

Project Name: 509 West 38th Street/ 512 West 39th Street

NYC VCP Project Number: 15CVCP0009M

OER Project Number: 12EH-N302M

Site Management Reporting Period: 2023-2024

Inspection Date: 4/2/2024, 6/24/2024, 7/12/2024

Inspector: Valerie Sabatasso

Report Submittal Date: 7/18/2024

Report Preparer: Wendy Shen, QEP

Site Inspection and Certification Letter Report

HY 38 Owner and HY 39 Owner, LLC hereby submits a Site Management Inspection and Certification Report for the property located at 509 West 38th Street/ 512 West 39th Street in Hudson Yards section of Manhattan, New York for the reporting period 2023-2024, pursuant to the Site Management Plan (SMP) that is included in the OER approved Remedial Action Report (RAR), dated March/2017. The Site is identified as Block 710, Lots 22 and 42 on the New York City Tax Map.

1.0 ENGINEERING CONTROLS

Engineering Controls were employed in the Remedial Action to assure permanent protection of public health by eliminating human exposure to residual materials remaining at the site. The Site has three Engineering Control Systems. Engineering Controls for this property are:

1.1 Composite Cover System (Lots 42 and 22)

Exposure to residual soil/fill is prevented by an engineered Composite Cover System that has been built on the Site. This Composite Cover System is comprised of asphalt cover in Lot 42 and concrete building slab in Lot 22. In Lot 42, the composite cover consisted of 4-inch asphalt cover. In Lot 22, the building slab consists of 5-inch reinforced concrete slab underlain by 3-inch base and 6-inch subbase material (RCA aggregate). In the setback areas, the composite cover consisted of 12-inch reinforced concrete slab underlain by 3-inch base and 6-inch subbase material (RCA aggregate). The contractor for the Composite Cover System construction was Structure Tech NY.

1.2 Vapor Barrier System (Lot 22)

Exposure to soil vapor is prevented by a Vapor Barrier System that has been built beneath the entire building slab and along the outside foundation sidewalls below grade in Lot 22. The Vapor Barrier System consisting of a Carlisle MiraPLY-H and MiraPLY-V 20-mil geomembrane was installed beneath the building slab and up the sidewalls, respectively, according to manufacturer specifications and approved by the architect of record (Ismael Leyva Architects, P.C.). The contractor for the vapor barrier system construction was Structure Tech NY.

1.3 Active Sub-Slab Depressurization System (Lot 22)

Exposure to soil vapor is prevented by an Active Sub-Slab Depressurization System (SSDS) that has been built on the Site. This SSDS consists of a geotextile wrapped 4-inch diameter perforated high density polyethylene (HDPE) pipe aligned horizontally (branch layout) beneath the building slab in the setback area on the east side of Lot 22. The 4-inch diameter perforated pipe is connected to a 6-inch diameter steel vertical rise pipe that transverses through the building to the third floor (east side of the north wall) in the utility room. An Ametrek Rotron 2-HP regenerative blower capable of 90 cubic feet per minute (cfm) and 45 inches of water column (in. of w.c.) was installed on the third floor and connected to the vertical riser pipe through a plastic knockout tank. The knockout tank has a high-level switch. The regenerative blower has a low vacuum switch and an in-line air filter on the blower inlet. A warning light has been provided to notify the building superintendent if the blower is not operating. Two soil vapor monitoring points were installed within the first-floor building along the setback area on the east side of Lot 22. The design engineer for the SSDS was Charles J. McGuckin. The contractor for the SSDS construction was R&S United Services.

2.0 INSTITUTIONAL CONTROLS

A series of Institutional Controls are required under the Remedial Action to assure permanent protection of public health by elimination of human exposure to residual materials remaining at the site. The Institutional Controls for the Remedial Action are: Institutional Controls for this property are:

1. The property will continue to be registered with an E-Designation by the NYC Department of Buildings. Property owner and property owner's successors and assigns are required to comply with the approved SMP;
2. Compliance with an OER-approved Site Management Plan including procedures for appropriate operation, maintenance, inspection, and certification of performance of ECs and ICs. The property owner and property owner's successors and assigns will inspect EC's and IC's and submit to OER a written certification that evaluates their performance in a manner and at a frequency to be determined by OER;
3. Engineering Controls will not be discontinued without prior OER approval;
4. OER has the right to enter the Site upon notice for the purpose of evaluating the performance of ECs and ICs;
5. Vegetable gardens and farming in residual soil/fill on the Site are prohibited;
6. Use of groundwater underlying the Site without treatment rendering it safe for its intended use is prohibited;
7. All future activities on the Site that will disturb residual soil/fill must be conducted pursuant to the Soil/Materials Management provisions of the SMP, or otherwise approved by OER; and
8. The Site is intended to be used for restricted residential/commercial use and will not be used for a higher level of use without prior approval by OER.

