

ONDREJ M. KOJNOK

*Attorney at Law
A Professional Corporation*

762 El Paseo de Saratoga
San Jose, California 95130

Telephone (408) 866-0112
FAX (408) 866-0114

TO Date 1/17/94 Time _____
Company Roger Foot Associates
Fax Number 415-9891292
Person Elizabeth
Telephone Number & Extension _____
Total Number of Pages, Including This Form 4

High Priority- Deliver Immediately
 Normal Processing
 Other (_____)

Dear Elizabeth:

Per our telephone conversation of 1/14/94 I am enclosing copy of a letter of 10/28/93 received from the Alameda County concerning the work to be done on our property in Oakland. We are in the process of soliciting bids on such work. As you may note, time is of the essence and therefore please, respond as soon as possible. Please call me, if you have any questions.

Thank you


Ondrej Kojnok

FROM _____
Fax Number _____
Telephone Number _____



**APPLIED
GEOSCIENCES
INC.**

Environmental Consultants

1641 North First Street
Suite 235
San Jose, CA 95112
TEL: 408/452-0262
FAX: 408/452-0265

*Rec'd for
Ondrej Kojnok
during meeting of
1/26/94 (bids)*

January 17, 1994

Mr. Ondrej M. Kojnok
762 El Paseo de Saratoga
San Jose, California 95130

SUBJECT: Request for Proposal for Investigation and Remediation at
5200 Telegraph Ave., Oakland, Ca. Site

Dear Mr. Kojnok:

Pursuant to our conversations by telephone, and your written request for a proposal for the captioned project, I must respectfully decline to submit a proposal, due to our current workload, and our lack of success with submitting proposals for projects qualified for the State UST Fund.

We appreciate your expressed interest in our firm, and hope to receive requests for professional consulting services from you in the future.

Sincerely,
APPLIED GEOSCIENCES INC.

William P. Nylín
Regional Office Manager

Other Offices:

29B Technology Drive • Suite 100 • Irvine, CA 92718 • TEL: 714/453-8545 • FAX: 714/453-0510
San Diego Area: 5375 Mira Sorrento Place • Suite 150 • San Diego, CA 92121 • TEL: 619/558-0600 • FAX: 619/558-7180



ONDREJ M. KOJNOK

*Attorney at Law
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762 El Paseo de Saratoga
San Jose, California 95130

Telephone (408) 866-0112
FAX (408) 866-0114

TO Date 12/29/93 Time _____
Company Applied Geo Sciences, Inc.
Fax Number 452 - 0265
Person Bill Nylin
Telephone Number & Extension _____
Total Number of Pages, Including This Form 4

High Priority- Deliver Immediately
 Normal Processing
 Other(_____)

Dear Mr. Nylin:

Per our tel.conversation of today I am attaching
a copy of Oct. 28.93 letter we received from Alameda County
regarding our Oakland property. We are soliciting bids for
the work reqired and descibed in the letter.Please call me
to discuss how can you help us.

Thank you

Ondrej Kojnok

FROM _____

Fax Number _____

Telephone Number _____

ONDREJ M. KOJNOK

*Attorney at Law
A Professional Corporation*

762 El Paseo de Saratoga
San Jose, California 95130

Telephone (408) 866-0112
FAX (408) 866-0114

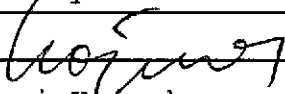
TO Date 12/27/93 Time _____
Company Resna
Fax Number 916 - 852 - 6688
Person Gary Hill
Telephone Number & Extension _____
Total Number of Pages, Including This Form 4

High Priority- Deliver Immediately
 Normal Processing
 Other(_____)

Dear Mr. Hill:

I am a partner in Tri-Star Partnership, which owns certain property in Oakland. We are in a process of soliciting bids for work described in the enclosed letter of Oct. 28, 93 from Alameda County. Please, call me to discuss our possible cooperation.

Thank you:


Ondrej Kojnok

FROM _____
Fax Number _____
Telephone Number _____



ON-SITE TECHNOLOGIES

January 18, 1994

Mr. Ondrej M. Kojnoz
Attorney at Law
762 El Paseo de Saratoga
San Jose, CA 95130

RE: OST Proposal No. 1947025

Subject: **Quarterly Groundwater Sampling Program**
5200 Telegraph Avenue
Oakland, California

Dear Mr. Kojnoz:

On-Site Technologies, Inc. (OST) is pleased to submit the following Scope of Work and associated Fee Estimate to perform a Quarterly Groundwater Sampling Program at the subject site.

If you have any questions regarding the information presented, please feel free to contact either of the undersigned. Thank you for considering On-Site Technologies, Inc.

Respectfully,

ON-SITE TECHNOLOGIES, INC.

