May 4, 2015

Mr. Jerry Wickham PG, CHG.
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502-6540

Subject: Air Monitoring Update and Request to Discontinue Air Monitoring for Building 300 for the Former Pacific Electric Motors Site, 1009 66th Avenue, Oakland, California (Fuel Leak Case Number RO0000411)

Dear Mr. Wickham:

Enclosed is the Air Monitoring Update and Request to Discontinue Air Monitoring for Building 300 letter for the Former Pacific Electric Motors Site 1009 66th Avenue, Oakland, California; Alameda County Environmental Health (ACEH) Fuel Leak Case Number RO0000411 ("the Site"). I certify under penalty of law that this document and all attachments are prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who managed the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

If you have any questions or comments, please call Erica Kalve of ARCADIS at (415) 491-4530 extension 22, or me at (510) 434-5071.

Sincerely,

Tim Simon
Aspire Public Schools

Enclosure

ARCADIS U.S., Inc.
100 Smith Ranch Road
Suite 329
San Rafael
California 94903
Tel 415 491 4530
Fax 415 491 4532
www.arcadis-us.com

ENVIRONMENT

Jerry Wickham
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502

Carmen Santos
U.S. Environmental Protection Agency, Region 9
Mail Code WST-5
75 Hawthorne Street
San Francisco, California 94105

Date:
May 4, 2015

Contact:
Erica Kalve

Phone:
415.491.4530 ext. 22

Email:
Erica.Kalve@arcadis-us.com

Our ref:
EM009155.0017

Subject:
Air Monitoring Update and Request to Discontinue Air Monitoring for Building 300
Former Pacific Electric Motors Facility, 1009 66th Avenue, Oakland, California

Dear Mr. Wickham and Ms. Santos:

ARCADIS U.S., Inc. (ARCADIS) has prepared this summary letter on behalf of College for Certain, LLC (CFC) and Aspire Schools for the Former Pacific Electric Motors (PEM) Facility located at 1009 66th Avenue in Oakland, California ("the Site"; Figures 1). Between March 7 and April 17, 2015, ARCADIS provided air monitoring support in accordance with the Revised Building 300 Air Monitoring Plan dated March 5, 2015. The slab foundation was poured on April 17, 2015 and cured for approximately one week and construction activities have been on hold during that period of time. Active construction remains on hold this week and will resume on May 4, 2015.

Ongoing construction activities will generally be above-grade and are expected to generate less dust than was measured during the below-grade intrusive activities. As such, this summary letter provides an update on the air monitoring conducted during intrusive site construction of Building 300 and a request to discontinue air monitoring.

Air Monitoring Activities

Perimeter air monitoring activities were conducted during construction activities to monitor for potential airborne dust and ensure that dust suppression activities (as defined in the Revised Building 300 Air Monitoring Plan) were effective at minimizing fugitive dust. Three perimeter monitoring stations were maintained around the

boundary of the perimeter fence in the vicinity of the active work areas. One station was located upwind, one crosswind, and one station was located downwind (see Figure 2). Wind direction and wind speed was confirmed based on a meteorological station that was placed at the upwind air monitoring location. Additionally, field staff was onsite during active construction to inspect the monitoring station results and look for visual signs of dust, and direct contractors to enhance dust suppression activities, as needed, based on the monitoring data and visual observations. Note that dust suppression activities were maintained throughout the duration of the project, including on weekends and on week-days when active construction was not occurring. Additionally, a public notification was posted in two locations on the exterior of the school fence so that neighbors could contact Aspire during non-work hours if they had any questions or concerns.

A summary of daily construction activities that took place at the Site is provided in Table 1 and a summary of daily average dust concentrations from each of the air monitoring stations (upwind, downwind and crosswind) is provided in Table 2. A chart summarizing daily average dust concentrations is provided as Attachment A. The air monitoring stations were configured to log at 1-minute intervals and the data charted and included in Attachment B. Throughout the intrusive site construction activities, ARCADIS provided air monitoring support to ensure that dust action levels were not exceeded. As shown on Table 2 and Attachment A, dust concentrations have remained below the action level of 0.050 mg/m^3 (above background levels). Additionally, the 10-minute average action level of 0.250 mg/m^3 (above background) has not been exceeded during the construction activities conducted to date.

From March 30 to April 10, the dust readings were very low (close to zero). ARADIS investigated the anomalous readings and concluded that the anomalous readings were due to field error. During active soil disturbance activities (e.g., March 9, March 13, March 16, March 19 March 20, March 24, and March 26), the dust levels did not exceed 0.050 mg/m^3 (above background level). Therefore it is not anticipated that the dust concentrations would have exceeded the action levels during the period of less intrusive work (i.e., installation of utility piping, rebar and form work, backfilling and compacting of utility trench, and installation of the vapor intrusion mitigation system) during this period. In addition, the ARCADIS field personnel did not note any visible dust generated and the work area was watered at least three times a day during the period of March 30 to April 10, 2015.

ARCADIS

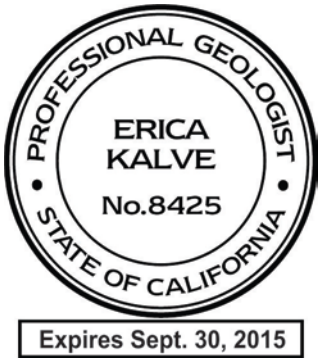
Conclusions and Recommendations

Between March 7 and April 17, ARCADIS provided air monitoring support during the intrusive site construction activities. On April 17, 2015, the concrete foundation of the building was constructed and no subsurface work is anticipated during the next phase of construction. In general, dust concentrations have remained below the action level of 0.050 mg/m^3 (above background levels) and the 10-minute average action level of 0.250 mg/m^3 (above background) has not been exceeded during the construction activities conducted to date. Since no further intrusive construction activities will be performed at the Site, ARCADIS recommends discontinuing with air monitoring activities.

If you have any questions, please feel free to contact Erica Kalve by phone at 415.491.4530 ext. 22, or by email at Erica.Kalve@arcadis-us.com.

Sincerely,

ARCADIS U.S., Inc.



Erica Kalve, P.G.
Senior Geologist

Copies:
Tim Simons, Aspire Public Schools (electronic copy)

Attachments:

Table 1 – Summary of Daily Construction Activities

Table 2 – Air Monitoring Daily Average Dust Concentrations

Attachment A – Chart of Daily Average Dust Concentrations

Attachment B – Charts of Daily Dust Concentrations

ARCADIS

Tables

Table 1
Summary of Daily Construction Activities
Aspire College
1009 66th Avenue, Oakland, CA

Date	Summary of Work Performed
7-Mar	Demolish of asphalt throughout the play yard. Stockpiling of asphalt on play yard. Active watering was being conducted while equipment was breaking up asphalt.
9-Mar	Placement of privacy fencing around the perimeter of the work area. Loading stockpiled asphalt onto dump trucks for disposal. Removal of basketball hoops from play yard.
11-Mar	Geotechnical evaluation of subsurface conditions.
13-Mar	Begin site grading activities
16-Mar	Completed site grading throughout the building footprint. Mark out the footing locations.
19-Mar	Abandonment of soil vapor probes SVP-01 through SVP-06. Excavation of the building footings. Excavated soil was being loaded onto trucks and hauled offsite for disposal as the excavation was going on. No soil was stockpiled.
20-Mar	Continue with escavation of building footings and compacting excavated area of the footings. Installation of footing trench sidewalls.
23-Mar	Set up concrete form work at the perimeter of the building footprint.
24-Mar	Excavation of interior building footing at the northern portion of the building footprint. Excavated soil was being loaded onto trucks and hauled offsite for disposal as the excavation was going on. No soil was stockpiled. Placement of rebars within building footings.
25-Mar	Installation of plumbing into utility trench and rebar with building footings.
26-Mar	Excavation of interior building footing at the southern portion of the building footprint. Compaction of utility trench.
30-Mar	Installation of utility piping.
31-Mar	Installation of utility piping.
1-Apr	Backfilling and compacting base rock within building footprint.
2-Apr	Installation of rebar
3-Apr	Installation of rebar and gravel layer in preparation for installation of the vapor barrier.
6-Apr	Installation of Geo-Vent system.

Table 1
Summary of Daily Construction Activities
Aspire College
1009 66th Avenue, Oakland, CA

