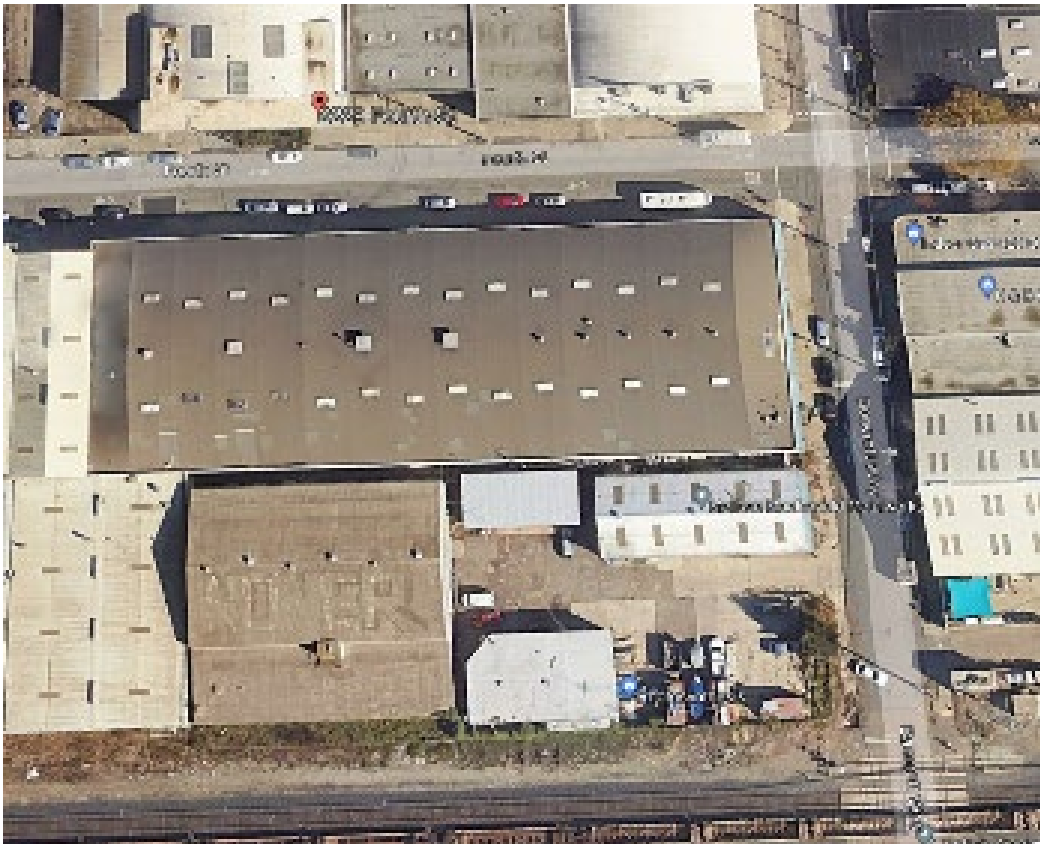
SITE DEMOLITION AND REMOVAL PLAN

701 Bancroft Way, 703 Bancroft Way, 705 Bancroft Way, 705A Bancroft Way, 747 Bancroft Way, 2200 4th Street and 2220 4th Street
Berkeley, CA 94710



Submitted to:
Lusardi Construction Company
1570 Linda Vista Drive
San Marcos, CA 92078

Prepared by:
Buccaneer Demolition, Inc.
1010 South First Street
San Jose, CA 95110

Project No. 22042B
July 20, 2022

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1.0 PROJECT AND SITE DESCRIPTION

Buccaneer Demolition, Inc. has prepared this Demolition and Removal Plan, hereafter referred to as the "Work plan", for the purpose of providing a detailed description of demolition and removal procedures, which the demolition contractor (Contractor) will be implementing during the onsite activities at the 701 Bancroft way site (Project), located in Berkeley, California.

The 701 Bancroft Way comprises 2 parcels, consisting of 7 buildings. The buildings are as follows: 701 Bancroft Way, 703 Bancroft Way, 705 Bancroft Way, 705A Bancroft Way, 747 Bancroft Way, 2200 4th Street and 2220 4th Street (one-story buildings).
The proposed demolition is to remove all the buildings within the property line including the demolition of the surface parking area, slabs/foundations sidewalks, and below grade utilities.

