

**Emergency Action Plan
for
Deconstruction Operations
at
130 Liberty Street
New York, NY**

August 2005

Lower Manhattan Development Corporation
One Liberty Plaza, 20th Floor
New York, NY 10006



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APPENDICES

Appendix A - Emergency Response Communication Chart (with contact phone numbers)
(1sheet)

Appendix B - Agency Contact Numbers and Contractor Contact Numbers (2 sheets)

Appendix C - Evacuation Assembly Area (1 sheet)

Appendix D - Emergency Egress from Building (4 sheets)

Appendix E - Hospital Route Map with Directions (5 sheets)

Appendix F – Community Notification Plan

SECTION 1 INTRODUCTION

The 130 Liberty Street site is occupied by a 40 story, approximately 1.4 million square foot office building (Building). Interior and exterior portions of the Building were severely damaged and/or impacted as a result of the collapse of the World Trade Center Towers. The Lower Manhattan Development Corporation (LMDC) took ownership of the Building on August 31, 2004.

This plan covers all of the activities to be undertaken during the Deconstruction Project, which will occur in the following three phases:

- * Phase I - Preparation Phase
- * Phase I – Asbestos and COPC Abatement and Removal
- * Phase II – Structural Deconstruction

The Phase I - Preparation Phase includes the erection of scaffolding at all four exterior elevations, installation of exterior hoists, construction of interior hoist vestibules, erection of sidewalk sheds and perimeter fencing, exterior negative pressure tent enclosures to implement the Pilot Program, localized roof, façade and general exterior area clean-up and the removal of existing netting on the exterior of the building.

Phase I – Asbestos and COPC Abatement and Removal Phase includes the cleaning and removal of all interior surfaces and non-structural elements within the building under containment. The cleanup and abatement will be conducted so that the Building can be safely deconstructed to allow for redevelopment of the WTC Site. Phase I Asbestos and COPC Abatement and Removal Phase will occur while the work area is placed under negative pressure containment and includes the following general categories: (a) the general area cleanup of WTC dust and debris, (b) removal and disposal of installed porous and certain non-porous building materials and components, (c) cleaning and salvage of certain installed non-porous building equipment and components, (d) removal of building materials containing asbestos which were present in the Building prior to September 11th, 2001 (referred to herein as “ACBM”), primarily within the Building interior, (e) packaging of asbestos and other regulated waste (including, but not limited to light bulbs, lighting ballasts, batteries, mercury-containing thermostats, etc.) at generation points, movement of containers to the decontamination unit and movement of decontaminated containers to waste loading using an exterior hoist or crane, (f) cleaning of exterior surfaces of the Building (i.e. building washdown), and (g) installation of tower crane.

During all Phase I activities, a minimum buffer zone of three floors initially for the top three floors and then two floors thereafter, will be maintained between the active abatement and clean-up (Phase I) area and the exterior abatement/structural demolition (Phase II) portion of the project. The proposed cleanup and abatement will be conducted so that the Building can be safely deconstructed in compliance with applicable law to allow for redevelopment of the WTC Site.

Phase II will include the systematic floor-by-floor deconstruction and removal of the remaining “clean” building components including the clean exterior curtain wall, roof, CMU shafts, concrete deck, large scale mechanical equipment components and structural steel components. Included in Phase II will be the abatement and removal of roof-top asbestos-containing cooling tower transite materials, rooftop caulking and asbestos-containing caulking found on the aluminum column covers and fascia.

SECTION 2 PURPOSE

This EAP will apply to all contractors and subcontractors working on the site (e.g. Contractor, Abatement Subcontractor, Environmental Consultant, Demolition Subcontractor, Mechanical Subcontractor, Electrical Subcontractor, etc.), their employees and any visitors to the site.

This EAP is designed to lessen the impact of any emergency that might occur during the deconstruction process through proper planning and the establishment of a suitable response structure for on-site personnel. The Plan designates the appropriate personnel responsible for implementing and monitoring the EAP and identifies those who need to be contacted in the event of an emergency. It outlines the education and training required by all on-site personnel so that all understand the requirements and expectations of the EAP.

