

BBI CONSTRUCTION

1155 Third St. Suite 230
Oakland, CA 94607
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License No. 767890



April 1 2020

Doug Biggs
Executive Director
Alameda Point Collaborative
677 W. Ranger Ave.
Alameda, CA 94501

Re: Safety and Scope Details
McKay Apartments
1245 McKay Ave, Alameda

Dear Mr. Briggs,

Please review the following documents which describe the locations and scope of the requested structural investigative demolition at the McKay project. BBI along with our sub-contractor has set up COVID 19 safety protocols which are included in this package.

We are very sensitive to the neighbors' concerns. We plan on starting noisy work at 8:00am and completing our work by 4:30 each work day. No weekend work is necessary. We anticipate the work to be completed in 15 working days.

We also understand that this work is vital to the design team so that they may continue their calculations on engineering systems for the renovation.

Please let us know how may further assist you in these efforts.

Sincerely,

Scott Hibbard
Project Manager

A handwritten signature in black ink that reads "Scott Lee Hibbard".

| NUMBER | LOCATION | SCOPE |
|--------|--|--|
| 1 | SOUTHWEST CORNER UNDERSIDE OF WALKWAY | CUT CEILING WOOD SIDING BACK 3 FEET TO EXPOSE FRAMING. ABATE TRANSITE SIDING ON BEAM AND EXPOSE BEAM STRUCTURE. |
| 2 | LARGE ROOM GROUND FLOOR SOUTHWEST | REMOVE FULL CEILING TILES TO EXPOSE FRAMING |
| 3 | MIDDLE ROOM GROUND FLOOR | REMOVE TBAR INTERMEDIARY AND CEILING TILES 3 SPOTS 4X4 |
| 4 | SOUTHEAST ROOM GROUND FLOOR | SETUP CONTAINMENT, OPEN WALL 2 LOCATIONS 8' WIDE, REMOVE TBAR CEILING, REMOVE COLUMN WRAP TO EXPOSE BEAM, DEMO CEILING BETWEEN COLUMN AND EXTERIOR WALL. |
| 5 | 2 LOCATIONS WEST WALL, 1 LOCATION NORTH WALL, 1 LOCATION SOUTH WALL. (ADDITIONAL LOCATION INCLUDED IN ITEM 4.) | ABATE TRANSITE PANELS AND EXPOSE SHEATHING AT EXTERIOR 8' WIDE. ABATE DRYWALL INTERIOR FLOOR TO CEILING. |
| 6 | BUILDING 2 ROOM 105 AND ROOM ACROSS HALL | ABATE EXTERIOR WALLS 8' WIDE, ABATE CEILING 4' BACK, REMOVE FLOORING AND CUT BACK FRAMING 4' |
| 7 | BUILDING 2 CORRIDOR | DEMO FLOORING 4' IN 3 LOCATIONS TO EXPOSE STEMWALL FOUNDATION BELOW. |
| 8 | BUILDING 1 SECOND FLOOR | ABATE EXTERIOR WALL 8' WIDE, REMOVE CEILING BACK 4', REMOVE FLOOR SHEATHING BACK 3'. NO FLOOR DEMO AT WESTERN LOCATION. |
| 9 | BUILDING 2 SECOND FLOOR GYPM | DEMO DRYWALL CEILING, WOOD AND INSULATION 10' WIDE AT 2 LOCATIONS FROM CLERESTORY TO EXTERIOR WALL. |
| 7.5 | BUILDING 1 AT EXTERIOR OF SOUTH WALKWAY | DEMO CONCRETE, EXCAVATE AND EXPOSE FOOTINGS AT 2 LOCATIONS. |
| 8.5 | BUILDING 1 ANYWHERE EASY | 2 LOCATIONS DRILL HOLES AT CENTER POSTS TO CHECK FOR FOOTING. IF FOOTING IS SEPARATE DEMO CONCRETE AND EXCAVATE TO EXPOSE FOOTINGS ON 3 SIDES. |
| 10 | BUILDING 1 | 6 LOCATIONS DEMO FRAMING/CONCRETE, EXCAVATE TO EXPOSE FOUNDATION. |
| 11 | NORTH DECK BUILDING 1 | REMOVE AC EXCAVATE TO EXPOSE COLUMN FOOTING ON 3 SIDES. |
| 12 | BUILDING 2 | AT 4 LOCATIONS EXCAVATE INTERIOR AND EXTERIOR SIDES OF FOUNDATION TO EXPOSE DEPTH, INCLUDES 2 SPOTS ON EACH SIDE OF STEMWALL. |
| 13 | NORTH DECK BUILDING 1 | DEMO WOOD SIDING TO EXPOSE FRAMING 2 LOCATIONS UNDER 2ND FLOOR, 1 UNDER ROOF |