Roger Dockter
Project Manager

Gregory T. Carbullido, R.E.A.
Vice President

cc: OST Mrktg/File (1947025)

E:\GTCPROP\1947025.PRO

QUARTERLY GROUNDWATER SAMPLING PROGRAM
5200 Telegraph Avenue
Oakland, California

SCOPE OF WORK

The Tasks presented below adhere to the general groundwater sampling requirements of the Alameda County Health Care Services Agency (ACHCSA). It should be noted that the Scope of Work presented can only be completed after the implementation of the Preliminary Site Assessment (OST Proposal No. 1931070, Revision 1.0, January 5, 1994) or the installation of groundwater monitoring wells.

Task 1 Planning

Prior to initiating field activities, OST will contact your firm to gain access to the subject site. The OST designated Project Manager will coordinate all sampling activities with your firm regarding the implementation of the Quarterly Groundwater Sampling Program.

Task 2 Groundwater Sampling

Prior to sample collection, OST will check the 3 wells, as proposed in the above noted OST proposal (January 5, 1994), for floating product and measure the depth to water and/or product to the nearest 1/100th of a foot. Subsequently, groundwater samples will be collected per regulatory guidelines (well volume extraction, field parameter stabilization, no headspace, etc.) and will be properly preserved and transported under chain of custody to a state-certified laboratory.

Waters generated from the sampling operations will be stored on-site in DOT approved 55-gallon drums. Upon receipt of laboratory data, OST will submit an estimate to remove the drums and contents.

Task 3 Laboratory Analyses Program

GROUNDWATER SAMPLES

A total of 3 groundwater samples will be analyzed by a laboratory certified by the State of California to perform the specified analysis. The groundwater samples will be analyzed for Total Petroleum Hydrocarbons-gasoline (TPHg), Total Petroleum Hydrocarbons-diesel

(TPHd), benzene, toluene, ethylbenzene and xylenes (BTEX), Total Oil and Grease (TOG), lead nickel, zinc cadmium and chromium (LUFT Metals). Additionally, 1 trip blank will be submitted for analyses, in the event that detectable concentrations of the constituents noted above by the laboratory.

Task 4 Quarterly Groundwater Monitoring Report

OST will prepare a report that presents the results of each sampling event (4 quarters) including sampling logs, methods and procedures, tabulated chemical analysis results, and laboratory reports. The report will adhere to guidelines set forth by the ACHCSA. Copies of the report will be submitted to the ACHCSA and appropriate regulatory agencies upon authorization from your firm.

ASSUMPTIONS AND EXCLUSIONS

The prices quoted are not to exceed the stated time and materials Fee Estimate without explicit authorization and are based on the following assumptions:

- 1) The cost for the disposal of drummed well water is not included in prices quoted.
- 2) A total of 3 ground water samples will be analyzed for TPHg, TPHd, TOG, BTEX and LUFT Metals. The cost for analyzing the trip blank is not included in the Fee Estimate. In the event that detectable concentrations are noted from the samples collected from the monitoring wells, the trip blank will be analyzed, after authorization from your firm, for a fee of \$245.00.
- 3) OST assumes that wellheads will be surveyed prior to the implementation of the sampling program.
- 4) Based on OST's experience with similar projects, various reporting procedures are required by the regulatory agencies including the collection of monthly water level measurements. At this time, OST cannot anticipate if monthly water level measurements are required. Please note that this service is not included in the Fee Estimate, however, OST can collect water level measurements for a fee of \$1,790 (8 months).

FEE ESTIMATE

On-Site Technologies, Inc. will perform the Scope of Work as described above on a time and materials basis not to exceed **\$11,870**. Please note the Fee Estimate includes completion of the noted Tasks for 4 quarters.

Task 1	Planning	\$	680
Task 2	Groundwater Sampling	\$	3,480
Task 3	Laboratory Analyses Program	\$	2,920
Task 4	Quarterly Groundwater Monitoring Report	\$	<u>4,790</u>
	FEE ESTIMATE TOTAL	\$	11,870



Environmental
Science &
Engineering, Inc.

4 MW's

January 12, 1994

Mr. Ondrej M. Kojnok, Attorney at Law
762 El Paseo de Saratoga
San Jose, CA 95130

**SUBJECT: PROPOSAL FOR SOIL AND GROUND WATER INVESTIGATION
AUTOPRO, 5200 TELEGRAPH AVENUE, OAKLAND, ALAMEDA COUNTY,
CALIFORNIA
ESE PROPOSAL NO. 94-C-004**

Dear Mr. Kojnok:

Pursuant to your recent request, Environmental Science & Engineering, Inc. (ESE) is pleased to present this proposal for environmental services. The scope of work and associated cost estimate presented herein are consistent with compliance actions for the subject site as required by the Alameda County Health Care Services Agency, Department of Environmental Health (Alameda County) in an October 28, 1993 letter to you and Mr. George Tuma of Autopro.

A brief discussion of ESE's recommended project approach is presented below. Cost estimates for the various proposed tasks are presented as an attachment.