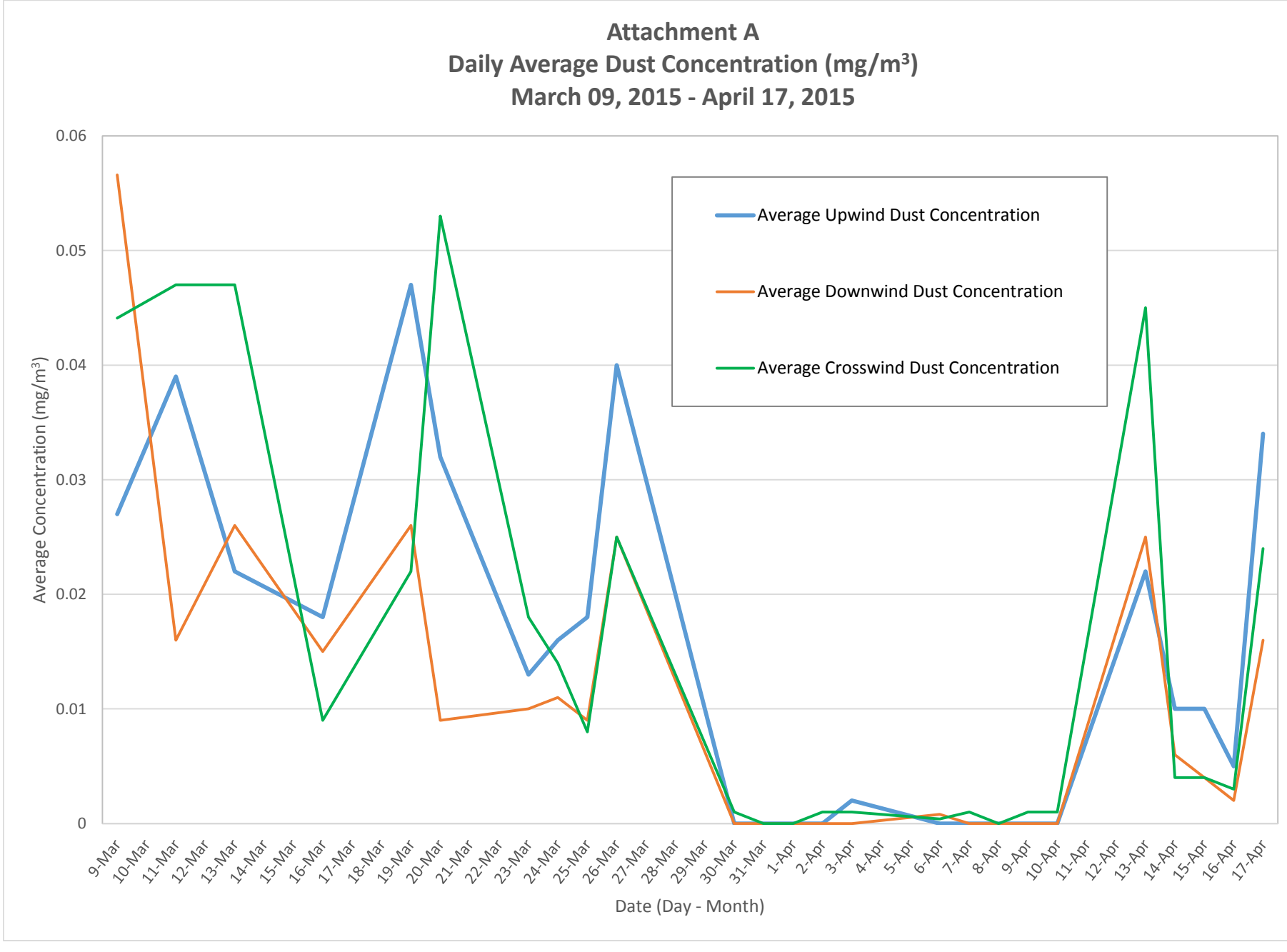
Date	Summary of Work Performed
7-Apr	Installation of vapor barrier, inspection of barrier thickness and smoke tests.
8-Apr	Installation of Geo-Seal layer of the vapor barrier.
9-Apr	Installation of rebar and concrete form work.
10-Apr	Installation of rebar and concrete form work.
13-Apr	Installation of rebar and concrete form work.
14-Apr	Installation of rebar and concrete form work.
15-Apr	Installation of rebar and concrete form work.
16-Apr	Preparation for concrete pouring.
17-Apr	Concrete pouring of building foundation and slab.

Table 2
Air Monitoring Daily Average Dust Concentrations
Aspire College
1009 66th Avenue, Oakland, CA

Date	Daily Average			Upwind - Downwind	Crosswind - Downwind
	Upwind	Downwind	Crosswind		
9-Mar	0.027	0.0566	0.0441	-0.0296	-0.0125
11-Mar	0.039	0.016	0.047	0.023	0.031
13-Mar	0.022	0.026	0.047	-0.004	0.021
16-Mar	0.018	0.015	0.009	0.003	-0.006
19-Mar	0.047	0.026	0.022	0.021	-0.004
20-Mar	0.032	0.009	0.053	0.023	0.044
23-Mar	0.013	0.01	0.018	0.003	0.008
24-Mar	0.016	0.011	0.014	0.005	0.003
25-Mar	0.018	0.009	0.008	0.009	-0.001
26-Mar	0.04	0.025	0.025	0.015	0
30-Mar	0	0	0.001	0	0.001
31-Mar	0	0	0	0	0
1-Apr	0	0	0	0	0
2-Apr	0	0	0.001	0	0.001
3-Apr	0.002	0	0.001	0.002	0.001
6-Apr	0	0.0008	0.0004	-0.0008	-0.0004
7-Apr	0	0	0.001	0	0.001
8-Apr	0	0	0	0	0
9-Apr	0	0	0.001	0	0.001
10-Apr	0	0	0.001	0	0.001
13-Apr	0.022	0.025	0.045	-0.003	0.02
14-Apr	0.01	0.006	0.004	0.004	-0.002
15-Apr	0.01	0.004	0.004	0.006	0
16-Apr	0.005	0.002	0.003	0.003	0.001
17-Apr	0.034	0.016	0.024	0.018	0.008

