GeoPlexus, Inc.

Health & Safety Training • Geo/Environmental Personnel • Engineering Geology Consultants • Environmental Management Consultants

FAX TRANSMITTAL COVER SHEET

DATE: 1-25-96

NUMBER OF PAGES INCLUDING THIS COVER SHEET: 9

VERIFICATION OF RECEIPT REQUIRED? YES ____ NO ✓

TO: MR. DALE KLETTKE

COMPANY: ALAMEDA COUNTY

BUSINESS PHONE: 510-567-6880

FAX PHONE: 510-337-9335

SPECIAL FAX INSTRUCTIONS: ____

FROM: DAVID GLICK

PROJECT: HOOSH'S AUTO SITE

BUSINESS PHONE: ____ FAX PHONE: ____

REMARKS: AS DISCUSSED ATTACHED IS COPY OF BID DOCUMENT PREPARED FOR NAOMI ENGLISH. TO MY KNOWLEDGE IT WAS NEVER ISSUED. WELCOME TO THE PROJECT !??!

DAVID GLICK

IF THERE WERE ANY PROBLEMS WITH THIS TRANSMISSION PLEASE CALL:

NOTE: BID FORM NOT TRANSMITTED.

1900 Wyatt Drive, Suite 1, Santa Clara, California 95054 Phone 408/987-0210 Fax 408/988-0815

October 15, 1995

Mr. James Gribi
Centurywest Engineering Corp.
7950 Dublin Blvd., Suite 203
Dublin, California 94568

Mr. Marc Cunningham
AllWest Environmental,Inc.
1 Sutter Street, Suite 600
San Francisco, California 94104

Mr. Daniel Henninger
Applied Geotechnology, Inc.
827 Broadway, Ste. 210
Oakland, California 94607

Mr. David Glick
Geo Plexus, Incorporated
1900 Wyatt Drive, Ste. 1
Santa Clara, California 95054

Subject: Invitation to Bid - Phase II Remedial Characterization Investigation for Hooshi's Auto, 1499 Mac Arthur Blvd., Oakland, CA

Gentlemen:

On behalf of Ms. Naomi English, you are invited to submit a bid to perform a remedial action investigation for the above referenced project site and to develop a remedial action plan for the project site.

BACKGROUND

The project site is located at 14599 Mac Arthur Blvd. in the City of Oakland, Alameda County, California as indicated on Figure 1. The site is the location of a former gasoline station and is currently occupied as an automobile service center.

Three underground gasoline storage tank were reportedly removed from the property by KTW & Associates on October 3, 1990. The tanks reportedly consisted of two 1,000-gallon and one 500-gallon gasoline storage tanks which were located as indicated on Figure 2. Five (5) soil samples were reportedly collected from the tank excavation and one additional soil sample was reportedly collected from below the pipelines. Analytical testing of the samples detected variable concentrations of gasoline compounds including Total Petroleum Hydrocarbons as gasoline ranging from below detectable limits to 450 parts per million (ppm). Additional soil excavation was not performed and the excavation was subsequently backfilled and re-surfaced.

A preliminary investigation was reportedly performed by others (untitled report dated June 29, 1993) which included installation of three ground water monitoring wells (see Figure 3). The three monitoring wells were reportedly sampled twice (January and April, 1993) to evaluate the ground water conditions and to establish the direction(s) of ground water flow at the project site. The ground water sampling/testing reportedly detected Total Petroleum Hydrocarbons as gasoline ranging from 539 to 149,000 parts per billion (ppb) and Volatile Aromatic Compounds (Benzene, Toluene, Ethyl Benzene, and Xylene) at various concentrations. The direction of ground water flow beneath the site was determined to be to the northeast (see Figure 3).

One 500-gallon waste oil tank was removed from the project site in October, 1995. Specifics of this removal have not been made available at this time and will be issued to the propsers when available.

QUARTERLY MONITORING

To monitor the ground water conditions at the site and to assess the remediation of the gasoline compounds in the underlying soil and ground water, Geo Plexus, Incorporated was retained to perform one quarterly sampling of the monitoring wells and to perform analytical testing of the water samples. Ground water elevations were measured in each well by Geo Plexus personnel to the nearest 0.01 foot with an electronic water level meter (prior to purging) to monitor the variations in the direction and gradient of ground water flow beneath the site. Ground water elevations recorded suggest that the ground water is at a depth of 12- to 14-feet below the ground surface with flow to the northeast as indicated on Figure 4.

