

ENVIRONMENTAL
PROTECTION

LAW OFFICES

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LEBOVITS & DAVID
A PROFESSIONAL CORPORATION
TWO CENTURY PLAZA
2049 CENTURY PARK EAST, SUITE 3100
LOS ANGELES, CALIFORNIA 90067
TELEPHONE (310) 277-0200

OF COUNSEL
NED GOOD
JOSEPH J.M. LANGE

MOSES LEBOVITS
DEBORAH A. DAVID

TELEFAX (310) 552-1028

August 14, 1998

Barney Chan
Alameda County Health Care Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

RE: 106-110 Hegenberger Road, Oakland, California 94621

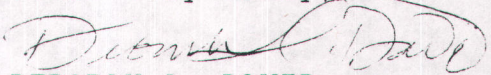
Dear Mr. Chan:

I am enclosing a copy of the a revised proposal from BSK. I was on vacation during the month of July and did not receive it until I got back from vacation. I also reviewed, upon my return your letter of July 2, 1998. After you have reviewed the enclosed proposal, I would like to discuss with you the number and location of soil vapor samples.

Also during my absence, I received a letter from the State Water Resources Control Board, Underground Storage Tank Clean-Up Fund. Mr. Eric Nichol, who signed the letter, indicated that he had discussed with you the most recent work proposal as to which I had requested pre-approval. Mr. Nichol denied pre-approvals stating that you had told him that the proposed activity related to contamination from the clarifier sump. I wanted to discuss that with you as well. I understand that the contamination is in the area of the clarifier sump. But it was my understanding that the contamination we are dealing with is a petroleum product, and the clarifier sump did not contain petroleum. Also, it is my understanding that petroleum products have a tendency to migrate, and I always understood that the petroleum contamination in the area of the sump was simply the result of migration. At any rate, as you know, I am hardly an expert in this area, and I would like to discuss it with you further.

Thank you very much for your consideration.

Yours very truly,


DEBORAH A. DAVID

DAD/jlh
cc: Marty Cline
Larry David



1181 Quarry Lane, Building 300
Pleasanton, CA 94566
(510) 462-4000 • FAX (510) 462-6283

July 7, 1998

BSK Proposal No. 04-40-0184 (Revised)

Ms. Deborah David
c/o Lebovits and David
Two Century Plaza
2049 Century Park East, Suite 3100
Los Angeles, California 90067

Subject: Revised Proposal
Soil Vapor Survey, Tier 3 Risk Assessment
Former Clarifier Sump
106-110 Hegenberger Road
Oakland, California
STID No. 4240

Dear Ms. David:

BSK & Associates is pleased to present this revised proposal for a Soil Vapor Survey and Tier 3 Risk Assessment for the property located at 106-110 Hegenberger Road in Oakland, California. The revised proposal is presented in response to a request in a letter submitted to you by Barney Chan of Alameda County Department of Environmental Health (ACDEH), dated July 2, 1998. Cost estimates for a variation in the number of sampling points are provided as requested.

PURPOSE AND SCOPE OF WORK

The purpose of the proposed work is to collect and analyze soil petroleum hydrocarbon vapor samples at two areas in the vicinity of the former clarifier sump. The concentrations of soil vapors in the subsurface will be utilized to determine the potential risks resulting from the inhalation of vapors via the indoor air and outdoor air exposure routes. The risk assessment will be based on a comparison to Risk Based Screening Levels (RBSLs) which have recently been developed by the Regional Water Quality Control Board (RWQCB).

Soil Vapor Survey

The Soil Vapor Survey will include the following:

- Prepare and submit a workplan to Alameda County Health Cares Services for approval.
- A total of 4 to 10 soil vapor samples will be collected at 2 to 5 sampling points using a soil vapor probe. The soil vapor samples will be collected using SUMA canisters and submitted to Air Toxics Inc. for analysis using method TO-14.
- A mean vapor concentration for chemicals of concern (COC); Benzene, Toluene, Ethyl benzene, Xylenes will be calculated for each zone area sampled.

Tier 3 Risk Assessment

The mean soil vapor concentrations for COCs will be utilized in the preparation of a Tier 3 health risk assessment. The Tier 3 health risk assessment will be based on the RBSLs for commercial/industrial inhalation exposures with target levels of less than 1×10^{-5} for carcinogens and chronic hazard quotient of less than 1.0 for noncarcinogens. Cumulative risks for the COCs will be determined for the exposure pathways of vapor intrusion into commercial buildings and vapor exposure to outdoor air.

ESTIMATED FEES

Our fees for this work will be computed on a Time and Expense Basis in accordance with our current Fee Schedule. Based on this schedule, we estimate that the fees for the scope of work are outlined below and provided in detail on the attached three Cost Estimates.

1.	Preparation of Workplan	\$ 784.00
3.	Collect 4 to 10 Soil Vapor Samples	1,240 to 1,800.00
4.	Analytical Testing (Normal 10-day Turn Around Time)	1,200 to 3,000.00
5.	Tier 3 Risk Assessment	1,866.00

ESTIMATED FEE RANGE: \$5,090 to \$7,450.00

SCHEDULE

We will begin preparing the workplan immediately upon receiving a signed contract.

1.	Workplan Preparation	Completed 1 week After Notice-to-Proceed
2.	Collect Soil Vapor Samples	Completed 2 weeks After Workplan Approval
3.	Submittal of Report	Completed 6 weeks After Workplan Approval

GENERAL CONDITIONS

We have assumed that we will have unimpeded access to the subject property during the course of the investigation. This agreement is subject to the same terms and conditions outlined in our existing agreement 04-40-0127.