SECTION 3 LOCATION OF PLAN

A copy of this EAP will be provided to LMDC, all Contractor employees working at the Building, and all subcontractors working on the site. It will be available at all field offices, the Building Security Desk and at the personnel decontamination unit as indicated in Section 4 (Asbestos and COPC Abatement and Removal Plan) of the Deconstruction Plan. Individual copies of the EAP will be numbered and LMDC and its field office at the building will maintain a log to identify each copy and its location. The EAP will also be provided to the Lower Manhattan Construction Command Center (LMCCC) as well as the following city, state and federal governmental agencies: New York City Fire Department (FDNY), Police Department (NYPD), Office of Emergency Management (OEM), Department of Buildings (DOB), Health Department (DOH), Department of Environmental Protection (DEP), Department of Transportation (DOT), (collectively “the City Agencies”); New York State Department of Health (NYSDOH), New York State Department of Labor (DOL) and Department of Environmental Conservation (DEC); and the United States Environmental Protection Agency (EPA) and Occupational Health and Safety Administration (OSHA) (in total, the “Governmental Agencies”). Additionally, LMDC will provide a copy of the EAP to the Emergency Directors of the local hospitals noted in Appendix B of this EAP and meet with those persons to discuss and explain this EAP.

Any questions concerning this plan should be directed to Kate Millea, LMDC Project Manager, Community Development and Relations, 212-962-2300.

This EAP will be revised as necessary during the course of the project. All revisions will be marked by date and revision number and conveyed to all on-site personnel, the Governmental

Agencies listed above and to LMDC for distribution as appropriate. Individual copies of the plan will be numbered and a log will be maintained to identify each copy and their locations.

The EAP, and revisions thereto, will also be accessible on the LMDC website, www.renewnyc.com.

SECTION 4 ROLES AND RESPONSIBILITIES

The following paragraphs outline the roles and responsibilities of the on-site Contractor Emergency Coordinator and their alternates, Subcontractor Emergency Coordinators and their alternates, On-site Personnel, the LMDC, First Response Agencies, and the Regulatory Agencies during emergency events at the 130 Liberty Street site.

Regional Scaffolding and Hoisting, Co., Inc. and Safeway Environmental Corp. will be the first contractor on-site during the Phase I- Preparation Phase activities and will govern this EAP until the General Contractor is given Notice to Proceed. Once Notice to Proceed is granted, the General Contractor will immediately establish their on-site Contractor Emergency Coordinator and will be fully responsible for the governance of this EAP. The scaffolding contractor will continue to have an emergency coordinator that will serve as a Subcontractor Emergency Coordinator. The roles of Contractor Emergency Coordinator and Subcontractor Emergency Coordinator are described below.

4.1 Contractor Emergency Coordinator

The Contractor Emergency Coordinator has overall responsibility for this EAP and will ensure that all requirements of the EAP are met. In addition the Contractor Emergency Coordinator has the lead role in directing responses to events covered by this EAP, including delegating tasks where appropriate (such as sounding alarms and notifying designated personnel) to subordinates to ensure a coordinated and timely response to emergency situations. Further, the Contractor Emergency Coordinator will be the liaison to the First Responder agencies for pre-planning collaboration, regular contact throughout the work, notifications and for coordinating the Contractor's support of any agency response to an emergency. Further details of the responsibilities of this role are outlined throughout this EAP.

The current interim Emergency Coordinator is listed in Attachment A. Attachment A will be updated and information provided as project staffing changes. The Contractor Emergency Coordinator and any assigned alternates will hold a current New York City Site Safety Manager (NYCSSM) license and have extensive training and experience in the execution of similar work in New York City. The contact numbers are indicated in Attachment A. These are the primary 24-hour Contractor emergency contact phone numbers. The Contractor Emergency Coordinator's base of operations will be the Contractor's on-site field office (trailer).

In the event that the Contractor Emergency Coordinator is not on site, a previously designated alternate Contractor Emergency Coordinator will be on site during all work activities. The alternate shall meet all requirements imposed herein on the Contractor Emergency Coordinator,

and will be responsible for ensuring proper implementation of this EAP. The name and contact information of the alternate Contractor Emergency Coordinator will be provided to LMDC and all Subcontractor Emergency Coordinators.

4.2 Subcontractor Emergency Coordinator

Each Subcontractor brought on site will designate an on-site Subcontractor Emergency Coordinator and necessary alternates to supplement the role of the Contractor Emergency Coordinator. The Subcontractor Emergency Coordinator will be contacted by the Contractor Emergency Coordinator in the event of any emergency to inform them of the nature and the location of the emergency and the immediate actions being initiated so that the Subcontractor Emergency Coordinator can facilitate the implementation of this EAP in regards to the subcontractors on-site. The Subcontractor Emergency Coordinator will assist the Contractor Emergency Coordinator in carrying out the EAP in response to an emergency.