1.0 SCOPE OF WORK

The referenced October 28 letter from Alameda County described four tasks that must be performed for at subject site for compliance with State Water Resources Control Board (State Board) guidelines, as follows:

- Submit a workplan for Preliminary Site Assessment (PSA);
- Conduct a ground water investigation to determine if ground water was impacted by an unauthorized release at the site;
- Implement the approved PSA workplan; and
- Submit copies of disposal records for the previously excavated tanks and stockpiled soil.

It is ESE's understanding that the last activity has been addressed by your office. For the remaining tasks, ESE proposes a workplan preparation, ground water investigation with associated reporting, and quarterly ground water monitoring and reporting as detailed below. An optional task addressing disposal of investigation spoils is also presented.

Mr. Kojnok
January 12, 1994
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1.1 TASK 1: PRE-FIELD ACTIVITIES

Task 1.1 Background Data Review

Through coordination with your office and agency file review, ESE will compile and evaluate all background data pertinent to the proposed PSA. The objective of the subject review will be to define best locations for soil borings and ground water monitoring wells to be installed as part of the PSA. Alameda County's letter referred to a May 25, 1993 tank excavation report prepared by William C. Ellis. ESE assumes that this report and other information regarding that work will be available through your office or Mr. Tuma of Autopro.

Alameda County's letter also referenced an ongoing ground water investigation at a nearby Chevron station, from which data regarding general ground water flow and quality would be available. ESE will review file data regarding that site at the Regional Water Quality Control Board, San Francisco Bay Region (Regional Board) office in Oakland.

Task 1.2 Permitting and Workplan Preparation

Based on the results of background data review, ESE will develop a strategy for PSA consistent with State Board Leaking Underground Fuel Tank (LUFT) guidelines and Tri-Regional Board Staff investigation recommendations. ESE will prepare a workplan for PSA that details all activities, and presents a progress and reporting schedule as required by Alameda County. The workplan will contain appropriate site plans showing proposed boring/well locations, and will detail all operating procedures to be employed. ESE will present the workplan to you in draft form for review and comment. Upon incorporating your comments, as appropriate, ESE will submit the document to Alameda County for evaluation.

Upon receiving approval from Alameda County to proceed with the work as addressed in the workplan, ESE will apply for permits to drill and install proposed ground water monitoring wells from the Alameda County Zone 7 Water Agency. When those permits have been obtained, ESE will schedule field activities described below.

1.2 TASK 2: SOIL AND GROUND WATER INVESTIGATION

Consistent with State Board and Tri-Regional guidelines, ESE will oversee the drilling of four shallow soil borings for the purpose of determining concentrations of petroleum hydrocarbons and other target constituents in soil at those locations, and installing ground water monitoring wells. Based on limited existing information for the site, first ground water should be found between 10 and 15 feet below ground surface (bgs). Borings will be advanced to maximum depths of 25 feet bgs, facilitating installation of 2-inch diameter ground water monitoring wells in accordance with State Board and Tri-Regional Guidelines.

Mr. Kojnok
January 12, 1994
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Drilling and well construction activities, including well development, will be performed by a State-licensed C-57 drilling contractor, under the supervision of a California Registered Geologist. All proposed activities will be in strict accordance with applicable State Board and Tri-Regional guidelines and with California Well Standards established by the Department of Water Resources.

ESE will collect soil samples for laboratory analysis at the approximate saturated zone/unsaturated zone interface in each boring, which roughly corresponds with the former tank bottoms. Soil samples will be analyzed by a State-certified laboratory as follows:

- Total petroleum hydrocarbons as gasoline and diesel (TPH-g and TPH-d), and benzene, toluene, ethylbenzene, and total xylenes (BTEX) using EPA Method 8260;
- Total Petroleum Oil & Grease (TOG) using EPA Method 413.1; and
- Total concentrations of the heavy metals cadmium (Cd), chromium (Cr), lead (Pb), nickel (Ni), and zinc (Zn) using appropriate EPA 7000 Series analytical methodology.

These analyses are consistent with those required for compliance at the site by Alameda County. For purposes of this proposal, ESE assumes that one soil sample from each boring will be analyzed as indicated.

After the proposed monitoring wells have been appropriately installed and developed, ESE will measure depth to water levels and collect ground water samples from each well in accordance with standard sampling procedures. Ground water samples will be analyzed by a State-certified laboratory for the analyses listed above. Additionally, ESE will have a laboratory prepared travel blank analyzed for TPH-g, TPH-d, and BTEX as a measure of sample handling and transport quality assurance and quality control (QA/QC).

Concurrent with ground water sampling, ESE will oversee the surveying of locations and top of casing elevations for the new wells by a State-licensed surveyor, in accordance with Alameda County requirements. Top of casing elevations will be used in conjunction with depth to water level measurements to determine ground water elevations to the nearest .01 foot and to prepare ground water elevation contour maps, from which ground water flow direction and gradient for the site will be estimated.

