

Request for Proposal #21-37333
Sportspark Renovation Multi-Phase
Project ADDENDUM #04

Attachment B

LIMITED ASBESTOS INSPECTION REPORT

Prepared For:

Roosevelt Island Operation Corporation
c/o Michael Risbridges
Cameron Engineering & Associates of New
York, PLLC
1411 Broadway, Suite 610
New York, NY 10018

Inspection Location:

RIOC Sportspark
250 Main Street
Roosevelt Island, NY 10044

SUBMITTED BY:



JLC Environmental Consultants, Inc.
243 W. 30th Street, Suite 701
New York, NY 10001
Tel.: (212) 420-8119
Fax: (212) 420-6092
www.jlcenvironmental.com

Date of Report: November 2, 2020

Project No.: 20-6178

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November 2, 2020

Roosevelt Island Operation Corporation
c/o Michael Risbridges
Cameron Engineering & Associates of New York, PLLC
1411 Broadway, Suite 610
New York, NY 10018

Re: Asbestos Inspection RIOC Sportspark – 250 Main Street, Roosevelt Island, NY 10044

Dear Mr. Risbridges:

JLC Environmental Consultants, Inc. (JLC) was authorized to proceed with an inspection to determine the presence of Asbestos Containing Materials (ACM) at the above referenced location.

1.0 Introduction

An Asbestos inspection was conducted by NYS DOL Asbestos Inspector and NYC DEP Asbestos Investigator Konrad Dolinski on October 22, 2020 of the selected areas. The inspections included accessible areas and materials only. Bulk samples of these materials were taken from the below mentioned locations and analyzed via Polarized Light Microscopy (**PLM**) and Transmission Electron Microscopy (**TEM**), where applicable. The inspections were conducted in compliance with all applicable laws, rules and regulations.

2.0 Sampling Locations and Building Materials Sampled

Location	Building Materials Sampled
Gym/ Floor	Top Layer; Foam Bottom Layer with Mastic; Cove Base Around Floor; and Compound Flooring Under Foam.

Please see Appendix A – Laboratory Reports for detailed locations and building materials sampled.

3.0 Asbestos Containing Materials (ACMs) Summary

No Asbestos-Containing Material was found in the samples taken and analyzed on October 22, 2020.

4.0 Conclusions and Recommendations

No asbestos was found upon inspection and analyzation of sampled materials; therefore, no recommendations are applicable at this time.

JLC inspected and sampled materials as requested by the client. Any materials that have not been tested and/or found positive for asbestos must be assumed ACM.

5.0 Limitations

The Client recognizes that all surveying and testing methods have reliability limitations. No method or number of sampling locations can guarantee that a condition will be discovered within the performance of the services as authorized by the Client. Our recommendations and conclusions are based on our sampling of the selected areas only on October 22, 2020.

Feel free to contact me with any questions at (212) 420-8119 or via email at kduer@jlcenvironmental.com.

Respectfully,
JLC Environmental Consultants, Inc.



Keith Duer
Senior Environmental Project Manager

APPENDIX A

LABORATORY REPORTS

JLC ENVIRONMENTAL CONSULTANTS, INC
 243 West 30th St. Suite 701 New York, NY 10001
 Phone: (212) 420-8119 - Fax: (212) 420-6092

Roosevelt Island Operating Corporation
 591 Main Street
 Roosevelt Island, NY 10044

ELAP Lab Code: 11029

Project No:	20-6178
Analyte:	ASBESTOS
Date Received:	10/23/2020
Date Analyzed:	10/23/2020
Batch#:	459634
Analyst:	RB