4.3 On-Site Personnel

All On-Site Personnel are required to review the EAP, including all existing revisions thereto, in order to be familiar with, understand and be prepared to carry out the procedures contained herein. Accordingly, this EAP will be incorporated into regularly scheduled on-site training programs for new workers.

At the first sign of an emergency situation, on-site personnel are directed to immediately call 911. The call to 911 will initiate the First Response Agencies to respond to the situation and while en route, the on-site personnel who discovered the situation must then immediately contact the Contractor Emergency Coordinator to facilitate immediate response protocol as outlined in this EAP and prepare for further coordination once the First Response Agencies arrive. For incidents where the on-site personnel are unsure of the need to call 911, the on-site personnel must immediately call the Contractor Emergency Coordinator to determine the appropriate action.

4.4 LMDC

Designated LMDC representatives during emergency response actions include the Director of Construction, Construction Project Manager, and Senior Vice President of Memorial, Cultural, and Civic Development. Upon notification of an emergency event by the Contractor Emergency Coordinator, the designated LMDC representative will contact the LMDC Community Liaison to initiate the emergency communications process. LMDC will maintain an open community notification and communications process by providing information as it becomes available to the surrounding community. This will be accomplished via several mechanisms, described below in Section 4.0.

Designated LMDC staff with assigned responsibilities herein are required to review the EAP in order to be familiar with, understand and be prepared to carry out the procedures contained within it. Appendix A of the EAP identifies key LMDC staff and illustrates initial emergency

response communications between on-site deconstruction contractors, the LMDC, and the public.

4.5 First Responders

In the event of an incident requiring emergency response activities, first responder agencies, including the Office of Emergency Management (OEM), New York City Fire Department (FDNY), and the New York Police Department (NYPD), will be the primary decision makers regarding the immediate response actions needed to safely address the incident. Once the situation has been controlled, the first response agencies will work with the regulatory agencies and LMDC to determine appropriate protocols for implementing safety measures.

This EAP has been reviewed and revised by a group of City Agencies coordinated by OEM including FDNY, NYPD, DOB, DOHMH and DEP.

4.6 Regulatory Agencies

The designated LMDC representative will notify the regulatory agencies of an incident occurring at the 130 Liberty Street building. These agencies include U.S. Environmental Protection Agency, U.S. Occupational Health and Safety Administration, New York State Department of Environmental Conservation, New York State Department of Labor, New York State Department of Health, New York City Department of Environmental Protection, and New York City Department of Buildings. Notification will also be provided to the Lower Manhattan Construction Command Center (LMCCC) the agency responsible for coordinating all construction related activities in Lower Manhattan.

Designated agency contact personnel and their contact information can be found in Appendix B. The regulatory agencies will coordinate their necessary expertise regarding particular incidents to ensure that appropriate protocols are followed and incorporated in response to the incident. Regulatory agencies will defer to the first response agencies in the event of a large-scale incident and work with the first responders and LMDC on the protocol for the longer-term response and mitigation.

SECTION 5 PRE -EMERGENCY RESPONSE ACTIVITIES

5.1 Pre-Planning and Emergency Equipment

5.1.1 Pre-Planning

The following actions below will be implemented prior to the initiation of the deconstruction activities to minimize the potential for incident occurrence and to ensure proper preparation for emergency response if needed.

- Prior to the commencement of work activities, the Contractor Emergency Coordinator will coordinate meetings to:
 - present and discuss the EAP;
 - discuss any required collaborative preparation (practice drills, etc.); and
 - ensure they are informed regarding existing building conditions as well as the potential for the removal of contaminated victims.

All City, State, and Federal government agencies (identified in Subsection 3) will be notified of such meetings in advance so that they may have the opportunity to attend if those agencies feel their attendance is appropriate.