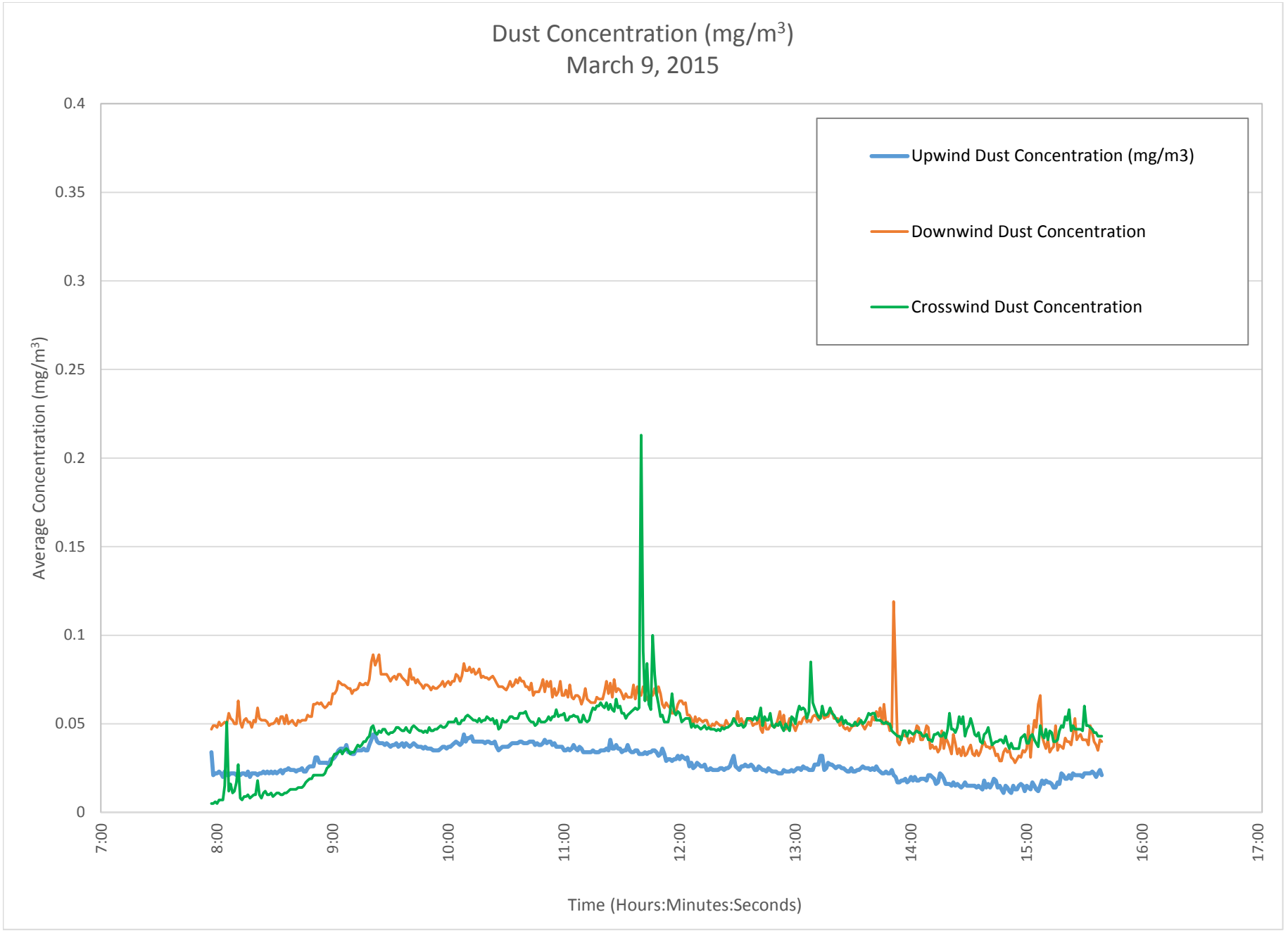
Attachment A

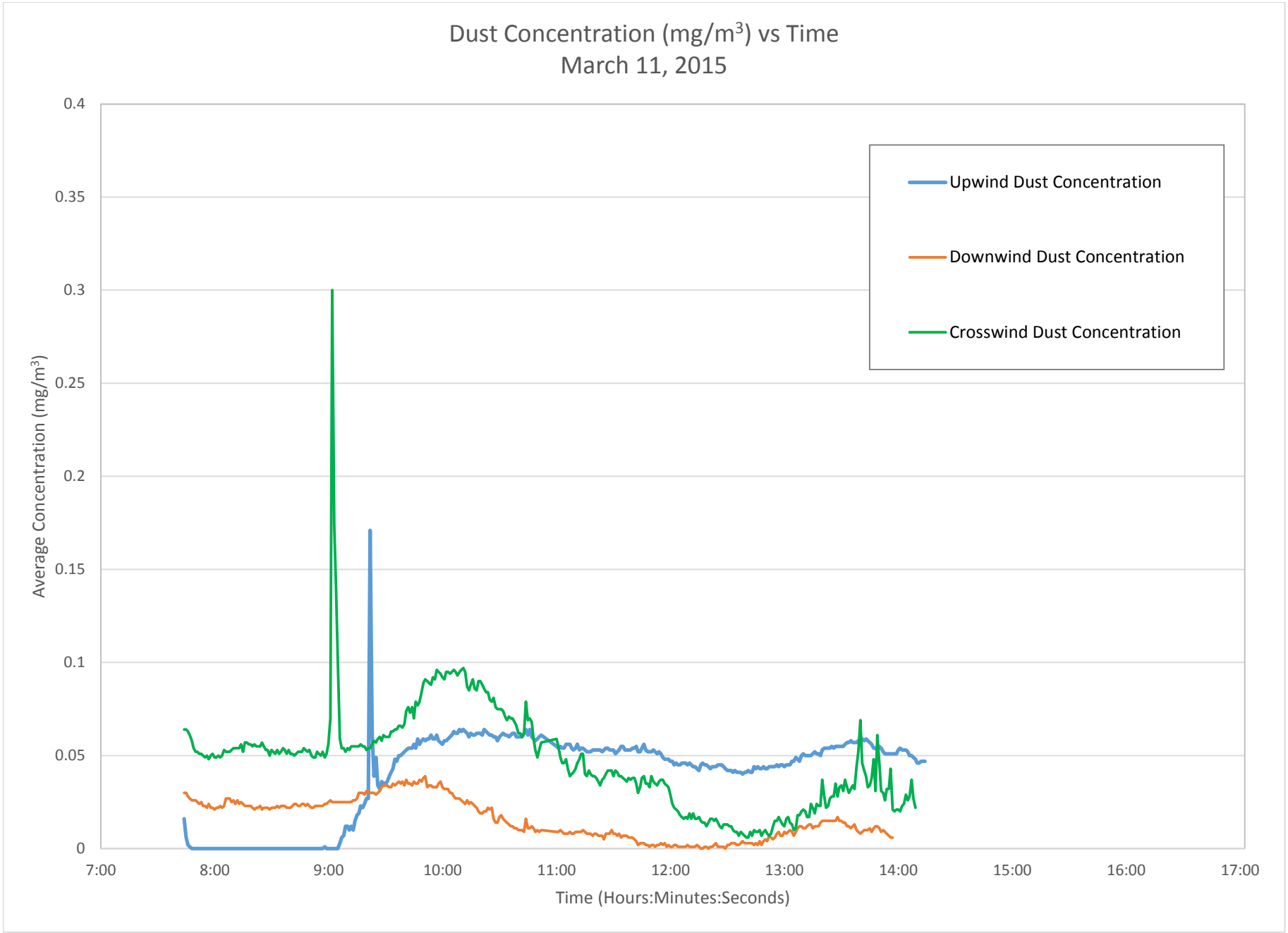
Chart of Daily Average Dust Concentrations

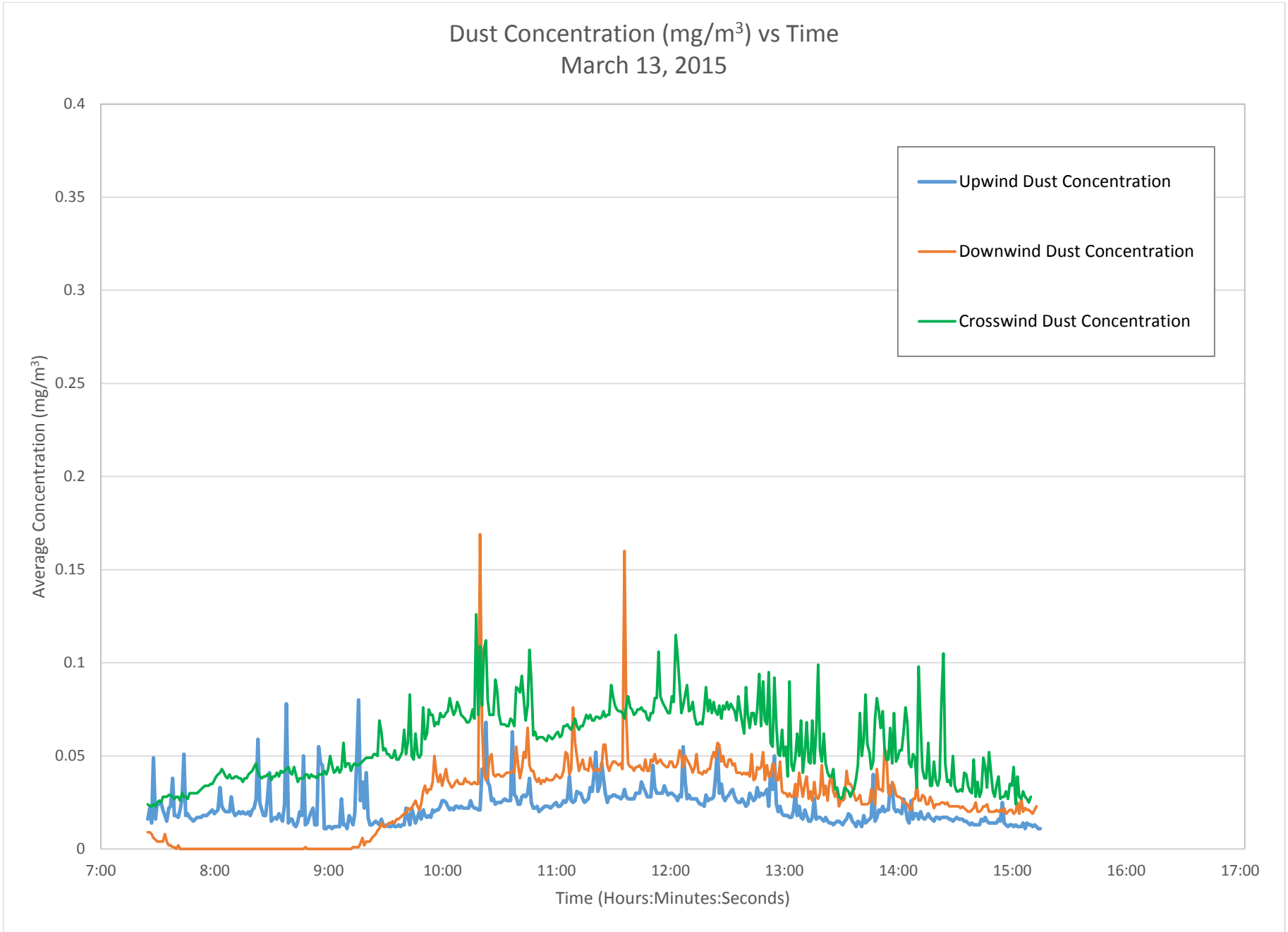

Attachment A
Daily Average Dust Concentration (mg/m³)
March 09, 2015 - April 17, 2015
Average Upwind Dust Concentration
Average Downwind Dust Concentration
Average Crosswind Dust Concentration
Average Concentration (mg/m³)
0.06
0.05
0.04
0.03
0.02
0.01
0
9-Mar
10-Mar
11-Mar
12-Mar
13-Mar
14-Mar
15-Mar
16-Mar
17-Mar
18-Mar
19-Mar
20-Mar
21-Mar
22-Mar
23-Mar
24-Mar
25-Mar
26-Mar
27-Mar
28-Mar
29-Mar
30-Mar
31-Mar
1-Apr
2-Apr
3-Apr
4-Apr
5-Apr
6-Apr
7-Apr
8-Apr
9-Apr
10-Apr
11-Apr
12-Apr
13-Apr
14-Apr
15-Apr
16-Apr
17-Apr
Date (Day - Month)