2.0 GENERAL WORK ACTIVITY OVERVIEW

The work covered under this Work plan, will be conducted in a sequential manner, with some activities being conducted concurrently with others. Demolition work will be performed in accordance with Cal OSHA, BAAQMD 11-2-401.3, and the requirements of the City. Depending upon site and other unknown conditions, Contractor's general sequence of demolition activities may require alteration at any given time. A summary of the general sequence for the work activities is outlined as follows:

1. Notify Underground Services of America (USA) to identify the live utilities onsite prior to starting any work

2. Notify Bay Area Air Quality Management District (BAAQMD) to obtain a J permit

3. Verify the owner has obtained a demolition permit onsite prior to starting the work

4. Review utility disconnects from all structures and confirm everything has been safe off prior to starting any work

5. Obtain a fire hydrant meter from the local water district for dust control. We will rent equipment and or provide fire hoses at all times to mitigate the dust onsite

6. Manage, layout and supervise any subcontractors performing pre-demolition work onsite; i.e. MEP safe off, shoring, saw cutting, utility locating, asbestos and lead remediation

7. Remove all the hazardous materials onsite prior to any structural demolition. We will subcontract with a licensed contractor to remove the Asbestos, Lead, Freon, PCB, Fluorescent light tubes, and universal waste identified in the Hazmat report. Additional unforeseen hazmat materials discovered during the remediation process will be tested and priced out separately as needed

8. If necessary we will strip the interior finishes, salvage materials, remove FF&E, and remove excess debris inside the building prior to utilizing heavy equipment to demolish the structure.

9. If necessary, we will provide fire extinguishers on site to eliminate any fires that may erupt during the course of the work.

10. Verify all the construction signs, delineators, work zones and barricades are in place prior to starting the work. When applicable we will provide in-house flaggers to control vehicular and pedestrian traffic throughout the duration of the demolition work

11. Carefully demolish the structures onsite per plans without disturbing the surrounding areas outside our demolition limits.

2.1 WORK HOURS & SCHEDULE

Demolition activity shall be conducted between 7:00 am and 7:00 pm Monday through Friday. Saturday hours include 9:00am to 8:00pm. No Sunday or holidays work is prohibited. We do not anticipate working on the weekends. The approximate demolition schedule is 30 days

2.2 EQUIPMENT /MATERIAL STAGING AND PARKING

Equipment, material and parking will be staged within the PL and/ or permitted work zone onsite. When applicable we will provide parking passes or pay for daily parking as needed to perform the work

2.3 DEBRIS/STOCKPILE STAGING

Concrete and debris stockpiles will be staged within the PL and/or permitted work zone onsite. During the course of demolition activities as each type of material will be sorted, and processed for disposal the following day until all the material

2.4 HAUL ROUTE / ESTIMATED VEHICULAR TRAFFIC

In accordance with the Traffic Control Plan, Appendix C, vehicular traffic will be confined to one exit and one entry point. Flaggers will be used to direct traffic in and out of jobsite if needed. The specific number of daily truck trips will vary based on phasing and project schedule; however, it is estimated that transport truck traffic will be less than 5 trucks per day.

3.0 HEALTH AND SAFETY

The Contractor shall consider safety and the prevention of accidents an integral part of its operation. Although providing safe working conditions is primarily a management responsibility, safety and accident prevention can be accomplished only through coordinated efforts of all employees and subcontractor personnel. If the task or service being undertaken cannot be done safely, the Contractor shall discontinue work until proper controls can be established.

Contractor will hold weekly tailgate meetings for its employees prior to work commencement. Additionally, Contractor will require that subcontractors be required to hold similar daily tailgate meetings covering their respective portion of the work. These meetings are designed to discuss the projected work schedule and prepare each worker for any potential hazards associated with the work activities. All personnel attending the safety meeting will be required to sign the safety-meeting log upon completion of the tailgate safety meeting. During the tailgate meetings, personnel will be reminded of site conditions and are encouraged to participate with health and safety concerns.

At the conclusion of the project, copies of all daily activities and documentation will be available upon request from the main office

DEMOLITION ACTIVITIES

4.0 PRE-DEMOLITION SURVEY AND HAZARDOUS MATERIAL ABATEMENT

Prior to commencement of building demolition, a thorough walkthrough and evaluation of the building will be conducted to confirm that all appropriate measures have been completed to ensure that the area is ready for commencement of demolition activities. Contractor for the Property has completed pre-Demolition Survey Reports. A copy of the Pre-Demolition survey will be provided to Contractor for as-needed distribution to the construction team. Contractor or subcontractor shall prepare an asbestos and lead-based paint abatement plan, addressing all items identified in the Pre-Demolition Survey Reports.

