

# Uptown Mixed Use Redevelopment, Oakland

## DEMOLITION, DECONSTRUCTION AND RECYCLING, REMEDIATION AND WATER TREATMENT

This commercial and residential neighborhood is located in a targeted redevelopment area of downtown Oakland. The project called for the demolition of a four-story parking garage, eight commercial buildings and the remediation of soil and groundwater that was contaminated with TPH from a former service station. Before the demolition, the abatement of the asbestos containing materials and the removal of lead paint, PCB ballasts, transformers, and mercury switches were performed. The demolition of the parking structure and the eight commercial buildings included the associated foundations, slabs, streets, sidewalks and underground piping. The concrete and asphalt was crushed on-site and recycled off-site in other construction projects. PSEC self-performed the remediation tasks on this job. Key subcontractors were asbestos abatement and demolition contractors.

Excavation of the site included the stockpiling and reuse of 5,000 cubic yards of uncontaminated overburden. More than 11,000 tons of Class II Non-hazardous soil was loaded, transported and disposed of in landfills. Oxygen-releasing compounds were placed in the bottom of the former service station excavation, prior to backfilling, to treat residual levels of contamination. Two water treatment systems were installed and operated by Pacific States. One system treated the storm water and the other system, using activated carbon, treated the TPH contaminated groundwater from a former service station.

Included in this work was the preparation and implementation of a Site Specific Health and Safety Plan, Air Monitoring Plan, Dust Control Plan, SWPPP Plan and Traffic Control plan. All work was performed under the direction of the environmental consultant as guided by the Bay Area Air Quality Management District and the Regional Water Quality Control Board.

**Pacific States Environmental exceeded contract requirements for local hire**



Sump removal during demolition.



**Project Name:** Uptown Mixed Use Redevelopment

**Location:** Oakland, CA

**Total Dollar Value:** \$4,290,570.00

**Percent Work PSEC:** 78%

**Percent Work Subcontractor:** 22%

**Owner's Representative:**  
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**Project Duration:** 24 months

**Original Completion Date:** 12/13/07

**Actual Completion Date:** 12/13/07