



Dennis Bates
associates
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June 2, 1994
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Mr. Bo K. Gin
OAKLAND AUTO PARTS & TIRES
288 Eleventh Street
Oakland, CA 94706


**RE: SUBMITTAL OF PROPOSAL TO CONDUCT ADDITIONAL SITE INVESTIGATIONS
AT OAKLAND AUTO PARTS, 706 HARRISON STREET, OAKLAND, CALIFORNIA**


Dear Mr. Gin:

Dennis Bates Associates, Inc. (DBA) is pleased to submit this proposal to conduct further site investigations at the former Oakland Auto Parts site located at 706 Harrison Street in Oakland. This site was previously a gasoline station that operated seven underground storage tanks (USTs). The purpose of this investigation is to ascertain the presence of residual petroleum hydrocarbons within the previous "main tank" area and the 6,000-gallon tank area (See Figure 1). Additionally, DBA recommends that a monitoring well be installed along the northern boundary of the site to determine whether hydrocarbons may be migrating on-site from other upgradient facilities.

The Scope of Work proposed is outlined in Attachment A. The associated Cost Estimate is included in Attachment B. Please call this office with any questions you may have regarding this proposal. If you would like to proceed with the scope of work as described, please sign the attached letter contract and return a copy to us.

Sincerely,
DENNIS BATES ASSOCIATES, INC.


Eva Vanek, R.E.A.
Senior Geologist


John H. Sammons, Ph.D.
Principal Scientist

cc: Monterey
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ATTACHMENT A SCOPE OF WORK

TASK 1: WORKPLAN AND PRE-FIELD ACTIVITIES

Prepare Workplan and Health & Safety Plan describing the purpose and methodology proposed by DBA to investigate the potential for petroleum hydrocarbons in soil and groundwater. The Workplan will be submitted to you and to Alameda County Department of Environmental Health (ACDEH) for comment and approval.

Also included in Task 1 is the preparation of required permits, utility clearance, and arrangements with a California licensed driller and laboratory.

TASK 2: DRILLING AND SOIL SAMPLING AT THE MAIN TANK AND 6,000-GALLON TANK AREAS

The recent occurrence of floating product in vapor extraction wells VW1 and VW2 (observed during a vapor extraction test conducted in April, 1994) has prompted DBA to recommend further investigation of residual petroleum hydrocarbons within the "main tank" area (Excavation 1). DBA recommends that four borings be drilled within the "main tank" area as shown on Figure 1. The purpose of the borings B1 through B4 is to investigate the presence of residual petroleum hydrocarbons at and below the bottom of the previous "main tank area". Excavation 1 was excavated to approximately 16 feet below ground surface and backfilled with clean soil, therefore, DBA recommends that soil sampling be conducted at approximately 18 feet, 22 feet and 25 feet in each boring. Three of these borings should be converted to vapor extraction/air sparging wells.

The purpose of boring B5 is to investigate the potential of residual hydrocarbons along the eastern boundary of the previous 6,000-gallon UST (Excavation 2). Although several soil tests conducted during and after UST removal show minor amounts of hydrocarbons, one sample, conducted during the tank removal along the eastern side of the pit indicated the presence of 390 total petroleum hydrocarbons (TPH) as gasoline. Because documentation regarding the origin of the backfill material for Excavation 2 is unclear, DBA recommends that the boring be sampled at 5 feet, 10 feet, 15 feet and 20 feet.

Soil samples collected will be submitted as discrete samples for TPH as gasoline and benzene, toluene, ethylbenzene, and xylenes (BTEX).

TASK 3: MONITORING WELL AND VAPOR EXTRACTION/AIR SPARGING WELL INSTALLATION

Because hydrocarbon concentrations have been consistently high in the well (MW2), located upgradient and cross gradient of the "main tank" area where the majority of hydrocarbons are concentrated, DBA suspects that hydrocarbons may be migrating on-site from off-site sources. Therefore, DBA proposes to drill and install a monitoring well (MW4) along the northern boundary of the site as shown on Figure 1. Boring MW4 will be sampled during drilling at approximately 5 feet, 10 feet, 15 feet, 20 feet and 30 feet, and where lithologic changes are

suspected. If the presence of hydrocarbons are not suspected, some of these samples may be composited by the laboratory prior to testing in order to reduce costs. *ok*

After reviewing results from the recent vapor extraction test, DBA recommends that three of the four borings proposed for the main tank area should be converted to vapor extraction/air sparging wells. These wells will be constructed similarly to the existing monitoring wells and will be used both for vapor extraction in the unsaturated zone and as a means of air sparging below the water table.

All four wells will be drilled to approximately 30 feet below ground surface and will be constructed of 2-inch diameter PVC casing. Based on what is known of the hydrogeology of the site, it is anticipated that the wells will be screened between 15 and 30 feet below ground surface.