A copy of the Pre-Demolition Hazmat survey will be provided to Contractor for as-needed distribution to the construction team. Contractor or subcontractor shall prepare an asbestos and lead-based paint abatement work plan, which are provided in Appendix B

4.1 GENERAL DEMOLITION ACTIVITIES

In general, the tasks will include a variety of procedures. Excavators equipped with concrete breakers, concrete pulverizer, grapples, and other modern hydraulic demolition tools and attachments will be utilized. When applicable, large structures will be removed to ground level by mechanical means. Subsequent sizing of scrap materials such as steel and rebar and other material processing activities will take place at grade level, hauled offsite and recycled accordingly. The most important aspect in the development of these procedures will be the safe conduct of the work. Contractor's procedures will limit the use of labor to the most controlled and safe conditions and rely upon mechanized means of removal wherever possible.

Structural demolition will be conducted in a manner that does not interfere with or encroach upon the existing surrounding vehicular traffic during normal activities. All work will be conducted within the confines of the site fencing. However, depending upon site conditions and logistics, alternative methods of demolition and equipment may be used to ensure the safest and most efficient means of operation. This may involve modification of the site fencing from time to time in order to complete the demolition activities. This will always be coordinated with the Property owner in advance.

Site security if necessary will be provided by the general contractor who will also provide fencing around the project site. We will keep the gates closed at all times and secure the gate with a pad lock to prevent unauthorized entry by the general public. At the end of the day we will verify the fence is secure and fix any openings in the fence prior to leaving.

Requests for Information (RFIs) will be issued as needed if questions or scope issues arise during the course of the demolition activities. Field activities related to any RFIs will not occur until an appropriate answer has been provided.

5.0 MATERIAL RECYCLING AND DEMOLITION DEBRIS DISPOSAL

In accordance with the city's waste diversion requirements, we will track the different waste streams and provide weight tags to the General contractor to upload to green halo to comply with the green building code and 75% waste diversion requirements. We will provide a detailed waste Management Plan with a list of the designated recycling and disposal facilities prior to starting this project.

6.0 DUST CONTROL

Dust control will be considered an important part of the overall project. Contractor will utilize a water truck and/or fire hose attached to a local hydrant during demolition operations. Contractor will direct a localized fine water spray to the source of demolition activities, as required, thereby reducing airborne dust particles. To minimize the run-off of water, the water supply will be used only when necessary. A proper hydrant meter devise provided by the city/water department will be installed at the hydrant locations. A detailed Dust Control Plan is provided as Appendix A.

7.0 STORMWATER POLLUTION PREVENTION (SWPPP) AND EROSION CONTROL PLANS (ECP)

Contractor will follow requirements for storm water management and erosion control as specified in the SWWPP prepared by Barry Swenson Builders

8.0 PROJECT PERSONNEL

Duties, Responsibilities and Authorities

A) Jose Uribe (Project Manager): Provides general management, contract administration, job site visits, attend job site meetings, resolve disputes unresolvable at field level and review monthly billings. Cell: 408.590.5839

B) Javier Diaz (Superintendent) : Provides scheduling, job site visits, attend job site meetings, resolve disputes field level, expedite manpower, equipment, material support, provide information and direction to foreman. Cell: 408.591.7502

C) Jennifer Potter (Safety Officer): Perform safety inspections, provide safety information, update and administer safety plan. Provide all posting for site-specific safety coordination and attend safety meetings. Cell: 408.658.2771

APPENDIX A

Dust Control Plan

1.0 DUST CONTROL PLAN

This section details potential dust control measures that the Contractor will implement to minimize dust emissions during demolition and grading activities. Dust emissions may result from activities during demolition and grading and from wind erosion. These sources are most effectively controlled using wet suppression. A high wind threshold will also be established to minimize wind erosion during extreme meteorological conditions. Stockpiles will be sprayed on areas that have already been demolished to avoid wind and dust erosion.