- A complete set of Building drawings will be available within the Contractor field office (trailer) and LMDC's office located at 1 Liberty Plaza for use in an emergency situation. Copies of the drawings will also be provided to FDNY and DOB. As conditions change within the Building that may impact egress patterns, updated information will be added to the building drawings and provided to FDNY and DOB. Note: The Contractor will ensure drawings indicate the location of all elevator operations and panels as well as all Fire Department connections.
- All Subcontractors will provide to the Contractor the names, contact information and any required training documentation for the individuals they propose to fulfill the roles of the subcontractor Emergency Coordinator (and substitutes).
- A schedule for regular emergency preparedness meetings will be established by the Contractor Emergency Coordinator. Attendance by all Subcontractor Emergency Coordinators is required. The LMDC and First Responder agencies shall be informed of the meeting schedule in advance so they have the opportunity to attend as desired.
- Emergency points of contact list will be posted within the Contractor's Field Office (see Appendix A), the Building Security Checkpoint Desk and at the entrance to the remote personnel decontamination unit.
- Site evacuation maps will be posted throughout the facility for emergency evacuation (see Appendix D). Exits will be clearly marked, and signs reflecting changing egress patterns as the works proceeds will be prominently posted.
- First aid kit(s) will be placed within the Contractor's field office and the Building Security Checkpoint Desk, as well as within the personnel decontamination unit(s). An automated external defibrillator (AED) will be located within the Contactor field office.
- Rally points or meeting places have been established and are shown on the evacuation map (see Appendix C).
- The Contractor will ensure that all subcontractors that have an on-site field office trailer have placed at least one (1) fire extinguisher in each trailer.
- The Contractor will ensure fire extinguishers will be strategically positioned at designated locations within the Building as required by governing regulations. Note: the Contractor shall insure that all portable fire extinguishers shall be inspected periodically and maintained in accordance with Maintenance and Use of Portable Fire Extinguishers, NFPA No. 10A-1970.
- The Contractor will ensure that a system is in place to track site personnel and visitors to provide an accurate site head count at any moment in time.
- An audible evacuation signal compliant with the most stringent regulatory requirements will be established and tested daily with documentation of each test recorded within the project log by the Contractor Emergency Coordinator.

- Two (2) long blasts of the site air horn will sound through a temporary radio communication system to be installed and maintained by the Demolition Subcontractor. To ensure the evacuation alarm is audible throughout the Building, a loudspeaker will be strategically positioned on each floor.
 - This audible evacuation signal will be tested daily by the Contractor Emergency Coordinator or his designee and the performance of this test documented in the project log.
 - The Contractor Emergency Coordinator will notify LMDC in advance of the drills so that appropriate community notification can be given consistent with the Community Notification Plan, attached as Appendix F.
 - At the conclusion of the test each day, all Subcontractor Emergency Coordinators will poll their personnel to ensure the alarm was audible in all locations and report back to the Contractor Emergency Coordinator.
 - Corrective measures, if necessary, will be implemented immediately.
 - The results of the above personnel poll, and any corrective measures taken, will be documented daily in the project log by the Contractor Emergency Coordinator.
- All communications systems will be tested prior to the commencement of any work activities.
 - Steam and Gas are being disconnected and capped in the street. The remaining utilities will be cut and capped in the street as necessary, i.e., water, electric and sewer. The Contractor will coordinate access to the site for Con Edison.

5.1.2 List of Emergency Equipment

Two fire extinguishers are currently located on each floor of the building. Fire extinguishers will also be located at the wash stations, decontamination facilities and all burning operations. The fire extinguishers will be a dry chem. BC type fire Extinguisher.

Regional Scaffolding and Hoisting Co., Inc. and Safeway Environmental Corp. will be the first contractors on-site during the Phase I- Preparation Phase activities. The following list of equipment will be located on site prior to the start of Phase I -- Preparation Phase work.

A. Worker Protection:

1. **EYES and FACE** – Safety glasses conforming to ANSI standard 41 standards.
2. **BODY and HEAD** – Polypropylene, or equivalent coveralls.
3. **HANDS** – Construction Work gloves.
4. **Hearing Protection** – needed when sounds are 85 db and over, or at the request of the worker if reason is legitimate.
5. **FEET:** ANSI standard 41 steel/fiberglass hard toed boots.
6. **RESPIRATORY:** PAPRespirators equipped with P100HEPA filter.

B. Equipment used to control/contain spills:

1. Hydraulic equipment/vehicle fluids:
 - a. Pigs and absorbent material (sufficient to handle a release of 25 gals)
 - b. 35 linear feet of pigs to contain a spill that has a diameter of 10 feet.
 - c. Shovels

- d. Two 55-gallon drums
 - e. Plastic bags to shovel debris into for eventual placement into drums.
 - f. For non-corrosive liquid wastes will be absorbed by using vermiculite.
 - g. Spilled corrosive wastes will be neutralized using sodium bicarbonate or citric acid.
2. Asbestos/PCBs/Heavy metals spills:
- a. All material above for Hydraulic equipment/vehicle fluids can be used to control/contain spills asbestos/PCBs/lead. Amended water will be available as well.

