PROPOSAL

PHASE I
SITE INVESTIGATION

PROJECT SITE:

800 WEST GRAND AVENUE
OAKLAND, CALIFORNIA

PREPARED FOR:

MR. PAT SWASEY
MEADERS DRAPES
800 WEST GRAND AVENUE
OAKLAND, CA 94607
(415) 444-2741

PREPARED BY:

CERTIFIED ENVIRONMENTAL CONSULTING, INC.
140 WEST INDUSTRIAL WAY
BENICIA, CALIFORNIA 94510-1016
(707) 745-0171

MARCH 1990

CERTIFIED ENVIRONMENTAL CONSULTING, INC.

March 12, 1990

REF: PRO-259.90

Mr. Pat Swasey
Meanders Drapes
800 West Grand Avenue
Oakland, CA 94607
(415) 444-2741

RE: Phase I Site Investigation at 800 West Grand Avenue

Dear Mr. Swasey:

Certified Environmental Consulting, Inc., is pleased to submit a proposal for a Phase I Site Investigation at 800 West Grand Avenue, Oakland.

In December 1989, SEMCO removed three small tanks containing Stoddard Solvent. The soil samples collected during the tank removals contained elevated levels of TPH-Gas and BTEX. The County Regulator and the Regional Water Quality Control Board will require a Phase I Site Investigation be completed to determine the lateral and vertical extent of the contamination, and to prepare a site remediation plan. This work is followed by a Phase II Site Remediation.

We are are proposing to use a Soil Gas Survey to determine the lateral extent of the contamination around the tank site. This data will be used to determine the quantity of soil affected. Once the contaminated soil has been removed or the lateral limits defined we can install the monitoring wells and determine the water quality. The overall program is discussed in the attached proposal, but the Scope of Work assumes that the extent of the contamination is limited and that the ground water is not impacted. The proposed budgets for one and three well systems are attached.

We are looking forward to working with you on this project. Please let me know if you have any questions.

Very truly yours,

Stanley L. Klemetson, Ph.D., P.E.
Vice President

Enclosures

cc: Chuck Kiper, SEMCO

INTRODUCTION

In December 1990, SEMCO removed three small tanks containing Stoddard Solvent. The soil samples collected during the tank removals contained elevated levels of TPH-Gas and BTEX. Copies of the chain of custody and laboratory analysis are included in the appendix.

The County Regulator and the Regional Water Quality Control Board will require a Phase I Site Investigation be completed to determine the lateral and vertical extent of the contamination, and to prepare a site remediation plan. This is followed by a Phase II Site Remediation project. Each step will be discussed below.

SCOPE OF WORK

We have found that the least cost approach for the client is to first determine the lateral extent of the contamination using a soil gas survey. If the lateral extent of the contamination is relatively small, excavation of the affect soil and on-site treatment is generally recommended. If the extent is large or the contaminated soil is under a building, alternative methods of solving the problem are also investigated. It is recommended that we be present during any soil excavation to measure hydrocarbon levels in the soil and to collect additional soil and water samples. The County Regulator will also be present during some of this work.

Once the soil contamination problem has been solved, the potential effect on the ground water is investigated during the installation of the monitoring wells required by the County Regulator and the Regional Water Quality Control Board. If possible we will install only one well; however, the County Regulator often requires three wells unless we can determine the hydraulic gradient of the ground water from nearby wells. If the ground water is clean, only quarterly monitoring of the ground water for one year is required. If the ground water has been affected, additional investigation and treatment may be required.

The proposed tasks for a small scale project without ground water contamination are summarized below:

Task 1 - Soil Gas Survey

We propose to investigate the site by using the soil gas survey to determine the lateral extent of the contamination in soil. This is achieved by driving a hollow probe tube into the soil at a number of locations, drawing a vacuum on the probe, and measuring the extracted vapors. This method of investigation is far less expensive and quicker that collecting samples with a hollow stem auger and analyzing the samples in the laboratory.

Once the soil gas survey has been completed, the remediation plan will be prepared and submitted to the county. The plan will include a proposed outline for the re-excavation of the tank site, if required, and the proposed monitoring well locations.

Task 2 - Site Remediation Supervision

After the County Regulator approves the remediation plan, SEMCO can remove any additional soil necessary to obtain a clean excavation. We would like to be present during the excavation to evaluate the soil being removed with an organic vapor meter (OVM). It is assumed that any additional soils that are removed from the excavation will be treated on-site by SEMCO. We can provide any environmental support required for this work.

Task 3 - Monitoring Wells

After the excavation work is complete, monitoring wells are installed. The County Regulator will require one well in the "verified down gradient direction." If we can determine the direction from other nearby well data one well is sufficient. Generally, the County Regulator is requiring that three wells be installed. I have given you a cost estimate

for both 1 and 3 wells systems. If the monitoring wells do not contain any contamination, all that will remain is to collect a water sample every three months for one year.