1.3 TASK 3: REPORT PREPARATION

Upon receiving analytical results for soil and ground water samples generated as a result of the proposed PSA, ESE will prepare a report of findings documenting field activities and findings. The report will contain a detailed discussion of findings, and will present ground

Mr. Kojnok
January 12, 1994
page 4

water elevation data and analytical results in tabular and graphical form. Laboratory reports, field and boring logs, and other pertinent data will be presented as appendices to the report.

The report will be prepared under the direct supervision of a California Registered Geologist. Upon completion of the draft report, it will be submitted to you for review and comment. ESE will incorporate your comments into a final document, which will be submitted to Alameda County. ESE considers it appropriate to submit a copy of the final document to the Regional Board as well.

1.4 TASK 4: QUARTERLY GROUND WATER MONITORING AND REPORTING

Consistent with Alameda County requirements, ESE will establish a program of quarterly ground water sampling and analysis, data evaluation, and reporting. Using standard practices for ground water monitoring, ESE will measure depth to water levels and collect ground water samples from each of the four wells on a quarterly basis. The schedule for this work will have been established in the PSA workplan. Ground water samples will be analyzed for TPH-g, TPH-d, BTEX, TOG, Cd, Cr, Pb, Ni, and Zn using the methodologies described above.

Ground water elevation and analytical data will be incorporated into reports to be submitted to Alameda County and the Regional Board on a quarterly basis. As with the workplan and PSA report described above, ESE will submit draft versions of each report to your attention prior to finalization and submittal to regulatory agencies.

For purposes of cost estimation, this task is presented on the basis of one year (four quarters), with the PSA and associated report representing the first quarter. ESE will perform three quarterly monitoring and reporting events in addition to the PSA. Monitoring and reporting beyond one year will be conducted on a time and materials basis subject to your approval.

1.5 TASK 5: DISPOSAL OF SOIL AND GROUND WATER (OPTIONAL)

As a result of the proposed PSA and subsequent quarterly ground water monitoring, ESE estimates that approximately six drums of soil and six drums of decontamination rinseate/purge water will be generated. These "spoils" will require appropriate manifesting and disposal consistent with State guidelines. If requested to do so, ESE will coordinate the appropriate analytical profiling and disposal of these waste materials at a qualified facility through a licensed waste hauler. ESE has performed this work for the Autopro facility during a previous project.

Mr. Kojnok
January 12, 1994
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ESE strongly recommends that you contract this work at the outset of the project, as the site is small, and stockpiling drums at the site will not be feasible. For assistance with evaluating this task, ESE presents an estimated cost, which is based on the assumption that soil and ground water generated during this project will not be hazardous under either California or Federal statutes. This cost estimate includes all analyses required by local impoundment/recycling facilities for soils potentially impacted with waste oil constituents. If analytical results demonstrate that these materials are hazardous, ESE will coordinate disposal accordingly on a time and materials basis subject to your approval.

2.0 ESTIMATED COST

ESE's estimated cost for the performance of tasks 1 through 4, as defined above, is \$22,866. A breakdown of costs, by task, is presented as Attachment 1. The estimated cost for optional Task 5 activities is \$3,134 (Attachment 1), bringing to \$26,000 the total project cost, should you wish to exercise the option.

The estimated cost presented in this proposal is based on the following assumptions:

- Background data regarding original tank excavation at the site and any associated sampling and analysis that may have been performed will be made available by your office prior to initiation of the project.
- File data for the nearby Chevron site will be available through the Regional Board.
- No more than one draft version of all deliverables will be necessary prior to document finalization.
- Complete access to the site for the purpose of field activities will be provided for ESE personnel and subcontractors.
- Maximum depth to first ground water beneath the site will be 15 feet bgs.
- Soil, decontamination rinseate, and purge water generated as a result of proposed activities can be managed as nonhazardous waste.
- Any changes to the scope of work as described in Alameda County's October 28 letter or this proposal will be performed on a time and materials basis consistent with contract terms agreed to prior to project initiation.

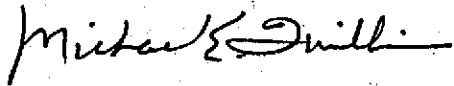
Your acceptance of this proposal can be indicated by an authorized signature on the enclosed ESE Long Form Contract, or a mutually agreeable contract document.

Mr. Kojnok
January 12, 1994
page 6

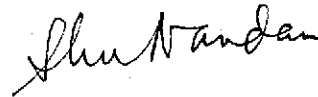
We appreciate the opportunity to present this proposal, and look forward to working with you on this project. If you need any further clarification regarding the contents of this proposal, please contact Mike Quillin at (510) 685-4053.

Sincerely,

ENVIRONMENTAL SCIENCE & ENGINEERING, INC.