The General Contractor may install additional emergency equipment once given Notice to Proceed. This list of equipment will be revised as additions are made.

5.2 Training

5.2.1 Contractor Emergency Coordinator

The Contractor's designated Emergency Coordinator and their alternates shall hold a current NYCSSM license. The Contractor shall insure that its Emergency Coordinator or a designated representative has been trained in the OSHA Disaster Site Worker Outreach Program.

5.2.2 Subcontractor Emergency Coordinators

Prior to deconstruction activities, all subcontractors working on the site will identify an Emergency Coordinator and one alternate who will be responsible for the performance of emergency preparedness responsibilities as outlined herein, including coordinating the emergency evacuation of their personnel. In addition, the subcontractor emergency coordinator will be required to assist the Contractor Emergency Coordinator with the dissemination of information relating to an emergency.

All designated Subcontractor Emergency Coordinators and their alternates shall have successfully completed the OSHA 30 hour course and must provide the Contractor with proof of this certification.

All subcontractors working on the site shall have a minimum of one (1) Red Cross Certified First Aid trained individual on the site at all times. Training will include basic first aid, CPR, OSHA blood-borne pathogens, and use of an AED. A list of names with copies of their certifications must be provided to the Contractor at time of mobilization.

In addition, on a daily basis, each Subcontractor Emergency Coordinator will be required to designate one foreman and/or superintendent per active work floor to serve as an evacuation coordinator. In the event of an evacuation, this evacuation coordinator will be responsible for ensuring the complete evacuation of their personnel from the floor for which they have responsibility. This evacuation coordinator will be required to maintain a head count of the personnel under their supervision.

5.2.3 All Site Personnel

Prior to the start of on-site activities, all site personnel will be required, at a minimum, to attend the following site-specific safety orientations:

- Contractor on-site Construction Safety orientation
- Contractor Health and Safety Plan orientation
- Contractor Emergency Action Plan orientation
- Job Hazard Analysis (JHA) specific training - to be provided by the applicable trade Subcontractor

All such training will be documented by the applicable training provider. Signed copies of all orientation attendance sheets, EAP acknowledgement forms and HASP acknowledgement forms must be provided to the Contractor and will be maintained on site within the Contractor's field office.

If site conditions warrant a modification to the EAP, all personnel working on the site will be informed of these changes either at a general site safety orientation conducted by the Contractor or at the individual subcontractors' required weekly toolbox talks. All personnel will be required to sign an attendance sheet acknowledging the EAP modification.

5.2.4 Drills

The Contractor Emergency Coordinator will be responsible for setting up and coordinating spontaneous drills of this Emergency Action Plan. For the duration of the deconstruction work, such spontaneous drills involving all occupants of the building will occur as warranted. The Contractor Emergency Coordinator will notify LMDC in advance of the drills so that appropriate notification to City, State, and Federal government agencies as well as the community, can be given consistent with the Community Notification Plan, attached as Appendix F.

5.3 Emergency Response Coordination

The Contractor Emergency Coordinator will function as the on-site representative to the First responders (e.g. FDNY, NYPD, etc.) in the event of an emergency. The main security check point at the Building, located at Washington and Albany Streets, has been designated and approved by the City Agencies as the location for first responders to meet the Contractor Emergency Coordinator to be briefed on the scope and nature of the emergency. During an emergency which requires activation of this Emergency Action Plan the Contractor Emergency Coordinator will be clearly identified by means of a reflective vest. This vest will prominently display the words Contractor Emergency Coordinator on both the front and back.

As part of pre-planning activities the Contractor will meet with the City Agencies prior to the commencement of any work. The Contractor will provide the City Agencies with information on the type and location of hazardous materials that may be in the Building. By providing this information prior to the commencement of work activities, the First responders will be able to address any special Personal Protective Equipment (PPE) requirements necessary for conducting emergency rescue services within the Building.

The Contractor Emergency Coordinator will obtain Site Personnel logs from each Subcontractor Emergency Coordinator on a daily basis by 7:30am. These will be updated throughout the day as personnel arrive at or leave the site. These logs will be used by the Contractor Emergency Coordinator in the event of an emergency to account for all trade personnel.

SECTION 6 EMERGENCY RESPONSE MEASURES

This section describes the actions that will be taken in the event of an on-site emergency to minimize the effect of that "event" or emergency on on-site personnel, the neighboring community and the environment.