Merry

McKay Ave Apartments
 1245 McKay Ave
 Alameda, CA 94601

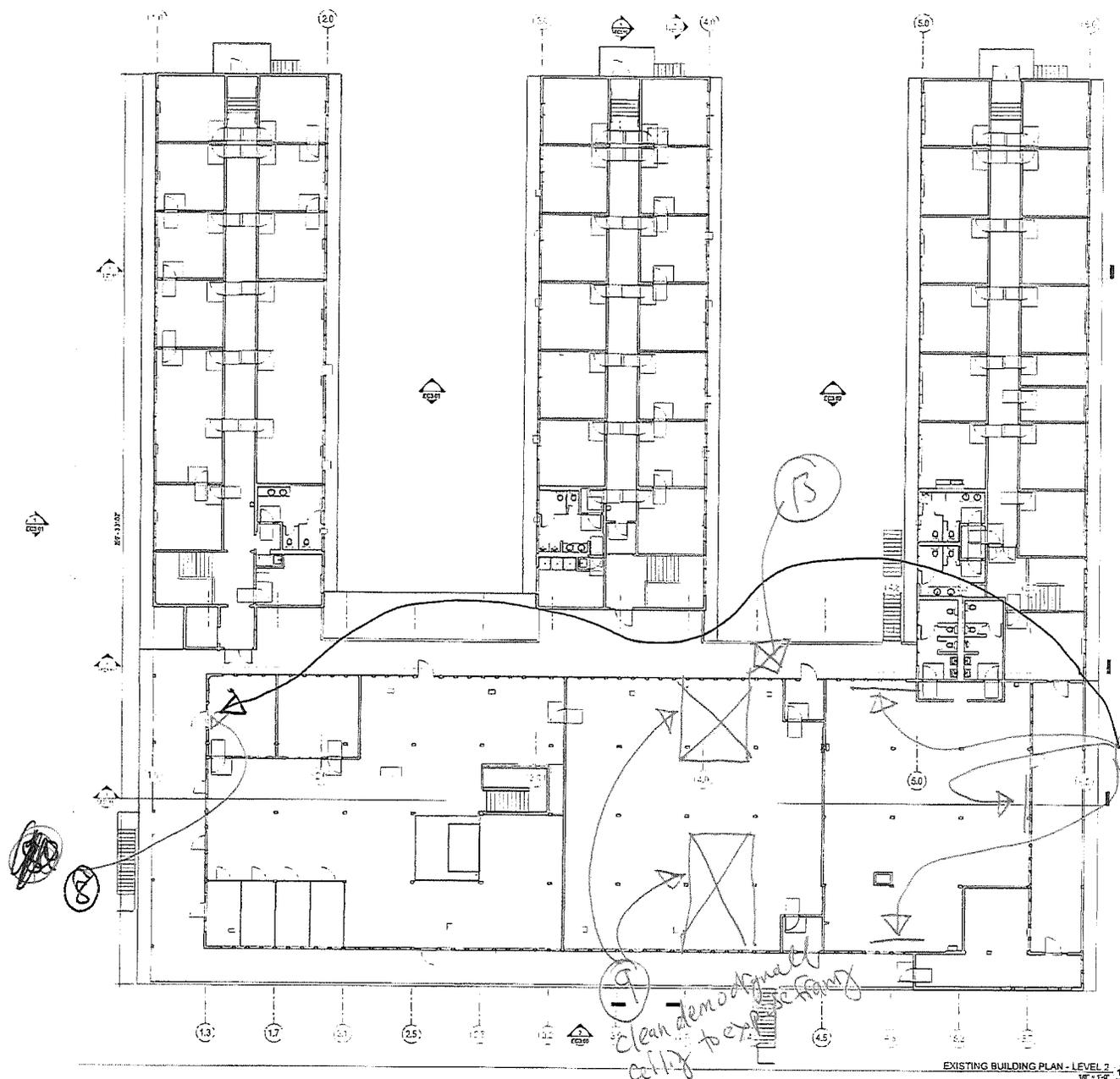
DATE

JOB NUMBER
 COUNTY
 PROJECT
 SHEET NO.
 SCALE
 SHEET