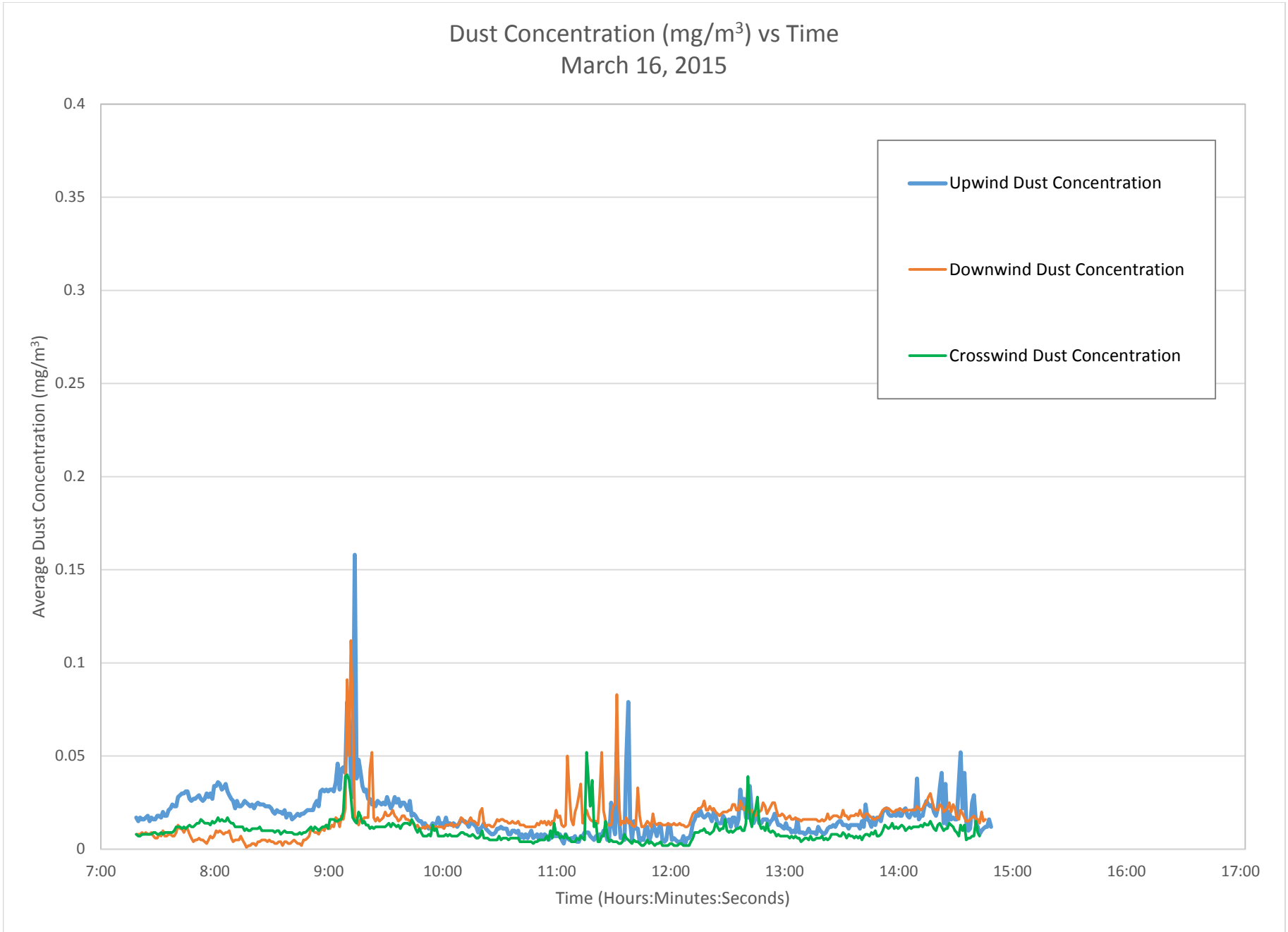
Attachment B

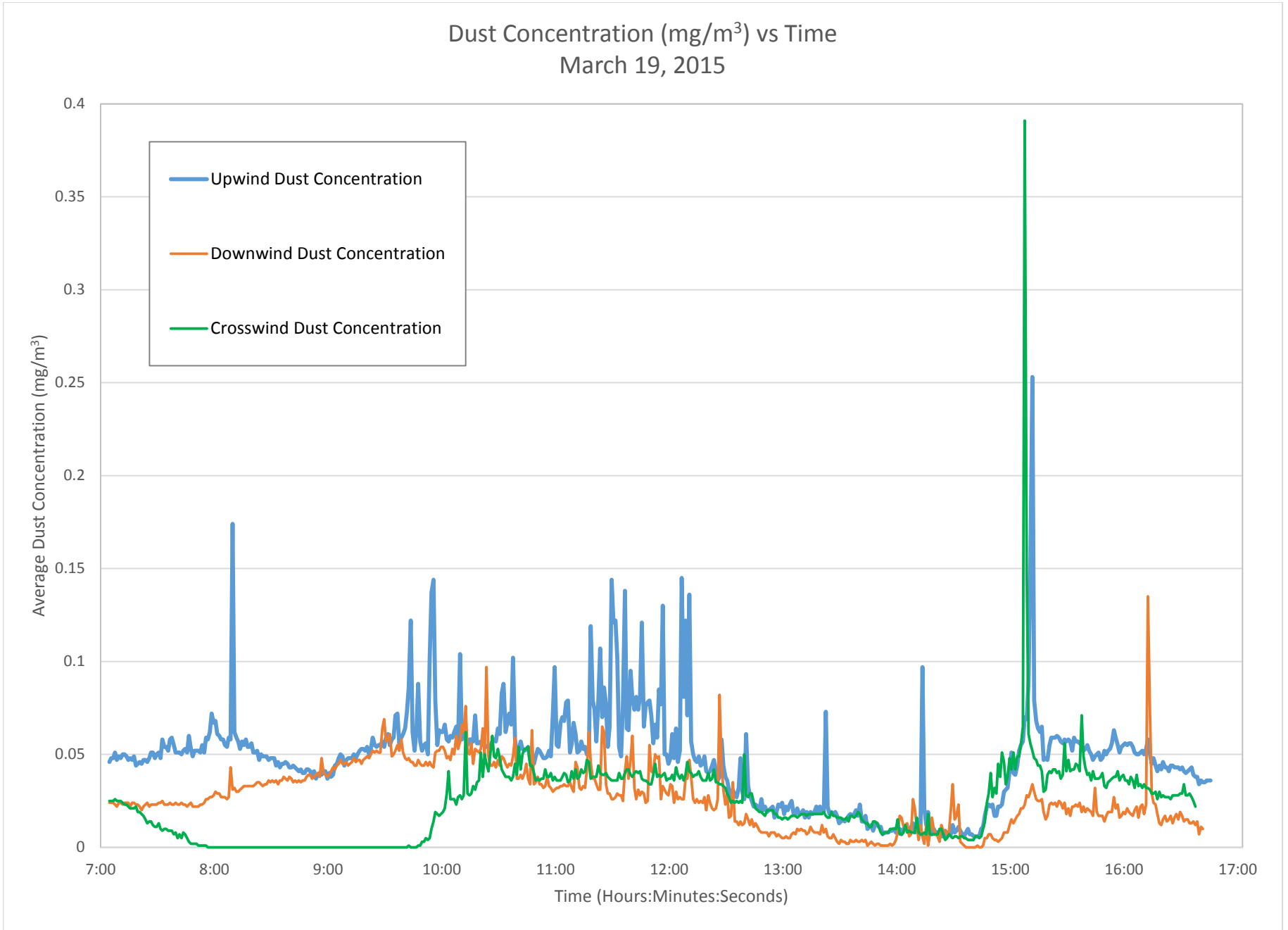
Charts of Daily Dust Concentrations

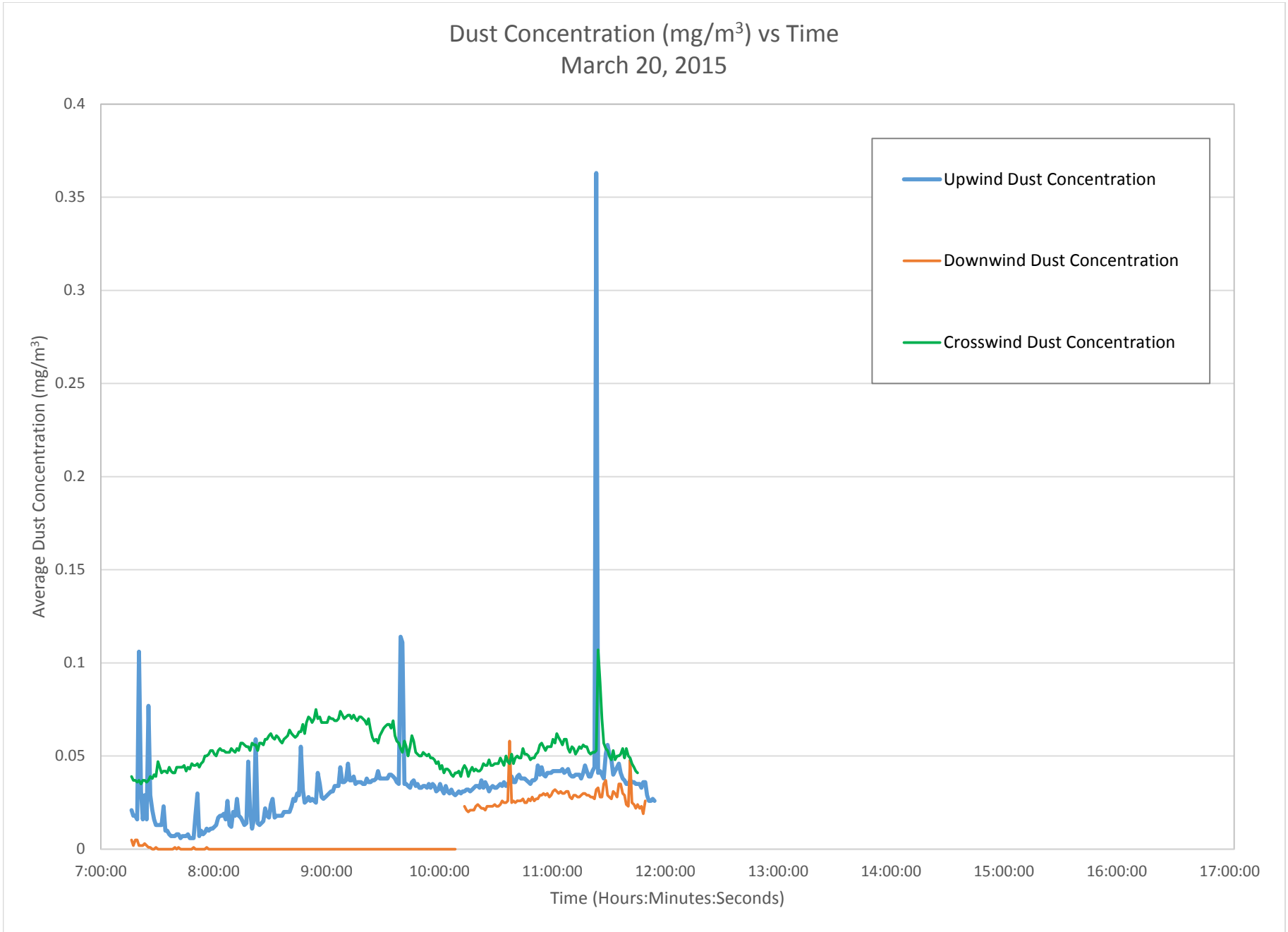

Dust Concentration (mg/m3)
March 9, 2015
Upwind Dust Concentration (mg/m3)
Downwind Dust Concentration
Crosswind Dust Concentration
Average Concentration (mg/m3)
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0
7:00
8:00
9:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
Time (Hours:Minutes:Seconds)