6.1 Reporting Emergencies

All site personnel, upon discovering an emergency situation, shall immediately call 911. The Contractor Emergency Coordinator shall be notified immediately thereafter and will assume responsibility as the onsite representative to the First Responders.

The Contractor Emergency Coordinator shall immediately notify LMDC. LMDC, will, as necessary activate the community notification plan. Refer to Appendix F for Community Plan. Refer to Appendix A for a copy of the point of contact flow chart.

6.2 Building Evacuation

Any explosion, regardless of size or type, any structural failure, fires and certain power failures will require a complete building evacuation. 911 will be notified in the event of an evacuation.

6.3 Designated Assembly Area

In the event of an evacuation the designated assembly points for site personnel are:

- #1 – Edgar Street between Trinity Place and Greenwich Street
- #2 – Southwest corner of Rector Street and Washington Street

During the EAP orientation, all personnel will be instructed to locate and assemble in a manner that will not impede the operations of any business or agency in the area.

No visitors or trade personnel shall leave the assembly point until directed by the Contractor Emergency Coordinator. Following an evacuation, nobody shall be allowed to re-enter the Building until cleared by appropriate First Responder, safety, agency or technical personnel investigating the impact of the incident to the Building. The Contractor Emergency Coordinator will provide the "all clear" signal to the Subcontractor Emergency Coordinators once it is safe to return to normal work operations.

6.4 Site Evacuation Process

The Contractor Emergency Coordinator will be responsible, in conjunction with the applicable

Subcontractor Emergency Coordinators, to initiate the following procedures.

The Contractor Emergency Coordinator will:

- Call 911
- Delegate tasks to appropriate personnel as deemed necessary by the circumstances (i.e. sounding the alarm.)
- Signal the audible evacuation alarm (two (2) long blasts of the site air horn will sound through the Building's temporary radio communication system).
- Contact all Subcontractor Emergency Coordinators via cellular phone and/or site radio system to inform them of the nature and location of the emergency and the actions being initiated including whether it is safe for personnel evacuating the Building to decontaminate.
- Retrieve the daily Visitor Logs and daily Site Personnel Log
- Designate a Contractor employee to account for all logged visitors at the assembly points, the Contractor Security Detail will manage entry and exit to site. Overall accountability will be the responsibility of the Contractor Emergency Coordinator.
- Support and coordinate with First Responders as directed/requested

The Subcontractor Emergency Coordinator will:

- Secure all manpower (e.g., safely stop work)
- Secure all operating equipment
- Assist in the removal of personnel under their supervision from the Building (the designated evacuation coordinators shall perform a sweep to ensure that everyone has left their floor of responsibility before exiting the floor themselves)
- If conditions allow, ensure all personnel properly decontaminate
- Ensure personnel under their control proceed to the closest assembly point and remain there to await further direction
- Conduct a head count of their personnel at each location

6.5 Surrounding Community Notification

The Contractor Emergency Coordinator will immediately notify LMDC of an emergency situation resulting in the implementation of any aspect of this EAP. In emergency situations where First Responders will assume control, all community notifications will be coordinated with the First Responders Incident Commander. In situations where that is not the case, LMDC will determine and implement appropriate notification to the community pursuant to the Community Notification Plan attached as Appendix F. The Contractor Emergency Coordinator will advise, cooperate, participate, assist and provide support as requested by LMDC in community notification efforts.

6.6 Key Agency Notification

In the event of an emergency situation resulting in the implementation of any aspect of this EAP, LMDC will notify the appropriate City, State and Federal Agencies as well as the LMCCC as warranted by the situation.

SECTION 7 RESPONSE TO SPECIFIC EMERGENCY EVENTS

Below is a list of unplanned events that may occur during the deconstruction project. This list may not be all encompassing, but represents “events” related to similar projects. These events include:

- Fire or explosion
- Power failure
- Structural failure
- Unplanned, sudden or non-sudden release of hazardous waste or constituents
- Worker injury or illness
- Falling or dropped building debris
- Work Stoppages or demonstrations.

7.1. Fire or Explosion

In the event of an explosion or a fire, the Contractor Emergency Coordinator shall immediately:

- Call 911
- Initiate building evacuation procedures as outlined in Section 6.4 of this EAP
- Meet First responders at the predesignated location (unless circumstances dictate otherwise, it is the security desk at the Building) for briefing on the scope and nature of the emergency
- Notify LMDC

Should there be a work stoppage in a certain area due to a fire or an explosion, work will not resume until the Contractor Emergency Coordinator verifies that appropriate corrective actions have been taken.

