

Treadwell&Rollo

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ENVIRONMENTAL HEALTH SERVICES

31 January 2008
Project 3433.13

Mr. Ben Metcalf
BRIDGE Housing Corporation
345 Spear Street, Suite 700
San Francisco, CA 94105

Subject: Cap Disturbance and Repair
Mandela Gateway
1440 Seventh Street
Oakland, California

Dear Mr. Metcalf:

This letter summarizes cap disturbance and repair activities during a drain line replacement at 1440 Seventh Street, Oakland, California ("Site") (Figure 1). The activities were conducted according to the guidelines presented in Treadwell & Rollo, Inc.'s (T&R) *Final Soil Management and Removal Plan, Mandela Gateway Redevelopment Site, 1350-1400 Seventh Street, Oakland, California* ("FSMP") dated 13 April 2004. The FSMP was prepared to address residual pesticide and lead contamination in soil at the Site. The work described was performed pursuant to the *Cap Disturbance Work Plan* (Appendix A), dated 15 August 2007, and our proposal, dated 2 July 2007.

The project included cutting through and removing the concrete slab, excavating soil to a depth of approximately three feet from the top of the concrete slab, replacing a drain line, backfilling the soil, and repairing the cap and concrete slab.

On 3 October 2007, Treadwell & Rollo, Inc. met with Triton Interiors ("Triton") (the general contractor) and RGA Environmental ("RGA") (third party in-charge of preparing a health and safety plan) to discuss the project. The concrete slab had been sawcut and removed. The visqueen liner, which was previously installed to serve as cap protection, was visible and intact. The thickness of the concrete slab was measured at approximately ±5 inches (Photos 1, 2, and 3).

On 5 October 2007, T&R conducted oversight for the initial excavation and stockpiling of soil. Triton laid visqueen liner around the area of excavation (Photo 4). When the whole area was covered Triton cut through the vapor barrier. Soil was excavated to a depth of approximately 3 feet from the top of the concrete slab. Groundwater was not encountered during the activities. Excavated soils were stockpiled on the visqueen liner (Photos 5 and 6). Triton's workers wore proper personal protection equipment (PPE) during the activities. An RGA representative was present to conduct health and safety monitoring.

On 15 October 2007, T&R conducted oversight for the installation of the new drain line works. The drain line was plumbed to depths of approximately 2 to 2.5 feet below the concrete slab (Photo 7).

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Mr. Ben Metcalf
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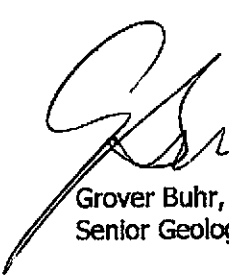
On 18 October 2007, the total volume of excavated soil (approximately 375 cubic feet) was backfilled into the trench. No excess soil was removed from the Site. The soil was replaced to the bottom of surrounding concrete and a new visqueen liner was tied into the surrounding visqueen membrane (Photos 8 and 9). On 22 October 2007, T&R conducted a final site visit. The concrete was replaced over the former excavation. The replacement concrete matched the thickness of the surrounding slab (Photo 10).

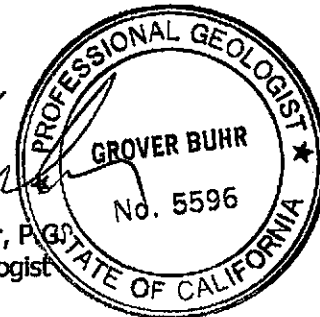
We appreciate the opportunity to be of service to you on this project. If you have any questions or require additional information, please call.

Sincerely yours,
TREADWELL & ROLLO, INC.