Michael E. Quillin, RG
Senior Hydrogeologist



Shri Nandan, PE
Regional Office Manager

Enclosures: Attachment 1 - Cost Estimate
ESE Long Form Contract

G:\94-C-004\proposal.ltr

CLIENT: ANDREJ KOJNOK/TRI-STAR
PROJECT: PSA/5200 TELEGRAPH AVENUE, OAKLAND
DATE: JANUARY 12, 1994

TASK 1: PRE-FIELD ACTIVITIES

LABOR	QUANTITY	UNIT	RATE (\$)	EXTENSION (\$)
Principal Engineer	0.5	Hour	126	63
Senior Engineer/Geologist	6	Hour	90	540
Senior Project Engr./Geol.		Hour	72	
Project Engineer/Geologist	6	Hour	63	378
Construction Manager		Hour	63	
Senior Staff Engineer/Geologist		Hour	54	
Staff Engineer/Geologist	10	Hour	50	495
Senior Technician		Hour	48	
Technician		Hour	45	
Senior Cartographer	2	Hour	43	86
Administrative/Accounting	4	Hour	36	144
TOTAL LABOR				\$1,706

OTHER DIRECT COSTS (ODC)	QUANTITY	UNIT	RATE (\$)	EXTENSION (\$)
Drilling Subcontractor		LS		
Laboratory Subcontractor		LS		
Mileage	50	LS	0.335	17
		LS		
		LS		
		LS		
		LS		
		LS		
TOTAL ODC				\$17

MISCELLANEOUS COSTS	QUANTITY	UNIT	RATE (\$)	EXTENSION (\$)
ESE Equipment	1	LS	3	3
Computer: Autocad		Hour	15	
Computer: Word Processing	4	Hour	10	40
Computer: Data Processing		Hour	10	
Communications		LS	2% Labor	34
TOTAL MISC. COSTS				\$77

TASK 1 SUBTOTAL **\$1,800**

CLIENT: ANDREJ KOJNOK/TRI-STAR
 PROJECT: PSA/5200 TELEGRAPH AVENUE, OAKLAND
 DATE: JANUARY 12, 1994

TASK2: SOIL AND GROUND WATER INVESTIGATION

LABOR	QUANTITY	UNIT	RATE (\$)	EXTENSION (\$)
Principal Engineer		Hour	126	
Senior Engineer/Geologist	2	Hour	90	180
Senior Project Engr./Geol.		Hour	72	
Project Engineer/Geologist		Hour	63	
Construction Manager		Hour	63	
Senior Staff Engineer/Geologist	25	Hour	54	1350
Staff Engineer/Geologist		Hour	50	
Senior Technician		Hour	48	
Technician		Hour	45	
Senior Cartographer		Hour	43	
Administrative/Accounting	2	Hour	36	72
TOTAL LABOR				\$1,802

OTHER DIRECT COSTS (ODC)	QUANTITY	UNIT	RATE (\$)	EXTENSION (\$)
Drilling Subcontractor	1	LS	5333	5333
Laboratory Subcontractor				
Soil: TPH-g/TPH-d/BTEX	4	LS	111	444
TOG	4	LS	42	168
Metals	4	LS	113	452
GW: TPH-g/TPH-d/BTEX	4	LS	111	444
TOG	4	LS	42	168
Metals	4	LS	113	452
Trip Blank	1	LS	120	120
TOTAL ODC				\$7,581

MISCELLANEOUS COSTS	QUANTITY	UNIT	RATE (\$)	EXTENSION (\$)
ESE Equipment	1	LS	750	750
Computer: Autocad		Hour	15	
Computer: Word Processing		Hour	10	
Computer: Data Processing	1	Hour	10	10
Communications		LS	2% Labor	32
TOTAL MISC. COSTS				\$792

TASK 2 SUBTOTAL

\$9,975

CLIENT: ANDREJ KOJNOK/TRI-STAR
 PROJECT: PSA/5200 TELEGRAPH AVENUE, OAKLAND
 DATE: JANUARY 12, 1994

TASK 3: REPORT PREPARATION

LABOR	QUANTITY	UNIT	RATE (\$)	EXTENSION (\$)
Principal Engineer	1	Hour	126	126
Senior Engineer/Geologist	4	Hour	90	360
Senior Project Engr./Geol.		Hour	72	
Project Engineer/Geologist	12	Hour	63	756
Construction Manager		Hour	63	
Senior Staff Engineer/Geologist	6	Hour	54	324
Staff Engineer/Geologist		Hour	50	
Senior Technician		Hour	48	
Technician		Hour	45	
Senior Cartographer	4	Hour	43	173
Administrative/Accounting	8	Hour	36	288
TOTAL LABOR				\$2,027

OTHER DIRECT COSTS (ODC)	QUANTITY	UNIT	RATE (\$)	EXTENSION (\$)
Drilling Subcontractor		LS		
Laboratory Subcontractor		LS		
Mileage		LS		
		LS		
		LS		
		LS		
		LS		
		LS		
TOTAL ODC				

MISCELLANEOUS COSTS	QUANTITY	UNIT	RATE (\$)	EXTENSION (\$)
ESE Equipment	1	LS	3	3
Computer: Autocad	4	Hour	15	60
Computer: Word Processing	4	Hour	10	40
Computer: Data Processing	4	Hour	10	40
Communications		LS	2% Labor	41
TOTAL MISC. COSTS				\$184