EXISTING BUILDING PLAN -
 LEVEL 2

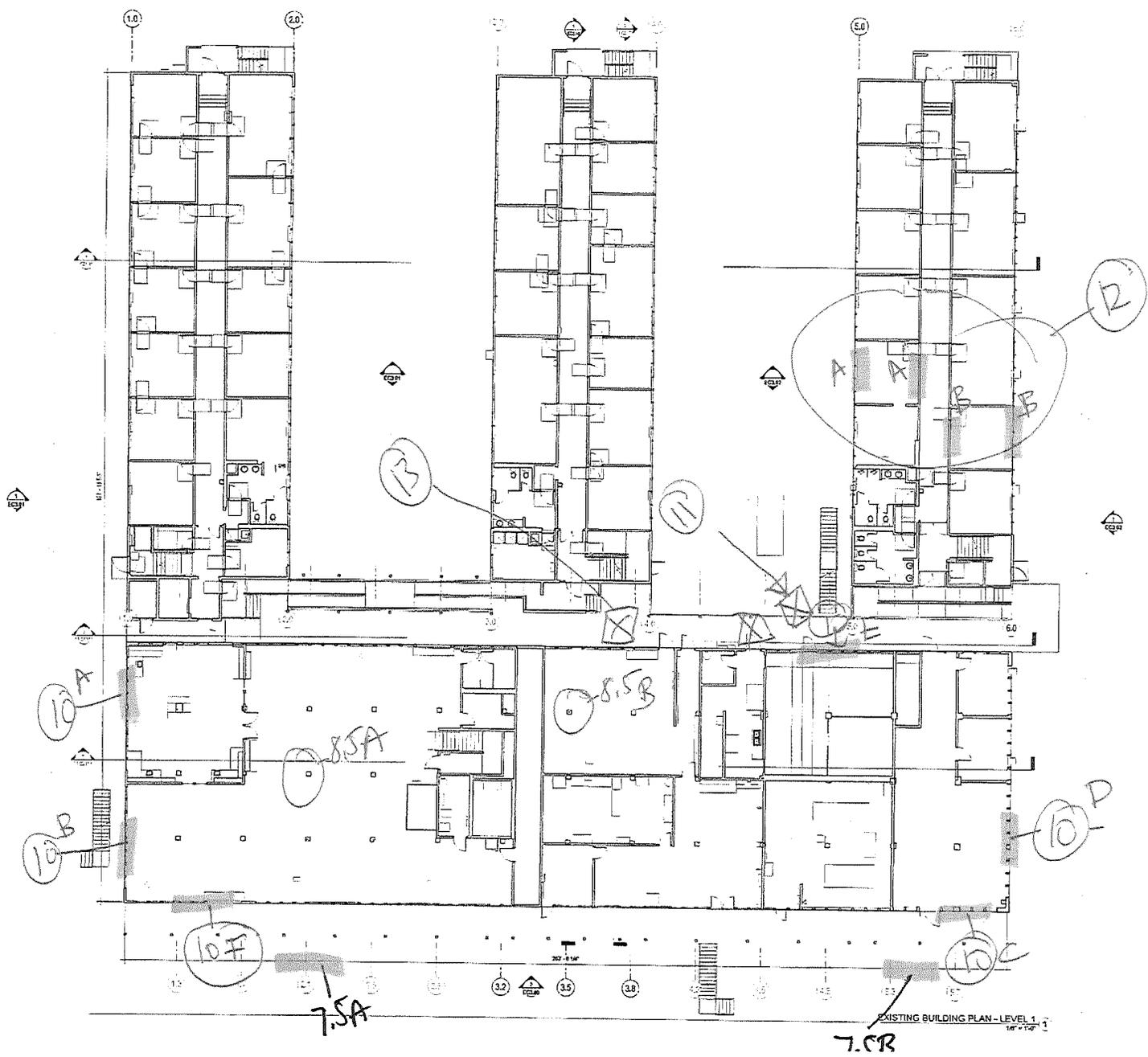
EC2.11

PRELIMINARY - Not for Construction



EXISTING BUILDING PLAN - LEVEL 2
 1/8" = 1'-0"

