Discussion of Plan 2: Plan for Lead Dust Wipe Analysis and Lead Dust Hazard Mitigation

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Agenda

- All residential units have achieved clearance standards post-cleaning
- Review of the pre-cleaning data as a guide to understanding the scope of the lead dust contamination
- Setting priorities for additional cleaning steps

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Current Status of Units

- 98 residential units: 49 each on 3rd and 4th floors
- 10 units: all wipe samples prior to cleaning had lead dust levels below clearance standards
- 88 units: although pre-cleaning lead dust was elevated, cleaning has been completed and all follow-up samples below clearance standards
- Cleaning included window sills, wells, floors, finished walls, accessible horizontal surfaces that showed dust
- 6 units occupied by young children have had full XRF testing and have abatement plans (see Plan 1)

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Use of the Pre-cleaning Lead Dust Data to Set Priorities

- Reviewed maximum dust lead wipe loadings in each unit for floors, window sills, and window wells to determine areas of highest impact:
  - 3rd floor more impacted than 4th floor
  - Units 313 and 413 in the north-east tower most impacted
  - Units on 3rd floor to north of Unit 313 more impacted than other areas
- Differences in relative impacts between units may relate to windows open *vs*. closed during containment failure

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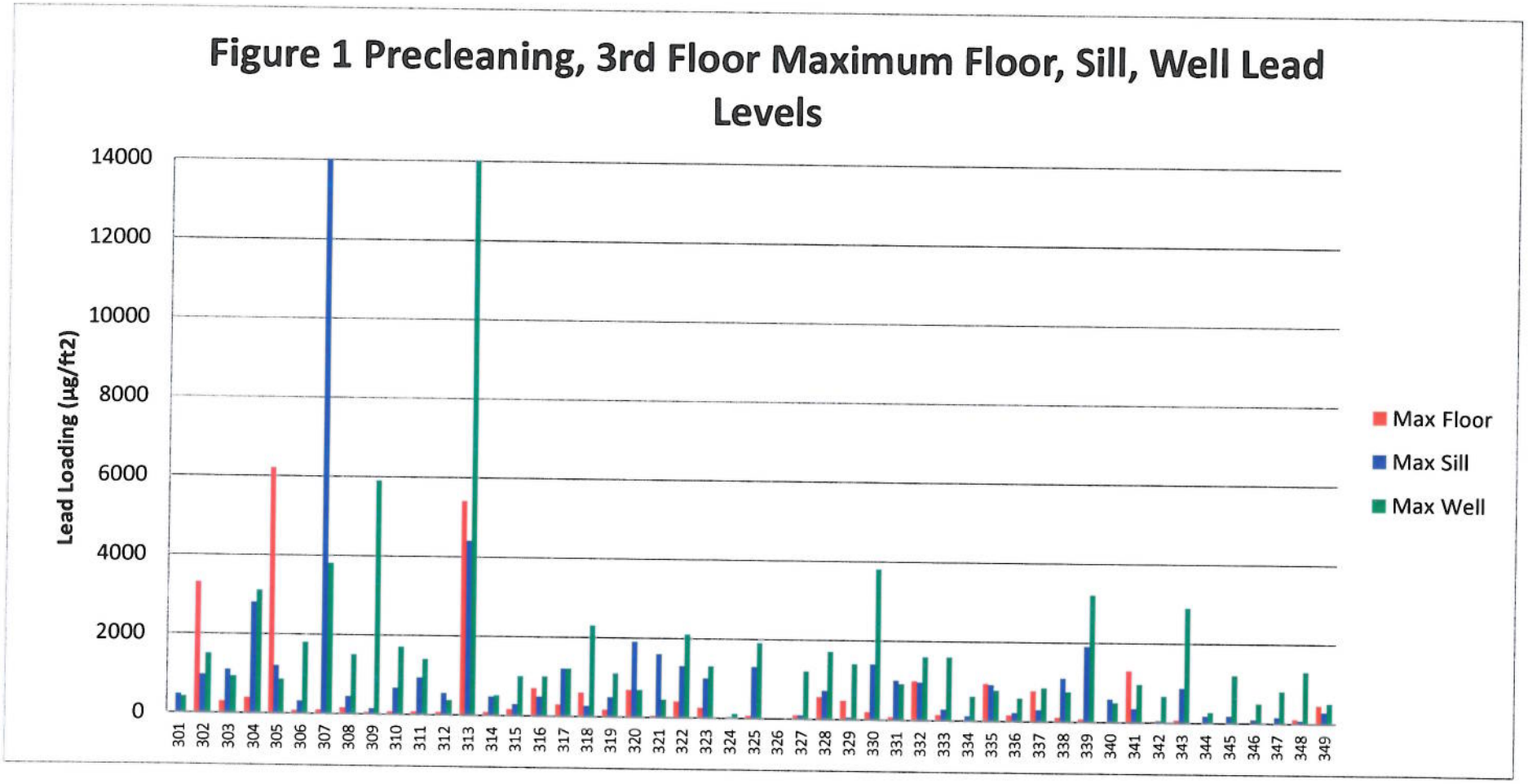


