surveillance plan.

By month's end, a DOH physician had begun to hold regular Thursday and Friday office hours in Binghamton for the purpose of counseling and advising any person having health-related questions or any inquiry concerning the Department of Health's medical-surveillance program.

In early December, tests performed on areas of the basement parking garage were analyzed. The area was determined to be clean and parking was allowed in those areas.

The on-going testing of the venting efficiency of the Air Filtration Pollution Control system was completed. Results of the extensive testing showed that the system works effectively.

On January 13, 1982, the Intergovernmental Coordinating Group held an afternoon meeting at the Annex. The meeting was presided over by the OGS Executive Deputy Commissioner. Representatives from the Departments of Health, Environmental Conservation and the Office of General Services, Broome County and the City of Binghamton were present. Topics discussed at the meeting included test results of the APCS, the medical surveillance program and

laboratory work progress, and engineering developments. On that evening, a public forum was held at the Annex to inform Binghamton residents of the APCS test results and to answer questions from all interested parties.

In discussions with the County consultant, additional monitoring procedures were developed. After review of all data and a general announcement, the venting of the building through the APCS commenced February 1, 1982. The primary clean-up phase commenced in phases and is following the procedures outlined in the applicable plans.

Since then, numerous and varied activities have taken place which, although unseen by the public, have contributed to the on-going cleaning of the Binghamton State Office Building. We wish to identify many of the initiatives and accomplishments that, although not visible to the general public, have been continuing and which are consistent with the overall plans for the effective and successful clean-up.

Safety of Personnel

The entry module provides for the safe entry and exit of those who must enter the building and is constructed to include entry facilities, locker areas, showers, rest rooms and security offices. The trailer is located at the basement level loading dock. The Air Pollution Control System creates a negative pressure throughout the building and entry module insuring that the flow of air is from the outside of the building, through the building, and finally filtered through the Air Pollution Control System on the roof.

All personnel entering the building must wear protective clothing and a full face respirator. The special clothing comprises socks, underwear, sneakers and rubbers, coveralls, an outer "Tyvek" protective suit and both cotton and rubber gloves. The respirator weighs approximately four pounds and features both activated carbon and high efficiency particulate filters. As personnel exit the building through the module, all protective clothing is removed and thorough showers are taken. Respirators are cleaned and their filters are replaced for future use. The outer suit, gloves and respirator filters are disposed of after each use.

Security

To insure maximum control of movement into, within and out of the structure, 24 hour a day security is maintained. Not only does the security staff regulate personnel movement, but also issues and inventories proper safety clothing and equipment.

All security systems are tested twice weekly and are monitored by personnel in the central security office. The fire and smoke alarm system will be automatically activated in the event of any fire or smoke emergency in the building. Five doors in the building are designated as emergency exits and are wired for an alarm to sound should they be tampered with or opened for any reason.

Pressure gauges monitor the operation of the Air Pollution Control Systems. The apparatus is checked daily and, if for any reason the APCS should malfunction, the monitoring devices would automatically notify the security office of the problem and shut the APCS down. In the event of a system malfunction, a magnetic door, located in the entry module, would be released and shut automatically, to prevent any backflow of air from the building to the outside.

Testing for Contamination

Over 265 small bottles and 30 large containers of soot from the building have been collected and delivered to the State Department of Health for use in the testing process. Additional soot samples are being collected on a regular basis from above ceilings and other areas.

The Air Pollution Control Systems are constantly cleaning the building's air as it filters through both carbon and high efficiency particulate filters for purification before its release to the atmosphere. Periodic testing of the air moving through the system is performed and the system's filters are checked and replaced as required.

Since considerable volumes of waste water are generated by the cleaning procedures, a water treatment system is in operation at the sub-basement level of the parking garage. This system consists of 3 large plastic tanks, each having a capacity of 13,000 gallons. The water is collected in one tank and runs to the second tank through high rate sand filters that remove large particulates. The water then travels through a series of activated charcoal filters that remove the smallest contaminants. The filtered water is discharged

into the sanitary sewer system of the city after it is found to be purified in accordance with the terms of the permit issued by the city of Binghamton.

Restoration and Operation of Building Systems

Electrical power was partially restored soon after the fire in February of 1981. Since that time, full electrical power with temporary equipment has been restored and is being maintained.

The heating, ventilating and air conditioning system (HVAC), which is crucial to the clean-up, has been successfully restored to service. At present, the building temperature is being maintained at between 50 and 60 degrees to allow cleaning personnel dressed in several layers of non-porous and therefore hot clothing to efficiently proceed with the clean-up.

The elevator system has been restored in phases over the past few months so that the system is currently providing service that fulfills the requirements of cleaning personnel.

All building systems are operating at levels that are satisfactory to the overall cleaning operation.

Operating Procedures

Maintenance and operations personnel test and ready the building systems each day before the initial entry to the structure. Five cleaning "teams", each consisting of 11 personnel - including one foreman, then begin their work. Since no personnel are allowed to remain inside the building for longer than 4

hours at one time, the cleaning crews work shifts of approximately 3 hours and 50 minutes each. In addition to cleaning personnel, there are 5 State inspectors in the building during each shift. They insure that the work already completed and the work in progress is in accordance with the clean-up standards.