SUMMARY OF ANALYTICAL RESULTS- PLM

SITE: <input type="text" value="250 Main Street NY, NY 10044"/>		COLLECTED LAB#	DESCRIPTION/ LOCATION	Friable/Non-Friable	Color	Asbestos Detected?	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
001 10/22/2020 459634-1	Top Layer Gym/ Floor ** NOTE: Recommend TEM			NF	Gray/Black	Inconclusive		
002 10/22/2020 459634-2	Top Layer Gym/ Floor ** NOTE: Recommend TEM			NF	Gray/Black	Inconclusive		
003 10/22/2020 459634-3	Foam Bottom Layer w/Mastic Gym/ Floor ** NOTE: Recommend TEM			NF	Black	Inconclusive		
004 10/22/2020 459634-4	Foam Bottom Layer w/Mastic Gym/ Floor ** NOTE: Recommend TEM			NF	Black	Inconclusive		
005 10/22/2020 459634-5	Cove Base Around Floor Gym/ Floor ** NOTE: Recommend TEM			NF	Black	Inconclusive		
006 10/22/2020 459634-6	Cove Base Around Floor Gym/ Floor ** NOTE: Recommend TEM			NF	Black	Inconclusive		
007 10/22/2020 459634-7	Compound Flooring Under Foam Gym/ Floor			F	Beige	NO	Non-Fibrous Material	100%
008 10/22/2020 459634-8	Compound Flooring Under Foam Gym/ Floor			F	Red	NO	Non-Fibrous Material	100%
009 10/22/2020 459634-9	Compound Flooring Under Foam Gym/ Floor			F	Red	NO	Non-Fibrous Material	100%

*Insufficient material submitted

** TEM recommended

***Not Analyzed Positive Stop

Symbol Key: F = Friable, NF = Non-Friable

Sample Analysis by:

Polarized Light Microscopy-Dispersion Staining (PLM-DS)

Method of Sample Preparation and Analysis:

All friable samples were prepared and analyzed in accordance with ELAP 198.1
 All non-friable samples were prepared and analyzed in accordance with ELAP 198.6

Instrumentation:

Olympus PLM, Model BH-Z/VM Stereomicroscope Model VMZ 1x-4x.

**** A report shall not be produced except in full without the written approval of the laboratory.

Analytical results reflect the make up of the materials only in the areas sampled. This "Summary of Analytical Results" shall not be reproduced except in full, without the written approval of JLC Laboratory, and it must not be used by client to claim product endorsement by NVLAP or any agency of the U.S. Government. This method is not applicable to samples containing large amounts of fine fibers below the resolution of the light microscope. The value of this method is limited to the quantitative identification of asbestos and the semi-quantitative determination of asbestos content of bulk samples, expressed as a percentage of the projected area. Quantitation of asbestos content was determined with a visual volume estimate, a calibrated visual area estimate, and/or point counting procedure. CAUTION: Other fibers with optical properties similar to asbestos may give positive interferences and will be considered asbestos under this methodology. Also, PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.



Approved Signatory
 Report Date: October 25, 2020

A A L

Asbestos Analytical Lab

Asbestos Analytical Lab**51 Gage Road****East Brunswick, NJ 08816****Tel. 917-478-7715****Fax: 800-718-3597**

Client: JLC Environmental Consultants

Collected Date: 10/22/2020

Date Received: 10/26/2020

Date Analyzed: 10/27/2020

AAL Batch #: 20-10167Project **0459634**

Total Samples: 10

Address: 250 Main Street

Report Date: 10/27/2020

Roosevelt Island, NY

TEM BULK ASBESTOS REPORT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1A	20-10167-1	NO	NAD (by NYS ELAP 198.4) NOB-TEM
Location:			
Sample Description:	Top Layer		
Analyst Description:	Green,Non-Friable,NonHomogeneous		
Asbestos Types:			
Other Material:	Non-fibrous 10.5%		
1B	20-10167-2	NO	NAD (by NYS ELAP 198.4) NOB-TEM
Location:			
Sample Description:	Top Layer		
Analyst Description:	Black,Non-Friable,NonHomogeneous		
Asbestos Types:			
Other Material:	Non-fibrous 3.2%		
2A	20-10167-3	NO	NAD (by NYS ELAP 198.4) NOB-TEM
Location:			
Sample Description:	Top Layer		
Analyst Description:	Green,Non-Friable,NonHomogeneous		
Asbestos Types:			
Other Material:	Non-fibrous 10.5%		
2B	20-10167-4	NO	NAD (by NYS ELAP 198.4) NOB-TEM
Location:			
Sample Description:	Top Layer		
Analyst Description:	Black,Non-Friable,NonHomogeneous		
Asbestos Types:			
Other Material:	Non-fibrous 3.1%		