Task 4 - Quarterly Monitoring

When a monitoring well is installed it is required that quarterly water samples be collected every three months for one year if the samples are clean, and the results submitted to the county. The cost of quarterly monitoring is a function of the number of wells installed. assume 3 wells

The estimated budgets for this project are attached. Table 1 is for one monitoring well and Table 2 is for three monitoring wells. It assumes that only the soil is contaminated and not the water. The construction work to be handled by SEMCO is not included in this budget. If the proposal is acceptable to you please sign the attached fee schedule to authorize the work.

assume $10K to semco

ADDITIONAL REMEDIATION WORK

If it is found during the Phase I Site Investigation that the lateral extent of the contamination is large or that the ground water is contaminated, additional work will be required at the site.

county variance

Phase II Site Remediation - Soil

Soil remediation may achieved by soil removal and disposal, soil removal and treatment, or in-situ treatment. The acceptable methods will depend upon the quantity of soil to be treated, the depth to ground water, and the type of contaminate in the soil. This can only be determined after the extend the problem has been defined by the Phase I site investigation.

variance

not allowed

$ link for soil removal & disposal - see table 2, task 2

Phase II Site Remediation - Water

If the ground water is contaminated, additional wells may be required to required to determine the lateral extent of the ground water contamination. The ground water contamination is generally handled by pumping and treating the water.

Table 1

SITE INVESTIGATION & REMEDIATION

COST ESTIMATES WITH 1 MONITORING WELL

TASK 1 - VAPOR PROBE STUDY

Conduct vapor probe study. Includes field work and reports. Add $1,500 for second day, if needed.

Professional Labor	$ 2,200
Direct Costs	450
	$2,650

TASK II - SITE REMEDIATION

Provide environmental oversight and supervision during soil excavation and replacement, collect soil samples, prepare reports. Sub-contractor work and professional time can not be estimated without completion of Task 1. One day of field work assumed.

Professional Labor	$1,500
Direct Costs	250
Laboratory Analysis, 2 samples, 3 analysis and 5 day turn around. Double for 24 hr.	$648
	$2,398
SEMCO - (Unknown at this time)	?

TASK III - MONITORING WELL INSTALLATIONS

Install one 2-inch monitoring well to 30 feet, collect soil and water samples, prepare reports.

Professional Labor	1,500
Lab analysis, 3 soil & 1 water sample, TPH, BTEX & Solvents	1,296
Drilling contractor, 1 two-inch well to 30 feet	1,450
Other direct costs	125
Labor & Materials	$4,371

Table 1 (Continued)

SITE INVESTIGATION & REMEDIATION

COST ESTIMATES WITH 1 MONITORING WELL

TASK IV - QUARTERLY MONITORING

Collect quarterly water samples for one year
from one well and analyze for TPH & BTEX.
Annual cost.

Professional labor	800
Lab analysis, 4 water samples, TPH, BTEX	864
Other direct costs	100
Labor and Materials	$1,764
TOTAL	$11,183

Notes:

1. Disposal of soil and water is not included in budget.
2. If surveying or other data collection time are required for determining the "down gradient direction" the costs will be increased on a "time and materials" basis. No costs will be incurred without prior approval.

Table 2

SITE INVESTIGATION & REMEDIATION

COST ESTIMATES WITH 3 MONITORING WELLS

TASK 1 - VAPOR PROBE STUDY

Conduct vapor probe study. Includes field work and reports. Add $1,500 for second day, if needed.

Professional Labor	$2,200
Direct Costs	450
	$2,650

TASK II - SITE REMEDIATION

Provide environmental oversight and supervision during soil excavation and replacement, collect soil samples, prepare reports. Sub-contractor work and professional time can not be estimated without completion of Task 1. One day of field work assumed.

Professional Labor	$1,500
Direct Costs	250
Laboratory Analysis, 2 samples, 3 analysis and 5 day turn around. Double for 24 hr.	$648
	$2,398
SEMCO - (Unknown at this time)	

TASK III - MONITORING WELL INSTALLATIONS

Install three 2-inch monitoring wells to 30 feet, collect soil and water samples, prepare reports.

Professional labor	2,000
Lab analysis, 9 soil & 3 water sample, TPH, BTEX & Solvents	3,888
Drilling contractor, 3 two-inch well to 30 feet	3,960
Other direct costs	250
Labor & Materials	$10,098

Table 2 (Continued)

SITE INVESTIGATION & REMEDIATION

COST ESTIMATES WITH 3 MONITORING WELLS

TASK IV - QUARTERLY MONITORING

Collect quarterly water samples for one year
from three well and analyze for TPH & BTEX.
Annual cost.

