

To: SUSAN L. HUGO

From: THOMAS D. DALZELL

TOTAL 5 PAGES INCLUDING COVER

MONDAY, JUNE 22, 1998

6/16/98  
 3:30 PM Andre Kajnal =  
 (408) 278 9900 -  
 return STID 12  
 \$105,000 = for work up to  
 last year  
 \$20,000 - cost to do  
 the work



ALAMEDA COUNTY  
 HEALTH CARE SERVICES  
 AGENCY  
 DAVID J. KEARS, Agency Director

**ONDREJ M. KOJNOK**  
*Attorney at Law*  
*A Professional Corporation*

2 North Second Street, Suite 1390  
 SAN JOSE, CALIFORNIA 95113  
 TELEPHONE (408)278-9900  
 FAX (408)280-7376

**FACSIMILE TRANSMISSION TRANSMITTAL SHEET**

\*\*\*\*\*

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHOM IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU FOR YOUR COOPERATION.

\*\*\*\*\*

DATE: June 19, 1998

FAX #: 510-337-9335

TO: Ms. Susan Hugo

TIME:

FROM: Ondrej M. Kojnok, Esq.

TOTAL PAGES (including this): 5

Re: Tri-Star Partnership/5200 Telegraph Ave., Oakland

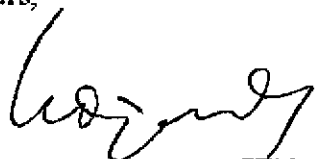
Dear Ms. Hugo:

Following our telephone conversation of June 16, I am enclosing copy of a June 19, 1998 Proposal received from QST Environmental. You might note that QST is proposing to use the ORC treatment as it was discussed at our meeting on January 21<sup>st</sup>. I believe that at such meeting it was agreed that the ORC treatment will be used and that the site will be ready for closing by the end of 1998. Therefore your statement in our telephone conversation that additional four quarters monitoring will be necessary following the use of the ORC is somewhat surprising. If that would be the case, the closing will be postponed to the end of 1999. We want to do everything necessary to close the site as soon as possible, but we also have to have some degree of certainty about what is it we have to do. Our letter of commitment from USD Cleanup Fund run out and we have to apply for additional funds to cover the expenses.

Therefore I would very much appreciated it, if you would review the enclosed Proposal and approve it as soon as possible (we were waiting four months for your letter) in terms of our agreement reached at the meeting of January 21. We need the approval for submission to the USD Cleanup Fund. Mr. Tom Dalzell from the QST will call you on the telephone early next week to discuss the same.

Thank you very much for your cooperation.

Cordially yours,



Ondrej Kojnok, TriStar Partnership General Partner



June 19, 1998

Mr. Ondrej Kojnok
Tri Star Partnership
2 North Second Street, Suite 1390
San Jose, California 95113

SUBJECT: PROPOSAL AND COST ESTIMATE FOR QUARTERLY GROUNDWATER
ACTIVITIES INCLUDING REMEDIATION AND A CLOSURE REPORT WITH
RISK SUMMARY FOR THE
AUTOPRO INC. FACILITY
5200 TELEGRAPH AVENUE
OAKLAND, CALIFORNIA 94609

QST PROPOSAL NO: 65-98-514-999 (Revised and Resubmitted)

Dear Mr. Kojnok:

QST Environmental Inc., (QST) is submitting this proposal and cost estimate for quarterly groundwater
activities at the Autopro Inc. Facility located at 5200 Telegraph Avenue in Oakland, California (Site). The
first submittal of this proposal and cost estimate, dated May 7, 1998, was based upon a January 21, 1998
meeting with yourself, Susan L. Hugo with the Alameda County Health Care Services Agency (ACHCSA),
and personnel from QST. QST conducted the first quarter groundwater monitoring event for this scope
of work on March 23, 1998 and placed Oxygen Releasing Compounds (ORCs) in Wells MW-3 and MW-4,
based upon the discussion of the January 21, 1998 meeting. Subsequent to the March 23, 1998 quarterly
groundwater monitoring event and placing the ORCs, a letter was received from Susan L. Hugo with the
ACHCSA, dated May 15, 1998, documenting the items discussed during the January 21, 1998 meeting.
QST conducted the second quarterly groundwater monitoring event on June 16, 1998. The March and
June 1998 quarterly groundwater monitoring events were conducted to keep the site in compliance, meet
the expressed goals of the January 21, 1998 meeting, and to coincide with quarterly groundwater
monitoring being conducted at a site in the immediate vicinity, as have been conducted historically.