2.0 DUST MITIGATION

The main mechanism for the control of dust emissions from the demolition activities and wind erosion is by watering. In addition to water, a wide variety of chemical dust suppressants are available to enhance the formation of a surface crust. The effectiveness of wet suppression is dependent on the type of activities occurring, the frequency of watering, and the meteorological conditions. The watering schedule will be determined by an evaluation of the site conditions, weather, direction of the wind and site activities.

When applicable, dust control measures may include the following items as needed.

Water all active construction areas at least twice daily and more often during windy periods.

Active areas adjacent to residences should be kept damp at all times.

Cover all hauling trucks or maintain at least 2 feet of freeboard. Apply water at least twice daily to all unpaved access roads, parking areas, and staging areas.

Sweep daily with a skid steer and sweeper attachment all paved access roads, parking areas, and staging areas.

When applicable we will rent street sweepers to sweep adjacent streets daily (with water sweepers) if visible soil material is deposited onto the road surface.

When applicable we will Hydroseed the entire site at the completion of the project to mitigate the dust and wind erosion

Limit traffic speeds on any unpaved roads to 10 mph.

Install sandbags or other erosion control measures to prevent silt runoff to public roadways
Suspend demolition activities when winds (instantaneous gusts) exceed 25 mph.

APPENDIX B

Western Abatement Hazmat Work Plan

Asbestos Abatement and Lead Paint Stabilization Work Plan
747 Bancroft Way and 2220 4th Street Berkeley, CA

Prepared for:

Buccaneer Demolition.

Prepared by:

Western Abatement, Inc.
1001 Shannon Ct, Suite B
Livermore, CA 94550

General Information

The project property has 2 buildings adjacent to each other with separate addresses. 747 Bancroft way and 2220 4th street in Berkeley, CA. Both buildings were former commercial facilities. The purpose of the work is to abate and/or stabilize certain materials prior to demolition The hazardous materials abatement and demolition scopes are based on the information provided in the Pre-Demolition Hazardous Materials reports prepared by SOL Environmental dated November 19th, 2021.

Western Abatement contact list:

PROJECT JOB TITLE	NAME	TELEPHONE NO.
WESTERN ABATEMENT		
Project Manager	Todd Hurley	Cell 925-727-9413
Job Superintendent	Fernando Lazaro	Cell 510-798-2021
Site Superintendent	TBD	TBD

Scope of work:

The project scope includes Containment, removal, and disposal of ~ 2,300 SQUARE FEET OF <1% ACCBM's drywall and window putty and (1) Transite pipe from the building located at 747 Bancroft, and, Lead paint stabilization from the building located at 2220 4th street. The specific quantities, materials and locations are documented in Pre-Demolition Hazardous Materials reports prepared by SOL Environmental dated November 19th, 2021, and the point count verification results within the report.

These reports will be kept onsite and can be reviewed by Buccaneer at any time. Lead Paints will be stabilized based on visual inspection of surfaces at the time abatement work is proceeding.

Prior to beginning abatement work there shall be established and maintained definitive work area boundaries. Boundaries will be established Utilizing Caution tape and warning signs.

At the entry/exit points to the work area boundary, WESTERN shall post asbestos and/or Lead warning signs as described in 29 CFR .1910.1001(j)(3) and 1926.1101(k)(7) Signs.

Warning signs that demarcate a regulated or containment area shall be provided and displayed at each location where containment and/or regulated area is required to be established. Signs shall be posted at such a distance from such a location that an employee may read the signs and take necessary protective steps before entering the area marked by the signs.

The asbestos warning signs required shall bear the following information.

DANGER
ASBESTOS
CANCER AND LUNG DISEASE HAZARD
AUTHORIZED PERSONNEL ONLY

In addition, where the use of respirators and protective clothing is required in the regulated area under this section, the warning signs shall include the following:

RESPIRATORS AND PROTECTION CLOTHING ARE REQUIRED IN THIS AREA.

Lead Warning signs required shall bear the following information.

DANGER
LEAD WORK AREA
MAY DAMAGE FERTILITY OR THE UNBORN CHILD
CAUSES DAMAGE TO THE CENTRAL NERVOUS SYSTEM
DO NOT EAT DRINK OR SMOKE IN THIS AREA.

General Safety:

As part of the site safety program there shall be maintained the following items on the project site:

- IIPP
- Copy of abatement work plan.
- Employee training certification.
- Employee medical & respirator training records.
- One (1) OSHA standard sixteen-unit First Aid Kit.
- A minimum of one (1) First Aid / CPR Certified person.
- Dry chemical fire extinguishers to cover Type A, B, & C fires.