The wells will be developed approximately 48 hours after installation using the surge and bail technique. A licensed surveyor will survey the elevation of the wells and their horizontal location relative to the other wells on site.

TASK 4: GROUNDWATER SAMPLING

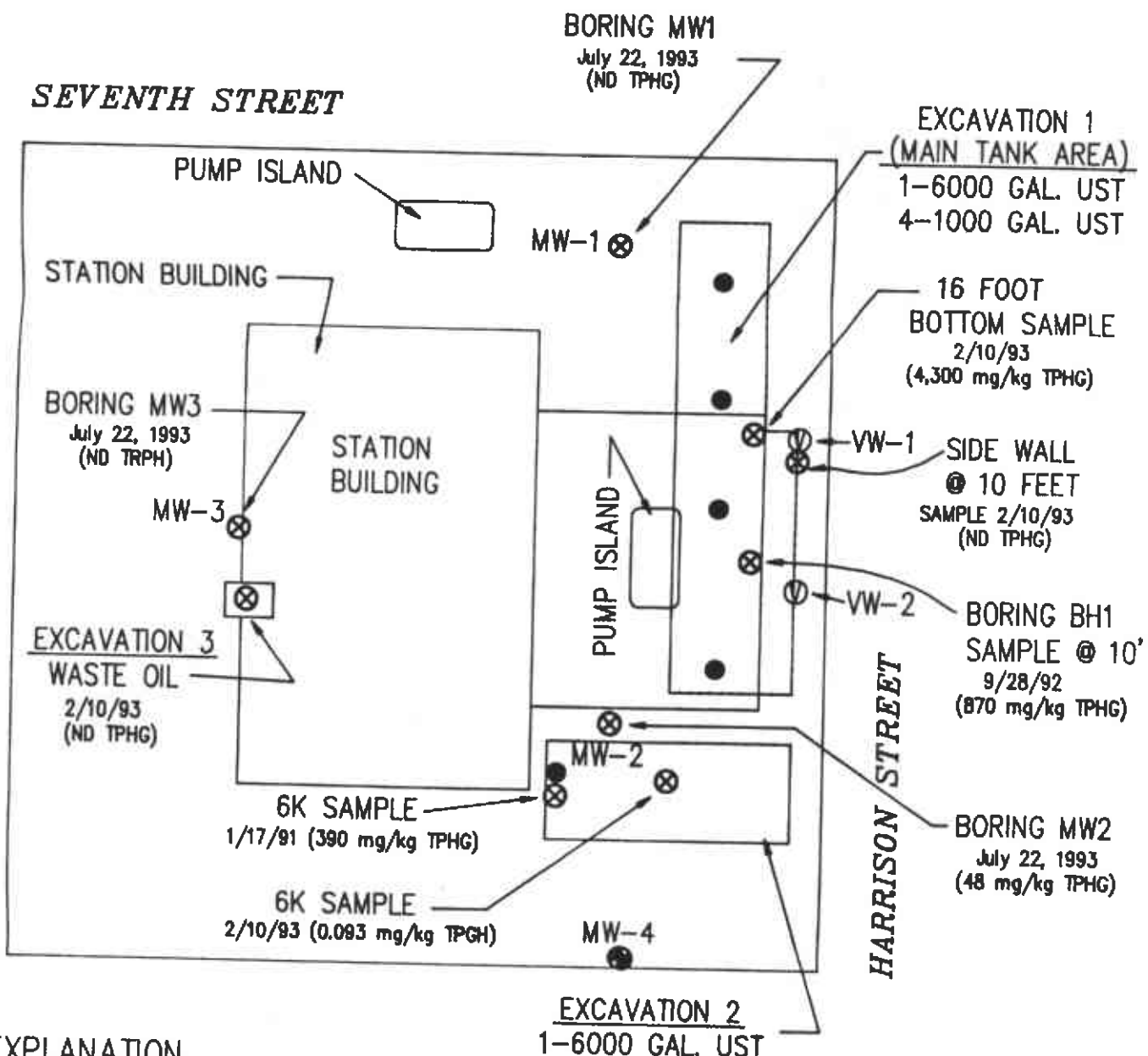
All wells will be checked for floating product prior to sampling. Because monitoring data for the main tank area is generally obtained from existing well MW1, the new wells proposed for the main tank area will not be sampled, as their purpose is for remediation rather than monitoring. *ok*

At monitoring well MW4, the depth to groundwater will be measured and the well will be checked for floating product. The well will be purged of approximately four casing volumes prior to sampling. The groundwater sample collected will be submitted for TPH and BTEX analyses. *gasoline ok*

A "grab" groundwater sample will be collected from boring B5, located near the previous 6,000-gallon tank, and submitted for TPH as gasoline and BTEX analyses. *ok*

TASK 5: REPORTING

After analytical results are received, DBA will prepare a report describing field methodology, findings, and interpretations. Conclusions regarding the presence of residual hydrocarbons will be made in context with local, state and federal regulations. The potential for on-site migration of hydrocarbons from other upgradient facilities will be addressed. Recommendations for further investigations and/or remedial actions will be presented.