3.0 INSPECTION NARRATIVE

The site inspection was performed by Ms. Valerie Sabatasso on April 2, 2024. Ms. Sabatasso inspected the building slab and foundation sidewalls in Lot 22 and the asphalt cover in Lot 42. All concrete floor slabs,

foundation sidewalls and asphalt cover were accessible and did not contain any visible cracks or defects. Therefore, the entire composite cover system is intact.

The vapor barrier system is inaccessible for inspection since it adheres to the exterior subgrade building foundation.

The active SSDS and piping was inspected for any physical wear and damage and other operational problems and no issues were observed. The SSDS piping was also inspected and there were no cracks or breaks in the pipe. The SSDS riser pipe's exhaust terminates at an opening to Lot 42 on the third floor. Ms. Sabatasso inspected the SSDS riser pipe's exhaust termination and found the exterior piping intact and functioning as designed. The piping extending to the blower appeared to be in good condition and no issues or concerns were observed.

The SSDS monthly inspection logs and checklists were viewed. All reporting was up-to-date and no issues were noted on the documents. The inspection log is included in Appendix A.

The SSDS has two monitoring points: SV-1 and SV-2. Vacuum readings were collected using a micromanometer. SV-1 and SV-2 had vacuum readings of -0.056 and 0.156, respectively. The positive reading in SV-2 does not appear to be representative of the system function, since the blower is operating the same as the startup and given the negative reading at SV-1. However, a Roux staff went back to the Site on June 24, 2024 to investigate a possible clogging of SV-2. The Roux staff installed a PVC cap to attempt to seal the SV-2 point but was not able to produce a vacuum. We concluded that this point has some type of obstruction given its location (kitchen) and the presence of dirt and grease surrounding the point. Another attempt to install a vapor pin on the southeast corner of the property was unsuccessful due to potential reinforced rebar at that location. On July 12, 2024, the Roux staff went back to the Site a third time to attempt to install a new vapor pin in the kitchen area, near SV-2, however it was again unsuccessful likely due to heavily reinforced concrete. Based on that information, and the fact that SV-1, which is located the furthest from the blower, is measuring strong vacuum, we concluded that the system is operating properly with vacuum influence across the floor slab and SV-1 is sufficient to monitor the system.

Pictures taken during the Site Inspection are included in Appendix B.

4.0 STATUS of ENGINEERING AND INSTITUTIONAL CONTROLS

- Are the Engineering Controls and Institutional Controls employed at the Site continuing to perform as designed and continuing to be protective of human health and the environment?

Response: Yes

- Has anything occurred that impairs the ability of the Engineering Controls or Institutional Controls to protect public health and the environment?

Response: No

- Are any changes needed to the remedial systems or controls?

Response: No

- Has compliance with this SMP been maintained during this reporting period?

Response: Yes

- Are site records complete and up to date?

Response: Yes

5.0 DEVIATIONS in PERFORMANCE of ENGINEERING and INSTITUTIONAL CONTROLS

There are no deviations in the expected performance of Engineering and Institutional Controls as described in the SMP.

6.0 NEXT INSPECTION

The next Site Management Inspection will be performed in June 2025, and the Site Inspection and Certification Letter Report will be submitted by July 31, 2025.

7.0 CERTIFICATION

I, Wendy Shen, certify the following:

- I am a Qualified Environmental Professional;
- I approved the inspection performed by Valerie Sabatasso at the 509 West 38th Street/ 512 West 39th Street site, site number 15CVCP009M on April 2, 2024;
- I prepared this Site Inspection and Certification Letter Report;
- Engineering Controls or Institutional Controls employed at the Site continue to be in place and perform as designed and continue to be protective of human health and the environment;
- Activities on the Site that have disturbed residual soil/fill material have been in accordance with the Soil/Materials Management Plan in the SMP;
- Site records are complete and up to date;
- Nothing has occurred that impairs the ability of Engineering Controls or Institutional Controls to protect public health and the environment;
- No changes are needed to the remedial systems or controls;
- Compliance with the Site Management Plan has been maintained;
- Vegetable gardening and farming in residual soils has been prevented;
- Groundwater underlying the Site is not being utilized without treatment rendering it safe for the intended purpose has been prevented;
- The Site has not been used for a higher level of use other than the restricted residential/commercial use addressed by the Remedial Action; and
- The Site continues to be registered as an E-Designated property by the NYC Department of Buildings.

QEP Name Wendy Shen

QEP Signature 

Date 7/18/24

Site Inspection and Certification Letter Report 2024
509 West 38th Street/ 512 West 39th Street
Manhattan, New York

APPENDICES

- A. Inspection Logs
- B. Site Inspection Photographs

Site Inspection and Certification Letter Report 2024
509 West 38th Street/ 512 West 39th Street
Manhattan, New York

APPENDIX A

Inspection Logs

Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SSDS maintenance team ROUX ASSOCIATES at 631-232-2600. If there is no answer, call OER at 212-788-8841.

Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		✓	If "No," call number below.	
Does the system pressure gauge indicate proper vacuum?		✓	If "No," call number below.	
What is the pressure gauge reading?	8		If reading is below [], ok.	
Is the system alarm operational?		✓	If "No," call number below.	
Is the system blower operating?		✓	If "No," call number below.	
Is air being discharged from the system vent?		✓	If "No," call number below.	
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		✓	If "No," call number below.	
Are there any holes, cracks, or other physical deficiencies in SSDS piping?	✓		If "Yes," call number below.	
Are there any blockages in SSDS piping?	✓		If "Yes," call number below.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection:

Matthew Herrera

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

4/2/2024

Site Inspection Checklist, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By: Matthew Herrera

Date & Time: 4/2/2024 9AM

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
Site Cover System 1 Inspect basement and site cover system over SSDS piping for cracks.	✓			
Sub-Slab Depressurization System A. Aboveground Piping 1 Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower 1 Inspect condition of blower.	✓			
C. Moisture Separator 1 Check for presence of water in knockout tank.	✓			
Institutional Controls 1 Confirm that the site usage is in compliance with the institutional controls.	✓			
Site Records 1 Inspect site records and confirm that they are up to date (e.g., Site Inspection Checklists and Sub-Slab Depressurization System Operations Logs, sampling logs, etc.)	✓			

SSDS Operating Log, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By: Matthew Herrera
 Date & Time: 4/2/2024 9AM

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
A. Aboveground Piping Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower Inspect condition of blower.	✓			
C. Moisture Separator Check for presence of water in knockout tank.	✓			

Source of Reading	Units	Values	Comments
Blower Inlet Vacuum	Inches of Water	0	

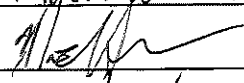
Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SSDS maintenance team ROUX ASSOCIATES at 631-232-2600. If there is no answer, call OER at 212-788-8841.

Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		✓	If "No," call number below.	
Does the system pressure gauge indicate proper vacuum?		✓	If "No," call number below.	
What is the pressure gauge reading?		8	If reading is below [], ok.	
Is the system alarm operational?		✓	If "No," call number below.	
Is the system blower operating?		✓	If "No," call number below.	
Is air being discharged from the system vent?		✓	If "No," call number below.	
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		✓	If "No," call number below.	
Are there any holes, cracks, or other physical deficiencies in SSDS piping?	✓		If "Yes," call number below.	
Are there any blockages in SSDS piping?	✓		If "Yes," call number below.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection: Matthew Herrera

Signature of Building Superintendent Performing Inspection: 

Date of Inspection: 3/15/24

Site Inspection Checklist, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By: Matthew Herrera
 Date & Time: 3/15/24 10³⁰am

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
Site Cover System 1 Inspect basement and site cover system over SSDS piping for cracks.	✓			
Sub-Slab Depressurization System A. Aboveground Piping 1 Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower 1 Inspect condition of blower.	✓			
C. Moisture Separator 1 Check for presence of water in knockout tank.	✓			
Institutional Controls 1 Confirm that the site usage is in compliance with the institutional controls.	✓			
Site Records 1 Inspect site records and confirm that they are up to date (e.g., Site Inspection Checklists and Sub-Slab Depressurization System Operations Logs, sampling logs, etc.)	✓			

SSDS Operating Log, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By: Matthew Herrera
 Date & Time: 3/15/24 10:30 AM

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
A. Aboveground Piping Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower Inspect condition of blower.	✓			
C. Moisture Separator Check for presence of water in knockout tank.	✓			

Source of Reading	Units	Values	Comments
Blower Inlet Vacuum	Inches of Water	0	

Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SSDS maintenance team ROUX ASSOCIATES at 631-232-2600. If there is no answer, call OER at 212-788-8841.

Question	No	Yes	Directions	Comments
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Does the system pressure gauge indicate proper vacuum?		✓	If "No," call number below.	
What is the pressure gauge reading?		8	If reading is below [], ok.	
Is the system alarm operational?		✓	If "No," call number below.	
Is the system blower operating?		✓	If "No," call number below.	
Is air being discharged from the system vent?		✓	If "No," call number below.	
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		✓	If "No," call number below.	
Are there any holes, cracks, or other physical deficiencies in SSDS piping?	✓		If "Yes," call number below.	
Are there any blockages in SSDS piping?	✓		If "Yes," call number below.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection: _____

Matthew Herrera

Signature of Building Superintendent Performing Inspection: _____

[Signature]

Date of Inspection: _____

2/9/24

Site Inspection Checklist, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By: Matthew Herrera

Date & Time: 2/9/24 10AM

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
Site Cover System 1 Inspect basement and site cover system over SSDS piping for cracks.	✓			
Sub-Slab Depressurization System A. Aboveground Piping 1 Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower 1 Inspect condition of blower.	✓			
C. Moisture Separator 1 Check for presence of water in knockout tank.	✓			
Institutional Controls 1 Confirm that the site usage is in compliance with the institutional controls.	✓			
Site Records 1 Inspect site records and confirm that they are up to date (e.g., Site Inspection Checklists and Sub-Slab Depressurization System Operations Logs, sampling logs, etc.)	✓			

SSDS Operating Log, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By:

Matthew Harram

Date & Time:

2/9/24 10 AM

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
A. Aboveground Piping Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower Inspect condition of blower.	✓			
C. Moisture Separator Check for presence of water in knockout tank.	✓			

Source of Reading	Units	Values	Comments
Blower Inlet Vacuum	Inches of Water	0	

Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SSDS maintenance team ROUX ASSOCIATES at 631-232-2600. If there is no answer, call OER at 212-788-8841.

Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		✓	If "No," call number below.	
Does the system pressure gauge indicate proper vacuum?		✓	If "No," call number below.	
What is the pressure gauge reading?		8	If reading is below [], ok.	
Is the system alarm operational?		✓	If "No," call number below.	
Is the system blower operating?		✓	If "No," call number below.	
Is air being discharged from the system vent?		✓	If "No," call number below.	
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		✓	If "No," call number below.	
Are there any holes, cracks, or other physical deficiencies in SSDS piping?	✓		If "Yes," call number below.	
Are there any blockages in SSDS piping?	✓		If "Yes," call number below.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection: Matthew Herren

Signature of Building Superintendent Performing Inspection: *Matthew Herren*

Date of Inspection: 1/5/24

Site Inspection Checklist, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By: Matthew Herrera
 Date & Time: 1/5/24 10 AM

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
Site Cover System 1 Inspect basement and site cover system over SSDS piping for cracks.	✓			
Sub-Slab Depressurization System				
A. Aboveground Piping 1 Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower 1 Inspect condition of blower.	✓			
C. Moisture Separator 1 Check for presence of water in knockout tank.	✓			
Institutional Controls 1 Confirm that the site usage is in compliance with the institutional controls.	✓			
Site Records 1 Inspect site records and confirm that they are up to date (e.g., Site Inspection Checklists and Sub-Slab Depressurization System Operations Logs, sampling logs, etc.)	✓			

SSDS Operating Log, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By: Matthew Horvaci
 Date & Time: 5/24 10Am

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
A. Aboveground Piping Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower Inspect condition of blower.	✓			
C. Moisture Separator Check for presence of water in knockout tank.	✓			

Source of Reading	Units	Values	Comments
Blower Inlet Vacuum	Inches of Water	0	


Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SSDS maintenance team ROUX ASSOCIATES at 631-232-2600. If there is no answer, call OER at 212-788-8841.

Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		✓	If "No," call number below.	
Does the system pressure gauge indicate proper vacuum?		✓	If "No," call number below.	
What is the pressure gauge reading?		9	If reading is below [], ok.	
Is the system alarm operational?		✓	If "No," call number below.	
Is the system blower operating?		✓	If "No," call number below.	
Is air being discharged from the system vent?		✓	If "No," call number below.	
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		✓	If "No," call number below.	
Are there any holes, cracks, or other physical deficiencies in SSDS piping?	✓		If "Yes," call number below.	
Are there any blockages in SSDS piping?	✓		If "Yes," call number below.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection: Matthew Herrera

Signature of Building Superintendent Performing Inspection: 

Date of Inspection: 12/15/23

Site Inspection Checklist, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By:

Matthew Herrera

Date & Time:

12/15/23 9:30 AM

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
Site Cover System 1 Inspect basement and site cover system over SSDS piping for cracks.	✓			
Sub-Slab Depressurization System				
A. Aboveground Piping 1 Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower 1 Inspect condition of blower.	✓			
C. Moisture Separator 1 Check for presence of water in knockout tank.	✓			
Institutional Controls 1 Confirm that the site usage is in compliance with the institutional controls.	✓			
Site Records 1 Inspect site records and confirm that they are up to date (e.g., Site Inspection Checklists and Sub-Slab Depressurization System Operations Logs, sampling logs, etc.)	✓			

SSDS Operating Log, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By: Matthew Herrera
 Date & Time: 12/15/23 9:30 AM

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
A. Aboveground Piping Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower Inspect condition of blower.	✓			
C. Moisture Separator Check for presence of water in knockout tank.	✓			

Source of Reading	Units	Values	Comments
Blower Inlet Vacuum	Inches of Water	0	

Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

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Is the system blower operating?		✓	If "No," call number below.	
Is air being discharged from the system vent?		✓	If "No," call number below.	
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		✓	If "No," call number below.	
Are there any holes, cracks, or other physical deficiencies in SSDS piping?	✓		If "Yes," call number below.	
Are there any blockages in SSDS piping?	✓		If "Yes," call number below.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection:

Matthew Herrera

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

11/10/23

Site Inspection Checklist, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By: Matthae Herrera