Matt Hall
Project Scientist

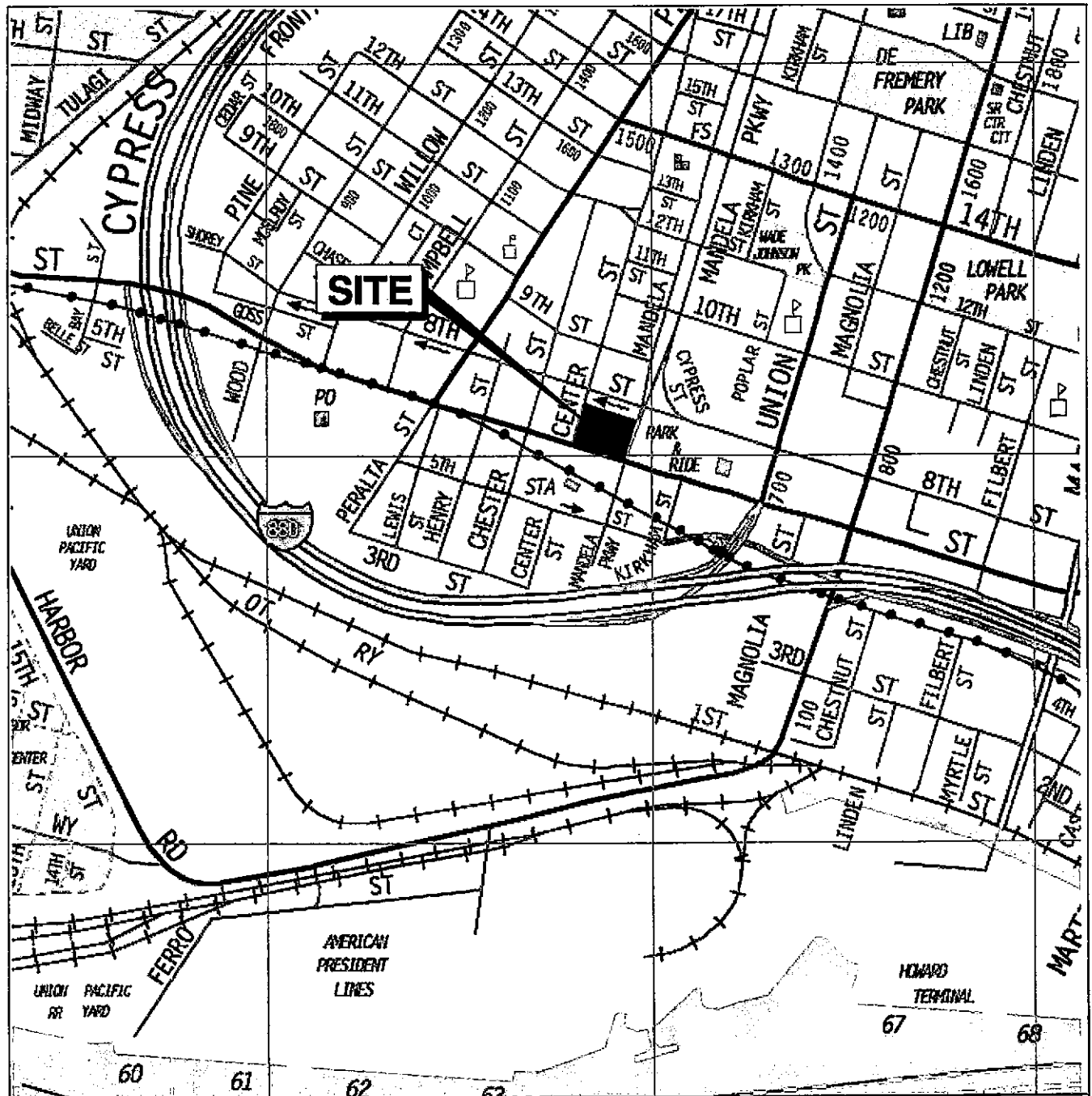
34331303.OAK


Grover Buhr, P.G.
Senior Geologist



Attachments: Figure 1 – Site Location Map
Photographs
Appendix A - Cap Disturbance Work Plan

cc: Donna Drogos, Alameda County Health Care Services Agency, Alameda, California



Base map: The Thomas Guide
Alameda County
1999



No scale

MANDELA GATEWAY
Oakland, California

SITE LOCATION MAP

Treadwell&Rollo

Date 01/31/08

Project No. 3433.13

Figure 1



Photograph 1

View of sawcut trench (prior to excavation). Visqueen is visible in the trench.



