

CROWN CHEVROLET DUBLIN
DEVELOPMENT SCHEDULE

ID	Task Name	Duration	Start	Finish	Predecessors	ay 1	Septemb	January	May 1	Septemb	January	May 1	Septemb	January	May 1	Septemb	January	May 1	Septemb	January	May 1	Septemb	January	May 1	Septemb	January	May 1
1	Identification of entity responsible for executing work	43 days	Wed 8/1/12	Fri 9/28/12																							
2	Finalize long term Crown/Kingsmill agreement	43 days	Wed 8/1/12	Fri 9/28/12																							
3	Data Compilation	25 days	Mon 8/6/12	Fri 9/7/12																							
4	Obtain EDDs from other consultants	5 days	Mon 8/6/12	Fri 8/10/12																							
5	Validate data from other consultants	10 days	Mon 8/6/12	Fri 8/17/12																							
6	Compile data into database	10 days	Mon 8/13/12	Fri 8/24/12	4																						
7	Provide excel spreadsheet with all data to ACEH	0 days	Fri 8/24/12	Fri 8/24/12	6																						
8	Begin generation of tables and figures	10 days	Mon 8/27/12	Fri 9/7/12	7																						
9	Site Characterization Workplan	21 days	Fri 7/27/12	Fri 8/24/12																							
10	Prepare work plan	16 days	Fri 7/27/12	Fri 8/17/12																							
11	Submit work plan to ACEH	0 days	Fri 8/17/12	Fri 8/17/12	10																						
12	ACEH review Site Characterization Workplan	5 days	Mon 8/20/12	Fri 8/24/12	11																						
13	Meet with Agency (if needed)	1 day	Wed 8/22/12	Wed 8/22/12	12SS+2 days																						
14	ACEH approval of work plan	0 days	Fri 8/24/12	Fri 8/24/12	12																						
15	Site Characterization	28 days	Mon 8/20/12	Wed 9/26/12																							
16	Mark site for USA	1 day	Mon 8/20/12	Mon 8/20/12	11																						
17	Perform utility survey	2 days	Mon 8/27/12	Tue 8/28/12	14																						
18	Perform field investigation	15 days	Mon 8/27/12	Fri 9/14/12	14																						
19	Receive laboratory data	16 days	Wed 8/29/12	Wed 9/19/12	18SS+2 days																						
20	Ongoing review of field investigation data	16 days	Thu 8/30/12	Thu 9/20/12	19SS+1 day																						
21	Plan supplemental sampling program based on initial results (if needed)	8 days	Tue 9/4/12	Thu 9/13/12	19SS+4 days																						
22	Meet with ACEH to discuss supplemental sampling	1 day	Fri 9/14/12	Fri 9/14/12	21																						
23	Implement supplemental sampling	5 days	Mon 9/17/12	Fri 9/21/12	22																						
24	Receive laboratory data	6 days	Wed 9/19/12	Wed 9/26/12	23SS+2 days																						

This schedule is intended to be an iterative process. As such, it is likely that many dates will change during the course of the project, due to new information becoming available, and various unforeseen factors. The schedule is also contingent upon approval and funding from the current owner, Crown.

The current schedule is based on a 24-hour turnaround time for laboratory analysis. This is proposed in order to allow for decisions to be made regarding placement of borings, while the field team is still mobilized at the site, as well as to allow for an immediate re-mobilization, if necessary.

Schedule assumes that ACEH reviews and comments will be provided in an expedited manner. The time frame proposed in this schedule for review varies based on the document. We would prefer to 30 days for review following uploading documents to LOP ftp site, but in some cases have noted a compressed review in this schedule.

Measures to expedite the project timeframe that are proposed to be implemented include, but are not limited to, the following: 24-hour laboratory turnaround (at a laboratory located within several miles of the site), increased staffing, collaboration between Crown and Kingsmill's consultants, beginning preparation of reports while other elements of the schedule are still in progress.

Should data gathered in September 2012 indicate that other data are needed, collection of that data may be recommended as part of the feasibility study/corrective action plan and, as such, would be expected to be collected in early 2013. If that is the case, the schedule of the remediation could be shifted forward to allow time to collect additional data.