As a means of both basic cleaning and preparing the building for more intensive cleaning, all furniture has been vacuumed and removed from all floors and placed in the sub-basement area. The following account of the amounts of furniture and equipment vacuumed and relocated shows the magnitude of the preliminary work:

930 desks	1,950 chairs
522 tables	325 bookcases
850 file cabinets	310 storage cabinets
110 map files	190 stools
100 lockers	52 benches
120 racks	50 couches
200 typewriters	90 recorders
15 postage machines	20 postage scales
15 copiers	40 adding machines
15 computer terminals	5 microfiche readers
400 miscellaneous items	

Many other smaller items have been compacted and are destined for disposal.

Removal of draperies, carpets and blank ceiling panels has been accomplished to provide for the most meticulous clean-up. These materials, as well as loose paper and desktop items, have been removed to a secure landfill at Niagara Falls. As of October 28, 1982, 1,327 55 gallon drums and approximately 1,200 cubic yards of material has been removed.

Since the building, like all buildings, is not perfectly square, the ceiling pieces had been customized for each floor. As pieces are removed and cleaned, each is coded in a way that will allow for its potential re-use. Although this process is a time consuming one now, it assures the saving of great amounts of time and money in the future.

Many of the cleaning activities are intricate. For example, the cleaning of light fixtures and air conditioning terminals, by workers dressed in protective clothing, including two pairs of gloves, is an arduous and time consuming task.

A vitally necessary project was and is the positive identification of all areas within the building. Since it is crucial that all personnel speak precisely and in common terms when speaking of the building, all offices and spaces within the building have been identified in a systematic, and certain manner. The scheme for location identification has resulted in the highest degree of control of information regarding clean-up accomplishments.

There are two areas of the clean-up operation that represent major tasks in their own right. The first is the cleaning of intricate heating/cooling terminal boxes which includes the opening of the box, removal of insulation, and the cleaning of the box and its closing. Given the restrictions placed upon clean-up personnel by both the required protective clothing and the various small parts of the terminal boxes, the cleaning of such boxes takes a relatively long time. There are a total of 820 perimeter boxes with another 220 installed in the ceiling.

The second is the cleaning of light fixtures which number approximately 285 on each of the 18 floors. It takes nearly 90 minutes to prepare one fixture for

cleaning - that is to take it down, open it and take out the lighting element. It then takes over 2 hours to thoroughly clean the fixture and the tracks in the ceiling that hold the fixture. The time consumed then equals roughly 5,100 fixtures times an average 4 hours per fixture, or 20,400 man hours for this activity alone.

Preparation, cleaning and inspection represent a work day time span from approximately 6 A.M. through 5:15 P.M.

Futhermore, the State's constant demand for the highest quality work requires - in every respect - a methodical and meticulous process that cannot be rushed.

Records Destruction

Since the contamination within the building had affected the records and other work papers kept in the building, the State Department of Health advised that it would not be feasible to attempt to clean the documents. Accordingly, the decision was made to destroy all paper records.

All documents scheduled for destruction have been shredded or baled and, if they are of a confidential nature, their destruction by shredding has been confirmed by witnesses. At the request of the State Attorney General, a limited number of documents have been located, segregated and temporarily stored in the sub-basement due to their importance with regard to pending litigation. All contaminated materials - in whatever form they take - will be transported to and disposed of at a secure disposal site.

9th and 16th Floors Used as Sample Areas

Both the 9th and 16th floors of the building have been completely cleaned and serve as sample areas, while also providing personnel with the opportunity to experiment with different testing and cleaning techniques. Various experimental cleaning methods have been employed on the sample floors and those that prove successful will be used on the building's other floors.

The following is a listing of several activities and accomplishments, which help illustrate the amount of work being performed inside the building as of the week ending January 31, 1983:

- *inventory of all equipment and records in building
- *removal of all furniture and office equipment to sub-basement
- *opening of duct shafts to allow for cleaning
- *shredding and bailing of all paper materials
- *removal of all carpet
- *removal of all bathroom and corridor accessories
- *installation of temporary core lighting on floors 3 through 18
- *access and removal of exhaust ducts from rest rooms
- *preliminary vacuuming of exhaust duct shafts on mens' room side
- *removal of secondary duct work in basement
- *removal of insulation from terminal boxes in basement
- *removal of records and shelving from DOT storage room in basement

SCHEDULED ACTIVITIES AND EVENTS

As we begin the concluding stages of the primary clean-up operation, we will concurrently begin to engage in those activities and actions which will be necessary to restore the Binghamton State Office Building to a normal operating mode. Activities which will be undertaken can be classed into two major groups:

1. Mechanical/Operational activities
2. Medical/Scientific activities

The following items are representative to the types of activities which need to be completed to ready the building for reoccupancy from a Mechanical/Operational perspective:

1. The current primary cleaning program is scheduled to be completed between now and the beginning of April, 1983. This activity consists of the washing and vacuuming of all office areas of the building to achieve a high level of cleanliness. This activity included the removal of all furniture from the floors as well as the removal of carpeting, draperies, and other appointments. Additionally, lighting fixtures and terminal boxes were removed from their normal stations, completely cleaned and returned to their proper location. The existing vinyl and ceramic tile flooring will also be removed.

