Base Bid (Underground Storage Tank Removal)

(1)Reuse, recycle, or dispose of remaining diesel product in underground storage tanks (USTs) and piping. Reuse, recycle or disposal of diesel product must comply with all applicable federal, state, and local regulations.

(2)Remove and dispose of two existing (10,000 gallon each) USTs, piping, vents, foundations/curbs, soil, conduits, appurtenant equipment, and backfill to existing grade. Note: If County elects to proceed with Alternate #1 then back filling of the excavation will only be required to accommodate the new Aboveground Storage Tank (AST) enclosure.

(3)Recycle all non-hazardous soil and concrete waste in accordance with applicable code/regulations and (Document 01 74 19 – Construction Waste Management). Provide County with all receipts, weight tickets, etc. from recycling facilities documenting compliance with recycling requirements.

(4)Contractor shall furnish a portable 1,000-gallon diesel double walled fuel tank with USDOT, UL142 and NFPA 30 certification and compliant with applicable federal, state, and local codes. The tank shall be a “Transcube Global 40TCG” or County / Architect approved equivalent. The tank shall be connected in a manner to be able to provide fuel supply to the generators continuously from the start of construction until the commissioning of the new AST. Contractor shall completely fill the temporary diesel tank at the beginning of the project.

Contractor to submit a cutsheet / product data of the tank they intend to use (this is also applicable for tanks that are borrowed, rented and otherwise not owned by the Contractor) and shall be submitted along with a staging plan of the tank, fuel connections, protection for hoses at access paths, etc. for County approval prior to starting work.

(5)Contractor to install new wrought iron fence as described in the Contract Drawings by AE3 Partners.

(6)Defer remaining work related to AST enclosure, AST, site, MEP, and landscape work shown in the drawings by AE3 Partners.

(7)Contractor to provide a K-rail or equivalent at the perimeter of the site to guard against accident or intentional vehicle entry, and maintain a continuous perimeter fence at least 6’ high that visually screens the site interior. K-rail shall remain in place for the duration of base bid work. Provide a temporary fencing / barrier plan for County review and approval prior to start of work.

Alternate #1 (Concrete Enclosure and AST Installation)

(8)Install/Construct the new concrete foundations, walls, removable lid and all Division 3 concrete for the tank enclosure as specified in the Contract Drawings by AE3 Partners dated February 21, 2025.

(9)Install all underground site drainage and all drainage within the enclosure and connect to the site storm water drainage system.

(10)Install/Construct new 12,000 gallon AST within the foundation/enclosure, connect new AST to Veeder Root monitoring panel and complete all remaining improvements as specified in the Contract Drawings by AE3 Partners dated February 21, 2025.

(11)Complete all testing and commissioning work specified in the Contract Drawings.

(12)Contractor to provide and maintain a K-rail or equivalent at the perimeter of the site to guard against accident or intentional vehicle entry, and maintain a continuous perimeter fence at least 6’ high that visually screens the site interior. K-rail shall remain in place until all testing and commissioning have been completed.

APPROVED WITH COMMENTS AND CONDITIONS

SUBJECT TO FIELD INSPECTION

Date 05/23/2025 Signature LLam

Fire Prevention Bureau
Oakland, CA 94612

FDPR24-0147 6_661 Washington St_Building Permit for AG Tank Updated Plan Approved