Professional labor	1,200
Lab analysis, 12 water samples, TPH, BTEX	2,592
Other direct costs	280
Labor and Materials	$4,072
TOTAL	$19,218

est grant cost 32,218

Notes:

1. Disposal of soil and water is not included in budget.
2. No costs will be incurred without prior approval.

FEE SCHEDULE

The compensation to Certified Environmental Consulting, Inc. (CEC) for its services shall be in accordance with the following schedule:

Hourly Rates

Typical hourly rates for professional and technical categories or for activities performed according to level of difficulty are:

Principal	$100.00 - $125.00
Industrial Hygiene or Safety Prof. (Certified)	$ 75.00 - $ 90.00
Senior Professional	$ 65.00 - $ 85.00
Project Professional	$ 50.00 - $ 65.00
Ind. Hygiene or Safety Prof. (Non Certified)	$ 45.00 - $ 65.00
Ind. Hygiene or Safety Technician	$ 40.00 - $ 55.00
Staff Professional	$ 40.00 - $ 55.00
Administrative Manager	$ 35.00 - $ 45.00
Technical Editor	$40.00
Analyst	$40.00
Technician	$35.00
Cartographer	$38.00
Technical Typist	$35.00
Incidental Unskilled Labor	$22.00

Reimbursable Direct Costs

Reimbursable direct costs (i.e., mileage, lodging, per diem, telephone, supplies, and etc.) will be billed as accrued. Other direct costs (i.e., analytical laboratories, drilling companies, and other subcontractors) are subject to an administrative fee of 20 percent.

Invoicing

Invoices will be submitted monthly and are payable within 10 days, unless otherwise agreed. A 2 1/2 % discount will be given for invoices paid within 30 days. Interest of 1 1/2 % per month (but not exceeding the maximum legal rate) will be payable on any amount not paid within 30 days, payment thereafter to be applied first to accrued interest and then to the principal unpaid amount. Any attorney's fees or cost incurred in collecting any delinquent amount shall be paid by the Client.

I accept the terms and conditions as described herein and on the attached proposal and do hereby authorize Certified Environmental Consulting, Inc. to proceed with the work.

Project Name_____ Amount $_____
Proposal Date_____ Lump Sum, Time & Expense (Circle One)
Signature_____ Date_____
Company_____

From → **SEMCO**

JAMES C. BATEMAN PETROLEUM SERVICES, INC.

431 W. Hatch Rd. Modesto, Calif. 95351
General & Engineering Contractors
(800) 633-9293

1385 Fairfax St #D
SAN FRANCISCO

L2190131 (1)

CHAIN OF CUSTODY RECORD

5512

SEMCO - OIL HEAT ENG. DIVISION

JAMES C. BATEMAN PETROLEUM SERVICES, INC.

1808 Leslie St. San Mateo, Calif. 94402
General & Engineering Contractors
(800) 633-9293

PROJECT NAME: Menders Drapes 800 W. Grand Av. OAKLAND

SAMPLERS (signature): C. A. Kipen - Semco

Station Number	Date	Time	Comp.	Grab	Station Location.	Number of Containers	Analysis Required: BTXE	AS GAS-AS	TPH	REMARKS
1N	12/20	3:10		V	1N - 11'6" - 300	1	V	V		Stoddard
2C	12/20	3:15		V	2C - 12'6" 500	1	V	V		350
3S	12/20	3:20		V	3S - 13'0" 500	1	V	V		Solvent.
4ES	12/20	4:45		V	Excavated Soils Comp	1	V	V		
										AS GAS

Relinquished by(signature):	Date / Time	Received by (signature):	Relinquished by(signature):	Date / Time	Received by (signature):
C. A. Kipen	12/21 8:58	Rhonda Kipen			
Company or Agency: Semco		Company or Agency: Semco 8:58	Company or Agency:		Company or Agency:
Relinquished by(signature): Rhonda Kipen	Date / Time 12/21 9:31	Received by (signature): Carla Acosta	Relinquished by: Don Downs	Date / Time	Received by (signature):
Company or Agency: Semco		Company or Agency: Express ET	Company or Agency: 538		Company or Agency:
Relinquished by(signature):	Date / Time	Received for Laboratory by: (signature)	Date / Time	Remarks/Shipping Information: Normal Turn	
Company or Agency:					

SUPERIOR ANALYTICAL LABORATORY, INC.