Photograph 2

Photograph of sawcut trench (prior to excavation). Visqueen visible in the trench.



Photograph 3

Photograph of sawcut trench (prior to excavation).



Photograph 4

Photograph of Triton workers laying visqueen for the stockpile.



Photograph 5

Photograph of Triton worker cutting the visqueen cap. The removed visqueen is seen near the wall in the photo. The worker is wearing the appropriate protective equipment.



Photograph 6

Photograph of stockpile of excavated soil on visqueen.



Photograph 7

Photograph of new drain lines plumbed to approximately 2 to 2.5 feet below the bottom of the concrete slab.



Photograph 8

Photograph of trench after backfill and compaction.



Photograph 9

Photograph of trench after visqueen cap is replaced before the concrete slab is repoured. The red tape visible in the photograph is used to adhere separate sheets together.



Photograph 10

Photograph of project completion after repouring the concrete slab.

**APPENDIX A
Cap Disturbance Work Plan**

Cap Disturbance Work Plan

Mandela Gateway
1350-1400 Seventh Street
Oakland, California

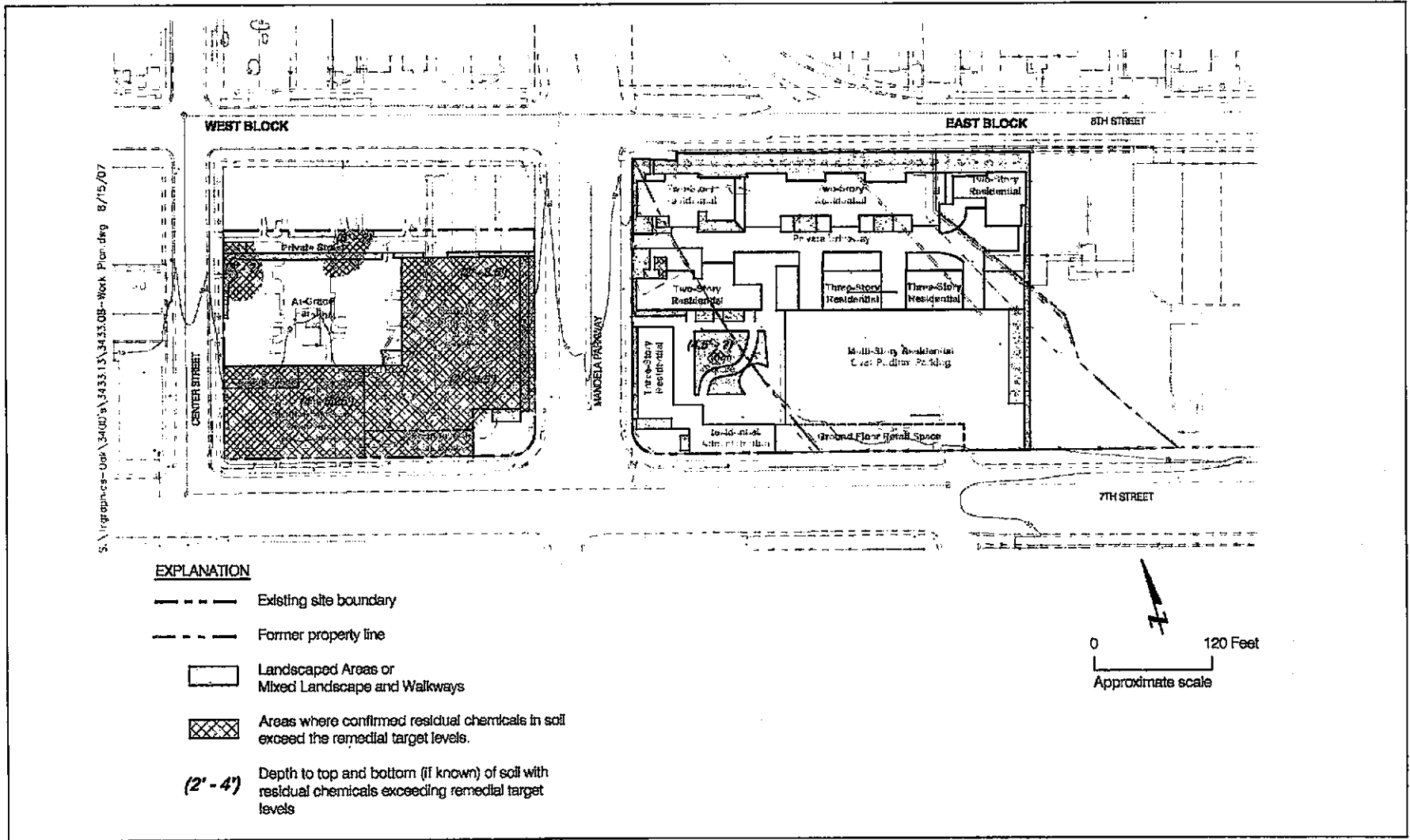
Project name: Mandela Gateway Commercial, LLC – 99 Cents Only, Drain Line Installation	
Type of work (excavation, drilling, trenching, etc.): Saw cut concrete floor. Cut through vapor barrier. Excavate soil to approximately 4-feet below ground surface. Replace commercial drain line. Backfill excavation. Replace vapor barrier. Replace concrete floor.	