The analytical test results for the ground water samples obtained for this sampling event detected reportable quantities of Total Petroleum Hydrocarbons as gasoline and Volatile Aromatics (BTXE) for the samples from all three monitoring wells. Table 1 summarizes the current analytical test results along with the results of the previous analytical testing.

TABLE 1
SUMMARY OF GROUND WATER ANALYTICAL TEST DATA

Date Sampled	Total Petroleum Hydrocarbons	Benzene	Toluene	Ethyl-Benzene	Total Xylenes
Monitoring Well MW-1					
1-4-93 (1)	539	130	12	22	13
4-22-93 (1)	1,130	75	8.0	38	11
12-27-94 (2)	770	22	6.6	14	21
Monitoring Well MW-2					
1-4-93 (1)	149,000	21,700	25,000	ND	7.760
4-22-93 (1)	136,300	9,900	15,870	15,300	2,190
12-27-94 (2)	1/4" Free Product observed and purged prior to sampling				
12-27-94 (2)	94,000	11,000	18,000	2,700	16,000
Monitoring Well MW-3					
1-4-93 (1)	1,610	772	14	11	ND
4-22-93 (1)	3,040	980	34	19	16
12-27-94 (2)	2,600	180	9.0	7.2	13

Note: (1) Concentrations reported by others (Untitled Report dated June 29, 1993)
(2) Samples obtained and reported by Geo Plexus, Inc.

PHASE II INVESTIGATION OBJECTIVES

The objective of the investigation is to characterize, to the extent practicable, the residual contaminated soils remaining at the project site, to define the hydrogeologic conditions of the project area, to define and characterize the extent of the existing ground water plume and to provide test data for remedial system design.

Source/Plume Definition

It is anticipated that eight to ten (10-12) subsurface exploration borings/geoprobes would be advanced at the project site in the vicinity of the former tanks and dispensing pump islands to further characterize the remaining soil contamination and that six to eight (6-8) borings/geoprobes would be advanced on the adjacent properties and roadways to evaluate the general extent of ground water contamination.

It is further anticipated that four to six (4-6) additional exploration borings would also be advanced at the project site and off-site properties for construction of additional ground water monitoring wells for definition of the ground water plume.

Performance Testing

It is anticipated that a vapor extraction performance test and a co-extraction (vapor and ground water) performance test would be performed to achieve final design parameters. The vapor extraction test shall utilize the existing monitoring wells along with additional, small diameter vapor probes as deemed necessary.

The soil gases shall be analyzed on-site with a portable organic vapor analyzer contained within mobile laboratory for design of the air treatment system.

A co-extraction system test may be required to evaluate the effectiveness of each ground water extraction system and to evaluate the increase in volatile emissions from the combined extraction.

SCOPE OF WORK

The scope of work shall address the following aspects of the project:

1. Prepare, submit, and defend a Phase II Site Characterization Work Plan, including a Site Safety Plan, in accordance with Alameda County Department of Environmental Health guidelines.

2. Conduct field verification activities including necessary surveys to locate underground and above-ground utilities, utility connections and/or plumbing connections, and all perform permitting for connections to the utilities as required.

3. Obtain necessary permits and documenting operational compliance with such permits.

4. Mobilize and conduct field work as required to define the aerial extent of impacted soils and to define the lateral extent of ground water impact as detailed in the following section:

Define, to the extent practical, the extent of soil contamination remaining at the project site and the extent of soil contamination extending off-site. The drill cuttings and soil samples obtained from the borings should be monitored during drilling to observe moisture changes in the soils and to determine the depth of the first saturated zone.

The soil borings should be advanced using an eight-inch, nominal diameter, continuous flight hollow stem auger or using direct push techniques (geoprobes, hydropunch, etc.), geoprobes, hand-auger borings, core samples, or any combination thereof. Drilling and sampling equipment used for advancing the exploratory borings should be thoroughly steam cleaned before drilling begins to prevent the introduction of off-site contamination. Sampling equipment should be cleaned between sample events by steam cleaning or using a phosphate-free detergent bath and double rinsed in hot water baths to prevent cross contamination.

Soil cuttings and rinsate waters derived from the boring/cleaning should be retained on plastic and in 55-gallon containers, respectively, and stored on-site during the drilling pending results of the analytical testing.

