

March 8, 1995

Ms. Jennifer Eberle
Alameda County Environmental Health
Local Oversight Program
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577

Dear Ms. Eberle:

RE: STID 3917, Adeline Maintenance Center, 1200 21st St.,
Oakland

Enclosed please find a copy of the Preliminary Site Assessment Report prepared by GeoPlexus, Inc., for the Adeline Maintenance Facility, and a construction schedule for site excavation activities.

As described in the site assessment, soil samples were taken in the areas of two existing underground storage tanks at the Central Service Area (Borings 1-1 and 1-2), and near the location of the waste oil tank (boring 2-7). These three tanks are currently in use. The results indicate hydrocarbon contamination, and this will be further investigated at the time these tanks are removed in 1997.

The schedule indicates that the demolition and construction of facilities will be in a phased approach from now through 1997. All excavated materials that are suspected of being contaminated will be sampled and properly disposed.

If you have any questions, please call Cynthia Adkisson at 287-1627.

Sincerely,


RICHARD G. SYKES
Regulatory Compliance Officer

RGS:CCA:prb

Enclosures

cc: J. Shin (w/o enclosures)

EC95098-1132.1

**ADELINE MAINTENANCE CENTER
CONSTRUCTION SCHEDULE FOR SITE
EXCAVATION ACTIVITIES
(see attached phasing plan)**

PHASE I Fleet Maintenance Structure - to be built
12/95 - 2/96 (ref: Block IV)
(25,000 s.f.) footings/foundation excavation
remediation at existing structure soils

PHASE II Shops Building - to be built
9/96 - 11/96 (ref: Block II)
(30,000 s.f.) footings/foundation excavation
remediation at existing fleet maintenance structure

PHASE III Warehouse Building - to be built
5/97 - 7/97 (ref: Block II)
(10,000 s.f.) footings/foundation excavation
removal of waste oil tank (2,500 gal)

PHASE IV Central Services, Fuel Station (gas and diesel) 6,000 gal and 12,000 gal.
underground storage tanks
8/97 - 9/97 (ref: Block I)

*dispatchers
chairs*

Demolish Anderson Structure
9/97 - 10/97 (ref: Block III)