11/20/2019 9:31 AM



PYATOK
 111122 11th St
 Suite 300
 Oakland, CA 94612
 T. 510.462.7010 F. 510.462.8270
 www.pyatok.com

Marcy

McKay Ave Apartments
 1245 McKay Ave
 Alameda, CA 94601

SEMP

REVISION SCHEDULE
 NO. ISSUE DATE

JOB NUMBER: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____
 TITLE: EXISTING BUILDING PLAN - LEVEL 1

EC2.10

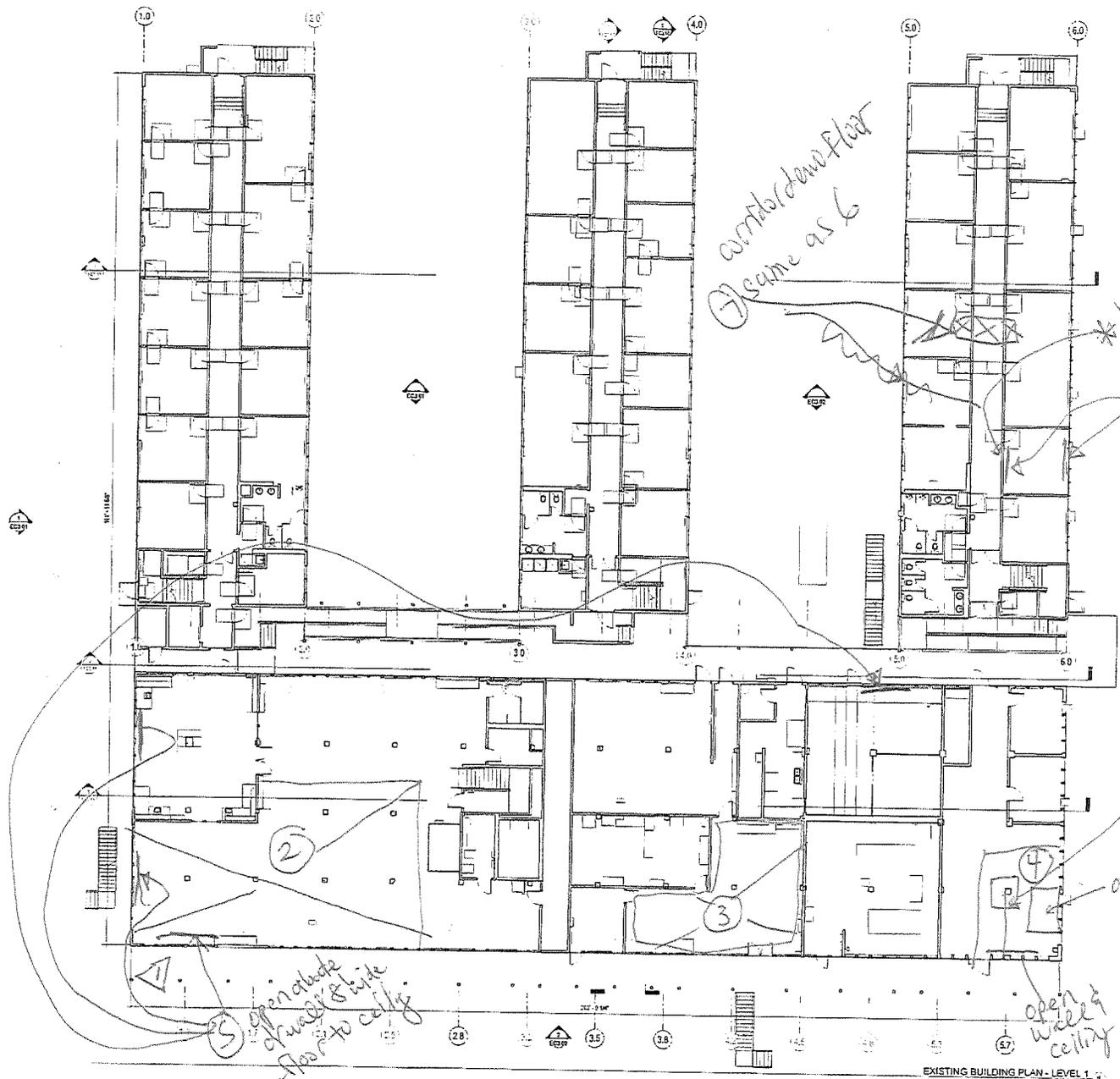
PRELIMINARY - Not for Construction

1/10/2013 10:07 AM

PYATOK

1411 TELEGRAPH AVE
SUITE 200
OAKLAND CA 94612
T: 510.437.9117 F: 510.432.0201
www.pyatok.com

Marcy



McKay Ave Apartments
1245 McKay Ave
Alameda, CA 94601

STAMP

| REVISION | NO | DATE | NOTE |
|----------|----|------|------|
| | | | |

| | |
|-----------|--------------|
| DR NUMBER | 1103 |
| DATE | 10/13/11 |
| DESIGNER | Chris |
| SCALE | 1/8" = 1'-0" |
| PROJECT | 1103 |
| DATE | 10/13/11 |

EC2.10

PRELIMINARY - Not for Construction

EXISTING BUILDING PLAN - LEVEL 1
1/8" = 1'-0"

11/20/11 10:31 AM

San Francisco
Los Angeles
San Diego



COVID 19 EXPOSURE CONTROL PLAN

In an effort to minimize the spread of the Covid 19 virus, all Janus workers will implement the following actions while performing essential activities work at various sites.

- Workers will don the following PPE in the parking lot upon arrival and prior to entering the construction site.
 - Respirators
 - Hard hats
 - Safety glasses
 - Construction vests
 - Work boots
 - Work gloves
 - Protective/disposable suits (if necessary)
- Workers will adhere to the following work practices:
 - Maintain a 6' distance from all others whenever possible.
 - Wash hands before, after and at every break in the work shift.
 - Travel to work site independently.
 - Take all breaks independently.
- Any worker feeling ill and/or displaying signs of illness will not be allowed in the jobsite.



One of our primary goals is to have every person on site go home safely each night. Based on the current information surrounding the outbreak of COVID 19 that has become challenging for us all. This is a dynamic and fluid time where things will change daily until we have more solid information about all the unknowns. Please check with your supervisors regularly to ensure you are using the most up to date protocols. You can also check the CDC website: <https://www.cdc.gov/coronavirus/2019-ncov/index.html> . We need you to work together, with us, to keep our jobsites safe.