Soil samples should be obtained at five (5) foot intervals throughout the borings, at changes in lithology, and where obvious soil contamination exists through the use of a 2 inch I.D. split-barrel sampler advanced into the undisturbed soil by a 140 pound hammer repeatedly falling 30 inches. Sand catchers should be used as necessary to retain the samples. The drill cuttings and soil samples should be monitored in the field for evidence of hydrocarbon content through the use of a portable photo-ionization detector (PID), organic vapor meter (OVM), or similar device.

The soil borings should be grouted with an 11-sack sand-slurry mix under direct observation of a Zone 7 or Alameda County Department of Environmental Health grouting inspector.

The borings to be competed as ground water monitoring wells should be advanced a minimum of 10-feet into the saturated zone and a minimum of 10-feet above the saturated zone by not less than 5-feet below the ground surface. The monitoring wells shall be constructed in accordance with Zone 7 Monitoring Well Construction Guidelines.

The monitoring wells shall be allowed to stabilize for a minimum of 48 hours following construction prior to development activities.

The wells shall be allowed to recover for a minimum of 24 hours between development and sampling activities.

Free product measurements would be obtained at the time of each sample acquisition utilizing a product/ground water interface probe.

5. The soil and ground water samples shall be submitted to and tested by a State of California, Department of Health Services certified testing laboratory. Analytical testing shall be scheduled and performed in accordance with the State of California, Regional Water Quality Control Board and Alameda County Department of Environmental Health Guidelines. The samples shall be tested for Total Petroleum Hydrocarbons as gasoline by RWQCB Method GCFID (5030/8015), Total Petroleum Hydrocarbons as diesel by Method GCFID 8015/3550, Total Oil & Grease Compounds by EPA 5520, Volatile Aromatics by EPA Method 8020, and Volatile Halocarbon Compounds by EPA Method 8010 as determined necessary to confirm the site conditions.

6. Perform a vapor extraction performance test and a co-extraction to evaluate the effectiveness of this technology and to establish design parameters for the site. The vapor extraction test shall utilize the existing monitoring wells along with additional, small diameter vapor probes as deemed necessary. The soil gases shall be analyzed on-site with a portable organic vapor analyzer contained within mobile laboratory for design of the air treatment system.

7. Perform a ground water pump test to evaluate the effectiveness of ground water extraction for a remedial system.

8. A report documenting the findings and observations of the investigation and the results of the analytical laboratory testing shall be prepared to include: the findings and boring log for the subsurface investigation, boring/well log, analytical test data, chain-of-custody records, depth to ground water and direction/gradient of flow, along with other pertinent information obtained throughout the investigative process.

9. Perform quarterly ground water monitoring/sampling of the existing and new ground water monitoring wells to verify site conditions and prepare and submit a technical report documenting the ground water sampling activities, depth to ground water measurements, ground water gradient determination, extent of contaminant plume, and including the results of all analytical testing performed on the ground water samples.

10. All field investigation activities shall be performed under the direct oversight of a State of California Certified Hydrogeologist or Professional Engineer. All samples are to be handled under chain-of-custody documentation and shall be tested by a State of California Certified Analytical Testing Laboratory.

11. Conduct the activities in the most timely and cost effective manner possible using proven vapor extraction and ground water extraction technologies that best represent the state of the art for fuel leak remediation;

12. Perform the work within the guidelines and policies as established by the State of California Underground Storage Tank Fund. All work shall be performed in accordance with all applicable local, State and Federal laws, rules, regulations and guidelines in order to maintain the site and all work done thereon pertaining to investigation and cleanup eligible for reimbursement from the State of California Underground Storage Tank Clean Up Fund.

MINIMUM BID REQUIREMENTS

1. The bidder must have at least five-years of related experience in soil and ground water contamination remediation in California. A statement of qualifications attesting to such experience must accompany the bid and include a minimum of six references of previous clients for whom the bidder performed similar work during the experience period. Bidder understands that references will be contacted, and investigations made, to determine that bidder has the technical and financial capacities to perform the requested work and has established goodwill with other clients and regulatory agencies.

2. The bidder must employ qualified personnel to perform the work described, including licensed geologist, engineers, or other technical professionals and possess all necessary licenses to operate within the State of California and the jurisdiction of San Jose. A list of qualified individuals assigned to this project must accompany the bid.