The Site Supervisor shall conduct on site safety meetings with the personnel dedicated to this project at the beginning of the project and weekly. The Site Supervisor will maintain records of the attendance and topic of each meeting

Western Abatement, Inc. has in place, will abide by, and shall maintain on site copies of the following company programs:

- Respiratory Protection Program
- Worker Safety Program
- Medical Surveillance Program
- Emergency Contingency Program
- Employee Training Program
- Hazard Communication Program
- General Safety Program.

Training:

At all times during asbestos abatement work there will be a Western abatement" Competent person" in accordance with 29 CFR 1926.32 with current 40hr contractor supervisor Training on site. All workers on site performing abatement related tasks will posses current 32-hour asbestos worker training certificates. All workers performing Lead related tasks will be certified with the state of California department of public health.

In addition to current training certificate, **ANY** person entering the posted containment area will possess a current medical certificate and a current respirator fit test.

Supervisor/competent person certificate will be posted on the job board along with all other required postings. Worker Training certificates for all Western site personal, medical, and fit tests will be onsite and available for review during work hours.

Notification to Agencies:

Prior to beginning work Western will have in place the following agency notifications:

- BAAQMD 10-day notification for Demolition.
- CAL-OSHA 24-hr temporary jobsite notification for asbestos related activities.
- CAL-OSHA 24-hr notification for lead related activities.

These notifications along with all additional required OSHA information will be posted in a centrally located area, accessible to all employees and/or agency representatives.

Air Monitoring

During abatement operations, WESTERN will provide for asbestos air monitoring to comply with 29 CFR 1926.1101(f)

Determinations of personnel exposure shall be made from breathing zone air samples that are representative of the 8-hour TWA and 30-minute short-term exposures of WESTERN personnel providing labor to remove asbestos materials.

Representative 8-hour TWA employee exposure shall be determined on the basis of one or more samples representing full-shift exposure for employees in the work area.

Representative 30-minute short-term employee exposures shall be determined on the basis of one or more samples representing 30-minute exposures associated with operations that are most likely to produce exposures above the excursion limit for employees in each work area.
Personal sampling for Lead will also be conducted per CFR 29 1926.62. Representative 8-hour TWA employee exposure shall be determined on the basis of one sample representing full-shift exposure for employees in the work area.

Initial Exposure Assessment

WESTERN does have sufficient air sampling data for asbestos abatement projects of similar type and methodology. This air sampling data shows Time Weighted Averages well below the Permissible Exposure Limit of 0.1 fibers per cc for asbestos.

Objective data

WESTERN shall conduct daily monitoring that is representative of the exposure of each employee who is assigned to work within a regulated area.
This data will be used to assess work practices and Personal Protective Equipment.

Personal Protection Requirements

WESTERN personnel providing labor to remove asbestos containing materials will be required to comply with the following elements of 29 CFR1910 Subpart I, Personal Protective Equipment.

- 1910.132- General requirements.
- 1910.133- Eye and face protection.
- 1910.134- Respiratory Protection.
- 1910.134- App A - Fit Testing Procedures
- 1910.134- App B-1 - User Seal Check Procedures
- 1910.134- App B-2 - Respiratory Cleaning Procedures
- 1910.134- App C - OSHA Respirator Medical Evaluation Questionnaire
- 1910.134- App D - Information for Employees Using Respirators
- 1910.135- Head protection.
- 1910.136- Occupational foot protection.
- 1910.137- Electrical protective devices.
- 1910.138- Hand Protection.

Each WESTERN employee entering the asbestos control area shall don the following personal protective equipment:

- Full body disposable coveralls, complete with hood and boots.
- Rubber boots.
- Gloves.
- Eye and ear protection.
- Hard-hat.
- Half-Face air purifying respirator with the appropriate HEPA cartridges.

Shirts with the WESTERN logo, sleeves, long pants, hard hats, safety shoes and glasses are required outside of the work area containment.

Work Area Preparation

ACCBM <1% Materials Abatement:

All entrances to the work area will be covered with 6-mil fire retardant poly sheeting secured with Spray adhesive and tape. All Items and/or surfaces in the work area not scheduled for removal, will be covered with 6-mil fire retardant poly sheeting secured with Spray adhesive and tape. Negative air machines will be installed and vented to the exterior of the building. A 2-stage worker decon with a wash station will be set up at the entrance to the containment area. Work will begin following establishing a negative air environment within the containment.