The guidelines for closure as outlined in the May 15, 1998 letter from Susan L. Hugo are as follows:

- 1) The Leak has been stopped and on-going sources have been removed or remediated;
2) The Site has been adequately characterized;
3) The dissolved hydrocarbon plume is not migrating;
4) No water wells, deeper drinking water aquifers, surface water, or other sensitive receptors are likely
to be impacted;
5) The Site presents no significant risk to human health; and
6) The Site presents no significant risk to the environment.

In addition, the May 15, 1998 letter also stated that the use of ORCs is acceptable to the ACHCSA.
Therefore, QST will continue to use ORCs in Wells MW-3 and MW-4. Immediately after receiving and
evaluating the laboratory analytical report for the fourth quarter groundwater monitoring event, QST will
prepare the quarterly groundwater monitoring including risk summary and closure request sections.

RAFAT A. SHAHID, Director

m:\market\proposals\3star\clos-2.pro

1340 Arnold Dr., Suite 100, Fremont, CA 94553, PH 415-871-4444



DAVID J. KEARS, Agency Director
AGENCY

HEALTH CARE SERVICES
ALAMEDA COUNTY

Formerly Environmental Sciences & Testing

Mr. Ondrej Kojnok/Tri Star Partnership  
 June 19, 1998  
 Page 2

The activities in this proposal include groundwater water-level measurement, groundwater sampling, project coordination, and report preparation will meet all of the guidelines of the May 15, 1998 letter. In addition, QST will continue with an aggressive natural attenuation program using ORCs. Following this remediation program, QST will prepare a closure report with a risk summary that will be submitted to the Alameda County Health Care Services Agency (ACHCSA) San Francisco Regional Water Quality Control Board (SFRWQCB). This estimate includes the preparation of four quarterly monitoring reports following four groundwater sampling events.

QST proposes to do the described work on a **time-and-expense** basis. Please note that on a time-and-expense basis, the final invoiced amount could vary somewhat from the estimated total cost.

This cost estimate is based on the administering agency's acceptance of the resulting site-related residual constituents in the soil and groundwater following the natural attenuation program. The risk summary will present a conceptual site model and a comparison of residual site-related concentrations to risk-based criteria. Should the administering agency require a more detailed risk assessment, then additional expenses would be incurred.

### SCOPE OF WORK

Groundwater levels will be measured in the four on-site wells using an electronic water level meter. The wells will be purged of a minimum three casing volumes of groundwater using a pre-cleaned disposable bailer and new nylon cord. Temperature, pH, and electrical conductivity parameters will be recorded during the purging process. Groundwater samples, including one duplicate sample and one trip blank will be submitted quarterly to a state-certified analytical laboratory under proper chain-of-custody record and analysis request. The samples will be analyzed for Total Petroleum Hydrocarbons as gasoline (TPH-G), and as motor oil (TPH-MO); benzene, toluene, ethylbenzene, and total xylenes (BTEX); and methyl butyl ether (MTBE) by U.S. Environmental Protection Agency (EPA) methods 8015, 8015M, 8015M, 8020, and 8020, respectively.

ORCs will continue to be utilized in Groundwater Monitoring Wells MW-3 and MW-4.

Purge water and equipment rinsate will be stored on-site in properly labeled Department of Transportation (DOT)-rated drums pending analysis and proper disposal/recycling.