See Reporting notes on last page

TEM BULK ASBESTOS REPORT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
3A	20-10167-5	NO	NAD (by NYS ELAP 198.4) NOB-TEM
Location:			
Sample Description:	Foam - Bottom Layer W/ Mastic		
Analyst Description:	Grey,Non-Friable,NonHomogeneous		
Asbestos Types:			
Other Material:	Non-fibrous 12.8%		
3B	20-10167-6	NO	NAD (by NYS ELAP 198.4) NOB-TEM
Location:			
Sample Description:	Foam - Bottom Layer W/ Mastic		
Analyst Description:	Black,Non-Friable,NonHomogeneous		
Asbestos Types:			
Other Material:	Non-fibrous 4.6%		
4A	20-10167-7	NO	NAD (by NYS ELAP 198.4) NOB-TEM
Location:			
Sample Description:	Foam - Bottom Layer W/ Mastic		
Analyst Description:	Grey,Non-Friable,NonHomogeneous		
Asbestos Types:			
Other Material:	Non-fibrous 11.5%		
4B	20-10167-8	NO	NAD (by NYS ELAP 198.4) NOB-TEM
Location:			
Sample Description:	Foam - Bottom Layer W/ Mastic		
Analyst Description:	Black,Non-Friable,NonHomogeneous		
Asbestos Types:			
Other Material:	Non-fibrous 6.3%		
5	20-10167-9	NO	NAD (by NYS ELAP 198.4) NOB-TEM
Location:			
Sample Description:	Cove Base Around Floor		
Analyst Description:	Black/Yellow,Non-Friable,NonHomogeneous		
Asbestos Types:			
Other Material:	Non-fibrous 8.1%		
Comments:	Composite (Cove Base + Glue)		
6	20-10167-10	NO	NAD (by NYS ELAP 198.4) NOB-TEM
Location:			
Sample Description:	Cove Base Around Floor		
Analyst Description:	Black/Yellow,Non-Friable,NonHomogeneous		
Asbestos Types:			
Other Material:	Non-fibrous 6.8%		
Comments:	Composite (Cove Base + Glue)		

TEM BULK ASBESTOS REPORT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
	20-10167		

Reporting Notes:

TEM Analyzed by: Roman Peysakhov

Date Analyzed: 10/27/2020



*NAD/NSD- no asbestos detected; NA= not analyzed/positive stop; PLM Bulk Asbestos Analysis by EPA 600/M4-82-020 per 40 CFR 763, 600/R-93/116, ELAP PLM Method 198.1 for NY Friable samples (NY ELAP LAB ID11938) (NVLAP 201041-0) NJ Dep. #12068; Note:

PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. NAD or Trace results by PLM are inconclusive. TEM is currently the only method that can be used to determine if this material can be considered treated as non-asbestos containing in NY State (also see EPA Advisory for floor tile, FR 59, 146,38970/1/94). National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the lab. This report relates ONLY to the samples reported above.

The laboratory is not responsible for sample collection. The laboratory is not responsible for any procedures not performed by the laboratory. This report may not be used to claim product endorsement by NVLAP, ELAP or any other agency of the U.S. Government.

Reviewed by: End of Report 10/27/20

ASBESTOS FIELD SURVEY DATA SHEET/ CHAIN OF CUSTODY

0459634

PAGE 1 OF 1

JLC PROJECT No: 20-6178

CLIENT: Roosevelt Island Operation Corporation

PROJECT SITE: 250 Main Street Roosevelt Island, NY

Technician: Konrad Dolinski

Property Owner:

Start Time: 10:00

End Time: 12:00

Date of Inspection: 10/22/2020

FUNCTIONAL SPACE		Sample No.			Approximate Quantity (LF/SF)	Assessment	Asbestos Content %	
Floor	Area Description	ID	Material Description	Color	COND	FRIAB		
Gym	Gym floor	1 A	Top layer	Grey/Black	2000sf	1, 2, 3, 4, 5, 6, 7 G/M/D/P	F NF	PLM: TEM:
		2 ↓	↓	↓		1, 2, 3, 4, 5, 6, 7 G/M/D/P	F NF	PLM: TEM:
		3 B	Foam - bottom	Black		1, 2, 3, 4, 5, 6, 7 G/M/D/P	F NF	PLM: TEM:
		7 ↓	layer with mystic	↓	↓	1, 2, 3, 4, 5, 6, 7 G/M/D/P	F NF	PLM: TEM:
		5 C	Cove base around	Black	100 sf	1, 2, 3, 4, 5, 6, 7 G/M/D/P	F NF	PLM: TEM:
		6 ↓	floor	↓	↓	1, 2, 3, 4, 5, 6, 7 G/M/D/P	F NF	PLM: TEM:
		7 D	Compound flooring	Beige red	2000 sf	1, 2, 3, 4, 5, 6, 7 G/M/D/P	F NF	PLM: TEM:
		8 ↓	under foam	↓		1, 2, 3, 4, 5, 6, 7 G/M/D/P	F NF	PLM: TEM:
		9 ↓	↓	↓	↓	1, 2, 3, 4, 5, 6, 7 G/M/D/P	F NF	PLM: TEM:
						1, 2, 3, 4, 5, 6, 7 G/M/D/P	F NF	PLM: TEM:

Physical Condition Assessment

FRIA
BLE

A- Assumed (Not Sampled)

PLM - POLARIZED LIGHT MICROSCOPY

TEM - TRANSMISSION ELECTRON MICROSCOPY

CERTIFICATE NO.: 04-02489

1 Damaged or Significantly Damaged Friable TSI

2 Damaged Friable Surfacing ACM

3 Significantly Damaged Friable Surfacing ACM

4 Damaged or Significantly Damaged Friable Misc. ACM

5 ACM with potential for Damage

6 ACM with potential for Significant Damage

7 Remaining Friable or Suspect ACM

G - Good / MD - Minor Damage

P - Poor

FIELD NOTES:

CHAIN OF CUSTODY

INSPECTOR: Konrad Dolinski

TELEPHONE NO.: (212) 420-8119 FAX NO.: (212) 420-8092

ADDRESS: JLC Environmental Consultants, Inc.

243 W. 30th St., New York, NY 10001

TASKS COMPLETED:

1. A visual determination of accessible suspect materials and condition.
2. Collect bulk samples of suspect building materials.
3. A physical "Hand Pressure" test for determining friability and condition.
4. Assessment of suspect friable and non-friable materials and locations.
5. Quantify the amount of suspect materials in their respective locations.
6. Submit bulk samples for analysis by PLM and/or TEM Method.
7. Bulk Sample locations and suspect materials were identified on the appropriate building floor plan diagram with the sample number (optional).
8. A Chain of Custody record accompanied the samples to the laboratory.

Yes (Y)

No (N)

Type of Analysis: PLM / PLM-NOB / TEM / TEM-NOB

Turnaround Time: 24 hrs 48 hrs 72 hrs

Relinquished by:

(print)

Received by:

(print)

Relinquished by:

(print)

Analyzed by:

(print)

Relinquished by:

(print)

Received by:

(print)

DATE

TIME

DATE

TIME

DATE

TIME

DATE

TIME

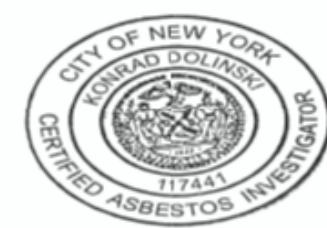
DATE

TIME

APPENDIX B

DRAWINGS WITH SAMPLE LOCATIONS

EXISTING CONDITIONS PLANS
ROOSEVELT ISLAND SPORTS PARK
ROOSEVELT ISLAND, NEW YORK



REVISIONS
No. Date Desc. ISSUED TO ROC

1/8" = 1'-0"