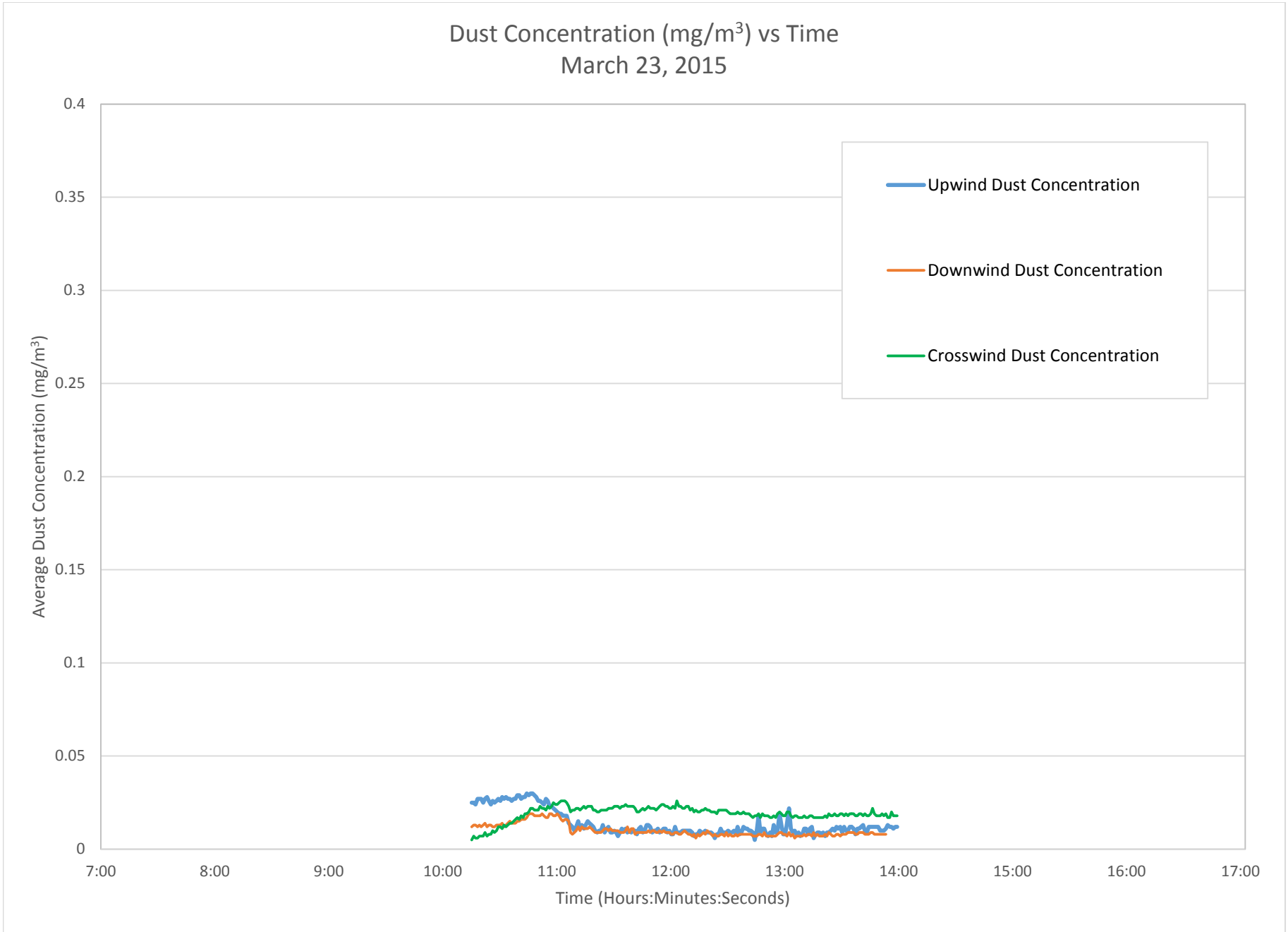

Dust Concentration (mg/m3) vs Time
March 11, 2015
Average Concentration (mg/m3)
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0
7:00
8:00
9:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
Time (Hours:Minutes:Seconds)
Upwind Dust Concentration
Downwind Dust Concentration
Crosswind Dust Concentration

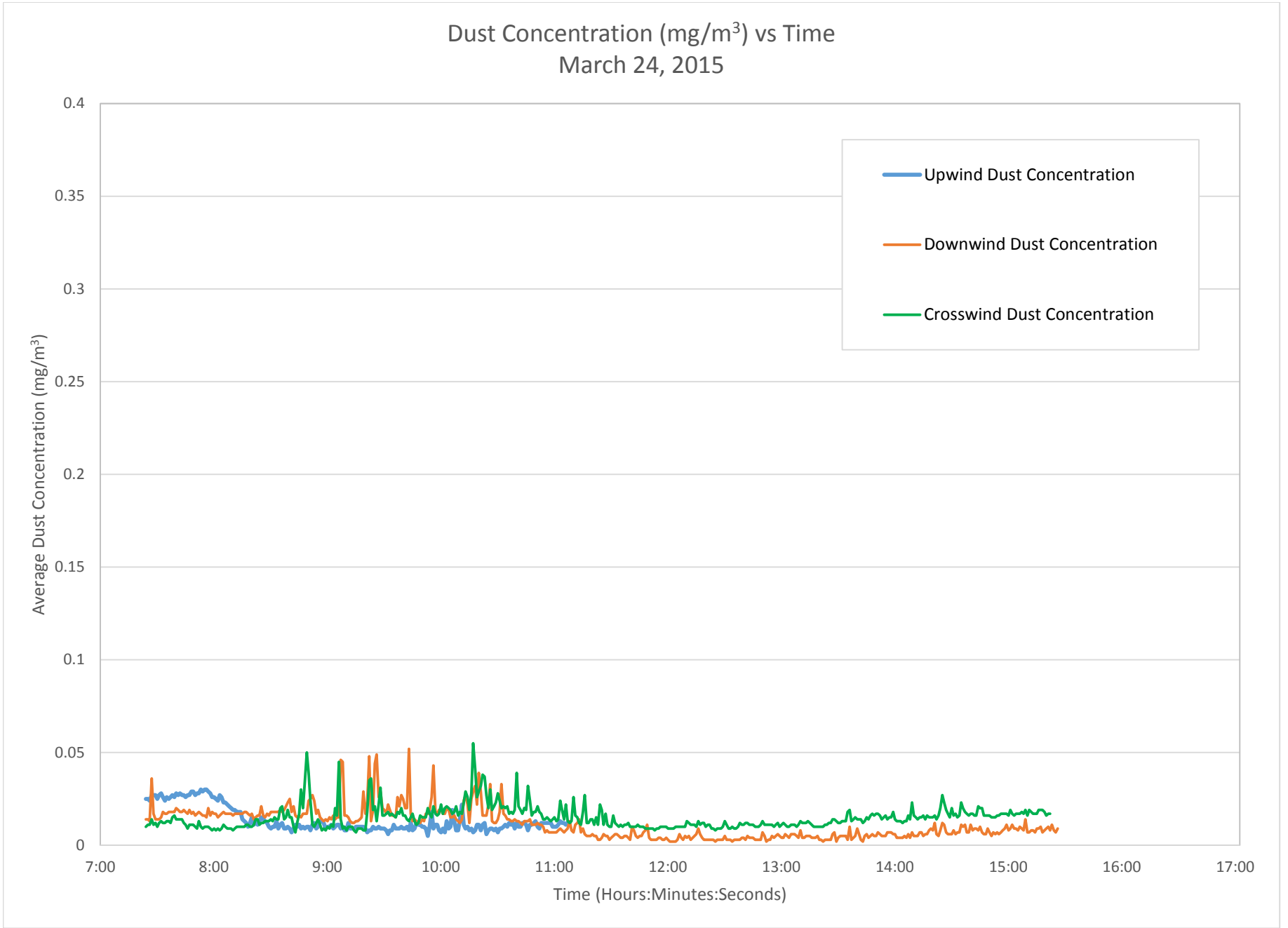

Dust Concentration (mg/m3) vs Time
March 13, 2015
Average Concentration (mg/m3)
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0
7:00
8:00
9:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
Time (Hours:Minutes:Seconds)
Upwind Dust Concentration
Downwind Dust Concentration
Crosswind Dust Concentration