Upon receipt of all the analytical data, QST will generate a report summarizing the results of the water-level survey, documentation of the groundwater sampling activities and a presentation of the analytical results. The report will contain appropriate support documentation, including but not limited to, a groundwater contour map and figures demonstrating the analytical results of selected chemicals that are detected in groundwater at the site. The report will provide a summary of the application of risk-based corrective action (RBCA) to evaluate the impact of residual site constituents to the soil and groundwater. Copies of the report will be forwarded to Tri Star Partnership, the ACHCSA, and the SFRWQCB.

RAFAT A. SHAHID, Director

m:\market\proposal\3star\clos-2.prv



DAVID J. KEARS, Agency Director

ALAMEDA COUNTY  
 HEALTH CARE SERVICES  
 AGENCY

Mr. Ondrej Kojnok/Tri Star Partnership  
June 19, 1998  
Page 3

**COST ESTIMATE**

**TASK 1. WORK PLAN PREPARATION**

Senior Staff Geologist (2 hrs @ \$65/hr)	\$ 130
Senior Risk Assessor (Project Director, 1 hrs @ \$125/hr)	\$ 125
Technical Review (0.5 hr @ \$140/hr)	\$ 70
Draftsman (2 hrs @ \$50/hr)	\$ 100
Administrative/Accounting (2 hrs @ \$40/hr)	\$ 80
Communication and Reproduction Expenses	\$ 100
<b>SUBTOTAL FOR TASK 1</b>	<b>\$ 605</b>

**TASK 2. WATER-LEVEL MEASUREMENTS, GROUNDWATER SAMPLING, OXYGEN RELEASE COMPOUND, GROUNDWATER MONITORING REPORT PREPARATION AND PROJECT COORDINATION FOR FOUR (4) QUARTERS**

QST Field Personnel - Labor, Equipment, and Expenses	\$ 7,200
Oxygen Releasing Compound	\$ 3,000
Laboratory Subcontractor	\$ 2,600
<b>SUBTOTAL FOR TASK 2</b>	<b>\$ 12,800</b>

**TASK 3. CLOSURE REPORT PREPARATION WITH RISK SUMMARY**

Senior Project Geologist (16 hrs @ \$95/hr)	\$ 1,520
Senior Risk Assessor (Project Director, 24 hrs @ \$125/hr)	\$ 3,000
Technical Review (1 hr @ \$140/hr)	\$ 140
Draftsman (10 hrs @ \$50/hr)	\$ 500
Administrative/Accounting (4 hrs @ \$40/hr)	\$ 160
Communication and Reproduction Expenses	\$ 100
<b>SUBTOTAL FOR TASK 3</b>	<b>\$ 5,420</b>

**ESTIMATED TOTAL COST** ..... **\$ 18,825**

131 Harbor Bay Parkway #250  
Alameda, CA 94502-8977  
(510) 567-6700  
Environmental Protection Division

DEPARTMENT OF ENVIRONMENTAL HEALTH

RAFAT A. SHAHID, Director

\\market\proposals\3star\clos-2.prn



DAVID J. KEARS, Agency Director

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

Mr. Ondrej Kojnok/Tri Star Partnership  
June 19, 1998  
Page 4


**CONDITIONS**

The following conditions will apply to the above-mentioned scope of work and associated costs:

- QST or any of its subcontractors will not be financially responsible for delays and/or inconveniences to the project not caused by said parties.
- QST will not be financially responsible for any additional work resulting from findings during the investigation and/or requested by the client and/or regulatory agencies, but only for the scope of work as described herein.

It has been QST's pleasure to prepare this proposal and cost estimate for the Tri Star Partnership. Your issuance of a purchase order will indicate your acceptance of our services. If you have any questions, please do not hesitate to call Thomas D. Dalzell at (925) 313-0840.

Respectfully submitted,  
QST ENVIRONMENTAL INC.



Thomas D. Dalzell  
Project Manager

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Environmental Protection Division  
1131 Harbor Bay Parkway, #250  
Alameda, CA 94502-6577  
(510) 567-6700

RAFAT A. SHAHID, Director

m:\market\proposals\3star\cloe-2.pro



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY  
DAVID J. KEARS, Agency Director