AS NOTED PER REVIEW COMMENTS:
1. OBTAIN SEPARATE FIRE DEPARTMENT PERMITS REQUIRED FOR:
A. INSTALLATION OF AUTOMATIC EXISTING SYSTEM REQUIRED FOR H OCCUPANCY FIRE SPRINKLER SYSTEMS PER CFC 903.2.5 AND TABLE 903.2.5.2.
B. AFFF FOAM FIRE PROTECTION IS NO LONGER ALLOWED AS OF JANUARY THIS YEAR. SFFF IS THE ACCEPTABLE ALTERNATIVE TO ADDRESS ENVIRONMENTAL CONCERNS
C. AUTOMATIC FIRE SUPPRESSION INSTALLATION IN THE ENCLOSED TANK SPACE IS A DEFERRED SUBMITTAL BY THE INSTALLING C16 CONTRACTOR. IT IS ADVISABLE THAT A REGISTERED CONSULTANT FROM YOUR OFFICE PREPARE THE NECESSARY EVALUATION FOR THE PROTECTION OF THE ENCLOSED FUEL STORAGE FACILITY EITHER MIST OR SFFF AUTOMATIC FIRE PROTECTION OR SUITABLE ALTERNATIVE.
D. INSTALLATION OF EMERGENCY RESPONDER RADIO COVERAGE SYSTEM (ERRCS) PER CFC 510.
E. FIRE SAFETY, EVACUATION AND LOCKDOWN PLAN PER CFC 2022 404CBC
F. REQUIRES THE MINIMUM SEPARATION DISTANCE OF THE EXISTING HIGH-RISE I-2.1 TO HAVE AT LEAST 20 FEET SEPARATION FROM AN ADJACENT BUILDING OR PROPERTY LINE.
G. SUBJECT TO APPROVAL BY ASSISTANT FIRE MARSHAL JAVAN SMITH REGARDING THE OVERALL HAZARDOUS MATERIALS (HAZMAT) CONSIDERATIONS AT THE SITE, INCLUDING THE TANK REMOVAL AND INSTALLATION PERMITS.
H. TANK REMOVAL PERMIT MAY BE ISSUED TO AVOID STATE PENALTIES FOR UG SINGLE-WALLED TANKS TO BEAT THE DEADLINE SET BY THE STATE.
J. CFC 102.10 ADDRESSES THE MOST RESTRICTIVE CODE PROVISION TO APPLY:
102.10 CONFLICTING PROVISIONS. WHERE THERE IS A CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL BE APPLICABLE. WHERE, IN A SPECIFIC CASE, DIFFERENT SECTIONS OF THIS CODE SPECIFY DIFFERENT MATERIALS, METHODS OF CONSTRUCTION OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN.

PROJECT TEAM

CLIENT
COUNTY OF ALAMEDA, GSA
CAPITAL PROGRAMS ENVIRONMENTAL DEPARTMENT
1401 LAKESIDE DRIVE, 10TH FLOOR
OAKLAND, CA 94612
TEL: 510.208.9520

CONTACT: JASON B. GARRISON
JOB TITLE ENVIRONMENTAL PROGRAM MANAGER
EMAIL: JASON.GARRISON@ACGOV.ORG

ARCHITECT
AE3 ARCHITECTURE + CM
11 EMBARCADERO WEST, SUITE 205
OAKLAND, CA 94607
TEL: 510-538-9991

CONTACT : DOUG DAVIS
TEL: 510-289-3241

STRUCTURAL
OLMM CONSULTING ENGINEERS
156 ELLIS ST. 2ND FLOOR
SAN FRANCISCO, CA 94109
TEL: 415-882-9449

CONTACT: TOMASZ WIENSKOWSKI
EMAIL: TOMASZ@OLMM.COM

MECHANICAL, ELECTRICAL, PLUMBING & LIGHTING
YEI ENGINEERS
7677 OAKPORT ST, #200
OAKLAND, CA 94621
TEL: 510-383-1050

MECHANICAL: HUBERT HIDALGO, HHIDALGO@YEIENGINEERS.COM
ELECTRICAL: BRANDON YEE, BYEE@YEIENGINEERS.COM
PLUMBING: HUBERT HIDALGO, HHIDALGO@YEIENGINEERS.COM
LIGHTING: BRANDON YEE, BYEE@YEIENGINEERS.COM

