BALLENA ISLE MARINA

Ballena Bay Yacht Harbor
1150 Ballena Boulevard
Alameda, California 94501
(415) 523-5528

AUGUST 10, 1992

DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, RM. 200
OAKLAND, CA. 94621
ATTN: THOMAS F. PEACOCK, SUPERVISING HMS

DEAR MR. PEACOCK,

UPON RECEIPT OF YOUR LETTER DATED JULY 2, 1992, "RE: ADDITIONAL WORK REQUIRED AT THE BALLENA ISLE MARINA SITE, LOCATED AT 1100 BALLENA BLVD. ALAMEDA, CA." WE CONSULTED WITH ENSR CONSULTING AND ENGINEERING. I HAVE SINCE RECEIVED A PROPOSAL FROM ENSR (PROPOSAL ATTACHED) TO DO THE WORK YOU REQUIRE, HOWEVER; DUE TO THE COST OF THIS PROPOSAL IT IS NECESSARY FOR ME TO OBTAIN ANOTHER BID. I ALSO NEED AUTHORIZATION FROM THE PRESIDENT OF ALMAR, OUR PARENT COMPANY, AND HE IS OUT OF THE COUNTRY UNTIL THE END OF SEPTEMBER.

AN EXTENSION OF A MINIMUM OF 45 DAYS IS REQUESTED TO OBTAIN ANOTHER PROPOSAL AND AUTHORIZATION FROM ALMAR.

SINCERELY,

JERRY GREEN
DOCKMASTER

ENSR

ENSR Consulting
and Engineering
1320 Harbor Bay Parkway
Alameda, CA 94501
(510) 865-1888
(510) 748-6799 (FAX)

August 5, 1992

Mr. Jerry Green
Ballena Isle Marina
1150 Ballena Boulevard
Alameda, California 94501

Subject: Proposal to prepare a work plan and conduct Phase II soil and water sampling at 1150 Ballena Boulevard, Alameda, California

Dear Mr. Green:

ENSR Consulting and Engineering is pleased to present this proposal to prepare a work plan and conduct soil and water sampling at your facility at 1150 Ballena Boulevard, Alameda, California. The work plan is required by the Alameda County Health Care Agency and must be approved prior to any field work. This scope of work has been prepared based on our telephone conversation July 31, 1992.

PURPOSE

This proposal is being prepared by your request at the direction of the Alameda County Health Care Agency to determine if groundwater has been impacted by the contaminated soil detected at your facility during the removal of an underground waste oil tank.

SCOPE OF WORK

The following sections outline ENSR's proposed scope of work, to conduct the Alameda County Health Care Agency's minimum sampling requirements for determining impact on soil and groundwater.

Work Plan Preparation

The work plan will outline the basic steps that ENSR will take during the drilling and soil sampling of the borehole, and goundwater sampling of the HydroPunch™ (described on the following page). It will also outline the chemical analyses to be completed on the soil and groundwater samples.

Soil Borehole Installation

ENSR proposes to install one borehole for acquisition of a subsurface soil sample. The borehole will be located on the south-east side of the waste oil tank and east of the concrete vault.

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Drilling activities will be conducted under the supervision of a geologist registered in the State of California, and conducted in accordance with the California Regional Water Quality Control Board (RWQCB) Tri-Regional Agreement. During the drilling of the borehole, the soil characteristics will be logged in the field using the Unified Soil Classification System. Distinguishing features such as color, odor and relative soil moisture content will be noted.

The soil sample will be collected using a modified California Soil Sampler for the purpose of lithologic logging. To aid in locating the contaminated soil, ENSR will screen soil cuttings using a photoionization detector (PID), olfactory and visual senses (to detect nonvolatile compounds). The soil sample will be collected in a new brass sleeve, at a depth between five and ten feet. The ends of the brass sleeve will be covered with teflon tape, capped, and sealed with electrical tape. The sleeve will be labeled and placed in a Zip-Loc™ bag, then in a pre-cooled ice chest for temporary storage and transport to a state-certified laboratory for analysis. The chain of custody will be properly documented. The analytical methods to be used in analyzing the soil are discussed below, under "Laboratory Analysis."

The soil cuttings and sampling spoils generated from the drilling process will be placed into individually labeled DOT approved 55 gallon drums, to await laboratory analysis for determining the appropriate disposal method for each drum. The drums containing soil will be labeled, closed and left at the site. The cost for handling and disposing contaminated soil will be presented after determining the appropriate methods based on contamination levels, and is not included in this proposal.

HydroPunch Groundwater Sampling

To minimize time and costs, the groundwater sample will be taken with a HydroPunch. The HydroPunch is a stainless steel and Teflon® sampling tool. It provides a rapid means to collect groundwater samples without the installation, development and sampling of a groundwater monitoring well.

The HydroPunch has a stainless steel drive point, a perforated section of pipe for sample intake and a sample chamber. The unit will be pushed or driven through the borehole (described above) to the groundwater depth where the perforated intake pipe is exposed to the water-bearing zone and a groundwater sample is collected. The sample will be collected under in-situ hydrostatic pressure with no agitation.

Once the groundwater sample has been retrieved, it will be placed in laboratory-supplied bottles. These bottles will then be handled in a manner similar to that of the soil sample.

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Laboratory Analysis

Both the soil and groundwater samples will be analyzed for:

TPH Gas
TPH Diesel
Total oil and grease
Volatile Organics
Metals

These analyses are required by the "California RWQCB's Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites," dated August 10, 1990. ENSR proposes to use Curtis and Tompkins Laboratories located in Berkeley, California. ENSR receives a discounted price that will be passed along to Ballena Isle Marina.

SCHEDULE

We estimate this project can be completed within 6 weeks after written project authorization is received. The schedule depends on timely responses from Ballena Isle Marina and from the Alameda County Health Care Agency.

COST

ENSR proposes to perform this project on a time and materials basis in accordance with ENSR's attached standard Commercial Terms and General Conditions. ENSR estimates the cost of performing the tasks described above to be $4,966. The breakdown of the estimated costs is presented below.

Work Plan Preparation / Project Management	$1,316
Drilling / Field Work	1,312
Supplies and Equipment	200
Sampling and Laboratory Analysis	1,272
Data Analysis and Reporting	866
Total	$4,966

This cost estimate is valid for 90 days.

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PROJECT TEAM

This work will be performed by members of ENSR's staff under the direction of Mr. Wayne Akiyama. Mr. Akiyama is a Senior Project Hydrogeologist and project manager at ENSR's Alameda, California office. He has bachelors degrees in Chemistry-Biology and Geology, and over 14 years of experience. All geologic work will be reviewed by Mr. Paul Hilbelink. Mr. Hilbelink has over 20 years of experience and is a California registered geologist and a certified engineering geologist.

This proposal was prepared by ENSR solely for your internal use in evaluating ENSR's business proposal and deciding whether to contract with ENSR to perform the services described in this document. ENSR considers the pricing and other business considerations set forth in this document to be the proprietary and confidential business information of ENSR. This document and the information contained herein shall not be used for any purpose other than as specifically stated above and shall not be disclosed to any other party without ENSR's written consent.

ENSR appreciates the opportunity to provide environmental services to Ballena Isle Marina. If this proposal meets with your approval and you authorize ENSR to proceed with this assessment, please sign below and return a copy to us.

ENSR

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We look forward to the opportunity of working with you on this project, and other projects in the future.

Very truly yours,

ENSR Consulting and Engineering

Wayne S. Akiyama
Project Manager

Christian Seigneur,
General Manager

Proposal Reference No 9412-B69

Accepted By:

Name: _____

Title: _____

Company: _____

Date: _____