EXPLANATION

- PROPOSED BORING LOCATION
- PROPOSED MONITORING WELL LOCATION (MW-4)
- ⊗ PREVIOUS SOIL SAMPLE LOCATION



TITLE: SITE PLAN - UST EXCAVATIONS SHOWING PREVIOUS & PROPOSED SAMPLE LOCATIONS	SCALE: 1 INCH = 20 FEET
SITE: OAKLAND AUTO PARTS	PROJECT # 93026.00
ADDRESS: 706 HARRISON STREET, OAKLAND, CA.	DATE: MAY 18, 1994

DENNIS BATES ASSOCIATES, INC.

494 Alvarado Street, Suite B Monterey, CA. 93940
 1020 RAILROAD AVE. SUITE E, NOVATO, CA. 94945

FIGURE:
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**ATTACHMENT B
COST ESTIMATE**

TASK 1:	PREPARE WORKPLAN, H&S PLAN, PRE-FIELD ACTIVITIES	\$1,300
TASK 2:	DRILL AND SAMPLE FIVE BORINGS (includes subcontractor costs, 16 soil samples are estimated)	4,800
TASK 3:	INSTALL AND SAMPLE ONE MONITORING WELL AND THREE VAPOR EXTRACTION/AIR SPARGING WELLS (includes subcontractor costs, composited 2 soil samples are estimated)	6,200
TASK 4:	GROUNDWATER SAMPLING (includes two water samples)	1,300
TASK 5:	REPORTING	1,900
		<hr/>
	TOTAL	\$15,500

CONTRACT FOR ENVIRONMENTAL SERVICES

TERMS AND CONDITIONS OF AGREEMENT

DBA contracts with clients through a Letter of Agreement authorizing the Scope of Work to be performed. The Letter of Agreement must include a dated signature of the contracting party, a signature by the consultant and the terms of payment.

INSURANCE

DBA is fully insured for \$1,000,000 of professional liability and \$1,000,000 of general insurance. Proof of insurance will be provided upon request.

CHANGES

If work, other than that listed under the scope of work, is necessary to investigate or characterize the site, prior written approval of the client or his representative will be obtained and will be on a time and materials basis.

PAYMENTS

The fixed fee for the services listed under the Scope of Work is \$15,500. Progress invoices are submitted on a monthly basis and are due and payable upon receipt.

The fees for any Project Management requirements will be on a time and material basis. Our fee schedule is enclosed.

Please remit a retainer of 25% (\$3,900) with this signed contract.

CONTRACT DISPUTES

In the event there is a breach of contract by either party, the prevailing party shall be entitled to reasonable attorney's fees.

ACCEPTANCE

In your capacity as Consultant/Agent, you are hereby authorized to furnish all materials, labor and services required to complete the work mentioned in the above proposal for which Oakland Auto Parts & Tires agrees to pay the amount mentioned in said proposal and according to the terms thereof.

ACCEPTED:

DATE:

TITLE:

Respectfully submitted,

By:


John H. Sammons, Ph.D.

DENNIS BATES ASSOCIATES, INC.
1020 Railroad Avenue, Suite E
Novato, CA 94945

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CONSULTING FEE SCHEDULE

Effective February 1994

<u>PERSONNEL CHARGES</u>	<u>HOURLY RATE</u>
Principal	\$100.00
Project	\$ 75.00
Staff	\$ 50.00
Senior Technician	\$ 35.00
Technician	\$ 25.00
Office Manager/Administrative Assistant	\$ 25.00

<u>DIRECT CHARGES</u>	
Auto/truck, per mile	\$ 0.40
Company Vehicle, per hour	\$ 5.00
Company Vehicle, per day	\$ 35.00
Hanby/Hnu equipment, per sample	\$ 44.00
Organic Vapor Meter, per hour	\$ 8.00
Organic Vapor Meter, per day	\$ 50.00
Peristaltic Pump, per well	\$ 20.00

Travel time will be charged at 50% of the hourly rate.

COURT APPEARANCES, DEPOSITIONS, or OTHER LEGAL TESTIMONY as an expert witness will be charged at a rate of \$1,500.00 per day (minimum half day charge of \$750.00). Preparation time for court cases and depositions will be charged at regular hourly rates.

Charges for special outside services, equipment, and facilities not furnished directly by Dennis Bates Associates, Inc. will be billed at cost plus 10 percent. Such charges may include, but are not limited to, the following services:

- Printing and reproduction
- Rental of equipment (analytical, drilling, excavation)
- Subcontractors
- Special permits, fees, etc.
- Shipping costs
- Travel expenses
- Meals and lodging (\$50.00 per diem + lodging costs)

Laboratory analyses will be charged at cost plus 10%.