Figure 1 Precleaning, 3rd Floor Maximum Floor, Sill, Well Lead Levels
Lead Loading (µg/ft2)
14000
12000
10000
8000
6000
4000
2000
0
301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349
Max Floor
Max Sill
Max Well

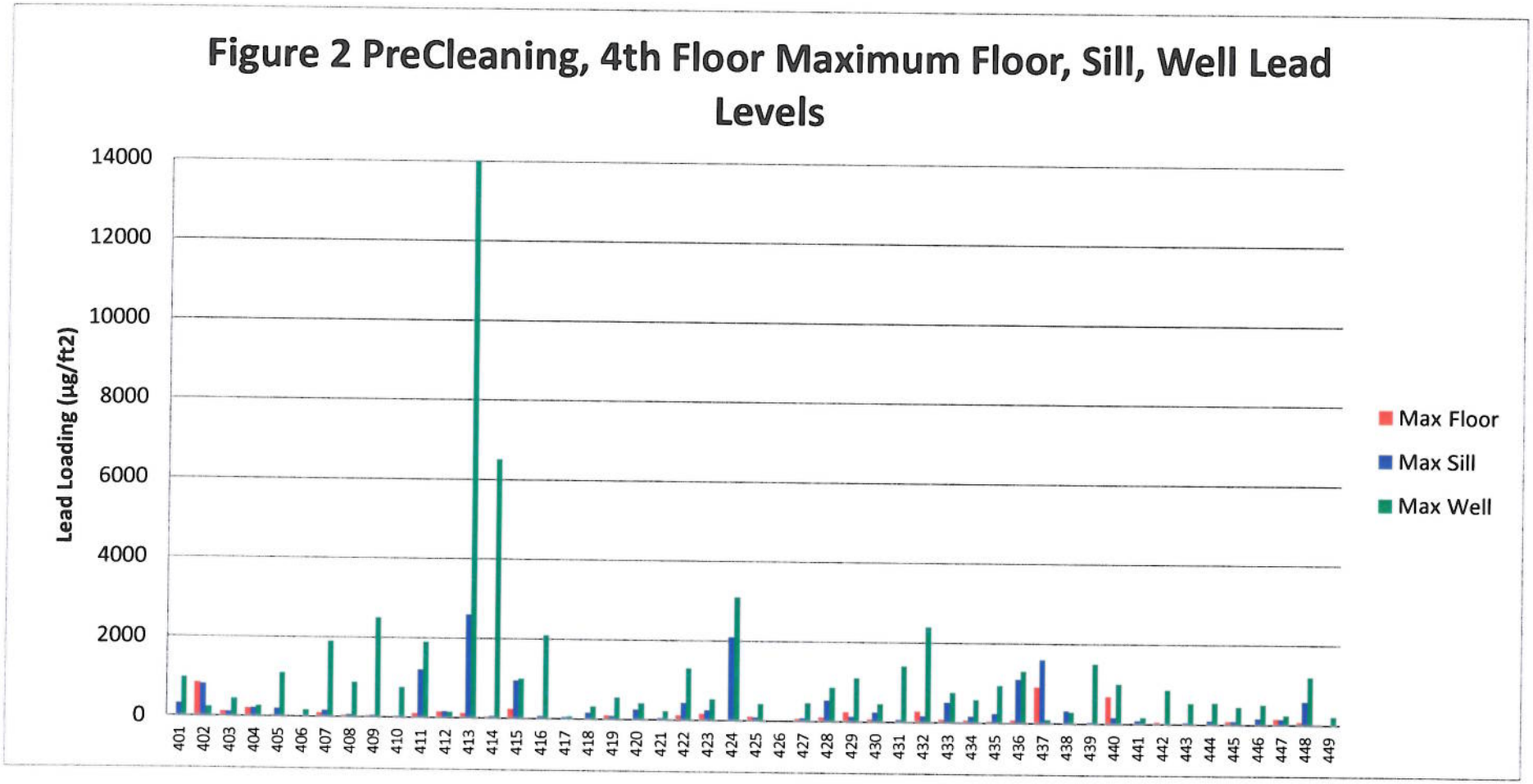
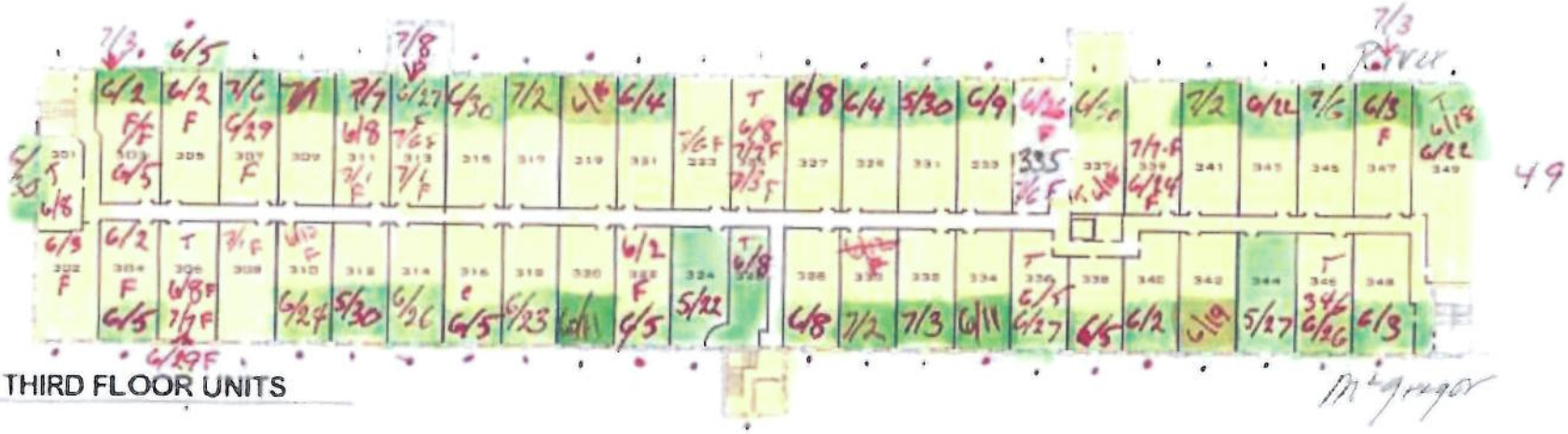