Surveyed
Drawn
Checked
Approved
Scale
Project No.
Date
CAD File
Field Book

AS NOTED
1001740
10/16/08
BD1001740
Field Book

Title
EXISTING LOWER WEST FLOOR PLAN

Sheet No. 3 7

Ref. (b) XXXXXX

2,3,7

5

BULK SAMPLE LOCATIONS

8

1,4,9

6

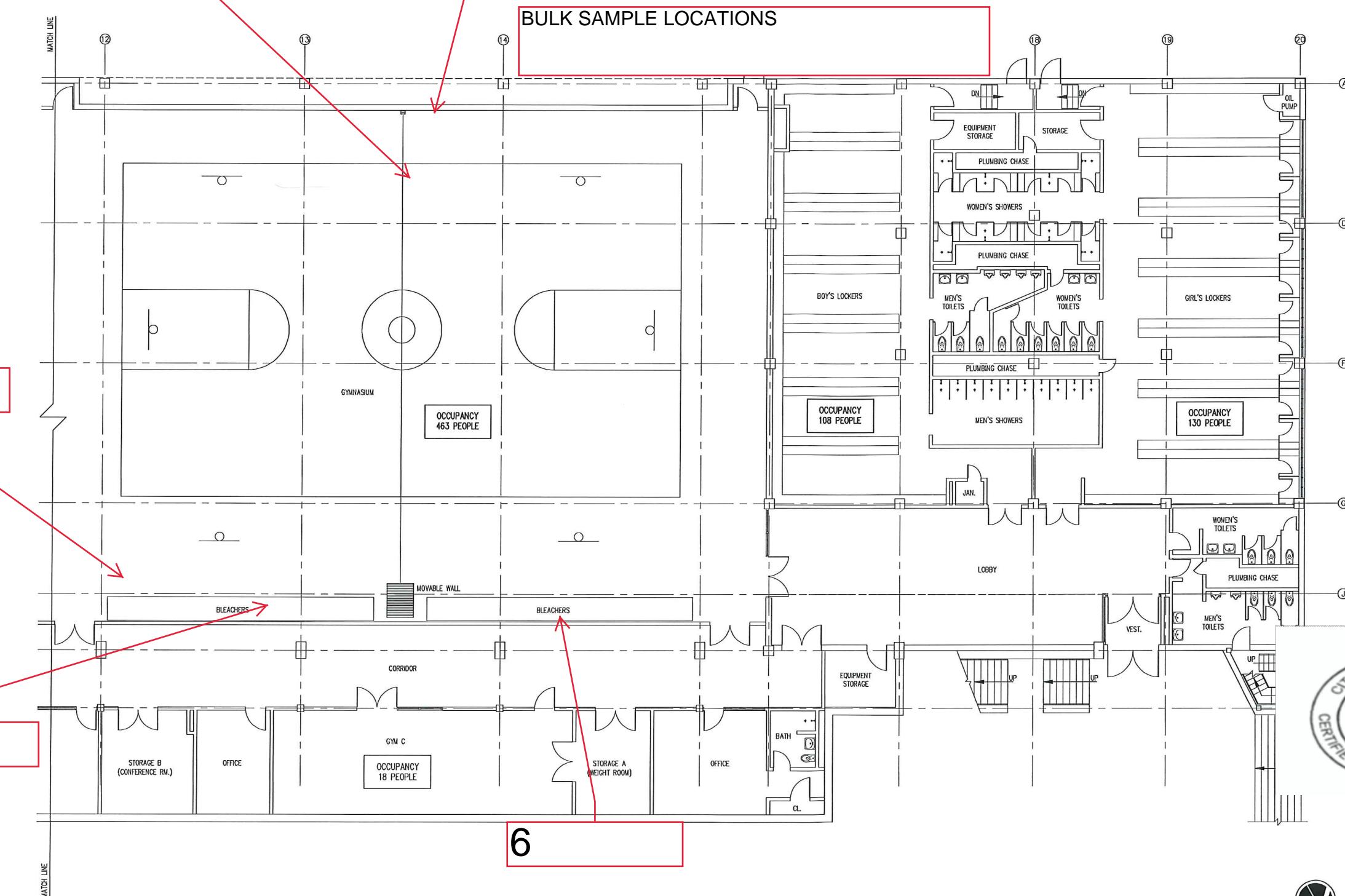
1 EXISTING LOWER WEST FLOOR PLAN

A1.02

1/8" = 1'-0"



North



APPENDIX C

PHOTOS

250 Main Street - Roosevelt Island - Gym – Phot LOG (10/22/2020)

	
PIC.1 – Flooring in the Gym	PIC.2 – Cove base around the floor
	
PIC.3 – Visible damaged on the floor	PIC.4 – Black foam under rubber floor - on concrete floor
	
PIC.5 – Mastic under black foam on concrete floor	

APPENDIX D

LICENSES

New York State – Department of Labor

Division of Safety and Health
License and Certificate Unit
State Campus, Building 12
Albany, NY 12240

ASBESTOS HANDLING LICENSE

JLC Environmental Consultants, Inc.
Suite 701
243 West 30th Street
New York, NY 10001

FILE NUMBER: 99-0238
LICENSE NUMBER: 28617
LICENSE CLASS: RESTRICTED
DATE OF ISSUE: 07/16/2020
EXPIRATION DATE: 07/31/2021

Duly Authorized Representative – Jennifer L Carey:

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Eileen M. Franko

Eileen M. Franko, Director
For the Commissioner of Labor

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER



Expires 12:01 AM April 01, 2021
Issued April 01, 2020

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MS. JENNIFER CAREY
JLC ENVIRONMENTAL CONSULTANTS INC
243 W. 30TH STREET SUITE 701
NEW YORK, NY 10001

NY Lab Id No: 11029

*is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:*

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)



**Department
of Health**

Serial No.: 61274

Property of the New York State Department of Health. Certificates are valid only at the address shown, must be conspicuously posted, and are printed on secure paper. Continued accreditation depends on successful ongoing participation in the Program. Consumers are urged to call (518) 485-5570 to verify the laboratory's accreditation status.