Purpose of work (installation of utilities, repaving, etc.): replace commercial plumbing and drain lines.	
Actions to be performed to restore cap integrity: The plastic vapor barrier will be repaired after backfilling. The surface will be resurfaced to existing standards.	
Duration of work (start date / end date): 22 August 2007 – 11 October 2007	
Contractor: Triton Construction 1948 Mount Diablo Boulevard, Ste.B Walnut Creek, CA 94596 925/946-9648	Health and Safety Plan Preparer: Enviro-Star
Chemicals of Concern (COCs): Lead, Pesticides, and Total Petroleum Hydrocarbons quantified as Motor Oil (TPHmo)	
Cap material overlying excavation: A plastic vapor barrier is found beneath the concrete slab. The surface completion is a concrete slab of unknown thickness.	
Area of Excavation: <u>172 Ft²</u>	
Stockpile requirements: Place excavated soil on Visqueen and cover during work. Fill excavation using excavated soil. Any excess soil will be analyzed using the protocol and suite discussed below.	
Sampling Protocol: Sampling - 1 sample for every 250 cubic yards (6,750 cubic feet) of residual stockpiled soil that will require offsite disposal.	
Analytical testing suite: Total Lead (EPA Test Method 6010; if result equals or exceeds 50mg/kg, soluble lead will be tested by California Waste Extraction Test), Organochlorine Pesticides (EPA Method 8081), TPHmo (EPA Method 8015M).	
Prepared by: <u>Matthew Hall, Project Scientist, Treadwell & Rollo, Inc.</u>	Date: <u>15 August 2007</u>