Figure 2 PreCleaning, 4th Floor Maximum Floor, Sill, Well Lead Levels
Lead Loading (µg/ft2)
14000
12000
10000
8000
6000
4000
2000
0
401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449
Max Floor
Max Sill
Max Well

1ST ROUND DW: FAIL 1ST ROUND DW: PASS 1ST ROUND: F CLEARED

4 FOURTH FLOOR UNITS



3 THIRD FLOOR UNITS

BRADY SULLIVAN PROPERTIES

MILLWEST - MILLWORKS APARTMENTS

BRADY SULLIVAN PROPERTIES

UNIT LAYOUT KEY PLAN

Use of the Pre-Cleaning Lead Dust Data to Set Priorities (cont.)

- Reviewed maximum floor dust lead wipe loadings for all rooms in each Unit
  - Pre-cleaning floor dust lead exceedances of clearance standards found primarily in rooms with windows
  - 96/98 bathroom floor samples did not exceed
  - 94/98 kitchen floor samples did not exceed

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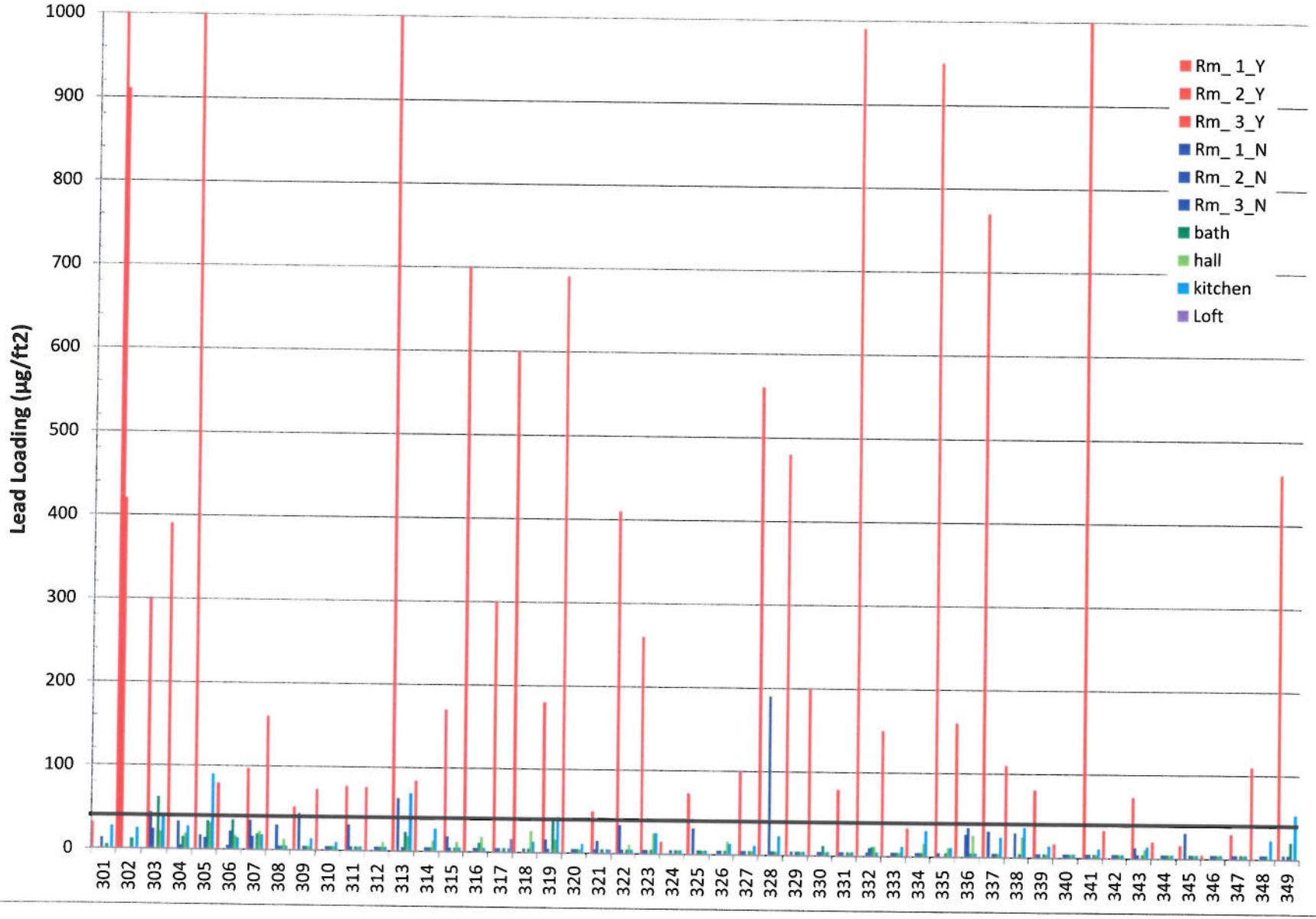
Figure 3 Precleaning, 3rd Floor Max Floor Lead, Window vs No Window