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER



Expires 12:01 AM April 01, 2021
Issued April 01, 2020

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MS. JENNIFER CAREY
JLC ENVIRONMENTAL CONSULTANTS INC
243 W. 30TH STREET SUITE 701
NEW YORK, NY 10001

NY Lab Id No: 11029

*is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES AIR AND EMISSIONS
All approved subcategories and/or analytes are listed below:*

Miscellaneous

Fibers

NIOSH 7400 A RULES



**Department
of Health**

Serial No.: 61275

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NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER



Expires 12:01 AM April 01, 2021
Issued April 01, 2020

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MS. YELENA PEYSAKOVA
ASBESTOS ANALYTICAL LAB
51 GAGE RD.
EAST BRUNSWICK, NJ 08816

NY Lab Id No: 11938

*is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:*

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual

Serial No.: 61615

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NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER



Expires 12:01 AM April 01, 2021
Issued April 01, 2020

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MS. YELENA PEYSAKHOVA
ASBESTOS ANALYTICAL LAB
51 GAGE RD.
EAST BRUNSWICK, NJ 08816

NY Lab Id No: 11938

*is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES AIR AND EMISSIONS
All approved subcategories and/or analytes are listed below:*

Miscellaneous

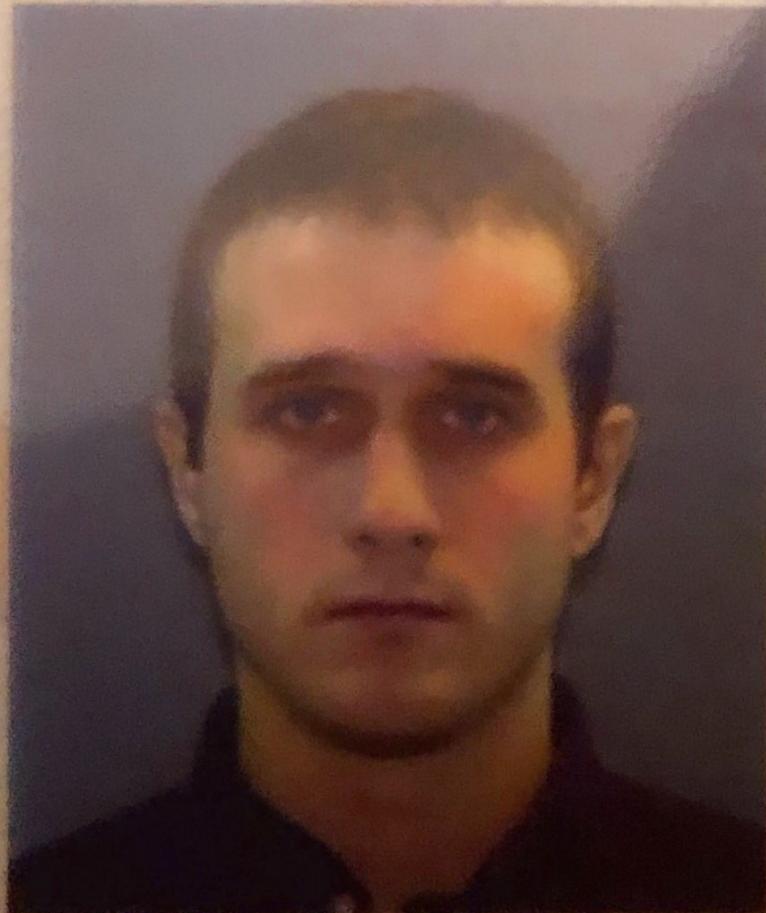
Asbestos	40 CFR 763 APX A No. III
	NIOSH 7402
Fibers	NIOSH 7400 A RULES

Serial No.: 61616

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NYC DEP ASBESTOS CONTROL PROGRAM

ASBESTOS CERTIFICATE



**DOLINSKI,
KONRAD P
INVESTIGATOR**

117441

EXPIRES: 12/9/2020

DOB: 12/9/1979 M 6' 02"

MUST BE CARRIED ON ALL ASBESTOS PROJECTS



END OF REPORT