



State Water Resources Control Board

Division of Clean Water Programs

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P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5757 • FAX (916) 341-5806 • www.swrcb.ca.gov/ewphome/ustcl

Winston H. Hickox
Secretary for
Environmental
Protection

*The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption.
For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov.*



Gray Davis
Governor

December 12, 2001

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

DEC 18 2001

**REQUEST FOR PRE-APPROVAL OF CORRECTIVE ACTION COSTS,
CLAIM NO. 007261, PA # 12
SITE ADDRESS: 14180 14TH ST E, SAN LEANDRO, CA 94577**

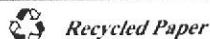
I have reviewed your request, received on November 26, 2001, for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective 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 **\$157,490** 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.

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.

California Environmental Protection Agency



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 Agreements	\$ 0	No cost requested.
2	Air Sparging System Design & Permits	\$6,328	The following hours for the requested task were adjusted as follows: Preparation of Plans & Specifications (45 hrs. of staff Engineer @ \$70/hr and 5 hrs of Sr. Engineer @ \$105/hr). Copies of all permits must be submitted to the Fund.
3	Ozone Sparging System Construction & Inst.	\$67,845	Well installation cost were reduced to 27,720 form the requested \$37, 500. Contingency Costs - \$10,000 are not approved. Cost for Soil Vapor treatment was not requested, System Startup labor rate reduced to \$65/hr from the \$85/hr requested.
4	Annual System Operating Costs	\$62,832	This cost includes all time and materials associated with this task. Contingency and Mics Costs - \$12,000 are not approved.
5	Annual Monitoring Costs	\$20,485	Only one year of costs are approved at this time. The system must be evaluated for its efficiency before additional Costs are approved..
6	Corrective Action Closure Report	\$ 0	This cost is not approved at this time.
7	Site Closure and Restoration	\$ 0	This cost is not approved at this time.
	TOTAL Reasonable Cost	\$157,490	

* Task descriptions are the same as those identified in WEST Environmental Services & Technology's November 5, 2001 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) 341-5757.

Sincerely,

Sunil Ramdass

Sunil Ramdass, Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc: Ms. Susan Hugo
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



338 199

**Receipt for
Certified Mail**

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July 31, 1996	

PS Form 3800, June 1991