Date & Time: 11/10/23 9AM

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
Site Cover System 1 Inspect basement and site cover system over SSDS piping for cracks.	✓			
Sub-Slab Depressurization System A. Aboveground Piping 1 Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower 1 Inspect condition of blower.	✓			
C. Moisture Separator 1 Check for presence of water in knockout tank.	✓			
Institutional Controls 1 Confirm that the site usage is in compliance with the institutional controls.	✓			
Site Records 1 Inspect site records and confirm that they are up to date (e.g., Site Inspection Checklists and Sub-Slab Depressurization System Operations Logs, sampling logs, etc.)	✓			

SSDS Operating Log, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By: Matthew Herrera

Date & Time: 11/10/23

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
A. Aboveground Piping Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower Inspect condition of blower.	✓			
C. Moisture Separator Check for presence of water in knockout tank.	✓			

Source of Reading	Units	Values	Comments
Blower Inlet Vacuum	Inches of Water	0	

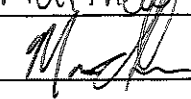
Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SSDS maintenance team ROUX ASSOCIATES at 631-232-2600. If there is no answer, call OER at 212-788-8841.

Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		✓	If "No," call number below.	
Does the system pressure gauge indicate proper vacuum?		✓	If "No," call number below.	
What is the pressure gauge reading?			If reading is below [], ok.	
Is the system alarm operational?		✓	If "No," call number below.	
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Are there any holes, cracks, or other physical deficiencies in SSDS piping?	✓		If "Yes," call number below.	
Are there any blockages in SSDS piping?	✓		If "Yes," call number below.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection: Matthias Herrera

Signature of Building Superintendent Performing Inspection: 

Date of Inspection: 10/13/23

Site Inspection Checklist, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By: Matthew Herrera

Date & Time: 10/13/23 9 AM

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
Site Cover System 1 Inspect basement and site cover system over SSDS piping for cracks.	✓			
Sub-Slab Depressurization System A. Aboveground Piping 1 Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower 1 Inspect condition of blower.	✓			
C. Moisture Separator 1 Check for presence of water in knockout tank.	✓			
Institutional Controls 1 Confirm that the site usage is in compliance with the institutional controls.	✓			
Site Records 1 Inspect site records and confirm that they are up to date (e.g., Site Inspection Checklists and Sub-Slab Depressurization System Operations Logs, sampling logs, etc.)	✓			

SSDS Operating Log, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By: Matthew Herrera
 Date & Time: 10/13/23 9AM

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
A. Aboveground Piping Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower Inspect condition of blower.	✓			
C. Moisture Separator Check for presence of water in knockout tank.	✓			

Source of Reading	Units	Values	Comments
Blower Inlet Vacuum	Inches of Water	0	

Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SSDS maintenance team ROUX ASSOCIATES at 631-232-2600. If there is no answer, call OER at 212-788-8841.

Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		✓	If "No," call number below.	
Does the system pressure gauge indicate proper vacuum?		✓	If "No," call number below.	
What is the pressure gauge reading?		8	If reading is below [], ok.	
Is the system alarm operational?		✓	If "No," call number below.	
Is the system blower operating?		✓	If "No," call number below.	
Is air being discharged from the system vent?		✓	If "No," call number below.	
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		✓	If "No," call number below.	
Are there any holes, cracks, or other physical deficiencies in SSDS piping?	✓		If "Yes," call number below.	
Are there any blockages in SSDS piping?	✓		If "Yes," call number below.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection:

Madeline Herrera

Signature of Building Superintendent Performing Inspection:

[Handwritten Signature]

Date of Inspection:

9/12/23

Site Inspection Checklist, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By: Matthew Herrera
 Date & Time: 9/12/23 9AM

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
Site Cover System 1 Inspect basement and site cover system over SSDS piping for cracks.	✓			
Sub-Slab Depressurization System				
A. Aboveground Piping 1 Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower 1 Inspect condition of blower.	✓			
C. Moisture Separator 1 Check for presence of water in knockout tank.	✓			
Institutional Controls 1 Confirm that the site usage is in compliance with the institutional controls.	✓			
Site Records 1 Inspect site records and confirm that they are up to date (e.g., Site Inspection Checklists and Sub-Slab Depressurization System Operations Logs, sampling logs, etc.)	✓			

SSDS Operating Log, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By:

Matthew Herrera

Date & Time:

9/12/23 9AM

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
A. Aboveground Piping Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower Inspect condition of blower.	✓			
C. Moisture Separator Check for presence of water in knockout tank.	✓			

Source of Reading	Units	Values	Comments
Blower Inlet Vacuum	Inches of Water	0	


Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SSDS maintenance team ROUX ASSOCIATES at 631-232-2600. If there is no answer, call OER at 212-788-8841.

Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		✓	If "No," call number below.	
Does the system pressure gauge indicate proper vacuum?		✓	If "No," call number below.	
What is the pressure gauge reading?		8	If reading is below [], ok.	
Is the system alarm operational?		✓	If "No," call number below.	
Is the system blower operating?		✓	If "No," call number below.	
Is air being discharged from the system vent?		✓	If "No," call number below.	
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		✓	If "No," call number below.	
Are there any holes, cracks, or other physical deficiencies in SSDS piping?	✓		If "Yes," call number below.	
Are there any blockages in SSDS piping?	✓		If "Yes," call number below.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection: Matthew Herrera

Signature of Building Superintendent Performing Inspection: 

Date of Inspection: 8/11/23

Site Inspection Checklist, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By: Matthew Herrera

Date & Time: 8/11/23 9 AM

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
Site Cover System 1 Inspect basement and site cover system over SSDS piping for cracks.	✓			
Sub-Slab Depressurization System				
A. Aboveground Piping 1 Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower 1 Inspect condition of blower.	✓			
C. Moisture Separator 1 Check for presence of water in knockout tank.	✓			
Institutional Controls 1 Confirm that the site usage is in compliance with the institutional controls.	✓			
Site Records 1 Inspect site records and confirm that they are up to date (e.g., Site Inspection Checklists and Sub-Slab Depressurization System Operations Logs, sampling logs, etc.)	✓			

SSDS Operating Log, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By: Matthew Herrera
 Date & Time: 8/11/23 9 AM

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
A. Aboveground Piping Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower Inspect condition of blower.	✓			
C. Moisture Separator Check for presence of water in knockout tank.	✓			

Source of Reading	Units	Values	Comments
Blower Inlet Vacuum	Inches of Water	0	

Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SSDS maintenance team ROUX ASSOCIATES at 631-232-2600. If there is no answer, call OER at 212-788-8841.

Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		✓	If "No," call number below.	
Does the system pressure gauge indicate proper vacuum?		✓	If "No," call number below.	
What is the pressure gauge reading?	8		If reading is below [0], ok.	
Is the system alarm operational?		✓	If "No," call number below.	
Is the system blower operating?		✓	If "No," call number below.	
Is air being discharged from the system vent?		✓	If "No," call number below.	
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		✓	If "No," call number below.	
Are there any holes, cracks, or other physical deficiencies in SSDS piping?	✓		If "Yes," call number below.	
Are there any blockages in SSDS piping?	✓		If "Yes," call number below.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection:

Matthew Herrera

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

2/17/23

Site Inspection Checklist, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By: Matthew Hudson
 Date & Time: 9:04 am 7/17/23

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
Site Cover System 1 Inspect basement and site cover system over SSDS piping for cracks.	✓			
Sub-Slab Depressurization System				
A. Aboveground Piping 1 Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower 1 Inspect condition of blower.	✓			
C. Moisture Separator 1 Check for presence of water in knockout tank.	✓			None found
Institutional Controls 1 Confirm that the site usage is in compliance with the institutional controls.	✓			
Site Records 1 Inspect site records and confirm that they are up to date (e.g., Site Inspection Checklists and Sub-Slab Depressurization System Operations Logs, sampling logs, etc.)	✓			

SSDS Operating Log, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By: Matthew Verica

Date & Time: 7/17/23 9:04am

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
A. Aboveground Piping Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower Inspect condition of blower.	✓			
C. Moisture Separator Check for presence of water in knockout tank.	✓			None found

Source of Reading	Units	Values	Comments
Blower Inlet Vacuum	Inches of Water	0	

Active Sub Slab Depressurization System (SSDS) Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SSDS maintenance team ROUX ASSOCIATES at 631-232-2600. If there is no answer, call OER at 212-788-8841.

Question	No	Yes	Directions	Comments
Is the system pressure gauge operational?		<input checked="" type="checkbox"/>	If "No," call number below.	
Does the system pressure gauge indicate proper vacuum?		<input checked="" type="checkbox"/>	If "No," call number below.	
What is the pressure gauge reading?	8		If reading is below [], ok.	
Is the system alarm operational?		<input checked="" type="checkbox"/>	If "No," call number below.	
Is the system blower operating?		<input checked="" type="checkbox"/>	If "No," call number below.	
Is air being discharged from the system vent?		<input checked="" type="checkbox"/>	If "No," call number below.	
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		<input checked="" type="checkbox"/>	If "No," call number below.	
Are there any holes, cracks, or other physical deficiencies in SSDS piping?	<input checked="" type="checkbox"/>		If "Yes," call number below.	
Are there any blockages in SSDS piping?	<input checked="" type="checkbox"/>		If "Yes," call number below.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection:

Matthew Herrera

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

6/28/2023

SSDS Operating Log, 509 West 38th Street/512 West 39th Street, New York, NY

Completed By: Matthew Herrera
 Date & Time: 6/19/2023

Description	Status			Comments / Actions Taken (if Action Req. was checked)
	Ok	Action Req.	N/A	
A. Aboveground Piping Inspect aboveground piping for cracks, leaks, and support issues.	✓			
B. Blower Inspect condition of blower.	✓			
C. Moisture Separator Check for presence of water in knockout tank.	✓			