TASK 3 SUBTOTAL

\$2,210

CLIENT: ANDREJ KOJNOK/TRI-STAR
 PROJECT: PSA/5200 TELEGRAPH AVENUE, OAKLAND
 DATE: JANUARY 12, 1994

TASK 4: QUARTERLY MONITORING AND REPORTING (ONE QUARTER)

LABOR	QUANTITY	UNIT	RATE (\$)	EXTENSION (\$)
Principal Engineer	0.5	Hour	126	63
Senior Engineer/Geologist	3	Hour	90	270
Senior Project Engr./Geol.		Hour	72	
Project Engineer/Geologist		Hour	63	
Construction Manager		Hour	63	
Senior Staff Engineer/Geologist		Hour	54	
Staff Engineer/Geologist	20	Hour	50	990
Senior Technician		Hour	48	
Technician		Hour	45	
Senior Cartographer	2	Hour	43	86
Administrative/Accounting	2	Hour	36	72
TOTAL LABOR				\$1,481

OTHER DIRECT COSTS (ODC)	QUANTITY	UNIT	RATE (\$)	EXTENSION (\$)
Drilling Subcontractor		LS		
Laboratory Subcontractor				
GW Samples:		LS		
TPH-g/TPH-d/BTEX	4	LS	111	444
TOG	4	LS	42	168
Metals	4	LS	113	452
Trip Blank	1	LS	120	120
		LS		
		LS		
TOTAL ODC				\$1,184

MISCELLANEOUS COSTS	QUANTITY	UNIT	RATE (\$)	EXTENSION (\$)
ESE Equipment	1	LS	175	175
Computer: Autocad	2	Hour	15	30
Computer: Word Processing	4	Hour	10	40
Computer: Data Processing	2	Hour	10	20
Communications		LS	2% Labor	30
TOTAL MISC. COSTS				\$295

TASK 4 SUBTOTAL (PER QUARTER) \$2,960

TASK 4 SUBTOTAL (3 QUARTERS) \$8,880

CLIENT: ANDREJ KOJNOK/TRI-STAR
 PROJECT: PSA/5200 TELEGRAPH AVENUE, OAKLAND
 DATE: JANUARY 12, 1994

**TASK 5: DISPOSAL OF SOIL AND GROUND WATER FOR 1 YEAR
 (OPTIONAL)**

LABOR	QUANTITY	UNIT	RATE (\$)	EXTENSION (\$)
Principal Engineer		Hour	126	
Senior Engineer/Geologist	2	Hour	90	180
Senior Project Engr./Geol.		Hour	72	
Project Engineer/Geologist		Hour	63	
Construction Manager		Hour	63	
Senior Staff Engineer/Geologist		Hour	54	
Staff Engineer/Geologist	8	Hour	50	396
Senior Technician		Hour	48	
Technician		Hour	45	
Senior Cartographer		Hour	43	
Administrative/Accounting	1	Hour	36	36
TOTAL LABOR				\$612

OTHER DIRECT COSTS (ODC)	QUANTITY	UNIT	RATE (\$)	EXTENSION (\$)
Drilling Subcontractor		LS		
Laboratory Subcontractor				
Soil: Volatile Organics	1	LS	230	230
Semi-Volatiles	1	LS	290	290
Title 22 Metals	1	LS	203	203
RCI	1	LS	92	92
Soluble Lead	1	LS	97	97
TPH-g/TPH-d/BTEX	1	LS	111	111
Disposal Contractor				
Soil/GW from PSA	1	LS	750	750
GW from Monitoring	3	LS	230	690
TOTAL ODC				\$2,463

MISCELLANEOUS COSTS	QUANTITY	UNIT	RATE (\$)	EXTENSION (\$)
ESE Equipment	1	LS	7	7
Computer: Autocad		Hour	15	
Computer: Word Processing	4	Hour	10	40
Computer: Data Processing		Hour	10	
Communications		LS	2% Labor	12
TOTAL MISC. COSTS				\$59

TASK 5 SUBTOTAL **\$3,134**

PROJECT TOTAL (TASKS 1 THROUGH 4) **\$22,866**

PROJECT TOTAL (WITH TASK 5 OPTION) **\$26,000**

ONDREJ M. KOJNOK

*Attorney at Law
A Professional Corporation*

762 El Paseo de Saratoga
San Jose, California 95130

Telephone (408) 866-0112
FAX (408) 866-0114

TO Date 12/27/93 Time _____
Company Environmental Science and Engineering
Fax Number 510-685-5323
Person Michael Guillin
Telephone Number & Extension _____
Total Number of Pages, Including This Form 4

High Priority- Deliver Immediately
 Normal Processing
 Other (_____)

Dear Mr. Guillin:

I am a partner in Tri-Star Partnership, who owns certain property in Oakland. I was given your name by Mr. Motozaki, an attorney with the Law Office of Mr. Widman. We are in a process of soliciting bids for the work described in the attached letter of Oct. 28, 93 from Alameda County. Please, call me to discuss how can you help us.