We value your presence on site, but need you to know that it is NOT mandatory for you to be here. Everyone has a right to decide for themselves to voluntarily work under these conditions. By signing into the site you are acknowledging the implied risks that are present and beyond our sole control to eliminate.

We are adopting the guidelines below that are recommended safety controls for the protection of Employees, Clients, Trade Partners and Business Partners to aid in the prevention of the transmission and spread of the virus. See the following Guidelines from the Laborers' Health & Safety Fund of North America (LHSFNA), and the Laborer's International Union of North America (LIUNA) that have been established to reduce the transmission and spread of the novel coronavirus. This information is based on our current understanding of the virus and may need to be updated as this situation evolves.



BBI CONSTRUCTION COVID 19 CONSTRUCTION SITE SAFETY PLAN

SUMMARY OF RECOMMENDED ACTIONS

BBI Construction will:

- Perform a risk assessment of the jobsite.
- Educate/train workers about general precautions and regularly communicate plans to limit the spread of COVID-19.
- Reinforce good hygiene practices and take steps to make it easy for everyone to frequently wash their hands.
- Institute policies and practices that maintain physical distance between workers.
- Identify, clean and sanitize high-risk transmission areas regularly.
- Provide appropriate personal protective equipment (PPE)
- Require sick workers to stay home and send sick workers home.

We'd like you to help us:

- Maintain good workplace hygiene, including hand washing practices and cough/sneeze etiquette.
- Maintain distances of at least six feet from other workers when possible, unless the task warrants otherwise (e.g., when performing a team lift). Limit large group interactions. Follow these same practices off the job.
- Report symptoms of COVID-19 immediately. If you are sick, stay home. If you feel sick and are at work, tell your supervisor.
- Cooperate with response measures instituted by your employer and those recommended by health officials at the federal, state and local level.
- Do not share other workers' phones, PPE or other work tools and equipment.