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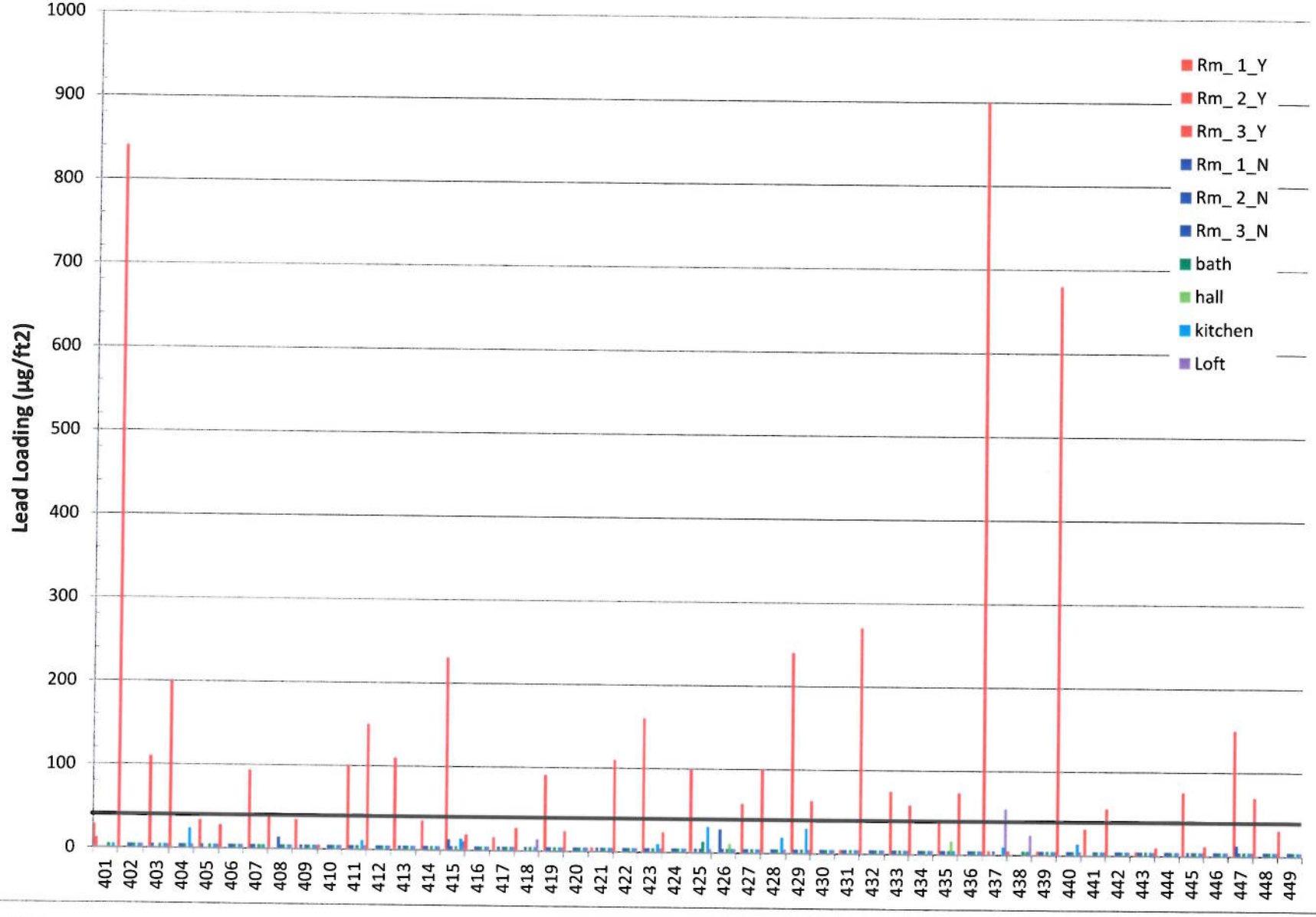
G:\Projects\215104_Brady\WorkingFiles\Data Summary.xlsx

Figure 4 Precleaning, 4th Floor Max Floor Lead, Window vs No Window



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G:\Projects\215104_Brady\WorkingFiles\Data Summary.xlsx

Priorities for Additional Cleaning Steps

- Units occupied by young children (5)
  - One child-occupied unit had no dust lead exceedances
- Units occupied by mentally disabled adults (if any)
- Units with the highest pre-cleaning dust lead levels (11)
  - Pre-cleaning window well > 3,000 or floor > 2,000 µg/ft^2 → floors
- Units requested by tenants
- Other units on vacancy
  - Cleaning offered at lease-renewal time if not cleaned prior
- All units to be completed within 2 years

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Additional Cleaning Steps: Exterior

- Vacuuming and wet cleaning of exterior window sills, troughs, sashes
- Screens will be removed from the exterior, cleaned, and reinstalled
- Work to begin week of August 17

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Exposure Potential to Exterior Soil Very Limited

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Summary

- The opportunity for current exposure to lead in the units is low because all surfaces have passed clearance standards, thus there is no current health risk to the occupants
- Additional cleaning steps will be completed for all units in a priority order that focuses on units where exposure potential is highest (e.g. young children) or where residual lead dust is potentially the highest (units where pre-cleaning lead dust was highest)
- Other units will be cleaned upon vacancy, offered at time of lease renewal, but not later than two years from now

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