- Dust will be controlled using water suppression methods.
- The asphalt or concrete cap will be replaced at a thickness at least equal to that removed.
- A sketch of the proposed work area is included on the attached plan(s).

Cap Disturbance Work Plan

Mandela Gateway
1350-1400 Seventh Street
Oakland, California

Attachment A: Location of Planned Activities

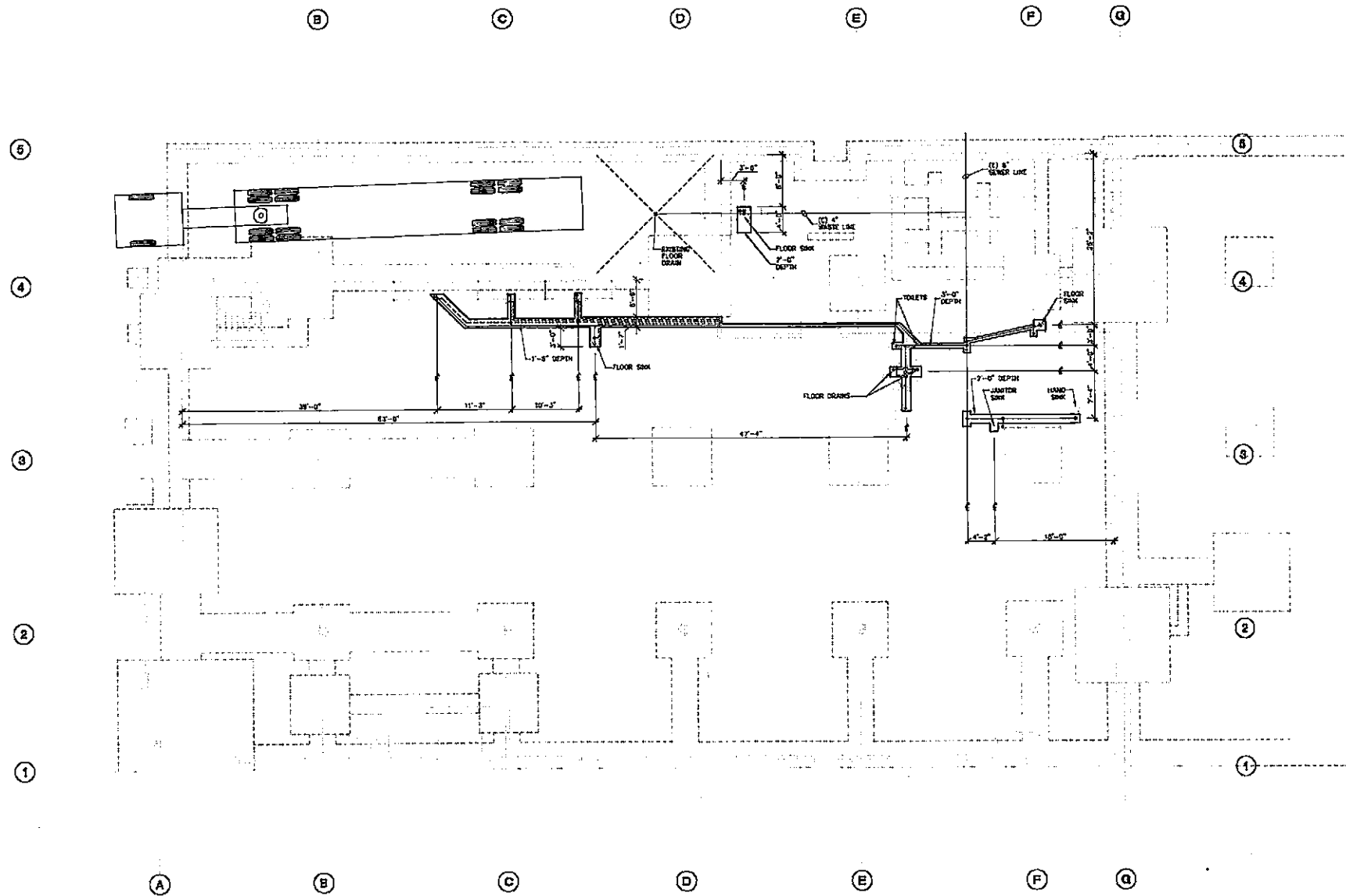


Cap Disturbance Work Plan

Mandela Gateway
1350-1400 Seventh Street
Oakland, California

Attachment B: Plan of Cap Disturbance Activities

See attached.



NOTE:
EXISTING SEWER LINE LOCATIONS
BASED ON AS-BUILT DRAWINGS
OBTAINED FROM OWNER HISTORIC
CONTRACTS. NEW SEWER LINES TO
EXISTING SEWER LINES AS SHOWN.
CONTRACTOR TO VERIFY ACCURATE
LOCATIONS OF EXISTING SEWER
LINES AND ADJUST TRENCH
ROUTING TO ENSURE NECESSARY
CLEARANCES TO EXISTING LINES.

NO.	DATE	BY	REVISION
		PH	

TENANT IMPROVEMENT
1440 7TH STREET
OAKLAND, CA

NO.	DATE	BY	REVISION

Scale: AS SHOWN
Date: PH
Checked: P.M.
Drawing Date: FEB 2007
SEALED No. REC 000020
Eng. Seal No. 00000000

Sheet
TRENCHING PLAN
TP



1/8" = 1'-0" 4