7.2 Power Failure

In the event of a power failure, the Contractor Emergency Coordinator shall immediately:

- Call 911, if warranted
- Delegate on-site personnel to call on-site Electrician and to start emergency generator
- Coordinate with the Abatement Subcontractor Emergency Coordinator to initiate containment isolation activities (e.g. both the Personnel and Waste Load Out Decontamination units must be immediately sealed to prevent a fiber release).
- Coordinate with the Abatement Subcontractor Emergency Coordinator to initiate back-up power generation.
- All containment isolation barriers are to remain secure until the required negative pressure has been re-established.

7.3 Structural Failure

In the event of a structural failure, the Contractor Emergency Coordinator shall immediately:

- Call 911
- Initiate Emergency Action Plan, including Building evacuation procedures (see Subsection 6.4 – Site Evacuation Process)

If there is a work stoppage in a certain area due a structural failure, work will not resume until the Contractor Emergency Coordinator verifies with the appropriate city and/or governmental agencies that appropriate corrective actions have been taken. Structural failure will be examined by the Contractor’s Professional Engineer, the Owner’s Professional Engineer, and the New York City Department of Buildings BEST Squad prior to returning to work.

7.4 Unplanned Release of Hazardous/Regulated Waste

In the event of an unplanned release of a hazardous and/or regulated waste, the Contractor Emergency Coordinator shall, in conjunction with the responsible party, the Environmental Consultant, and others as appropriate shall make a determination whether to implement a Building evacuation or control and remediate the release. No untrained personnel shall attempt to remediate any release of hazardous/regulated wastes. Procedures for notification to the appropriate regulatory agencies are outlined below.

In accordance with the New York State Asbestos Rules, if visible emissions occur outside the work area or any air sample within the building but outside the work area indicates a level of fiber concentration at or greater than the 0.01 fibers per cubic centimeter or background levels, work shall stop for inspection and repair of barriers and clean-up of surfaces. Any barriers disturbed will be restored, and clean up of surfaces outside the work area using HEPA vacuums and/or wet-cleaning methods, shall be performed prior to the resumption of abatement activity. Work will not resume until the onsite Environmental Consultant verifies that appropriate corrective actions have been taken. Airborne levels of asbestos fibers outside the work area will be closely monitored to ensure that they are below background /action levels.

In addition, this project will have in place an exterior air sampling program, as presented in Section 2- Ambient Air Monitoring Program of the Deconstruction Plan. Per this plan, the USEPA Region 2 office, NYCDEP, NYSDEC and the NYSDOL will be notified promptly of any exceedance of either a Target Air Quality Level or a USEPA Site Specific Trigger Level and will be notified of any corrective actions taken in connection with the Target Air Quality Level exceedance and the implementation of corrective actions in connection with USEPA Site Specific Trigger Level exceedance.

If exterior ambient air monitoring detects any potential contaminants of concern (COPCs) as identified within Section 2 (Ambient Air Monitoring Program) of the Deconstruction Plan above the relevant USEPA Site Specific Trigger Levels, the appropriate actions will be taken as detailed in the Ambient Air Monitoring Program Section 8, Action Levels and Mitigation Measures. USEPA Region 2, NYSDOL, NYSDEC, and NYCDEP will be notified regarding the exceedance and the implemented corrective measures, if any, are appropriate, as detailed in [Section 9 of the Ambient Air Monitoring Program, Exceedance Notification.](#)

For any releases of hazardous/regulated wastes to the exterior of the Building, the Contractor Emergency Coordinator shall call 911. LMDC will also notify EPA, NYSDOL, DEP, OSHA, DEC, DOH, DOHMH and DOB.

If there is a work stoppage due to an unplanned release of hazardous/regulated waste, work will not resume until the Contractor Emergency Coordinator has determined the cause and verified with the appropriate city and/or governmental agencies that appropriate corrective measures have been taken.

7.5 Medical Emergency and Rescue

Potential injuries that may result in a medical emergency include:

- Slips, trips, falls, lacerations
- Trauma injuries caused by being struck by heavy equipment, building components, waste containers, etc.
- Eye injuries
- Burns from electrical, fire or explosion
- Electrical contact or electrocution
- Heat stress/stroke
- Chemical exposures
- Cardiac emergencies
- Respiratory emergencies

The Contractor and its subcontractors will respond to minor injuries requiring first aid only; major injuries or requirements for search and rescue will be handled by First Responders.