*aka mail room
build parking lot*

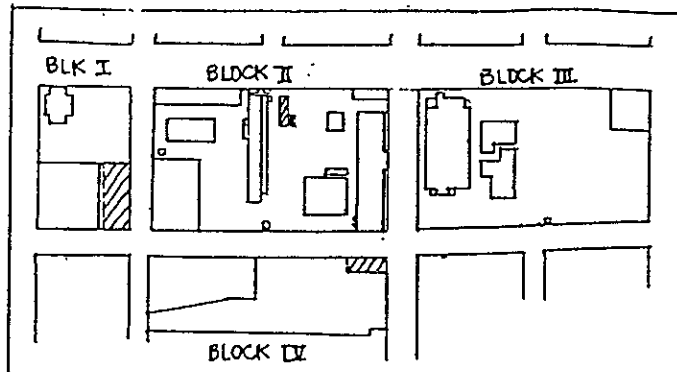
where USTs were removed

*1200
21st
St.*

2144 Poplar St.

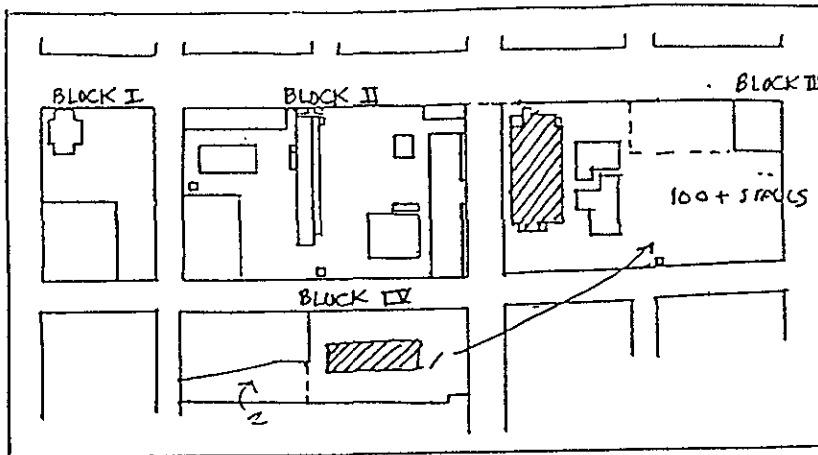
PHASING PLAN

1. Prior to Phase 1



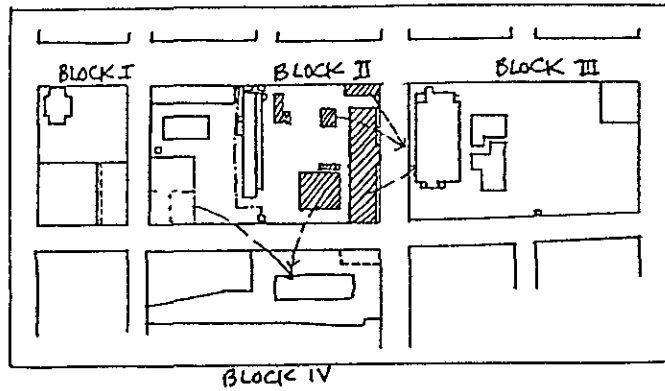
- a. Demolish the Welding Building and relocate 13 personnel to the Oakport site.
- b. Demolish the Pacific Cotton Goods Building, and establish temporary convault fueling station with card key access. Install perimeter security fence.
- c. Remove existing Fuel Station on Block II. Early removal required due to anticipated underground hazardous waste condition.

2. Phase 1



- a. Demolish and replace interior partitions in existing Administration East Headquarters building. Construct new partitions, provide additions and alterations to structure. Commence construction on Fleet Maintenance Building Block IV. Utilize the Anderson Building as an optional contractor's storage site while making the project trailer available for a site office.
- b. Establish construction staging sites: Block III: fence off area to the east of Administration East Building; Block IV: in panhandle at west end of property.
- c. Relocate personnel and equipment from existing structures in the east half of Block III into the Administration East Building which can be demolished after relocation.

<u>Group</u>	<u>No. of Effected Personnel</u>
Pipeline Construction	11
Field Services	47
Fleet & Equip. (from NAB)	2
Construction Division	24
Cafeteria	3
Credit Union	2
Janitors	1
Security	1
Water Inspection (from Block III trailer)	15
Training (from Block III trailer)	1
Maintenance (from Block II trailer)	14
Total	121



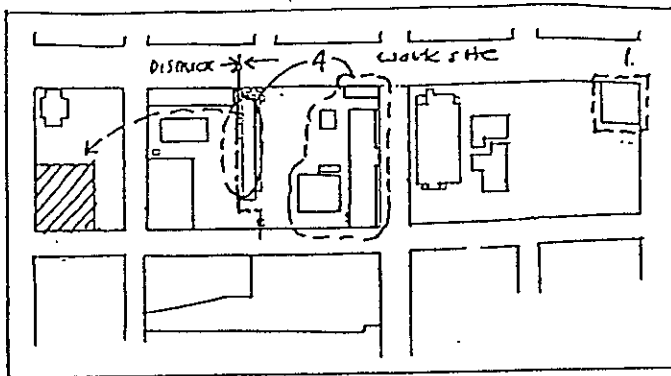
Relocate personnel to Administration East by floor occupancy on two consecutive weekends: 84 on second floor on one weekend followed by 37 on the first floor on the following weekend.

Also relocate shop personnel.

<u>Group</u>	<u>No. of Effected Personnel</u>
Machine Shop	20
Auto Repair Garage	20
Tire Repair Shop	<u>1</u>
Total	36

Total for Administration East and Fleet Maintenance relocation for Phase I is 157.

