



State Water Resources Control Board



Winston H. Hickox
Secretary for
Environmental
Protection

Division of Clean Water Programs
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FAX (916) 341-5806 • Internet Address: <http://www.swrcb.ca.gov/cwphome/ustcf>

Gray Davis
Governor

December 13, 2000

441a

Michael Manetas
Andros Properties
159 Goldmine Dr
San Francisco, CA 94131

**REQUEST FOR PRE-APPROVAL OF CORRECTIVE ACTION COSTS,
CLAIM NO. 007261, PRE-APPROVAL REQUEST NO. 11
SITE ADDRESS: 14180 14TH ST E, SAN LEANDRO, CA 94577**

I have reviewed your request, received on November 16, 2000, for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

Pursuant to Section 2811.4, subdivision (c), of the Cleanup Fund regulations and based upon the materials submitted, the Cleanup Fund must deny your request for pre-approval. You have failed to submit the required three bids for the tasks covered by your pre-approval request. Also the, single bid you provided for the task covered by your pre-approval request is unreasonable for the scope of work. Based on the Cleanup Fund's experience with similar sites in your area, we have determined that \$12,359 is reasonable for the tasks included in your pre-approval request. The breakdown of costs associated with each task is shown in Table 1 below. Based upon the information you submitted and in the absence of additional bids, we can only pre-approve \$ 12,359.

There are two options available to you. You must secure the requisite bids for the tasks covered by the pre-approval request, and the Cleanup Fund will evaluate the reasonableness of the costs in light of the additional bids.

Or, you may resubmit the existing bid and request pre-approval for the amounts specified in Table 1. Since the Cleanup Fund has determined that the amount specified in Table 1 is reasonable for this scope of work, the three-bid requirement is unnecessary if you concur with the Cleanup Fund's determination. The Cleanup Fund has the authority to waive the three-bid requirement as unnecessary upon your request to do so. Therefore, if your resubmitted pre-approval request only seeks pre-approval for the amount the Cleanup Fund has determined reasonable (the amount specified in Table 1) and you request waiver of the three-bid requirement as unnecessary, the Cleanup Fund will grant your request for pre-approval and waive the three bid requirement, with respect to this scope of work, as unnecessary.

A waiver does not waive the three-bid requirement for the claim, but only for the tasks covered by the pre-approval request. Again, if you decide to seek waiver of the three-bid requirement

because it is unnecessary, then you must provide a written request for waiver of the three-bid requirement and resubmit your pre-approval request seeking only the amounts specified in Table 1. In an effort to assist you in expediting the pre-approval process we have prepared the attached *Acceptance of Reasonable Cost/Request for Bid Waiver* form letter. If you concur/accept our reasonable cost determination and would like to request a bid waiver, then just sign and date the attached letter and return to us for further processing your Pre-Approval.

Table 1
REASONABLE COST BREAKDOWN

#	Task*	Reasonable Cost, \$	Comments/Changes
1	License Agreement	\$ 105	This will be an agreement for the pilot test of the air sparging and VES and full scale application of the remedial alternative.
2	Air Sparging system Design & Permitting	\$9,030	For a complete pilot test of air sparging (AS), VES & a combination of both. Installation of one AS poing & 2 VES wells. Includes all necessary equipment & permits (for pilot test) & prepare a report with conclusions, recommendations & limited design
3	Air Sparging system Const. & Installation	\$0	This task shall be performed only after the pilot test has been performed and the results of the pilot test recommend the remedial alternative.
4	Soil Vapor treatment system	\$0	This task shall be performed only after the pilot test has been performed and the results of the pilot test recommend the remedial alternative.
5	System Startup	\$0	This task shall be performed only after the pilot test has been performed and the results of the pilot test recommend the remedial alternative.
6	Annual System Operating Costs	\$0	This task shall be performed only after the pilot test has been performed and the results of the pilot test recommend the remedial alternative.
7	Annual Monitoring Costs	\$3,224	GW samples collection immidiately before & after the pilot test from all the existing GW monitoring wells. Analysis of GW samples for TPH(g), BTEX, MTBE & Lead Scavangers (only once-after test), includes time and materials for the sampling events.
8	Corrective Action Closure Report	\$0	This task shall be performed only after the pilot test has been performed and the results of the pilot test recommend the remedial alternative.
9	Site Closure & Restoration	\$0	This task shall be performed only after the pilot test has been performed and the results of the pilot test recommend the remedial alternative.
	TOTAL Reasonable Cost	\$ 12,359	

Andros Properties
Claim No. 007261

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* Task descriptions are the same as those identified in West, Inc.'s November 9, 2000 Cost Estimate

Should you decide to obtain the additional bids for satisfying the three-bid requirement, and if you need assistance in procuring contractor and consultant services for corrective action don't hesitate to call me at (916) 341-5831.

Sincerely,



Hari Patel, Sanitary Engineering Associate
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc: Mr. Amir Gholami, REHS
Alameda County EHD
✓ 1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

4419

159 Gold Mine Drive
San Francisco, CA 94131
December 23, 2000

Hari Patel
Sanitary Engineering Associate
Technical Review Group
State Water Resources Control Board -
Underground Storage Tank cleanup Fund
1001 "I" Street
Sacramento, CA 95814-2828

Claimant: Andros Properties Claim No.: 7261
Site: 14180 East 14th Street, San Leandro, CA
Re.: Cost Pre-Approval Request - Corrective Action Costs

Dear Mr. Patel:

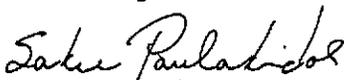
In response to your request in the UST Fund's Pre-Approval Letter dated December 13, 2000, attached is the signed Reasonable Cost Determination form.

Please note the following regarding our understanding of the UST Fund's Pre-Approval Letter:

1. Though the Pre-Approval Letter indicates only one bid was submitted, three bids for corrective action work were included with the November 16, 2000 pre-approval request previously submitted to the UST Fund.
2. The UST Fund has provided a cost determination in the amount of \$12,359 for a scope of work that includes an air sparging pilot test and related sampling as described in table 1 of the Pre-Approval Letter. The pilot study represents a portion of the full scope of corrective action work described in the Corrective Action Plan and in the November 16, 2000 pre-approval request. We understand that the UST Fund's further consideration of the pre-approval request is pending the results of the air sparging pilot study.

Please feel free to call me at (415)824-0892 or our consultant, Jeff Hennier of Azure Environmental, at (413)549-1056 if you have any questions.

Sincerely,



Sakee Poulakidas, Authorized Representative

cc: Jeff Hennier, Azure Environmental
Amir Gholami, ACHESA