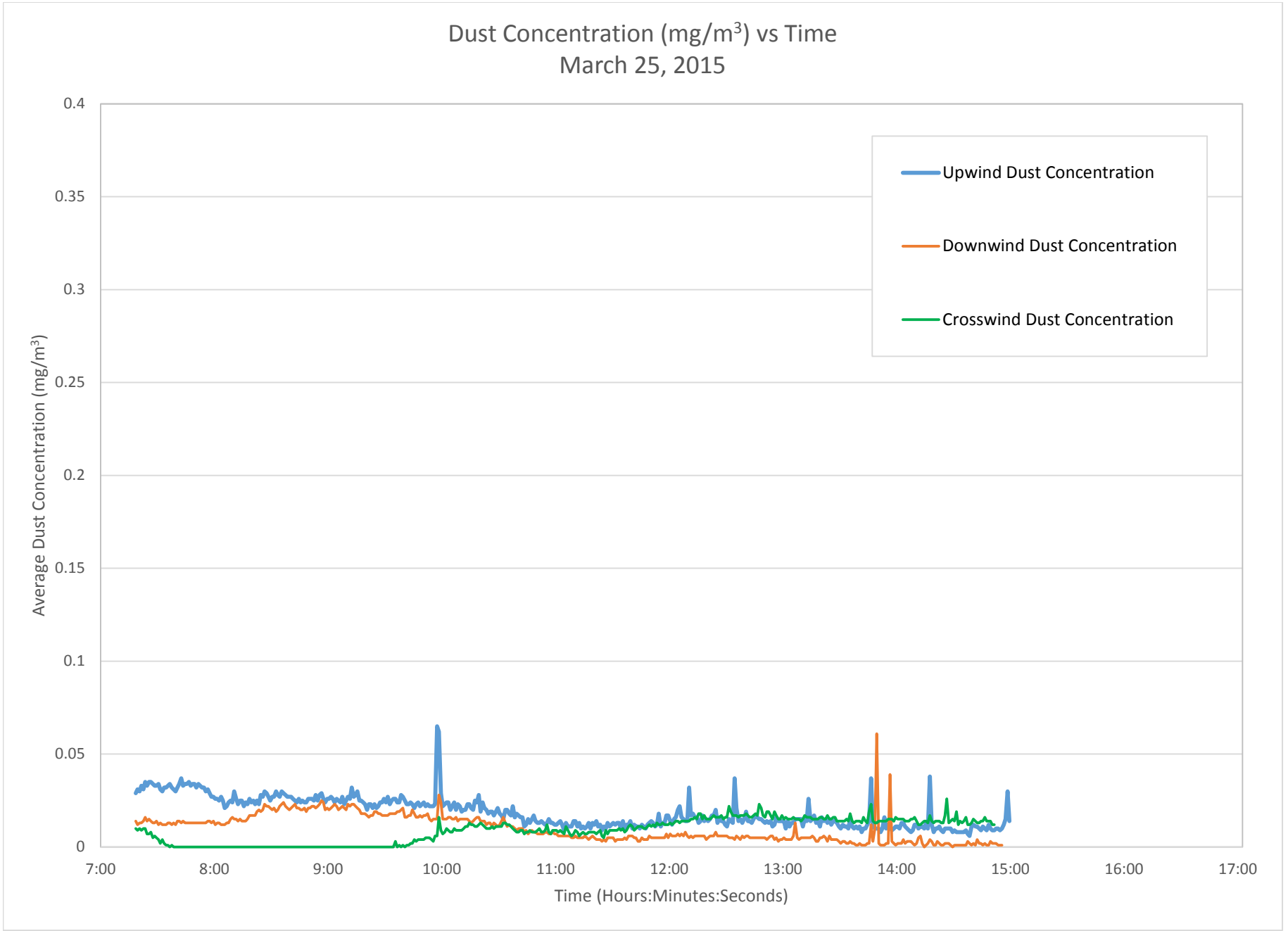

Dust Concentration (mg/m3) vs Time
March 16, 2015
Average Dust Concentration (mg/m3)
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0
7:00
8:00
9:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
Time (Hours:Minutes:Seconds)
Upwind Dust Concentration
Downwind Dust Concentration
Crosswind Dust Concentration

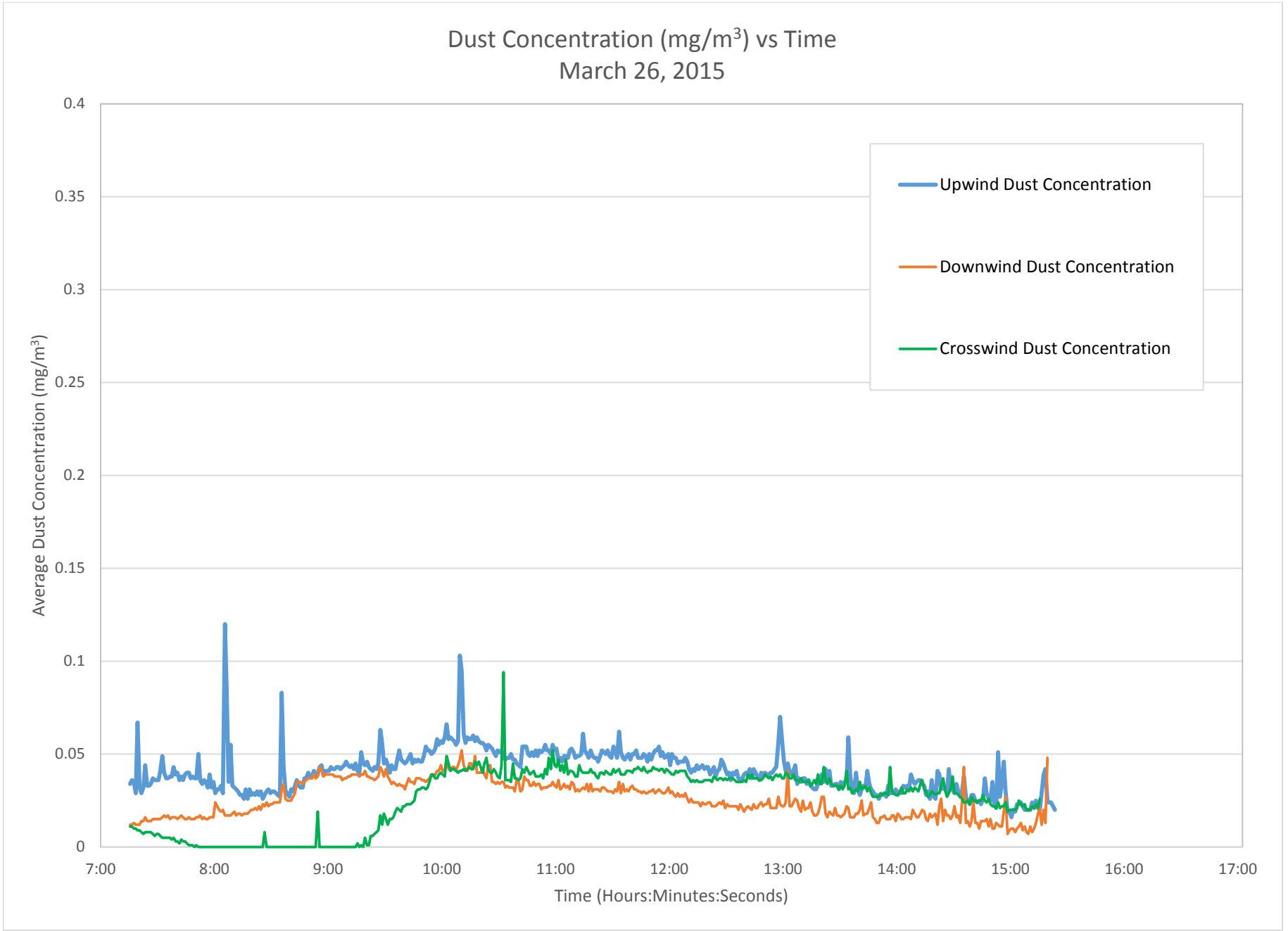

Dust Concentration (mg/m3) vs Time
March 19, 2015
Upwind Dust Concentration
Downwind Dust Concentration
Crosswind Dust Concentration
Average Dust Concentration (mg/m3)
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0
7:00
8:00
9:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
Time (Hours:Minutes:Seconds)

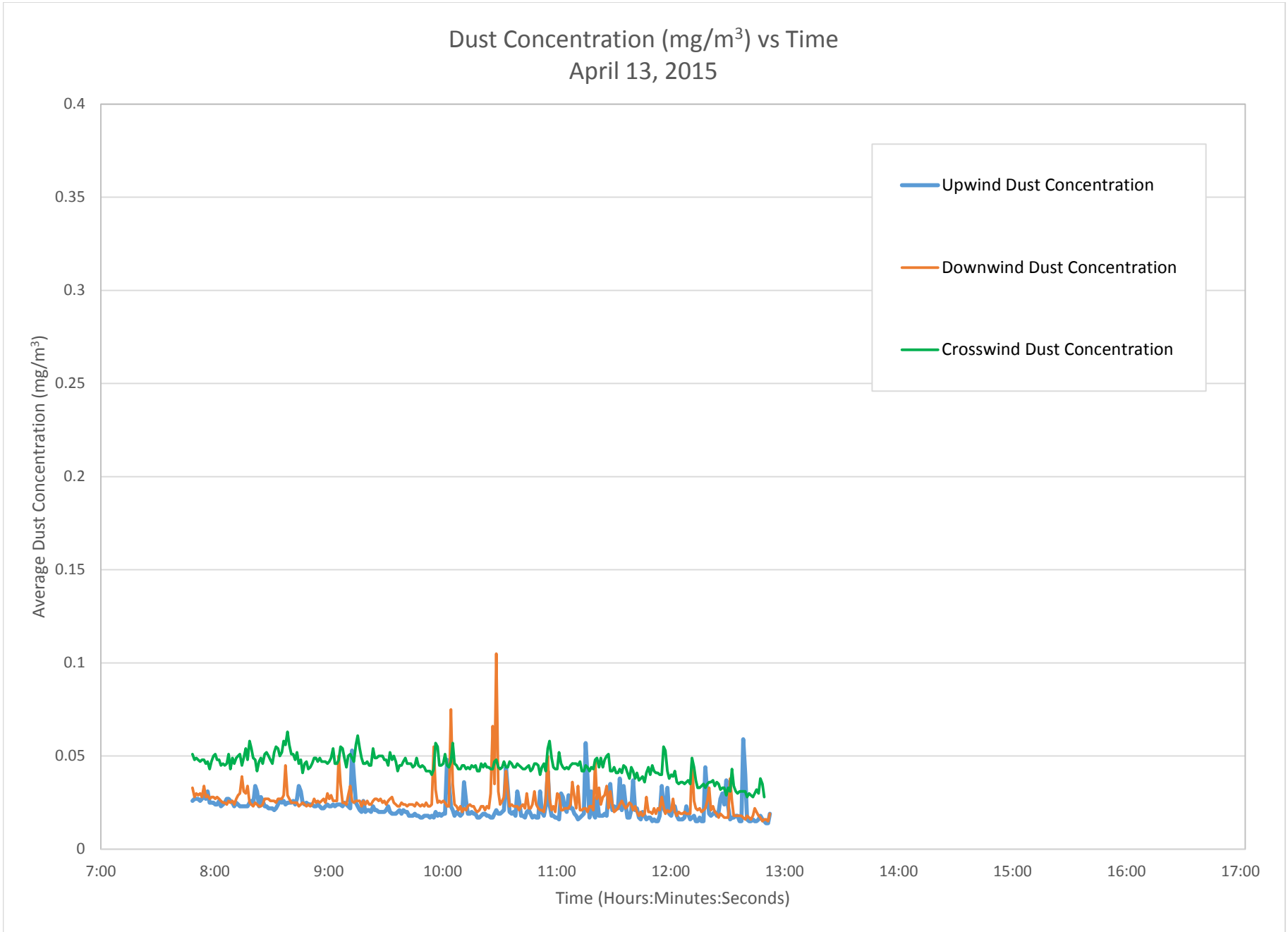

Dust Concentration (mg/m3) vs Time
March 20, 2015
Average Dust Concentration (mg/m3)
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0
7:00:00
8:00:00
9:00:00
10:00:00
11:00:00
12:00:00
13:00:00
14:00:00
15:00:00
16:00:00
17:00:00
Time (Hours:Minutes:Seconds)
Upwind Dust Concentration
Downwind Dust Concentration
Crosswind Dust Concentration