3. The successful bidder must carry out the described work in a professional, safe and legal, and timely manner and maintain all necessary records to ensure that reported results are accurate and are acceptable to the California Underground Storage Tank Cleanup Fund for reimbursement.

4. All work is to be performed in a manner acceptable to the Alameda County Department of Environmental Health, the State of California Regional Water Quality Control Board and the California Underground Storage Tank Cleanup Fund.

5. A copy of the bidders standard service agreement and schedule of charges shall be submitted with the bid. The schedule of charges shall include hourly rates for personnel and unit charges for equipment and supplies and multipliers used for outside services (i.e., subcontractors, etc.)

6. The bid shall be provided on the basis of not-to-exceed limits corresponding to each task required by the treatment technology and the scope of work set forth above. Any proposed services which are out-of-scope shall be subject to approval and issuance of a change order with not-to-exceed limits. Billings for authorized work shall not exceed approved budgets without prior written approval by the contracting party.

7. The bidder must maintain general liability, pollution, automobile, and workman's compensation insurance in the amount of $ 1 million. Proof of such insurance shall be furnished prior to the start of work. The site owner will not be responsible for the cost of any associated premiums. The bidder shall be responsible for any third-party claims related to the execution of the described work.

8. Work shall begin within 5-working days of execution of the standard services agreement unless weather or other conditions mandate a delay. The Phase III Interim Remedial Action Plan shall be submitted to the appropriate regulatory agencies within 10-working days following execution of the standard services agreement. Revisions to the Work Plan, if required, shall be submitted within 5-working days following receipt of comments from the regulatory agencies.

9. Bidder understands that the contracting party reserves the right to reject any or all bids without notice or cause. The contracting party also retains the right to solicit and accept additional bids as necessary in its judgment.

10. Contractor understands that the contracting party intends to seek reimbursement for the subject work under the State of California Underground Tank Fund and will agree to respond to any reasonable inquiry from the implementing agency.

BID FORMAT

A Bid Format Sheet is attached for use and shall be submitted with each proposal. The bid shall address the following aspects of the project:

1. Prepare, submit, and defend a Phase II Remedial Investigation Work Plan including a Site Safety Plan in accordance with Regional Water Quality Control Board and Alameda County Department of Environmental Health guidelines.

2. Conduct field verification activities including necessary surveys to locate underground and above-ground utilities, utility connections and/or plumbing connections, and all perform permitting for connections to the utilities as required.

3. Acquire all necessary permits required for installation and operation of the treatment system and for discharge of the treated ground water and soil gas vapors.

4. Conduct field work as required for installation of borings, hydropunch borings, geo-probes, monitoring wells, etc. to define the soil and ground water contamination. All samples are to be handled under chain-of-custody documentation and shall be tested by a State of California Certified Analytical Testing Laboratory.

5. Perform necessary field performance testing to include, but not limited to, vapor extraction and ground water extraction performance testing for remedial system design.

6. Prepare and submit a technical report documenting the design investigations/testing, supplemental well installation, system installation, and the initial operation (system start-up) of the remedial system

7. Perform quarterly ground water monitoring/sampling of the existing and new ground water monitoring wells and prepare and submit a technical report documenting the ground water sampling activities, depth to ground water measurements, ground water gradient determination, extent of contaminant plume, and including the results of all analytical testing performed on the ground water samples.

INVOICES AND PAYMENTS

Bidder shall submit detailed invoices monthly to Ms. English for payment. Invoices shall specify the actual cost incurred during the billing period and shall reference the specific sub-agreement and task for which the cost were incurred. In addition, the invoices shall include a breakdown for direct labor, indirect costs, travel, equipment, materials and supplies, and subcontractor work. Invoice submittals shall include copies of invoices for materials and supplies and copies of all subcontractor invoices. The contracting party understand that it is responsible for paying invoices from the contractor when they are due.

Bidder shall comply with all materials and subcontractor mark-up restrictions in accordance with the State Fund policies and shall not exceed the maximum allowable mark-up rate for materials, supplies, contractors or consultants.

BID SUBMITTAL

Please notify us as soon as possible to indicate if your firm will be submitting a bid for this project. One original and two (2) copies of the bid documents are required. Bids for this project are required to be submitted by noon on November 20, 1995 to:

Ms. Naomi English
c/o
Mr. Gary Nickles
1545 Scenic View Drive
San Leandro, California 94577
Phone/Fax: (510) 881-5790