Please sign in the space provided on the "Authorization and Acceptance" form attached to this proposal to indicate your approval of the scope of services and acceptance of our Terms and

AUTHORIZATION AND ACCEPTANCE

The proposed scope of services, fee, schedule and General Conditions presented in Proposal 04-40-0184 (Revised) are acceptable and BSK is authorized to proceed with the above referenced scope of work at 106-110 Hegenberger Road in Oakland, California.

By: _____
Signature*

For: _____

Date

* Individual with authority and responsibility for payment of BSK & Associates' invoices.

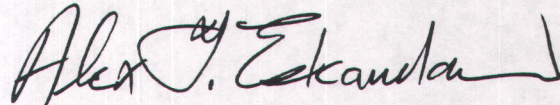
Conditions. Please return a signed, completed copy of the proposal and attachments to us, as our authorization to proceed with this assignment.

BSK appreciates the opportunity to submit this Proposal for your consideration and look forward to assisting you on this project. Should you have questions regarding the Proposal, please contact us.

Respectfully submitted,
BSK & Associates



Martin B. Cline, C.E.G
Project Geologist



Alex Y. Eskandari, P.E.
Manager - Geo-Environmental Services

MBC

(F:\DOCUMENT\ENV\SALES\PROPOSAL\04400184.REV)

Attachments:

BSK Cost Estimates (3 pages)

Authorization and Acceptance Form

Cost Estimate, Soil Vapor Survey, Tier 3 Risk Assessment

Task	Personnel	Hrs/Units	Cost/hr-unit	Units	Total/Row	Total
Prepare Workplan	Project Prof.	8	\$88.00	hr	\$704.00	
	Drafting	2	\$40.00	hr	\$80.00	\$784.00
Collect Soil Vapor Samples 2-Sampling Locations	Project Prof.	6	\$88.00	hr	\$528.00	
	Technician	6	\$52.00	hr	\$312.00	
	Truck	1	\$100.00	each	\$100.00	
	Equipment Rental	1	\$300.00	each	\$300.00	\$1,240.00
Chemical Analysis	Analytical Costs	4	\$300.00	each	\$1,200.00	\$1,200.00
Tier 3, Report Preparation	Senior Prof.	2	\$98.00	hr	\$196.00	
	Project Prof.	16	\$88.00	hr	\$1,408.00	
	Drafting	3	\$42.00	hr	\$126.00	
	Clerical	4	\$34.00	hr	\$136.00	\$1,866.00
					Total:	\$5,090.00

Cost Estimate, Soil Vapor Survey, Tier 3 Risk Assessment

Task	Personnel	Hrs/Units	Cost/hr-unit	Units	Total/Row	Total
Prepare Workplan	Project Prof.	8	\$88.00	hr	\$704.00	
	Drafting	2	\$40.00	hr	\$80.00	\$784.00
Collect Soil Vapor Samples 2-Sampling Locations	Project Prof.	6	\$88.00	hr	\$528.00	
	Technician	6	\$52.00	hr	\$312.00	
	Truck	1	\$100.00	each	\$100.00	
	Equipment Rental	1	\$300.00	each	\$300.00	\$1,240.00
Chemical Analysis	Analytical Costs	4	\$300.00	each	\$1,200.00	\$1,200.00
Tier 3, Report Preparation	Senior Prof.	2	\$98.00	hr	\$196.00	
	Project Prof.	16	\$88.00	hr	\$1,408.00	
	Drafting	3	\$42.00	hr	\$126.00	
	Clerical	4	\$34.00	hr	\$136.00	\$1,866.00

Total: \$5,090.00

Cost Estimate, Soil Vapor Survey, Tier 3 Risk Assessment

Task	Personnel	Hrs/Units	Cost/hr-unit	Units	Total/Row	Total
Prepare Workplan	Project Prof.	8	\$88.00	hr	\$704.00	\$784.00
	Drafting	2	\$40.00	hr	\$80.00	
Collect Soil Vapor Samples 3-Sampling Locations	Project Prof.	8	\$88.00	hr	\$704.00	\$1,520.00
	Technician	8	\$52.00	hr	\$416.00	
	Truck	1	\$100.00	each	\$100.00	
	Equipment Rental	1	\$300.00	each	\$300.00	
Chemical Analysis	Analytical Costs	6	\$300.00	each	\$1,800.00	\$1,800.00
Tier 3, Report Preparation	Senior Prof.	2	\$98.00	hr	\$196.00	\$1,866.00
	Project Prof.	16	\$88.00	hr	\$1,408.00	
	Drafting	3	\$42.00	hr	\$126.00	
	Clerical	4	\$34.00	hr	\$136.00	

Total: \$5,970.00

Cost Estimate, Soil Vapor Survey, Tier 3 Risk Assessment

Task	Personnel	Hrs/Units	Cost/hr-unit	Units	Total/Row	Total
Prepare Workplan	Project Prof.	8	\$88.00	hr	\$704.00	
	Drafting	2	\$40.00	hr	\$80.00	\$784.00
Collect Soil Vapor Samples 5-Sampling Locations	Project Prof.	10	\$88.00	hr	\$880.00	
	Technician	10	\$52.00	hr	\$520.00	
	Truck	1	\$100.00	each	\$100.00	
	Equipment Rental	1	\$300.00	each	\$300.00	\$1,800.00
Chemical Analysis	Analytical Costs	10	\$300.00	each	\$3,000.00	\$3,000.00
Tier 3, Report Preparation	Senior Prof.	2	\$98.00	hr	\$196.00	
	Project Prof.	16	\$88.00	hr	\$1,408.00	
	Drafting	3	\$42.00	hr	\$126.00	
	Clerical	4	\$34.00	hr	\$136.00	\$1,866.00
					Total:	\$7,450.00