RECEIVED
4:53 pm, Aug 20, 2012
Alameda County
Environmental Health

Project: Crown Project Schedule 8-17-
Date: Fri 8/17/12

Task		Milestone		Rolled Up Critical Task		Split		Group By Summary	
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25	Preferential Pathway Study	26 days	Mon 8/13/12	Mon 9/17/12		5/13	7/8	9/2	0/2	2/2	2/17	4/14	6/9	8/4	9/29	1/2	1/19	3/16	5/11	7/6	8/31	0/2	2/2	2/15	4/12	6/7	8/2	9/27	1/2	1/17	3/13	5/8	7/3	8/28	0/2	2/1	2/12	4/9	6/4	7/30	9/24	1/1	1/14	3/11						
26	Order and review histoical information from EDR report	16 days	Mon 8/13/12	Mon 9/3/12																																														
27	Request and review off-site well survey	21 days	Mon 8/13/12	Mon 9/10/12																																														
28	Incorporate results into SCM	5 days	Tue 9/11/12	Mon 9/17/12	26,27																																													
29	UST Removal	21 days	Mon 8/27/12	Mon 9/24/12																																														
30	Obtain permit from ACEH	5 days	Mon 8/27/12	Fri 8/31/12	14																																													
31	Mark site for USA	1 day	Mon 8/27/12	Mon 8/27/12	14																																													
32	Excavation and disposal	1 day	Wed 9/5/12	Wed 9/5/12	30FS+2 days																																													
33	Confirmation sampling	1 day	Wed 9/5/12	Wed 9/5/12	32SS																																													
34	Receive laboratory data	1 day	Thu 9/13/12	Thu 9/13/12	33FS+5 days																																													
35	Backfill	2 days	Fri 9/14/12	Mon 9/17/12	34																																													
36	Review of field investigation data	2 days	Fri 9/14/12	Mon 9/17/12	34																																													
37	Prepare closure report	1 wk	Tue 9/18/12	Mon 9/24/12	36																																													
38	Submit report to ACEH	0 days	Mon 9/24/12	Mon 9/24/12	37																																													
39	Project kick-off meeting with ACEH	1 day	Tue 9/4/12	Tue 9/4/12																																														
40	Discuss data presentation methodology and upcoming review of SCM	1 day	Tue 9/4/12	Tue 9/4/12																																														
41	Site Characterization Report	48 days	Wed 8/29/12	Fri 11/2/12																																														
42	Validate data	20 days	Wed 8/29/12	Tue 9/25/12	18SS+2 days																																													
43	Incorporate data into database	20 days	Tue 9/4/12	Mon 10/1/12	42SS+4 days																																													
44	Generate tables and figures with new and historical data	21 days	Mon 9/10/12	Mon 10/8/12	43SS+4 days																																													
45	Prepare report	30 days	Mon 9/10/12	Fri 10/19/12	44SS																																													
46	Submit report to ACEH	0 days	Fri 10/19/12	Fri 10/19/12	45																																													
47	ACEH review report	10 days	Mon 10/22/12	Fri 11/2/12	46																																													
48	ACEH approval of report	0 days	Fri 11/2/12	Fri 11/2/12	47																																													

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49	Site Conceptual Model	68 days	Wed 8/1/12	Fri 11/2/12		5/13	7/8	9/2	0/2	2/2	2/17	4/14	6/9	8/4	9/29	1/2	1/19	3/16	5/11	7/6	8/31	0/2	2/2	2/15	4/12	6/7	8/2	9/27	1/2	1/17	3/13	5/8	7/3	8/28	0/2	2/1	2/12	4/9	6/4	7/30	9/24	1/1	1/14	3/11								
50	Prepare initial SCM for inclusion in work plan	11 days	Wed 8/1/12	Wed 8/15/12	10FF-2 days																																															
51	Prepare updated SCM (including cross sections, 3D figures)	39 days	Mon 8/27/12	Thu 10/18/12	14																																															
52	Meet with ACEH regarding SCM and new data	1 day	Fri 9/28/12	Fri 9/28/12	38FS+3 days																																															
53	Submit SCM to ACEH	1 day	Fri 10/19/12	Fri 10/19/12	51																																															
54	ACEH review SCM	10 days	Mon 10/22/12	Fri 11/2/12	53																																															
55	ACEH approval of SCM	0 days	Fri 11/2/12	Fri 11/2/12	54																																															
56	Feasibility Study/Corrective Action Plan	46 days	Fri 10/26/12	Fri 12/28/12																																																
57	Attend kick-off meeting with ACEH	1 day	Fri 10/26/12	Fri 10/26/12	47SS+4 days																																															
58	Prepare FS/CAP	20 days	Mon 10/29/12	Fri 11/23/12	57																																															
59	Meet with ACEH regarding CAP	1 day	Thu 11/8/12	Thu 11/8/12	58SS+8 days																																															
60	Internal and external report reviews	10 days	Fri 11/16/12	Thu 11/29/12	58FS-6 days																																															
61	Submit FS/CAP to ACEH	1 day	Fri 11/30/12	Fri 11/30/12	60																																															
62	ACEH review CAP	20 days	Mon 12/3/12	Fri 12/28/12	61																																															
63	ACEH conditional closure letter/approval of CAP letter	0 days	Fri 12/28/12	Fri 12/28/12	62																																															
64	Public Participation Program	161 days	Fri 8/3/12	Fri 3/15/13																																																
65	Provide draft fact sheet regarding investigation to ACEH	1 day	Fri 8/3/12	Fri 8/3/12																																																
66	Distribute fact sheet to stakeholders	5 days	Mon 8/20/12	Fri 8/24/12	65FS+10 days																																															
67	Draft fact sheet regarding proposed remediation, provide to ACEH	8 days	Mon 12/31/12	Wed 1/9/13	63																																															
68	ACEH review of fact sheet	10 days	Thu 1/10/13	Wed 1/23/13	67																																															
69	Distribute fact sheet to stakeholders	5 days	Thu 1/24/13	Wed 1/30/13	68																																															
70	Public comment period	22 days	Thu 1/31/13	Fri 3/1/13	69																																															
71	Public meeting	1 day	Fri 3/15/13	Fri 3/15/13	70FS+9 days																																															