3. Phase 2A

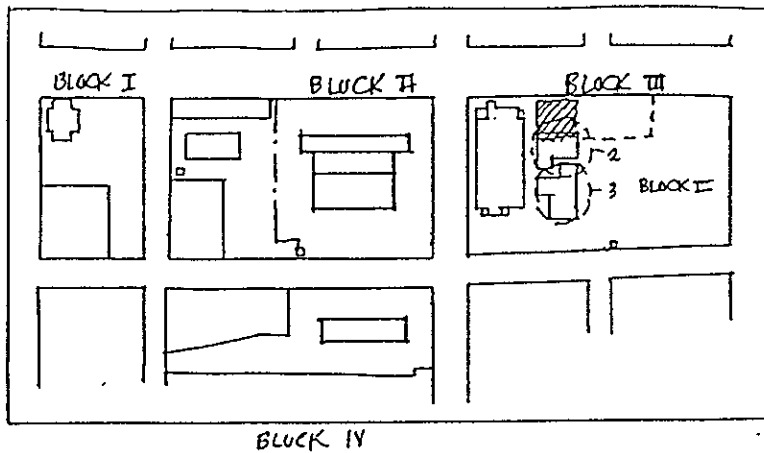


- a. Demolish Anderson Building on Block III.
- b. Relocate 12 personnel, equipment and inventory from existing warehouse to re-activated AMFAC Building.
- c. Fence off construction site from operations in Block II. This north-south dividing line will be located west of the existing Central Warehouse Building with separation at security gate on south property line.
- d. Demolish vacated structures on East half of Block II (including miscellaneous trailers and Central Warehouse Building), and construct new Shops Building.
- e. Relocate personnel/equipment from shops on west half of Block II into new Shops Building: Transfer time: variable. Prior identification required of specific closure time of operations for certain shop sections as required for transfer of heavy or specialized shop equipment:

<u>Group</u>	<u>No. of Effected Personnel</u>
Pipeline Construction	11
Carpenter and Paint Shops	34
Electrical Division Shops	32
Machine Shop	46
Plant and Equipment	<u>3</u>
Total	115

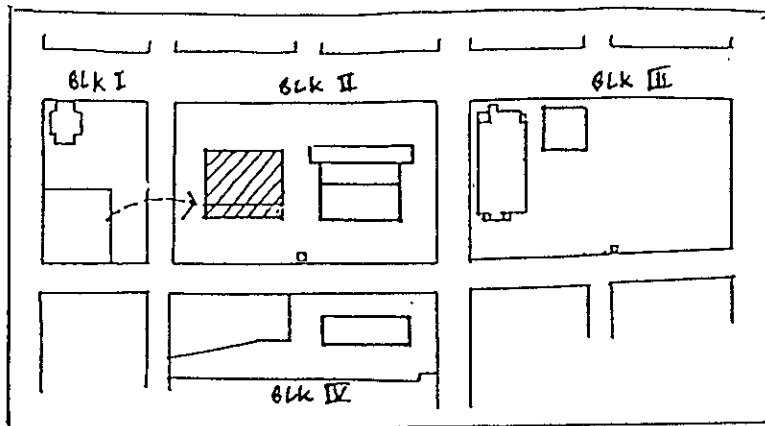
Coordinate utilities (i.e., power) prior to and during transfer.

4. Phase 2B



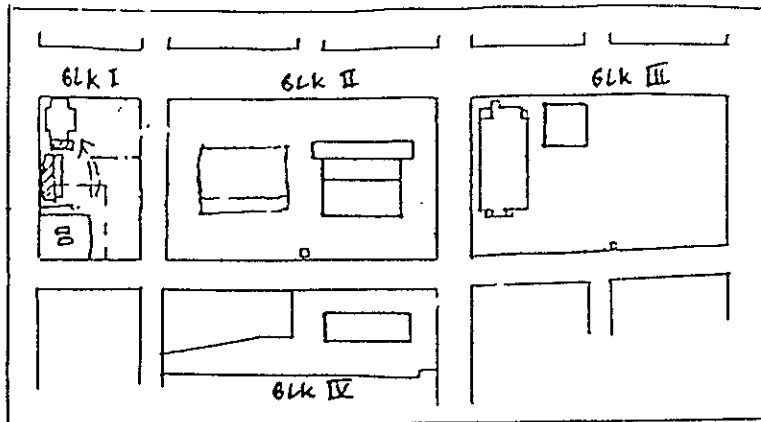
- a. Remove training trailer on Block III and prepare site for new Materials Testing Lab Building.
- b. Construct new Materials Testing Laboratory. Contractor's staging area to be immediately adjacent to new lab and fenced from rest of Block III. When completed relocate personnel, equipment from existing off-site lab facility (5).
- c. Option of removing construction trailer and completing 100% site work and landscaping for Block III.

5. Phase 3



- a. Construct new Stores Building on Block II.
- b. Relocate 12 personnel, equipment and inventory from AMFAC building into new Stores facility.
- c. Complete site development and landscaping for Block II.

6. Phase 4



- a. Modify AMFAC building, as required, for temporary relocation of Central Services office building personnel and equipment before demolishing, remodeling and constructing addition to Central Service building. Relocate 6 day time workers and 47 Field workers. Utilize other facilities toilets/showers as required.
- b. Establish a construction staging site: Northeast sector of Central Service Block I.
- c. Return 53 Central Service staff to finished remodeled building.
- d. Demolish AMFAC Building. Construct new permanent replacement Fuel Station which will provide gasoline and diesel fuel storage/service.
- e. Remove temporary convault fuel containers, demolish existing Central Services fuel station, and complete site and landscaping work for Block I.