1385 FAIRFAX ST., STE. D. • SAN FRANCISCO, CA 94124 • PHONE (415) 647-2081

CERTIFICATE OF ANALYSIS

LABORATORY NO.: 51512
CLIENT: SEMCO
CLIENT JOB NO.: MEADERS DRAP

DATE RECEIVED: 12/22/89
DATE REPORTED: 01/04/90

ANALYSIS FOR TOTAL PETROLEUM HYDROCARBONS
by Modified EPA SW-846 Method 5030 and 8015

LAB #	Sample Identification	Concentration (mg/kg) Gasoline Range
1	1N-11'6"-300	9000
2	2C-12'6"-500	1300
3	3S-13'0"-500	970
4	4ES EXCAVATED SPOILS COMP.	8700

mg/kg - parts per million (ppm)

Minimum Detection Limit for Gasoline in Soil: 1mg/kg

QAQC Summary:

Daily Standard run at 2mg/L: RPD Gasoline = <15%
MS/MSD Average Recovery = 99%: Duplicate RPD = 8%

Richard Srna, Ph.D.

Laboratory Director

SUPERIOR ANALYTICAL LABORATORY, INC.
1385 FAIRFAX ST., STE. D. • SAN FRANCISCO, CA 94124 • PHONE (415) 647-2081

C E R T I F I C A T E O F A N A L Y S I S

LABORATORY NO.: 51512
CLIENT: SEMCO
CLIENT JOB NO.: MEADERS DRAP

DATE RECEIVED: 12/22/89
DATE REPORTED: 01/04/90

ANALYSIS FOR BENZENE, TOLUENE, ETHYL BENZENE & XYLENES
by EPA SW-846 Methods 5030 and 8020

LAB #	Sample Identification	Concentration(ug/kg) Benzene	Toluene	Ethyl Benzene	Xylenes
1	1N-11'6"-300	14000	28000	4000	47000
2	2C-12'6"-500	9200	22000	9900	15000
3	3S-13'0"-500	9400	20000	2200	11000
4	4ES EXCAVATED SPOILS COMP.	1600	16000	6900	53000

ug/kg - parts per billion (ppb)

Minimum Detection Limit in Soil: 3.0ug/kg

QAQC Summary:

Daily Standard run at 20ug/L: RPD = <15%
MS/MSD Average Recovery = 89% ; Duplicate RPD = 8%

Richard Srna, Ph.D.
Laboratory Director

State of California Health and Welfare Agency
Form Approved OMB No. 2050-0039 (Expires 9-30-91)
Please print or type. (Form designed for use on elite (12-pitch typewriter).

Department of Health Services
Toxic Substances Control Division
Sacramento, California

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. CAD078158062 — Manifest Document No. 1

2. Page 1 of 1

Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
MEADERS CLEANERS
800 WEST GRAND AVE
OAKLAND CALIF

4. Generator's Phone (415) 444-2741

A. State Manifest Document Number 88121624

B. State Generator's ID

5. Transporter 1 Company Name: ERICKSON TRUCKING INC — 6. US EPA ID Number: CAD009468392

C. State Transporter's ID 201911

D. Transporter's Phone (415) 235-1393

7. Transporter 2 Company Name — 8. US EPA ID Number

E. State Transporter's ID

F. Transporter's Phone

9. Designated Facility Name and Site Address
ERICKSON INC.
235 PARR BLVD
RICHMOND CALIF 94801

10. US EPA ID Number: CAD009468392

G. State Facility's ID

H. Facility's Phone (415) 235-1393

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	Type	13. Total Quantity	14. Unit Wt/Vol.	Waste No.
a. WASTE EMPTY STORAGE TANKS (CALIFORNIA REGULATED WASTE ONLY)	001	TR	11400	P	State 512
					EPA/Other NONE
b.					State
					EPA/Other
c.					State
					EPA/Other
d.					State
					EPA/Other

J. Additional Descriptions for Materials Listed Above
EMPTY SOLVENT TANKS TO BE CLEANED WITH 90 LBS DRY ICE

K. Handling Codes for Wastes Listed Above
a. — b.
c. — d.

15. Special Handling Instructions and Additional Information

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name: C.A. KOBER-JENSEN — Signature: C.A. Kober-Jensen — Month Day Year: 11 21 89

TRANSPORTER

17. Transporter 1 Acknowledgement of Receipt of Materials
Printed/Typed Name: THOMAS J. ROTHSTEIN — Signature: Thomas J. Rothstein — Month Day Year: 11 22 89

18. Transporter 2 Acknowledgement of Receipt of Materials
Printed/Typed Name — Signature — Month Day Year

FACILITY

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.
Printed/Typed Name — Signature — Month Day Year

DHS 8022 A (1/88)
EPA 8700-22
(Rev. 9-88) Previous editions are obsolete.

Do Not Write Below This Line

White: GENERATOR SENDS THIS COPY TO DOHS WITHIN 20 DAYS
To: P.O. Box 400, Sacramento, CA 95812-0400

GENERATOR

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA, CALL 1-800-852-7550