Thank you:


Ondrej Kojnok

FROM _____
Fax Number _____
Telephone Number _____

ONDREJ M. KOJNOK

*Attorney at Law
A Professional Corporation*

762 El Paseo de Saratoga
San Jose, California 95130

Telephone (408) 866-0112
FAX (408) 866-0114

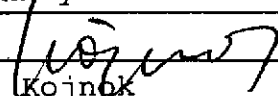
TO Date 12/27/93 Time _____
Company On - Site Technologies
Fax Number 371-2010
Person Glenn Lurie
Telephone Number & Extension _____
Total Number of Pages, Including This Form 4

High Priority- Deliver Immediately
 Normal Processing
 Other (_____)

Dear Mr. Lurie:

Per our telephone conversation I am enclosing copy
of a letter of 10/28/93 received from Alameda County concer-
ning the work to be done on our property in Oakland. We are
in the process of soliciting bids. Please, call me and let me
know how can you help us.

Thank you.

Ondrej Kojnok 

FROM _____

Fax Number _____

Telephone Number _____



ON-SITE TECHNOLOGIES

January 5, 1994

Mr. Ondrej M. Kojnoz
Attorney at Law
762 El Paseo de Saratoga
San Jose, CA 95130

RE: OST Proposal No. 1931070 (revision 1.0)

Subject: Preliminary Site Assessment
5200 Telegraph Avenue
Oakland, California

Dear Mr. Kojnoz:

On-Site Technologies, Inc. (OST) is pleased to resubmit the following Scope of Work and associated Fee Estimate to perform a Preliminary Site Assessment at the subject site. The Scope of Work has been prepared to address correspondence issued from the Alameda County Health Care Services Agency regarding potential soil and groundwater impact from underground storage tanks previously removed from the site.

Please note that OST has completed numerous projects which require stringent accounting procedures for compliance with the Underground Storage Tank Cleanup Fund (SB 2004) program, as adopted by the State Water Resources Control Board.

If you have any questions regarding the information presented, please feel free to contact either of the undersigned. Thank you for considering OST.

Respectfully,

ON-SITE TECHNOLOGIES, INC.

Roger Dockter
Project Manager

Gregory T. Carbullido, R.E.A.
Vice President

PRELIMINARY SITE ASSESSMENT
5200 Telegraph Avenue
Oakland, California

BACKGROUND

Based on information provided by your firm, one 5,000-gallon diesel underground storage tank (UST), two 5,000-gallon gasoline UST, one 8,000-gallon gasoline UST and one 1,000-gallon waste oil UST were removed from the site. According to previously collected information regarding the site, a release (quantity unknown) of diesel, gasoline and waste oil had occurred. As requested by the Alameda County Health Care Services Agency (ACHCSA), "A groundwater investigation must be conducted at the site to determine if groundwater was impacted by the unauthorized release from the leaking tanks."

SCOPE OF WORK

The Tasks presented adhere to the requirements of the ACHCSA and are explicit in their description.

Task 1 - Planning, Work Plan, and Permitting

Prior to initiating field activities, On-Site Technologies, Inc. (OST) will prepare and submit to your firm, a workplan which outlines the selected activities associated with the Preliminary Site Assessment (PSA). The workplan will identify work elements such as the drilling of soil borings, installation of groundwater monitoring wells, and collection of soil and groundwater samples for chemical analyses. Additionally, OST will incorporate the findings of the previous UST removals as part of the rationale for the PSA. OST will also prepare a Site Safety Plan (SSP) for the proposed field investigation. Upon approval by your firm, the workplan and SSP will be submitted to the ACHCSA for review and acceptance.

Permits will be obtained prior to the installation of soil borings and/or groundwater monitoring wells. Prior to the implementation of any field activities, the boring locations will be checked for subsurface appurtenances by Underground Service Alert.

Task 2 - Soil Boring and Monitoring Well Installation and Sampling

Based on regional groundwater information, OST will drill 3 soil borings to a maximum depth of 20 feet below ground surface (bgs) using a drilling rig equipped with 8-inch

diameter hollow-stem augers. Should observed conditions indicate the need for additional drilling, OST will request authorization from your firm, prior to advancement. The borings will be logged and the soil samples collected by an OST geologist in accordance with ACHCSA and the Regional Water Quality Control Board (RWQCB) guidelines. Soil samples will be collected a minimum of every 5 feet or at depths with obvious contamination or changes in lithology, whichever occurs first. Additionally, 1 soil sample will be collected from the groundwater interface, which will subsequently be submitted for chemical analyses, if required. All soil samples collected will be properly preserved and transported to a state-certified laboratory.

OST will install a 2-inch diameter groundwater monitoring well in each of the 3 borings (maximum well depth of 20 feet bgs). The purposes of installing the wells will be to collect representative groundwater samples to characterize the groundwater in the vicinity of the former USTs and to determine the hydraulic gradient at the site, as requested by the ACHCSA.