TANK ENGINEERS
TEC ACCUTITE
262 MICHELLE COURT
SO. SAN FRANCISCO, CA 94080
TEL: 650-616-1200
DIRECT TEL: 650.616.1277

CONTACT: ROBERT DE LOS SANTOS
EMAIL: RDELOSSANTOS@TECACCUTITE.COM

PROJECT DESCRIPTION

PROJECT NAME: WILEY W. MANUAL COURTHOUSE UNDERGROUND STORAGE TANK REMOVAL/ ABOVE GROUND STORAGE TANK INSTALLATION

PROJECT ADDRESS: 661 WASHINGTON STREET, OAKLAND CA

COUNTY: COUNTY OF ALAMEDA

SCOPE OF WORK: REMOVAL OF TWO (2) UNDERGROUND DIESEL STORAGE TANKS AND INSTALLATION OF ONE (1) ABOVE GROUND DIESEL STORAGE TANK WITHIN A NEW FIRE RATED ENCLOSURE.

GOVERNING AUTHORITY: COUNTY OF ALAMEDA (1)

ENCLOSURE AREA: APPROX- 820 SQFT.

NO. OF STORIES: 1

CONSTRUCTION TYPE: IB (1)

OCCUPANCY GROUP : H3

SPRINKLERS: NO (1) — YES

PROJECT CODES

2022 CALIFORNIA BUILDING CODE

2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA FIRE CODE

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. SEE PROJECT CODES ABOVE.

OAKLAND FIRE DEPT. REQUIREMENTS

1. COMPLIANCE WITH CFC 2022 SECTION 5704.2.14 IS REQUIRED.
2. PROVIDE CERTIFICATION FOR THE FOLLOWING LICENSES: HAZMAT, EVACUATION, AND REMOVAL TANK.
3. THE WORK PLAN AND HEALTH AND SAFETY PLAN MUST INCLUDE THE FOLLOWING:
   - THE REMOVAL SITE MUST BE SECURED WITH A BARRICADE. A "NO SMOKING" SIGN MUST BE ATTACHED TO THE BARRICADE IF FLAMMABLE LIQUIDS (E.G., GASOLINE) ARE BEING REMOVED.
   - THE TANK MUST BE INERTED AND PURGED BEFORE REMOVAL:
     1. INERTING CONSIST OF REMOVING ALL PRODUCT AND TRIPLE-RINSING TANK.
     2. PURGING CONSIST OF ADDING DRY ICE TO REMOVE VAPORS. PURGING IS REQUIRED MAINLY FOR TANKS WHICH CONTAINED FLAMMABLE LIQUIDS.
     3. THE LEL (LOWER EXPLOSIVE LIMIT) MUST BE <10%, AND THE O2 LEVEL MUST BE < 20.9% BEFORE REMOVAL. THESE READINGS MUST BE WITNESSED BY AN OFD INSPECTOR.
   - THE REMOVED PRODUCT AND RINSE WATER MUST BE DISPOSED OF AS HAZARDOUS WASTE.
   - A 2A40BC FIRE EXTINGUISHER MUST BE PRESENT ON SITE.
   - ALL WORKERS MUST WEAR LEVEL D PPE
   - TANKS MAY BE DISPOSED OF AS NON-HAZARDOUS WASTE ONLY IF CERTIFIED AS CLEAN.
4. SUBMIT HAZARDOUS MATERIAL MANAGEMENT PLAN (HMMP) AND SUBMIT HAZARDOUS MATERIALS INVENTORY STATEMENT (HMIS) TO OFD HAZ MAT GROUP PRIOR TO FINAL SIGNOFF AND FUEL DELIVERY. APPLICANT SHOULD PROVIDE A HAZARDOUS MATERIALS MANAGEMENT PLAN AND HAZARDOUS MATERIAL INVENTORY STATEMENT PER CFC 5001.5 PRIOR INSPECTION SCHEDULE. A LETTER CONTAINING A STATEMENT OF COMPETENCY AND EXPERIENCE SHALL BE SIGNED/STAMPED BY A CERTIFIED INDUSTRIAL HYGIENIST OR A PROFESSIONAL ENGINEER WITH RELEVANT KNOWLEDGE OF HAZARDOUS MATERIALS SAFETY. (3)