CONSTRUCTION WORKERS RISK

Currently, construction is classified as a lower risk occupation according to the OSHA's Occupational Risk Pyramid for COVID-19. However, current information suggests COVID-19 is spread through:

- Close personal contact, such as touching or shaking hands, followed by touching the mouth, nose or eyes
- Airborne respiratory droplets expelled during regular talking and breathing as well as coughing and sneezing
- Touching a contaminated surface or object, then touching the mouth, nose or eyes

Because of these transmission methods, being in close proximity (within but not limited to six feet) to an infected person can result in transmission. ***Enclosed spaces (e.g. trailers, toilets), confined spaces and any space with recycled air presents additional exposure risk and should be avoided as much as possible.**

GENERAL PRECAUTIONS FOR CONSTRUCTION WORKERS

- Avoid close contact with people who are sick. If you are sick or have close contact with someone who has COVID-19, stay home and call your healthcare provider.
- Wash your hands frequently with soap and water for at least 20 seconds. Use hand sanitizer with at least 60 percent alcohol when soap and water aren't available. Always follow good handwashing practices:
 - Upon arriving at the jobsite and before going home at the end of the day
 - Before and after eating
 - After using the toilet
 - After touching garbage or other waste materials
- Cover your mouth and nose when you cough and sneeze into a tissue if possible or your upper sleeve or elbow, not your hands, when tissues aren't available. Dispose of tissues in the trash after use.
- Avoid touching your eyes, nose or mouth as much as possible.
- Practice social distancing by limiting person-to-person contact within six feet, especially in large groups or in enclosed spaces. Don't shake hands when greeting others.

LIMITING THE SPREAD OF THE VIRUS

Follow good handwashing practices:

- Use clean water and soap several times a day. BBI Construction will provide wash stations, such as setting up water jugs and hand soap throughout the jobsite.
- If clean water and soap are not available, use hand sanitizer.
- If soap and water or hand sanitizer are not available, a solution of bleach and water can be used for handwashing. (It is not the preferred option.)
- Starting with common household bleach (5% strength in the U.S.), prepare the following solution for handwashing in a spray bottle:
 - 1.5 teaspoons OR half a tablespoon (about a capful of bleach) per quart of water

Utilize work practices when feasible limit the number of potentially exposed workers on the jobsite at one time. This may include scheduling (e.g., staggering shift start/end times) or rotating crew access to a designated area during a shift.

Restrict access to enclosed and confined spaces. Confined and enclosed spaces (e.g., trailers) should be identified and access should be restricted to essential personnel only. Enclosed spaces (e.g., toilets, break areas) must be viewed as potential transmission areas and treated accordingly. Time spent in these areas should be reduced as much as possible.

Limit the number of workers gathering together at one time. Modify jobsite communications and planning to reduce or eliminate group gatherings. This includes communal break areas and any other activity that would bring a group of workers together on a jobsite.

When possible, practice social distancing. Maintain a distance of at least six feet apart as much as possible on the jobsite, whether indoors or outdoors, unless the task warrants otherwise.

Allow the voluntary use of N95 respirators. At this time, the level of exposure risk on a typical construction jobsite does not warrant employer-mandated use of respirators for all workers.

PRACTICES FOR CLEANING & DISINFECTING HIGH RISK TRANSMISSION AREAS

Frequently clean and sanitize surfaces in common areas (e.g., break rooms, lunch areas, changing areas) as well as toilet facilities. Wipe down high-touch surfaces (e.g., faucets, handles to toilet facilities, tools).

Place handwashing stations, hand sanitizer or other hand cleaning methods at the entry and exit to the project or jobsite.

Clean and sanitize toilet facilities using the following best practices:

- Keep toilets, clean, sanitary and operational at all times. Ensure proper disposal of waste from these facilities.



- Grasp outside edge near wrist.
- Peel away from hand, turning glove inside-out.
- Hold in opposite gloved hand.



- Slide ungloved finger under the wrist of the remaining glove.