The monitoring wells will be installed to intercept the first water bearing zone and constructed in accordance with the guidelines and requirements of the ACHCSA and the RWQCB. The wells will be completed below grade and protected by a traffic-rated box, raised approximately 0.5-inch above grade to prevent surface water ponding at the well head.

Soil cuttings generated from the drilling operations will be stored on-site in DOT approved 55-gallon drums. Upon receipt of laboratory data, OST will submit an estimate to remove the drums and contents.

The locations and elevations (wellhead) of the 3 wells will be surveyed by a licensed surveyor, if required. Elevations to the nearest 1/100th of a foot will be provided for the wellhead and ground surface. Horizontal coordinates for the wells will also be completed. It should be noted that the survey is not intended to be a Boundary Survey.

Task 3 - Well Development and Groundwater Sampling

A minimum of 48 hours after well installation, OST will develop and collect a groundwater sample from each of the 3 wells. Prior to development, OST will check the groundwater in each well for floating product and measure the depth to water and/or product to the nearest 1/100th of a foot. Subsequently, each well will be developed by using the "pump and surge" technique until a total of approximately 10 well volumes of groundwater have been removed. A groundwater sample will be collected per regulatory guidelines and will

be properly preserved and transported under chain of custody to a state-certified laboratory.

Waters generated from the development and sampling operations will be stored on-site in DOT approved 55-gallon drums. Upon receipt of laboratory data, OST will submit an estimate to remove the drums and contents.

Task 4 - Laboratory Analyses Program

SOIL SAMPLES

If required by the ACHCSA, 3 soil samples will be analyzed by a laboratory certified by the State of California to perform the specified analysis. The soil samples will be analyzed for Total Petroleum Hydrocarbons-gasoline (TPHg), Total Petroleum Hydrocarbons-diesel (TPHd), benzene, toluene, ethylbenzene and xylenes (BTEX), Total Oil and Grease (TOG), lead nickel, zinc cadmium and chromium (LUFT Metals).

GROUNDWATER SAMPLES

A total of 3 groundwater samples will be analyzed by a laboratory certified by the State of California to perform the specified analysis. The groundwater samples will be analyzed for TPHg, TPHd, BTEX, TOG, and LUFT Metals. Additionally, one trip blank will be submitted to the laboratory for future analyses if detectable concentrations are indicated from the samples collected from the groundwater monitoring wells.

Task 5 - Preliminary Site Assessment Report

OST will prepare a report that presents the results of the investigation including boring logs, methods and procedures, tabulated chemical analysis results, and laboratory reports. The PSA report will adhere to guidelines set forth by the ACHCSA. Copies of the report will be submitted to the ACHCSA and appropriate regulatory agencies upon authorization from your firm. OST will prepare under separate cover, a letter of recommendations for further actions, if warranted

FEE ESTIMATE

On-Site Technologies, Inc. will perform the Scope of Work as described above on a time and materials basis not to exceed **\$11,829**. The estimates presented reflect costs associated with each Task outlined above:

Task 1 -	Planning, Work Plan, and Permitting	\$	2,935
Task 2 -	Soil Boring and Monitoring Well Installation and Sampling	\$	3,925
Task 3 -	Well Development and Groundwater Sampling	\$	1,348
Task 4 -	Laboratory Analyses Program	\$	673
Task 5 -	Preliminary Site Assessment Report	\$	<u>2,948</u>
	FEE ESTIMATE TOTAL	\$	<u>11,829</u>

PROJECT SCHEDULE

OST is prepared to begin work within 5 working days upon authorization of the proposal. The PSA report shall be presented to the ACHCSA within approximately 90 working days thereafter. It is anticipated that the field work will be completed in 30 to 45 days.

ASSUMPTIONS AND EXCLUSIONS

The prices quoted are not to exceed the stated time and materials Fee Estimate without explicit authorization and are based on the following assumptions:

- 1) The cost for any permit fees or the disposal of excavated soil or drummed well water are not included in prices quoted.
- 2) Groundwater is at a depth of approximately 8-10 feet bgs.
- 3) The depth of each groundwater monitoring well is 20 feet bgs.
- 4) A total of 3 groundwater samples will be analyzed for TPHg, TPHd, TOG, BTEX and LUFT Metals.
- 5) The cost for analyzing the trip blank is not included in the Fee Estimate. In the event that detectable concentrations are noted from the samples collected from the monitoring wells, the trip blank will be analyzed, after authorization from your firm, for a fee of \$228.00.
- 6) Based on the possibility that the ACHCSA will not require soil sample analyses, the costs for analyzing the 3 soil samples listed under Task 4 are not included in the Fee Estimate. However, if required, the cost for each soil sample analyzed (TPHg, TPHd, BTEX, TOG and LUFT Metals) will be \$228.00.
- 7) The cost of implementing the well head survey has not been included in the Fee Estimate, due to the unknown condition of the noted Chevron well. A range of costs for conducting the survey are \$495-\$645.