Source of Reading	Units	Values	Comments
Blower Inlet Vacuum	Inches of Water	0	

Site Inspection and Certification Letter Report 2024
509 West 38th Street/ 512 West 39th Street
Manhattan, New York

APPENDIX B

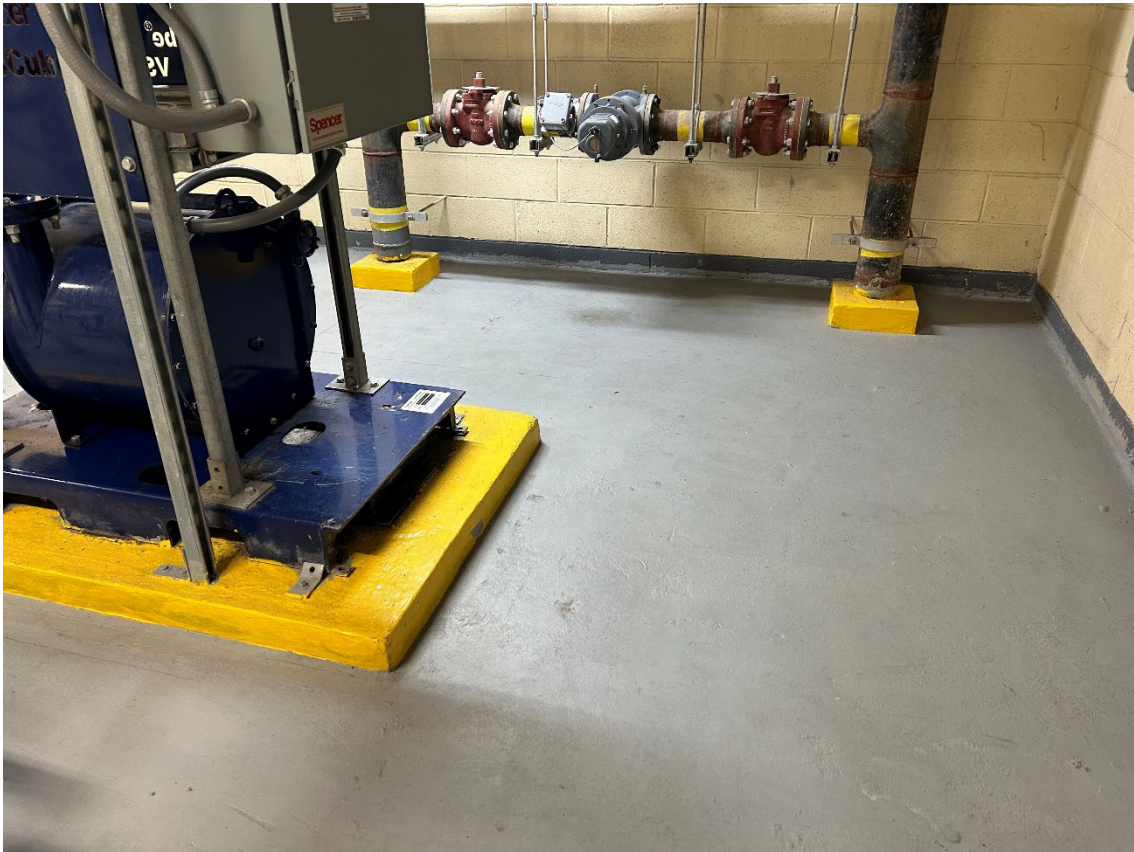
Site Inspection Photographs



Photograph 1: View of the basement floor.



Photograph 2: View of the basement walls and flooring.



Photograph 3: View of the basement slab.



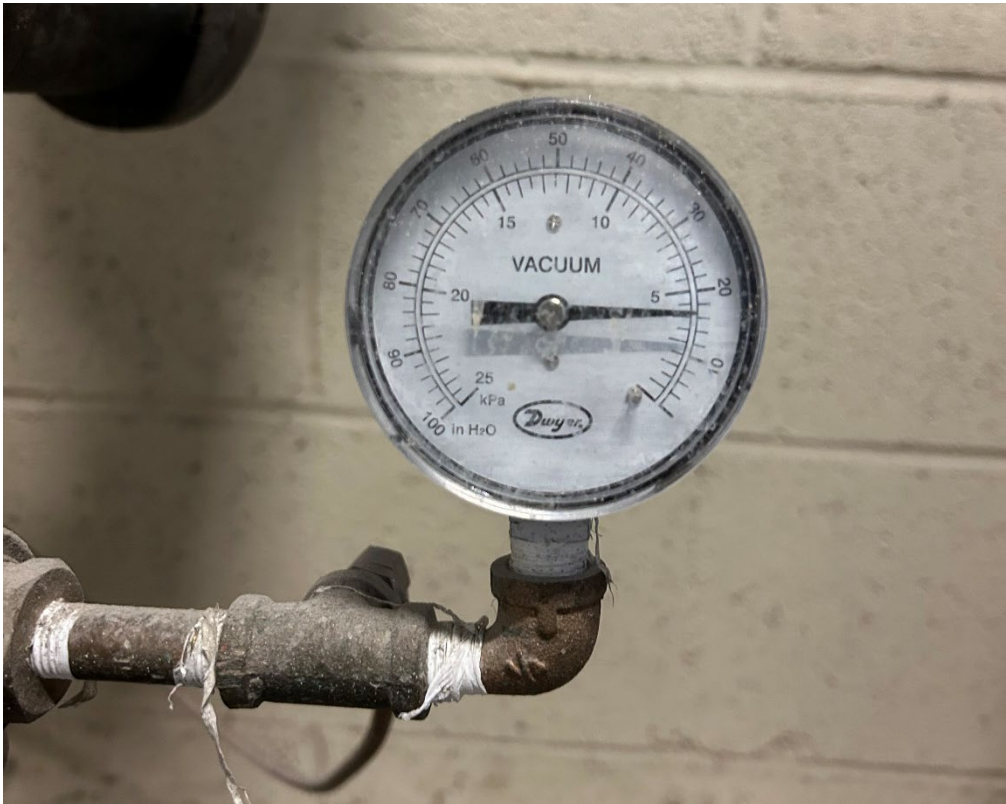
Photograph 4: View of the basement slab in a room with floor drains.