DEFERRED SUBMITTALS

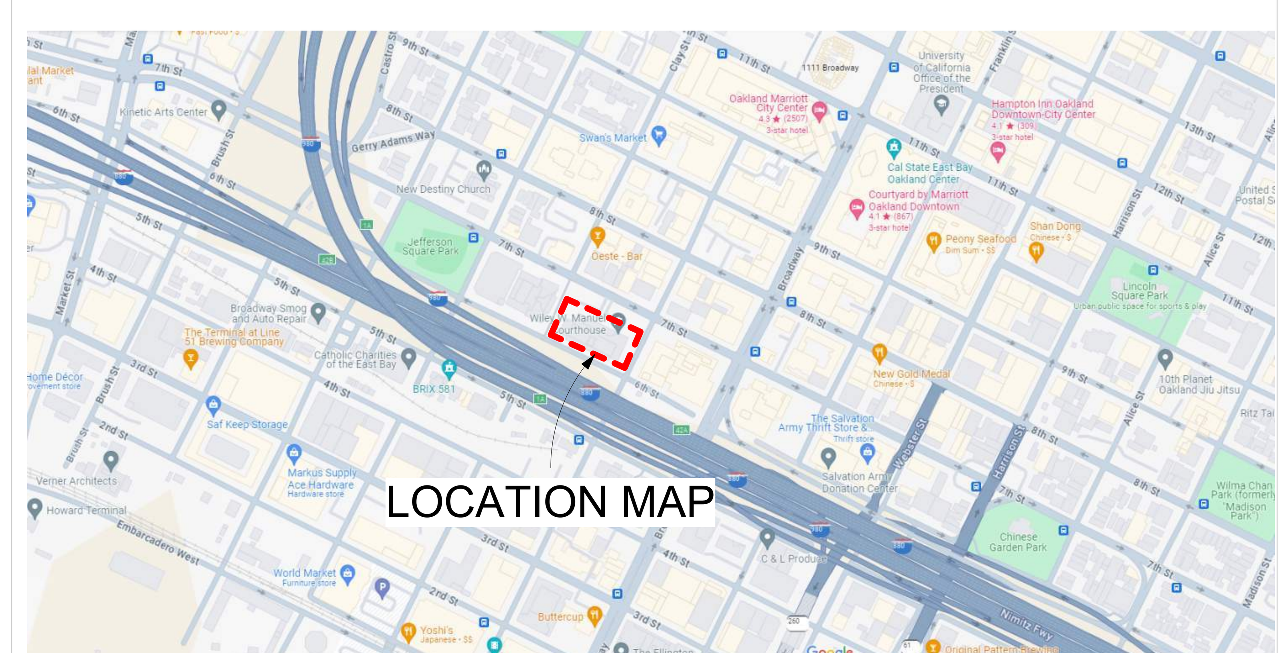
- FIRE ALARM SYSTEMS
- SEISMIC ANCHORAGE OF FUEL TANK
- EXCAVATION OF SHORING (1)

PROJECT SCOPE

THE WORK CONSIST OF THE FOLLOWING:

- REMOVE TWO 10,000 GALLON UNDERGROUND STORAGE TANKS (UST) CONTAINING DIESEL
- INSTALL ONE 12,000 GALLON ABOVE-GROUND STORAGE TANK (AST) CONTAINING DUAL INTERIOR COMPARTMENTS
- AST TO BE LOCATED IN A NEW FULLY ENCLOSED CONCRETE STRUCTURE, ON NEW CONCRETE SLAB WITH SUFFICIENT SPACE VENTILATION.
- NEW FENCE TO ENCLOSE COURTYARD
- TEMPORARY ABOVE-GROUND STORAGE TANK TO PROVIDE FUEL TO GENERATORS DURING CONSTRUCTION.