If a worker is showing signs of distress or obvious injury or illness, the applicable trade Subcontractor Emergency Coordinator shall immediately notify the Contractor Emergency Coordinator and provide the following information:

- Location of victim
- Nature of Emergency
- Whether the victim is conscious
- Specific details regarding the injury or illness
- Whether the victim is in need of decontamination

The Contractor Emergency Coordinator will suspend work within the immediate area until the emergency situation has been corrected. If possible the subcontractors' first aid attendant shall treat the injured employee as necessary until a decision is made to seek outside medical assistance or to remove the victim from the Building.

The Contractor Emergency Coordinator will be responsible for calling 911 and will inform the First Responders whether asbestos abatement activities are taking place within the Building, and whether or not the injured employee has been brought through the decontamination chamber.

Upon arrival at the Building, qualified First Responders will make a decision to enter into the project work area or request that the applicable Subcontractor Emergency Coordinator and personnel remove the victim from the Building. In addition, the qualified First Responder will determine the extent of emergency decontamination to be performed, if any, depending on the severity of the injury or illness. If the injury or illness is such that emergency decontamination of the victim cannot be performed safely, the victim shall be given necessary first-aid treatment and wrapped in a blanket prior to transportation to emergency medical services.

7.6 Falling or Dropped Building Components

This section will address procedures that must be followed in the event that any building component(s), construction material(s), equipment, etc. has either unintentionally been dropped, falls or has the potential to fall from the building:

- Call 911 if warranted
- The applicable Subcontractor Emergency Coordinator must immediately notify the Contractor Emergency Coordinator either verbally or via cellular telephone.
- The Contractor Emergency Coordinator shall immediately contact LMDC via cellular phone and verbally inform them of the situation as well as the corrective measures. LMDC will notify DEP, NYSDOL, EPA, OSHA and DEC.
- The Contractor Emergency Coordinator will contact NYC Department of Buildings.

If there is a work stoppage in a certain area due to the falling or dropped building components and/or debris, work will not resume until the Contractor Emergency Coordinator verifies that appropriate corrective actions have been taken with the appropriate city and/or governmental agencies.

7.6.1 Protective Measures in Place

The following protective measures are currently being utilized at the site to reduce risks associated with the potential for building components to drop/fall from the Building:

- Plywood construction fence to restrict site access
- Sidewalk closures and/or installation of overhead protection
- 24/7 security guards on-site (fire watch activities, general site security around the Building perimeter, Building access)
- Survey of building exterior and selective removal of spandrel glass in danger of falling from building.

The Contractor Emergency Coordinator (or other Contractor designee) will be responsible for ensuring these protective measures remain intact and implementing any corrective measures.

SECTION 8 EAP INVESTIGATION AND REPORT

The Contractor Emergency Coordinator in conjunction with the involved trade contractor shall commence an investigation immediately after stabilization of the emergency. The Contractor

standard protocols for accident investigation shall be followed. The details of the investigation procedures are contained within the standard protocol. The Contractor will cooperate and assist any agency also investigating the incident.

Within twenty-four (24) hours of the emergency a review meeting will be held. This review meeting will include an evaluation of the emergency, response to the emergency action and, if necessary, address the need to modify any emergency action protocols. The applicable trade contractors will be required to prepare a written analysis of the emergency as well as provide recommended corrective measures. The Contractor Emergency Coordinator will use this information to prepare the report which shall be submitted to LMDC within forty-eight (48) hours of the review meeting. Implementation of any corrective measures shall take place immediately. LMDC will be informed of all investigation related events in advance so they have the opportunity to attend as they deem appropriate. Subsequently, LMDC will inform all other appropriate City, State and Federal agencies of all investigation related events in advance so they have the opportunity to attend as they deem appropriate as well.

Reports generated due to incidents pertaining to RCRA, TSCA, universal and/or asbestos waste will be provided to the appropriate city and/or governmental agencies within 48 hours of the incident. Such reports will include: name and telephone number of reporter; date, time, and type of incident (e.g. release, fire); name and quantity of material(s) involved, to the extent known; the extent of injuries, if any; an assessment of actual or potential hazards to human health or the environment, where this is applicable; and estimated quantity and disposition of recovered material that resulted from the incident.

If warranted community briefings will occur as outlined in the Community Notification Plan at Appendix F.