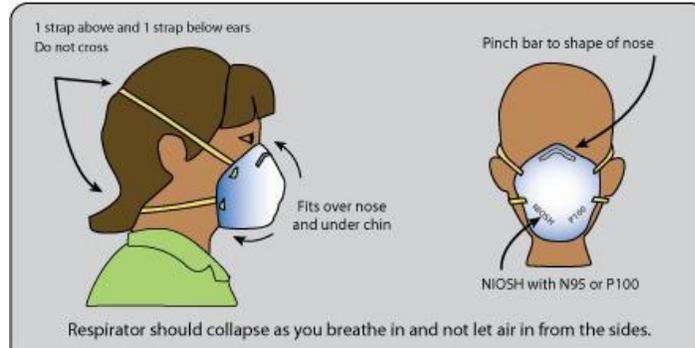


- Peel off from inside, creating a bag for both gloves.
- Discard gloves in waste container.

- We have a servicing schedule for cleaning, waste removal and replenishment of supplies such as toilet paper and handwashing agents.
- Use an EPA-registered cleaning agent specifically labeled for SARS-CoV-2: www.epa.gov/pesticide-registration/list-n-disinfectants-use-against-sars-cov-2.
- **If an EPA-registered cleaning agent is not available, a solution of bleach and water can be used. Starting with common household bleach (5% strength in the U.S.), prepare the following solution for disinfecting:**
 - Two tablespoons bleach per quart of water
- Always follow manufacturer instructions for all cleaning and disinfection products (e.g., concentration, application method and contact time).

Workers performing this cleaning and disinfecting should:

* Respirators are not designed to fit children. Facial hair prevents proper fit and reduces effectiveness.



- Wear PPE. This may include N95 respirators, disposable gloves, protective clothing and eye protection. Gloves should be discarded after each cleaning.
- Clean dirty surfaces using a detergent or soap and water prior to disinfection.
- Be trained on safe donning, doffing and disposal of PPE to avoid infectious disease transmission. Clean hands immediately after PPE is removed.
- Be medically able to wear the type of respirator needed and trained on how to use it.
- Be aware of the differences between dust masks and N95s. Dust masks do not protect the wearer from airborne respiratory droplets. Remember: dust masks protect others from exposure to you; N95 respirators protect you from exposure to others.

ASSESSING WORKERS FOR SYMPTOMS

The greatest risk for exposure to COVID-19 is from fellow workers. Symptoms of COVID-19 are similar to the seasonal flu and may include mild to moderate respiratory illness, fever, cough and shortness of breath. Workers who present symptoms, such as fever or difficulty breathing, should call their health care provider. Workers should stay home if they:

- Are experiencing symptoms of COVID-19
- Have known exposure to a person with a confirmed case of COVID-19
- Suspect they may be infected but don't yet have symptoms (these workers should self-quarantine and seek testing)

Workers who experience these symptoms at work should report it immediately to a supervisor, be isolated from fellow workers and leave the site. Workers should follow a two-week quarantine after the onset of COVID-19 symptoms to prevent transmission of the virus to others.



BBI Construction Worksite Sign-in Sheet

Name: _____

Date: _____ Employer: _____

Project Name: _____

During a Shelter-At-Place Order, BBI employees may stay at home and not enter/come to BBI project sites for any reason. Please contact your supervisor for work-at-home feasibility.

Contact information provided is kept and used only for safety and emergency communication needs. We cannot allow anyone at our job site if contact information is not provided.

COVID-19 Safety Protocols for Job Site Personnel and Visitors

- **Stay home if you have any sign of sickness, are at high risk of severe illness from COVID-19, or if you are a caretaker for someone who is sick.**
- Comply with Safe Distancing Requirements:
 - Maintain at least six-foot (6') social distancing from other individuals
 - Wash hands with soap and water for at least twenty (20) seconds or use hand sanitizer as frequently as possible
 - Cover coughs or sneezes with a tissue, into sleeve or elbow (NOT hands), throw the tissue away and immediately wash or sanitize your hands.
- Avoid close contact with people who are sick.
- Avoid touching your eyes, nose or mouth.
- Clean and disinfect frequently touched surfaces and construction tools BEFORE touching them.
- No handshakes
- Avoid touching commonly touched surfaces (e.g. use elbow to open doors, use knuckles to push elevator buttons etc.)
- Notify the site Superintendent know immediately if you test positive for Covid-19 or learn you have been exposed to it.

Request a copy of the COVID-19 response plan from the Superintendent for comprehensive details of our plan.

For more information about COVID-19, please visit: <https://www.cdc.gov/coronavirus>