2. As the primary cleaning program draws to conclusion, the Binghamton State Office Building will be divided into basic work areas as follows:

1. Upper Area - floors 2 - 18
2. Lower Area - below the second floor

The establishment of these areas will enable the workmen to more expeditiously function in the Upper Area while more extensive cleaning activities take place in the Lower Area.

3. Upon establishing that the air in the Upper Area meets the preestablished standard for cleanliness, the need to continue air filtration in that area will be unnecessary. This will permit the reconfiguration of the Air Pollution Control System to reestablish normal building ventilation in the Upper work area. The Air Pollution Control System Units on the roof will be relocated adjacent to the basement area to provide ongoing effective air pollution control for the Lower Area of the building as they have for the entire building in the past.

At the same time, workmen will no longer be required to wear the full range of protective equipment in the Upper floors.

4. Once the Upper Area is established as above described, workmen may begin their activities at a regular pace expediting the rate at which building work may continue.

Service projects to be completed in this phase are related primarily to the restoration of mechanical areas which were opened for cleaning to insure against the exfiltration of any foreign materials which may be left as a result of previous activities.

It is anticipated that all of these restoration activities will take approximately 18 months to 24 months to complete from the date on which they are begun.

5. While the Upper Area projects are being completed as described above, the Lower Area will receive a thorough cleaning in accordance with the provisions of the Health and Safety Plan which had previously been in existence for the entire facility. Workmen will continue to wear protective clothing and utilize the entry module to insure maximum safety and the Air Pollution Control System will function as in the past. While the workmen are active in this phase, they will be cleaning walls, ceilings and all other surfaces in the Lower Area.

Upon completion of this cleaning phase, a new electrical transformer and related building mechanical and electrical equipment will be installed.

Waste material shall be concurrently removed to appropriate landfills.

We anticipate that this Lower Area activity will take about 18 to 24 months for completion.

While the ongoing work continues at the Binghamton State Office Building, there will be significant additional activity, on an integrated basis, in the Medical/Scientific areas related to the ultimate restoration of the facility to use as follows:

1. Air sampling which was completed late in 1982 for dioxin and dibenzofuran will be repeated with the air handling systems of the building in operation. Air sampling will be conducted in the normal operating zones of the heating, venting and air conditioning system to insure that comprehensive results are available for review. All results will be transmitted to the Expert Panel for their comments and critique.

The first round of samples indicated that the furan levels were bracketing the levels established for reentry and that dioxin was not detectable at the limits which were the capacity of the testing machinery. Repetition of the samples with the air handling systems in operation and the taking of greater air volumes will allow for analysis and determinations which are representative of the air in the facility as a whole. Results of these tests will guide the State in the final rehabilitation of the facility.

2. Similarly, the ongoing tests conducted on the operation of the Air Pollution Control System will continue for the entire period during which the Air Pollution Control System is utilized.

3. We continue the development of a new wipe sample test, to most closely duplicate the actual condition of everyday work life. Likewise, the continuous monitoring of waste water and the sampling of water utilized in the cleaning and held for purification and disposal will continue throughout the utilization of the waste water treatment system.

4. The Medical Surveillance Program for workers will continue to operate in accordance with the Health & Safety Plan, thereby requiring bi-monthly physicals for those entering the lower area of the building and subsequent final and followup physical examinations upon completion of a worker's assignment within the Binghamton State Office Building.

5. Further, the monthly industrial hygiene samples which now show the PCB levels below all previously established standards (at 0.2 - 0.3 micrograms per cubic meter) will be continued as work in the building moves forward.

Financial Data

Through December 31, 1982, the restoration of the Binghamton State Office Building has generated expenditures totaling approximately \$8.5 million. This sum reflects payments for the Health and Safety Program, building security, field operations, engineering consultations, investigations and risk analyses, waste removal planning, Air Pollution Control System, design fabrication, water treatment and sampling and analyses; testing, the purchase and installation of the building entry module and support facilities; installation of special security and alarm systems; boiler repairs, chiller repairs and elevator equipment cooling;

emergency electrical work, renovations and repairs at the Christopher Columbus School; the primary clean-up contract, equipment, materials, and staff; waste disposal, etc.

The purpose of this update has been to examine and report upon the major activities that have taken place and which continue to take place in the restoration of the Binghamton State Office Building. On a daily basis, there are myriad specific activities in the on-going effort to return the Binghamton State Office Building to a condition that is safe and usable. Many activities are not visible. The clean-up operation continues and the primary phase is scheduled for completion by early April 1983. The continuing activities beyond that, as herein described, will ultimately take us to restoration of the facility to useful service.

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