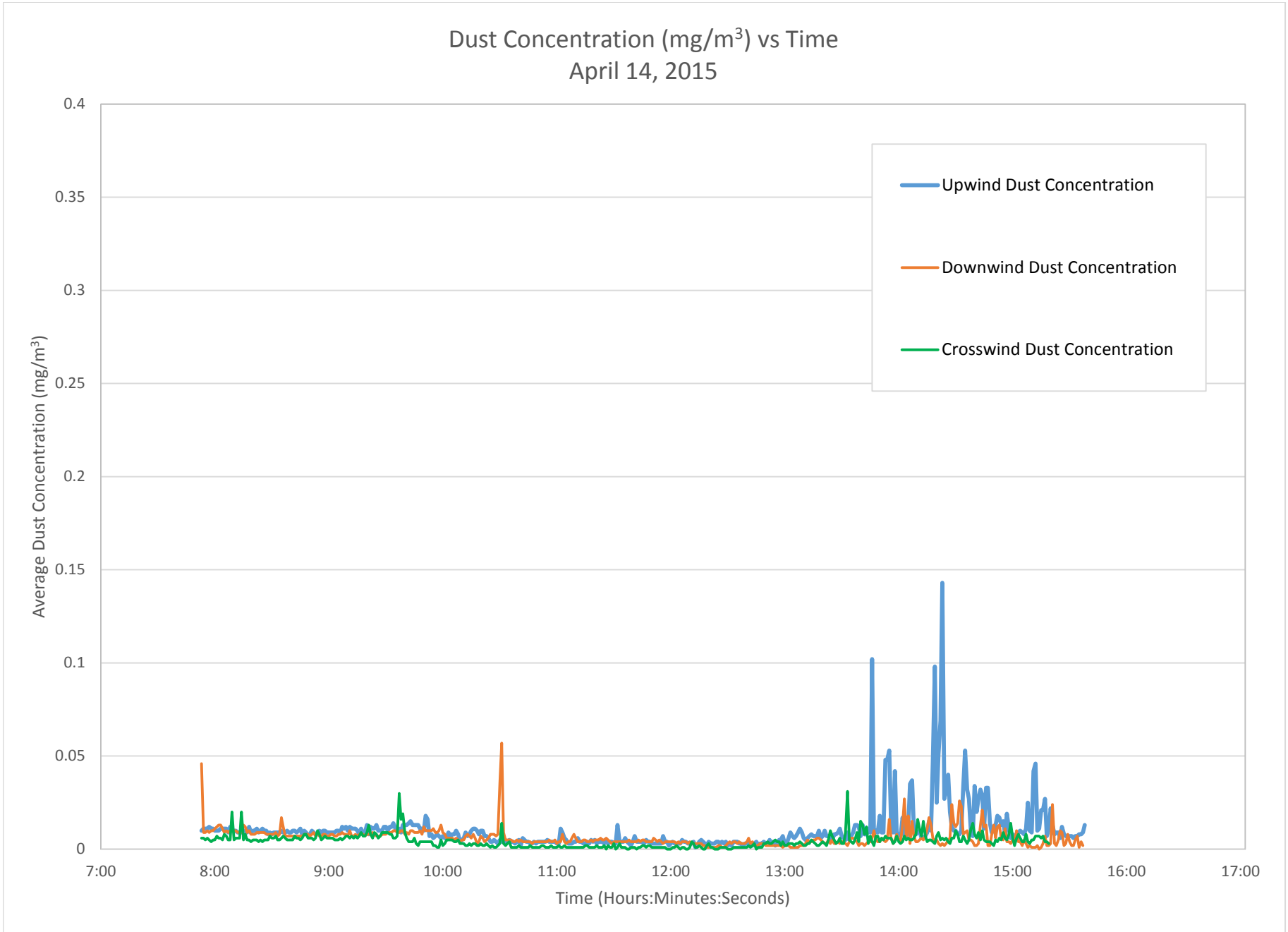

Dust Concentration (mg/m3) vs Time
March 23, 2015
Average Dust Concentration (mg/m3)
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0
7:00
8:00
9:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
Time (Hours:Minutes:Seconds)
Upwind Dust Concentration
Downwind Dust Concentration
Crosswind Dust Concentration

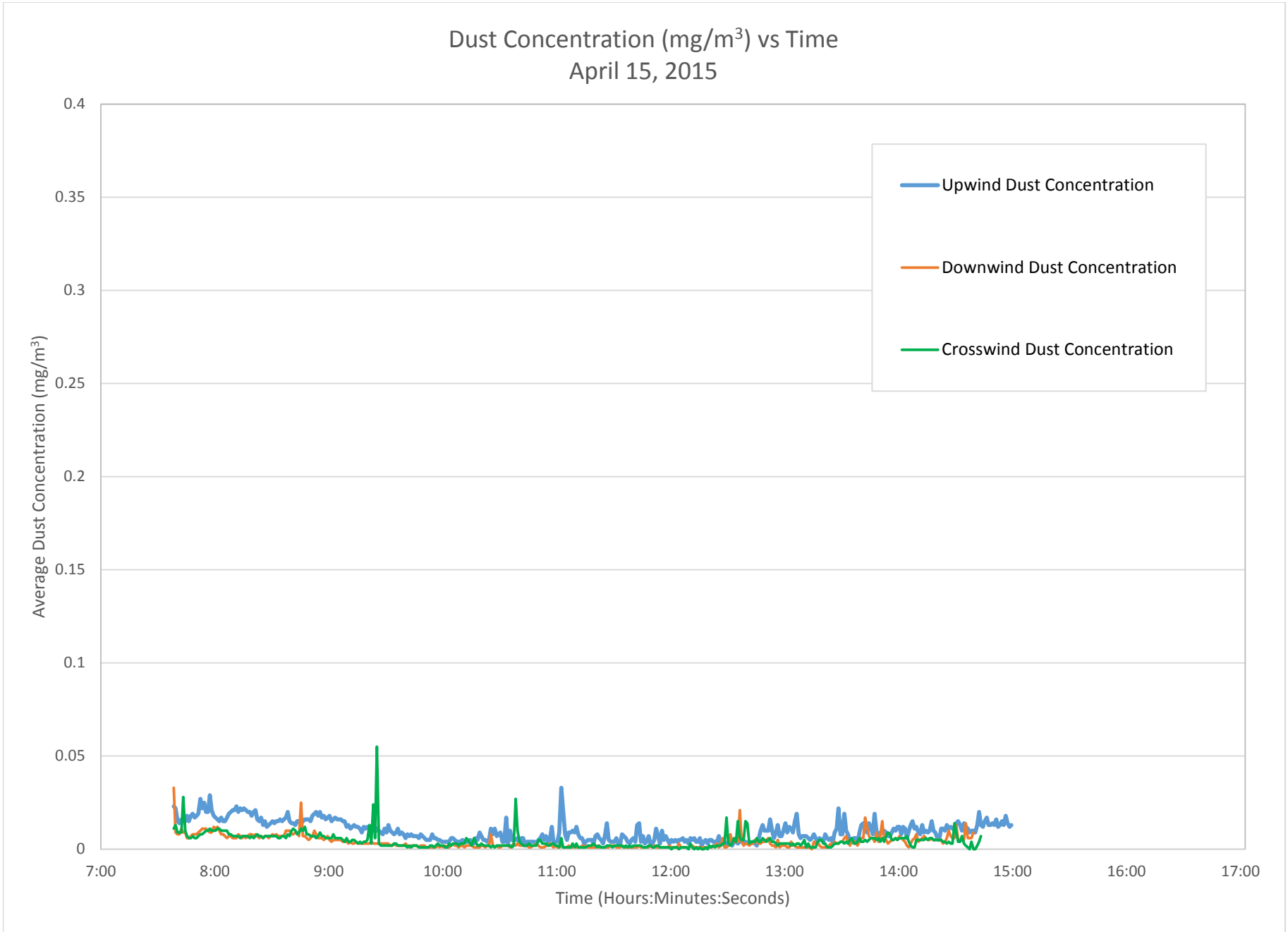

Dust Concentration (mg/m3) vs Time
March 24, 2015
Average Dust Concentration (mg/m3)
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0
7:00
8:00
9:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
Time (Hours:Minutes:Seconds)
Upwind Dust Concentration
Downwind Dust Concentration
Crosswind Dust Concentration