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72	Implement Remedial Actions	200 days	Mon 4/1/13	Fri 1/3/14		5/13	7/8	9/2	0/2	2/2	2/17	4/14	6/9	8/4	9/29	1/2	1/19	3/16	5/11	7/6	8/31	0/2	2/2	2/15	4/12	6/7	8/2	9/27	1/2	1/17	3/13	5/8	7/3	8/28	0/2	2/1	2/12	4/9	6/4	7/30	9/24	1/1	1/14	3/11										
73	Attend kick-off meeting with ACEH	1 day	Mon 4/1/13	Mon 4/1/13	71FS+10 days																																																	
74	Source removal, if needed	20 days	Tue 4/2/13	Mon 4/29/13	73																																																	
75	Install in-situ remedy if needed	20 days	Tue 4/30/13	Mon 5/27/13	74																																																	
76	Install additional/replacement monitoring wells, as needed	20 days	Tue 4/30/13	Mon 5/27/13	74																																																	
77	Monitor effectiveness of remedial action	98 days	Tue 5/28/13	Thu 10/10/13	75																																																	
78	Request no further remediation action from ACEH	1 day	Fri 10/11/13	Fri 10/11/13	77																																																	
79	ACEH reviews NFRA request	60 days	Mon 10/14/13	Fri 1/3/14	78																																																	
80	ACEH issues no further remediation required for groundwater contamination	0 days	Fri 1/3/14	Fri 1/3/14	79																																																	
81	Short Term Mitigation Measures	22 days	Wed 6/12/13	Thu 7/11/13																																																		
82	Attend kick-off meeting with ACEH	1 day	Wed 6/12/13	Wed 6/12/13	76FS+11 days																																																	
83	Include vapor barrier mitigation measure in CEQA documentation	16 days	Thu 6/20/13	Thu 7/11/13	82FS+5 days																																																	
84	Develop construction monitoring program	16 days	Thu 6/20/13	Thu 7/11/13	82FS+5 days																																																	
85	Entitlements and Escrow	231 days	Fri 8/3/12	Fri 6/21/13																																																		
86	Prepare second pre submittal	6 days	Fri 8/3/12	Fri 8/10/12	2SS+2 days																																																	
87	Prepare final DB/CBA	10 days	Mon 8/13/12	Fri 8/24/12	86																																																	
88	City approval of DB/CBA	65 days	Mon 8/27/12	Fri 11/23/12	87																																																	
89	Expiration of DB/CBA appeal period	25 days	Mon 11/26/12	Fri 12/28/12	88																																																	
90	City review 2nd submittal	10 days	Mon 8/13/12	Fri 8/24/12	86																																																	
91	Prepare formal submittal of entitlement application	60 days	Mon 8/27/12	Fri 11/16/12	90																																																	
92	City approval of entitlements, CEQA, tentative map, land use permit	80 days	Mon 11/19/12	Fri 3/8/13	91																																																	
93	Expiration of appeal period for entitlements	70 days	Mon 3/11/13	Fri 6/14/13	92																																																	
94	Close of escrow	5 days	Mon 6/17/13	Fri 6/21/13	93																																																	
95	Ongoing Monitoring	1053 days	Mon 1/6/14	Wed 1/17/18																																																		

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96	Post Remediation monitoring	1053 days	Mon 1/6/14	Wed 1/17/18	80	5/13	7/8	9/2	0/2	2/2	2/17	4/14	6/9	8/4	9/29	1/2	1/19	3/16	5/11	7/6	8/31	0/2	2/2	2/15	4/12	6/7	8/2	9/27	1/2	1/17	3/13	5/8	7/3	8/28	0/2	2/1	2/12	4/9	6/4	7/30	9/24	1/1	1/14	3/11						
97	Construction	635 days	Mon 3/11/13	Fri 8/14/15																																														
98	Construction Drawings and Final Map	145 days	Mon 3/11/13	Fri 9/27/13	92																																													
99	Destruction of existing monitoring wells and replacement as needed	5 days	Mon 6/17/13	Fri 6/21/13	76FS+14 days																																													
100	Demolition of buildings	20 days	Mon 6/24/13	Fri 7/19/13	99																																													
101	Application for Tax Credits	10 days	Mon 6/24/13	Fri 7/5/13	99																																													
102	Eden COE	15 days	Mon 6/24/13	Fri 7/12/13	99																																													
103	Eden obtains tax credits	70 days	Mon 7/8/13	Fri 10/11/13	101																																													
104	City issues building permit	65 days	Mon 9/30/13	Fri 12/27/13	98																																													
105	Begin construction mobilization	10 days	Mon 1/20/14	Fri 1/31/14	104FS+15 days																																													
106	Complete construction mobilization	20 days	Mon 2/3/14	Fri 2/28/14	105																																													
107	Construction in progress	380 days	Mon 3/3/14	Fri 8/14/15	106																																													

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