VICINITY MAP



LOCATION MAP

SHEET INDEX

SHEET NUMBER	SHEET NAME
GENERAL INFORMATION	
G-000	COVER SHEET
G-001	SHEET INDEX & PROJECT INFORMATION
G-002	GENERAL NOTES, ABBREVIATIONS, & SYMBOLS
G-010	CALGREEN CHECKLIST
G-011	CALGREEN CHECKLIST
G-012	CALGREEN CHECKLIST
ARCHITECTURAL	
AD-100	SITE DEMOLITION PLAN
AD-101	ENLARGED SITE DEMOLITION PLAN
A-001	SITE PLAN - PATH OF TRAVEL
A-200	NEW SITE PLAN
A-201	NEW ENLARGED SITE PLAN
A-202	NEW AST - ROOF PLAN
A-301	EXTERIOR ELEVATIONS
A-310	BUILDING SECTIONS
A-320	WALL SECTIONS
A-401	ENLARGED STAIR PLANS - STAIR NO.1 & STAIR NO.2
A-501	INTERIOR ELEVATIONS
A-601	NEW AST - REFLECTED CEILING PLAN
A-801	EXTERIOR DETAILS
A-802	ROOF DETAILS
A-803	STAIRS/RAMP ACCESSIBILITY NOTES AND DETAILS
A-1001	DOOR SCHEDULE
STRUCTURAL	
S-001	GENERAL NOTES
S-002	GENERAL NOTES
S-010	LOAD MAPS
S-100	NEW- PARTIAL PLAN
S-500	REINFORCEMENT TYPICAL DETAILS
S-510	FOUNDATION AND CONCRETE WALL TYPICAL DETAILS
S-600	SECTIONS
MECHANICAL	
M001	MECHANICAL GENERAL NOTES, ABBREVIATIONS, AND LEGEND
M002	MECHANICAL EQUIPMENT SCHEDULES
M101	MECHANICAL SITE PLAN - NEW WORK
M102	MECHANICAL ENLARGED PLAN - NEW WORK
M201	MECHANICAL DETAILS
ELECTRICAL	
E001	ELECTRICAL GENERAL NOTES, ABBREVIATIONS, LEGEND, AND SCHEDULE
E102	ELECTRICAL ENLARGED PLAN - NEW WORK
E201	ELECTRICAL DETAILS
FUEL TANK	
F0-101	AST INSTALL PLAN
F0-102	AST INSTALL PLAN LINE DIAGRAM
F0-103	ANCHORAGE DESIGN
TOTAL: 40	

AE3 ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 510-538-9991
www.ae3partners.com

AE3 PROJECT NUMBER:
2024013

NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2024/12/20
3	REV 3 (for OFD)	2025/02/21

KEY PLAN

TRUE N

PROFESSIONAL SEAL

LICENSED ARCHITECT DOUGLAS A. DAVIS NO. C-28047 EXP. 08-31-23 STATE OF CALIFORNIA

PROJECT
WILEY W. MANUEL COURTHOUSE UNDERGROUND STORAGE TANK REMOVAL/ ABOVE GROUND STORAGE TANK INSTALLATION

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CA 94607

SHEET TITLE
SHEET INDEX & PROJECT INFORMATION

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	G-001
COUNTY PROJECT NUMBER: 22113		
DATE: FEB. 21, 2025		

2/21/2025 3:09:29 PM C:\Users\annad\Documents\2024013_WMC_Fueltank_Central_AnnaD95M2G.rvt

Copyright 2019 AE3 PARTNERS All Rights Reserved - These Plans and/or Specifications are intended for the sole benefit of AE3 Partners client and may not be copied, reproduced, used or reused in any form without the express written consent of AE3 Partners.