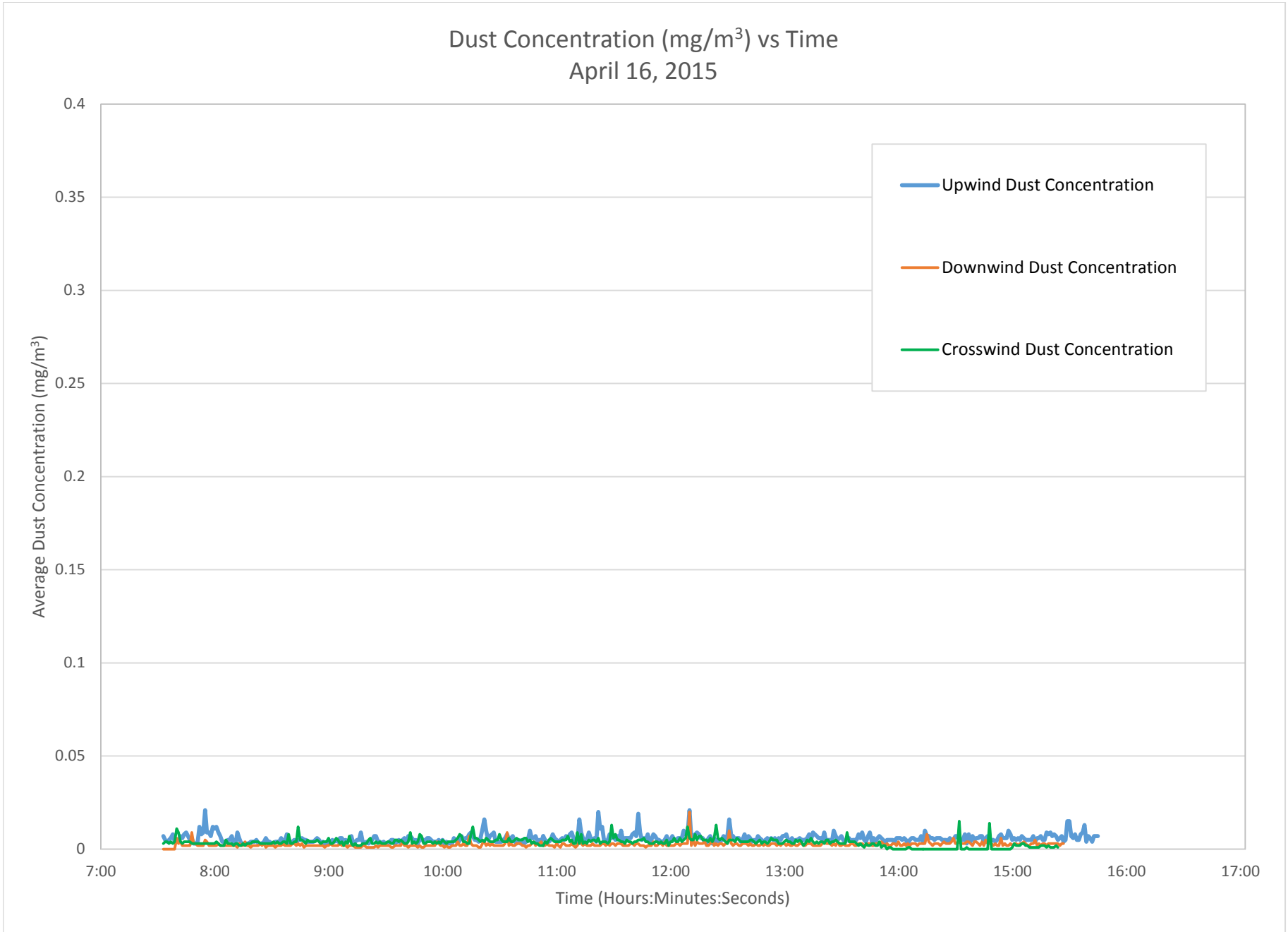

Dust Concentration (mg/m3) vs Time
March 25, 2015
Average Dust Concentration (mg/m3)
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0
7:00
8:00
9:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
Time (Hours:Minutes:Seconds)
Upwind Dust Concentration
Downwind Dust Concentration
Crosswind Dust Concentration

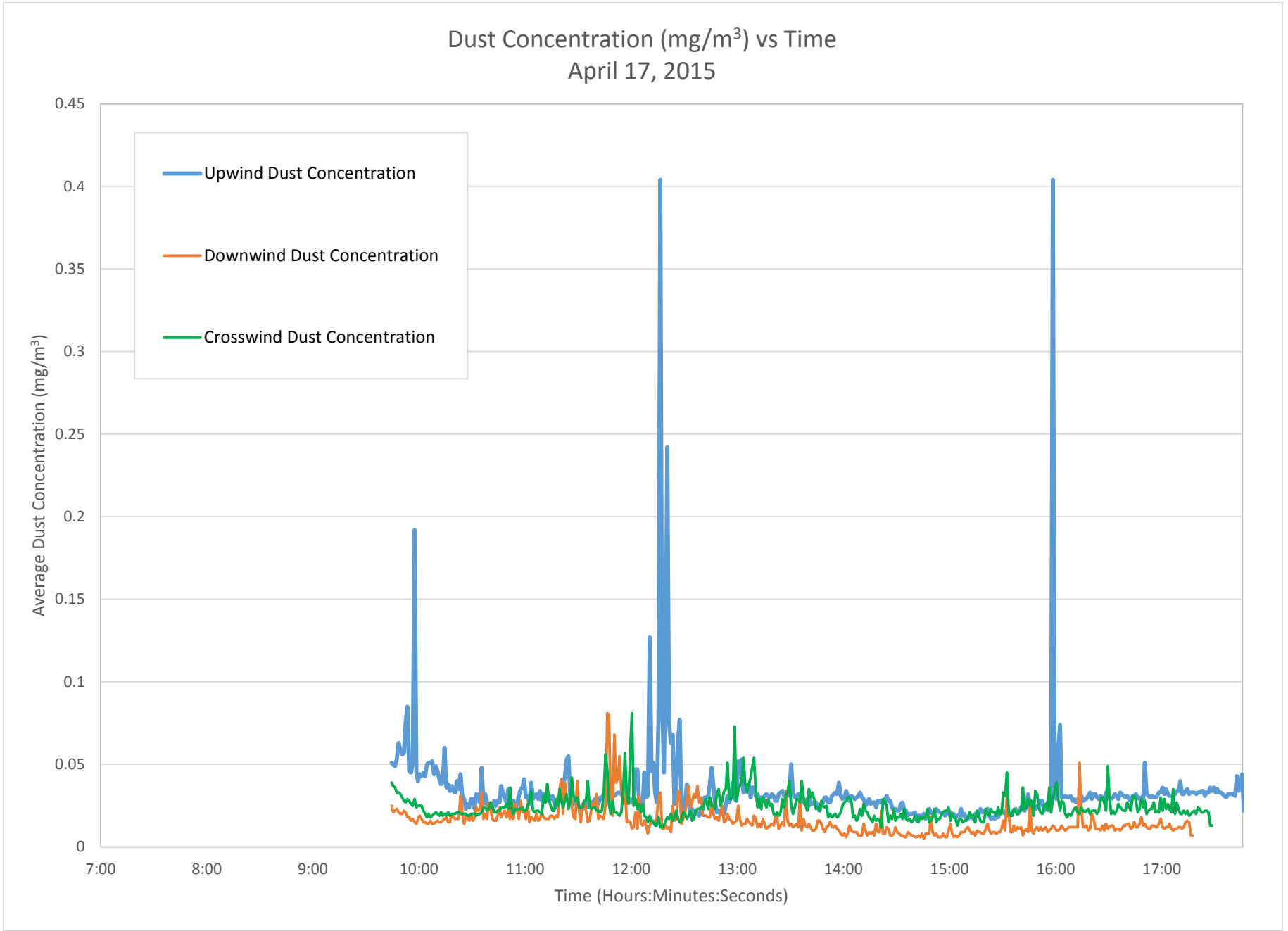

Dust Concentration (mg/m3) vs Time
March 26, 2015
Average Dust Concentration (mg/m3)
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0
7:00
8:00
9:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
Time (Hours:Minutes:Seconds)
Upwind Dust Concentration
Downwind Dust Concentration
Crosswind Dust Concentration


Dust Concentration (mg/m3) vs Time
April 13, 2015
Average Dust Concentration (mg/m3)
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0
7:00
8:00
9:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
Time (Hours:Minutes:Seconds)
Upwind Dust Concentration
Downwind Dust Concentration
Crosswind Dust Concentration


Dust Concentration (mg/m3) vs Time
April 14, 2015
Average Dust Concentration (mg/m3)
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0
7:00
8:00
9:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
Time (Hours:Minutes:Seconds)
Upwind Dust Concentration
Downwind Dust Concentration
Crosswind Dust Concentration


Dust Concentration (mg/m3) vs Time
April 15, 2015
Average Dust Concentration (mg/m3)
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0
7:00
8:00
9:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
Time (Hours:Minutes:Seconds)
Upwind Dust Concentration
Downwind Dust Concentration
Crosswind Dust Concentration


Dust Concentration (mg/m3) vs Time
April 16, 2015
Average Dust Concentration (mg/m3)
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0
7:00
8:00
9:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
Time (Hours:Minutes:Seconds)
Upwind Dust Concentration
Downwind Dust Concentration
Crosswind Dust Concentration


Dust Concentration (mg/m3) vs Time
April 17, 2015
Upwind Dust Concentration
Downwind Dust Concentration
Crosswind Dust Concentration
Average Dust Concentration (mg/m3)
0.45
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0
7:00
8:00
9:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
Time (Hours:Minutes:Seconds)