At the entry/exit points to the work area boundary, WESTERN shall post asbestos warning signs as described in 29 CFR .1910.1001(j)(3) and 1926.1101(k)(7) Signs.

Warning signs that demarcate a regulated or containment area shall be provided and displayed at each location where containment and/or regulated area is required to be established.

Lead Based Paint Stabilization:

In standing with 1926.1101(e) Regulated areas, WESTERN shall contain the work areas in the following manner:

- Regulated area with caution tape & warning signs.
- Poly drop sheets extending at least 10’ from the stabilization area.
- Centralized worker Decon with wash station.

Work Decontamination

The worker decon for **ACCBM** removal area will consist of only (2) chambers, as showering is not required. A wash station containing a sprayer with water and disposable towels will be located in the first (dirty) chamber of the 2-stage decon. Workers will wash up, remove their suits, and enter the 2nd chamber, where they will remove their respirators and exit the containment area.

A Centralized wash station will be set up for the lead Paint Stabilization work. The wash station will include soap, a hand sprayer with water and disposable towels.

HEPA Filtered Local Exhaust Fans

HEPA filtered local exhaust fans operated in accordance with ANSI 29.2-79 and EPA 560/5-83-002, Appendix F, will be attached to the containment and ducted to exhaust outside of the workspace, to the exterior of the building, utilizing flex ducting where feasible.
The HEPA filtered local exhaust fans will be DOP tested on site and are capable of removing airborne asbestos fibers down to 0.3 microns in diameter, with a length to width ration of 3 to 1, with an efficiency of 99.97%.

The half (1/2") inch pre-filter and two (2") inch secondary filter of the local exhaust fans will be checked and replaced as required by any substantial drop in the negative pressure within the containment.

Removal Operations:

ACCBM's:

Floor tiles will be removed by hand utilizing hand tools inside containment area. During removal operations containment area will be constantly misted with water. Waste will be bagged and labeled Prior to removal from containment area. Following removal, the containment will be HEPPA-Vacuumed, cleaned and made ready for visual inspection and air clearance.

Window Putty:

Windows will be removed entirely, or putty wet scrapped in a regulated area with drop sheets, by hand

Transite pipe:

Transite pipe will be dismantled intact by hand, wrapped and labeled.

Lead Based Paint Stabilization:

Peeling and flaking lead paint will be scraped by hand in a demarcated regulated work area with ***Providing***

lead warning signs, danger tape and poly dropsheet. All paint chip waste will be bagged and placed in 55-gallon steel drum and disposed of as Lead Paint waste. Suits, respirator filters and disposable towels from personal decontamination will also be placed in 55-gallon steel drum and disposed of as Lead waste. Following removal, the regulated work area will be HEPPA-Vacuumed, cleaned and made ready for visual inspection and/or air clearance by owner representative.

Waste Handling

All waste will be properly packaged and labeled for transportation. All handling, transport, and disposal of asbestos and or lead containing materials will be done in conjunction with all applicable Local, State, and Federal regulation.

WASTE HAULER:	Jakela Inc, 32 Hamilton Drive, Suite A Novato, CA 94949 EPA ID # CAL923255012
ASBESTOS DISPOSAL FACILITY	Recology Hay Road 6426 Hay Road Vacaville, CA 95687 (800) 208-2371
LEAD WASTE DISPOSAL FACILITY	US Ecology Nevada, INC Highway 95, 11 Miles South of Beaty Beaty, NV 89003 EPA ID# NVT 3330010000

Prepared by,

Todd Hurley, Project manager,

Western Abatement, Inc.

APPENDIX C

Haul Route

Arriving to site

1. **Exit using 11 towards Berkeley**
2. **Turn right on second street**
3. **Turn right on Addison Street**
4. **Turn left on Bolivar Drive**
5. **Turn left onto Bancroft Way**
6. **Destination on the left**

Leaving site

1. **Head north on Bancroft Way**
2. **Turn left on Sixth Street**
3. **Turn left on University**
4. **Use right lane to take ramp to San Francisco**
5. **Keep left at the fork and merge onto I-580 E/I-80 W**