

June 1, 1994

ATTORNEY WORK PRODUCT
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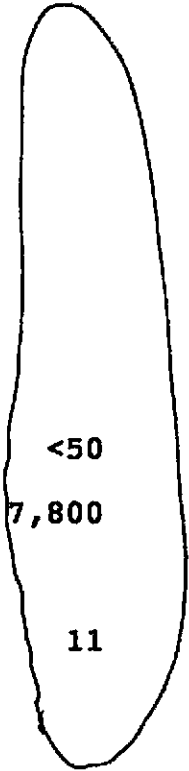
DYMO

Data Result Analysis - Subsurface Consultants Draft Report
(5/16/94)

SAMPLE LOCATION	DEPTH Feet	CHEMICAL CONSTITUENT					
		O&G ----mg/kg----	TEH	TVH	Acetone ----- ug/l-----	Benzene	MEK MIBK
Shallow Soil Contamination							
T-1	8.0						
T-2	6.0	160	40	--			
	8.5				110		20
T-3	8.0	--	--	--	70	4	10
T-4	9.0	--	--	--	50		8 10
T-5	5.0	710	<10	--			
	9.0	<50	<20	--	20		
T-6	7.5				100		10 6
T-7	7.5	68	<10	--	30		9
MW-9	8.5				70		10 6
MW-10	9.5				30		

Deep Soil (within groundwater zone) Contamination

T-1	14.0		96				
T-2	n/a						
T-3	14.5			100		20	
T-4	14.5			160		40	
T-5	14.5				12	10	
T-6	14.0			<100		<50	<50
T-7	14.0		160	<1,000	600	<500	7,800
MW-9	15.5	470		140	4	20	
MW-10	15.5	9,400	7,300	320		120	11



Rudolph
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5.26.94

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Preliminary Opinion
 Tank Area Source Removal & Groundwater Monitoring Costs
 6707 Bay Street
 Emeryville, CA
 SCI 820.001

Assumptions

Area: 20x30x22' = 13,200 ft³ = 488 cy say 500/cy (in place)
 or 650 cy (loose, w/bulking factor of 1.3)

Case 1: Soil disposed of at a Class I landfill

Case 2: Upper 10 feet of soil (300 cy) disposed of at a
 Class II landfill

Lower 12 feet of soil (350 cy) disposed of at a
 Class I landfill

Case 1

1.	Temporary sheet piling	100 feet @ \$180/ft	\$18,000
2.	Excavate and stockpile soil	500 cy @ \$15/cy	7500
3.	Load and transport	650/cy @ \$60/cy	39,000
4.	Disposal	650/cy @ \$270/cy	175,500
5.	Import, place and compact backfill material	500 cy @ \$30/cy	15,000
6.	Confirmation/Landfill Qualification Sampling and Analysis		15,000
7.	Remove & replace A.C. pavement	370 ft ² @ \$10/ft ²	3700
8.	Remove & replace concrete	65 ft ² @ \$15/ft ²	975
9.	Remove/replace electrical conduit		5000-10000
10.	Permits		1000
11.	Temporary fencing during soil remediation		1500.

12.	Landscape Repairs		5000
13.	Consultant services during remediation		20,000
14.	Groundwater removal/treatment system (Assume 2 weeks)		
	Treatment System		
	Mob/Demob		2800
	Rental	14 days @ \$280/day	3920
	Carbon units	3 units @ \$1200/unit	3600
	21000 Gallon Tank	Mob/Demob	600
	Rental	14 days @ \$25/day	350
	1000 Gallon Tank		1000
	Technician	80 hrs @ \$45 hr	3600
	Permits/fees (Discharge to EBMUD)		<u>5000</u>
			20,870
15.	Taxes - California Hazardous Waste Generator Fee and Waste Reporting Surcharge (< 1000 Tons)		30,000
	California RCRA Waste Disposal Fee		
		975 Tons @ \$42.40 Ton	\$41,340
	County Disposal Tax at 10% of Disposal Cost		<u>17,550</u>
			88,890
16.	Groundwater Monitoring-Assume 5 Years @ \$20,000/year		100,000
		Subtotal	521,935
		15% Contingency	78,290
		Total	600,225

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1.	Temporary sheet piling	100 feet @ \$180/ft	18,000
2.	Excavate stockpile soil	500 cy @ \$15/cy	7500
3.	Load and Transport	650 cy @ \$60/cy	39,000
4.	Disposal	Class I 350 @ \$270/cy Class II 300 @ \$200/cy	94,500 60,000
5.	Import, place and compact backfill material	500 cy @ \$30/cy	15,000
6.	Confirmation/Landfill Qualification Sampling and Analysis		20,000
7.	Remove & replace A.C. pavement	370 ft ² @ \$10/ft ²	3700
8.	Remove & replace concrete	30 ft ² @ \$15/ft ²	975
9.	Remove/replace electrical conduit		5000-10000
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	Treatment System		
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	Rental	14 days @ \$25/day	350
	1000 Gallon Tank		1000
	Technician	80 hrs @ \$45 hr	3600
	Permits/fees (Discharge to EBMUD)		<u>5000</u>
			20,870