Photograph 5: View of the basement walls and flooring.



Photograph 6: View of knockout tank for the SSDS.



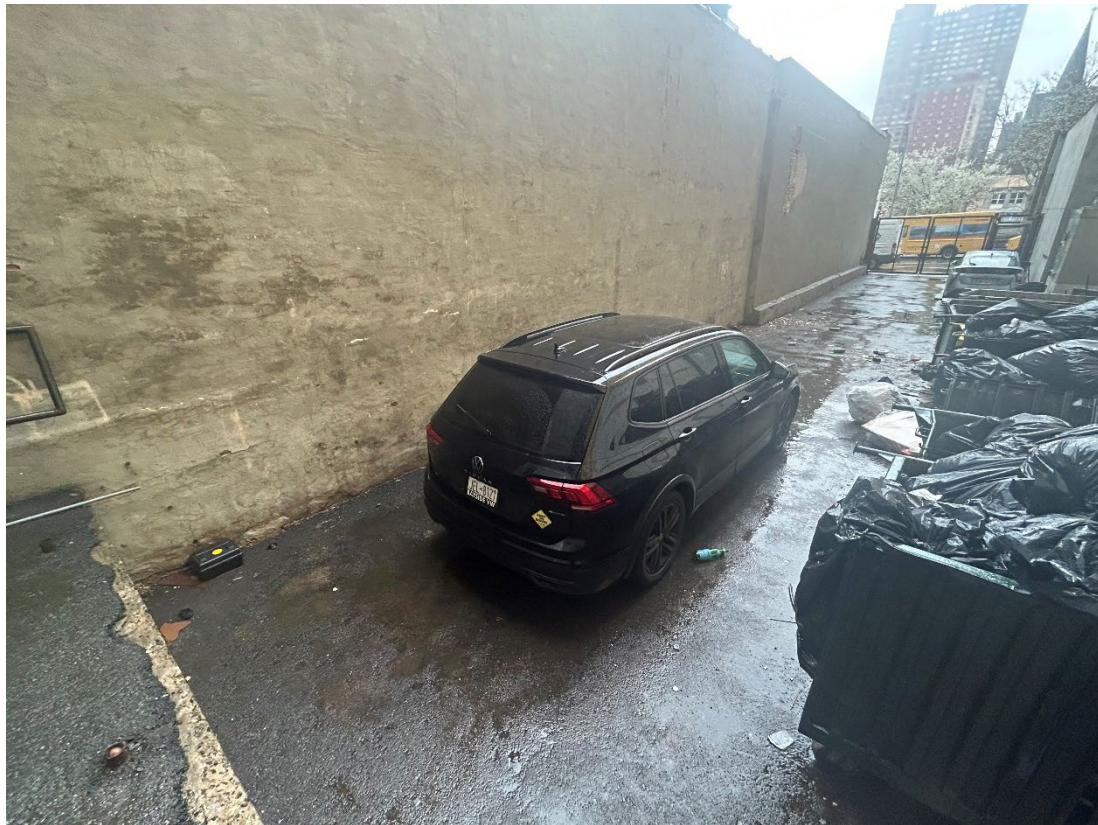
Photograph 7: View of the SSDS gauge.



Photograph 8: View of SSDS blower.



Photograph 9: View of the asphalt cover in Lot 42.



Photograph 10: View of the asphalt cover in Lot 42.



Photograph 11: View of SSDS piping from blower through the wall.



Photograph 12: View of the VFD for the system.



Photograph 13: View of the micromanometer measurement at the SSDS monitoring point SV-1.



Photograph 14: View of the micromanometer measurement at the SSDS monitoring point SV-2.