15.	Taxes - California Hazardous Generator Fee and Waste Reporting Surcharge (< 1000 Tons)	30,000
	California RCRA Waste Disposal Fee 525 tons @ 42.40/ton	22,260
	Non-RCRA Regulated Hazardous Waste 450 tons @ 26.25/ton	11,800
	County Disposal Tax at 10% of Disposal Cost	<u>9450</u> 73,510
16.	Groundwater Monitoring-Assume 5 years @ \$20,000 year	\$100,000
		\$490,555
	Contingency 15%	<u>73,583</u>
	Total	\$564,138

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LEGEND

- ◆ B-9 SOIL BORING LOCATION
- - - PROPERTY LINE
- ▨ APPROXIMATE LOCATION OF UNDERGROUND CHEMICAL STORAGE TANKS
- ▤ APPROXIMATE LOCATION OF EXCAVATIONS
- ▭ FENCED DRUM STORAGE AREA

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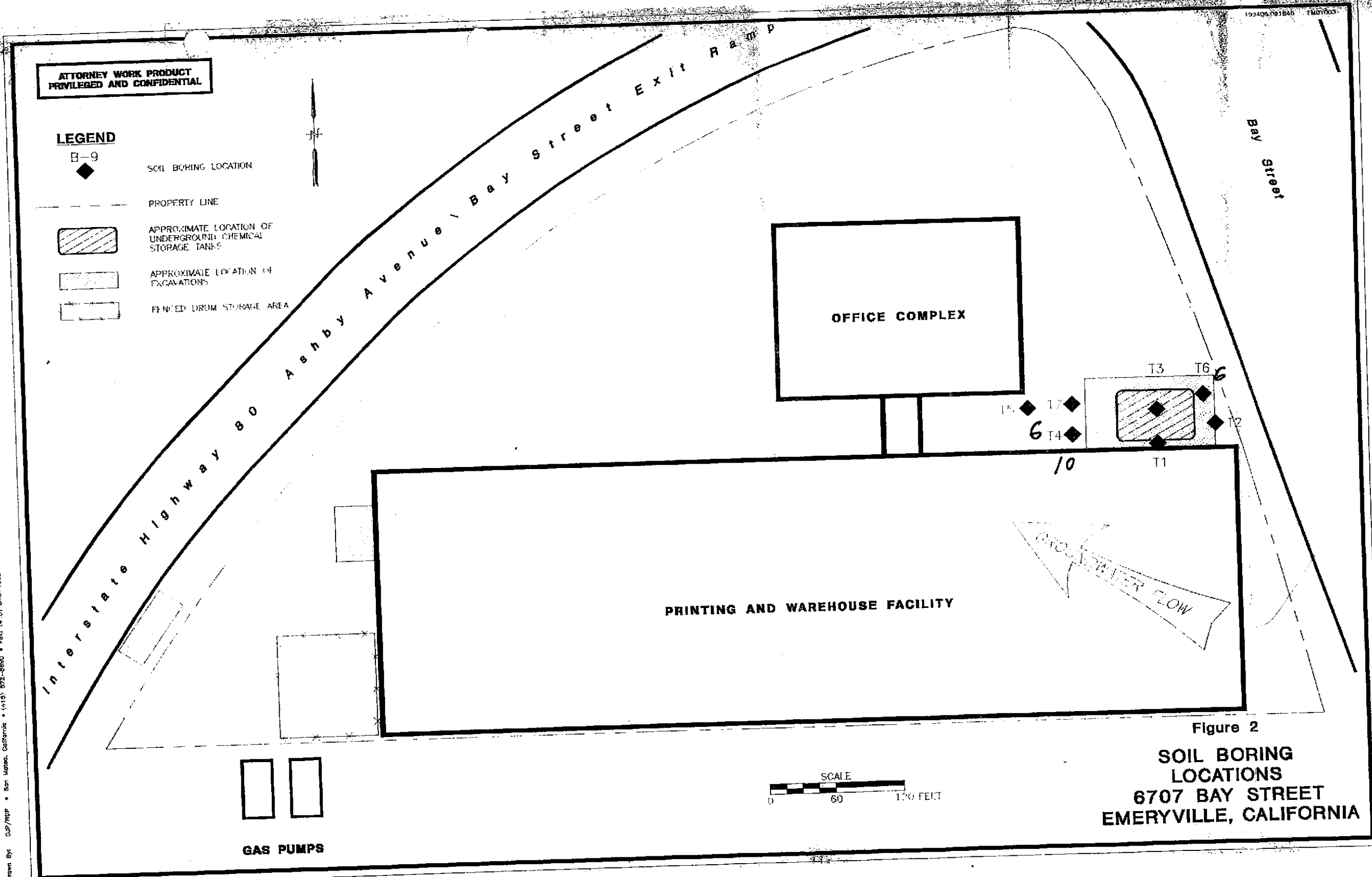
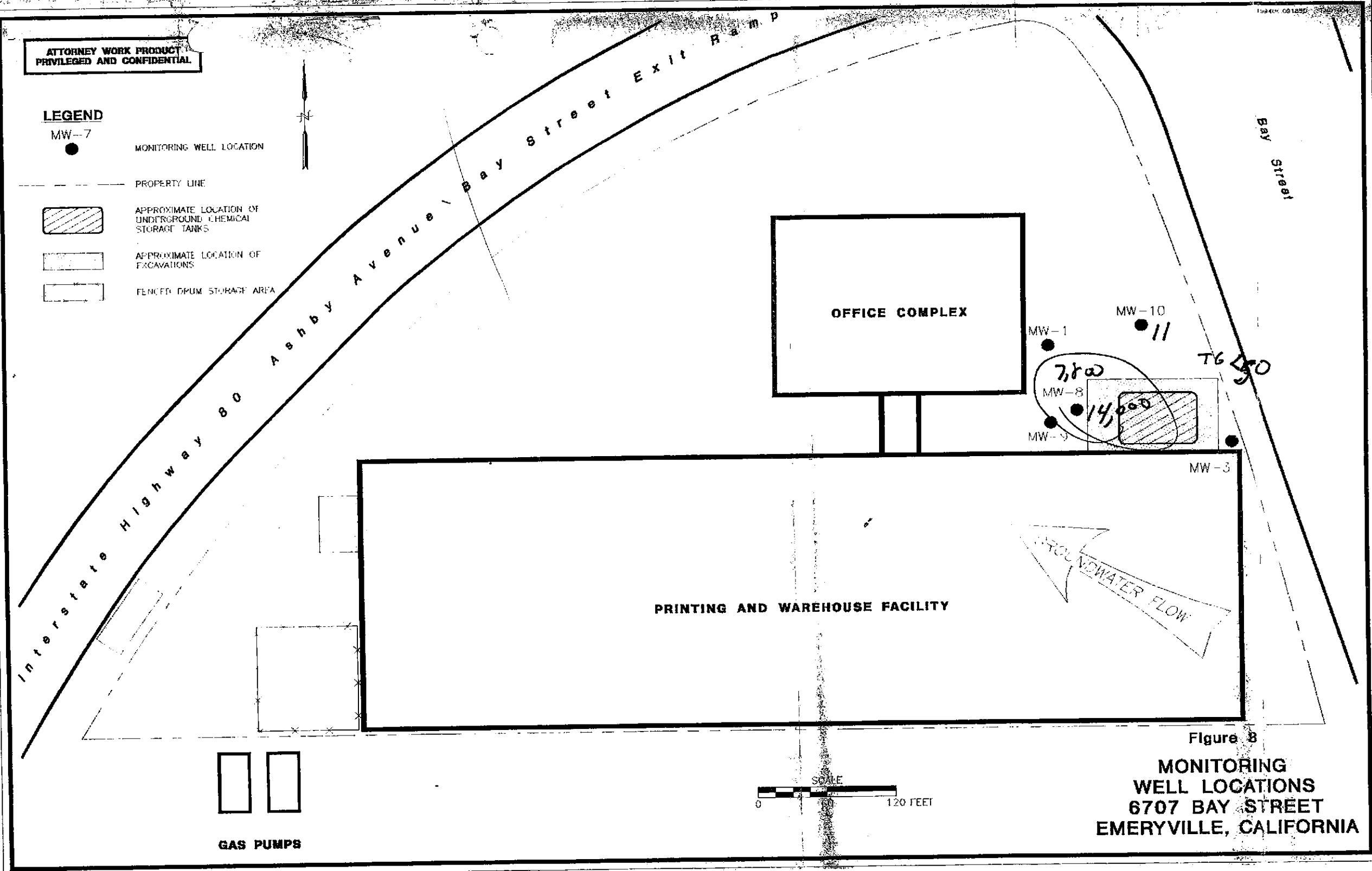


Figure 2
**SOIL BORING
LOCATIONS
6707 BAY STREET
EMERYVILLE, CALIFORNIA**

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- LEGEND**
- MW-7 ● MONITORING WELL LOCATION
 - - - - - PROPERTY LINE
 - [Hatched Box] APPROXIMATE LOCATION OF UNDERGROUND CHEMICAL STORAGE TANKS
 - [Dashed Box] APPROXIMATE LOCATION OF EXCAVATIONS
 - [Solid Box] FENCED DRUM STORAGE AREA



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Figure 8
MONITORING
WELL LOCATIONS
6707 BAY STREET
EMERYVILLE, CALIFORNIA