



JUN 18 2001

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To: Name: Robert Mintz

Company: _____

Fax #: (415) 831-6162

From: Name: Dan Wynne

Subject: _____

Notes: 13th St Proposal

Please call if you
need a quote for
something different!

Dan

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June 13, 2001

Mr. Robert Mintz
Robert Mintz Design Studio
3215 Clement Street, No. 203
San Francisco, CA 94121

Re: Proposal for Phase II Work
For 819 - 823 East 12th Street
Oakland, CA
PSI Proposal No. 575-1043

Dear Mr. Mintz:

Thank you for giving Professional Service Industries, Inc. (PSI) the opportunity to propose on Phase II environmental work for a property at 819 – 823 East 12th Street, Oakland, California (site). PSI understands that the site is owned by a client of the Robert Mintz Design Studio, and is fully accessible by a truck-mounted drill rig.

PSI has reviewed the materials provided by you and spoken with Alameda County Environmental Health Services (ACEHS). On the basis of this, PSI proposes the following Phase II environmental work.

SCOPE OF WORK – PHASE II ENVIRONMENTAL INVESTIGATION

PSI will investigate the lateral extent of petroleum hydrocarbons in soil and groundwater associated with a former site sump shown on Figure 2 of the *Phase II Environmental Investigation* report (Basics Environmental, 1996). PSI's investigation will include the following elements:

- Submission and preparation of a work plan.
- Preparation of a Health and Safety plan, per federal and state OSHA requirements.
- Obtaining permits from Alameda County.
- Marking the proposed boring locations and notifying Underground Services Alert (USA) of drilling.

Emphasis on sump only -
What is rationale to discount Pb results
from 1996?
No SS proposed at other locations
No VOC/SVOC analysis

- Advancing four soil borings, to depths of ~18 feet. The first boring would be advanced through the backfill of the former sump. Three other borings would be made at locations around the former sump. Exact locations of the borings would be determined based on field inspection (for any indications of the exact locations of the former borings, and the location of the former sump) and drilling logistics.
- Collecting 2-3 soil samples from each boring. Soil samples would be collected from the first boring, within the sump, at depths of 0.5, 5 and 10 feet, to better characterize the sump fill. Soil samples would be collected from the other 3 borings at depths of 0.5 and 10 feet, the depths where potential contamination was indicated in the 1996 Phase II investigation. The presence of contamination at only these 1996 sampling depths is consistent with a conceptual model of surface contamination (ie, detected in samples at 0.5 feet, but not at 5 feet), and soil affected by contamination at the depth of groundwater (i.e., 10 feet).
- Collecting one water sample from each boring.
- Analyzing the soil samples for TRPH as Oil & Grease, and the metals cadmium, chromium, lead, nickel and zinc. For consistency with the Phase II investigation, PSI would use the same laboratory and methods used previously (McCampbell Analytical, U.S. EPA Methods 6010/200.7, lead per 6010/239.2).
- Analyzing the water samples for TRPH as Oil & Grease. For consistency with the Phase II investigation, PSI would use the same laboratory and methods used previously (McCampbell Analytical, Scanning IR Spectrometry using silica gel cleanup).
- Preparing a report of findings. The report will include a discussion of scope and methods, site plan, boring logs, laboratory results of samples testing (lab report sheets and tabular summaries), comparison of analytical results to reference values and standards, and recommendations as to the necessity for soil or groundwater remedial action(s).

Rationale for Number and Locations of Borings

One boring would be made within the sump. Three borings would be made outside the inferred location of the former sump referred to in the 1996 Phase II report.

Results from the borings outside the sump would be combined with those from the 1996 Phase II investigation in evaluating the extent of soil and groundwater impact around the sump.

Results from the boring within the sump would be utilized to evaluate whether the former sump backfill might be contaminated, and could be utilized to evaluate whether removal of the sump fill is warranted.

Not within Scope

Activities and Deliverables not included in the Scope of Work include the following:

- Disposal of soils generated during the investigation.
- Chemical analyses not specified in this proposal.
- Risk Assessment, Feasibility Study or Remedial Design, or other work not specified above.

Disposal of Soil produced during the investigation is excluded, and should be evaluated after the investigation is completed. Investigation sample analytical data may suffice for determining disposal options, however it is possible that additional sampling and analysis of the drummed wastes may be required by a licensed disposal facility.

OPTIONAL SCOPES OF WORK

The following optional scopes of work are presented for your convenience.

Analysis of Groundwater Samples for Metals

PSI's work plan will provide a technical argument for the dismissal of the metals data collected in 1996, based on the methods of sample collection indicated in the 1996 report. ACEHS authorities may or may not accept this argument.

This option provides for the analysis of groundwater samples for metals, using analytical methodologies similar to used in the 1996 Phase II investigation. However, these samples would be subject to immediate field-filtration for particulates, etc, in conformance with U.S. and California E.P.A. protocols for the analysis of groundwater samples for metals.

Meeting Attendance

Meeting once with yourself and others, to discuss findings and determine any appropriate recommendations or appropriate additional work. Meeting attendance will be priced differently depending on whether meetings are in Oakland/Alameda, or elsewhere in the Bay Area, such as San Francisco.

SUBMITTALS

Submittals will include:

- Work Plan
- Permits
- Draft Report
- Final Report.

SCHEDULE

Work will begin within 2 days of receiving this proposal back from you, as noted below under *Fees and Authorization*.

A draft Phase II work plan will be submitted for your review within 10 working days of receiving your authorization.

The final Phase II work plan will be submitted to you within 10 working days of receiving comments from your client and ACEHS.

Field work will commence within 2 weeks of receiving approval of the work plan from ACEHS.

A draft report will be submitted to you within 4 weeks of performance of the field work.

Revised reports will be submitted to you within 1 week of receiving comments and edits.

FEES & AUTHORIZATION

The total fees for the job are estimated below.

| Line | Description | Scope (see text for more complete description of services) | Cost |
|------|--|---|-------------------------|
| 1 | PHASE II/ ENVIRONMENTAL INVESTIGATION | 4 Borings to ~18 feet. Analysis of GW samples only for TRPH. Analysis of soil samples for TRPH and Cd, Cr, Ni, Pb and Zn. | \$6985 |
| 2 | Option for Analysis of Groundwater Samples for Metals | ALSO INCLUDES FIELD FILTRATION AND ANALYSIS OF GROUNDWATER SAMPLES FOR METALS (Cd, Cr, Ni, Pb and Zn). | \$460 |
| 3 | Option for Meeting Attendance in Oakland/Alameda | ALSO INCLUDES MEETING ATTENDANCE. Senior Technical Professional or Branch Manager to attend. | \$250 per meeting |
| 4 | Option for Meeting Attendance in San Francisco or elsewhere | ALSO INCLUDES MEETING ATTENDANCE. Senior Technical Professional or Branch Manager to attend. | \$375 per meeting |

Exact pricing of the job will depend on which Line Items (see table on previous page) are performed. Only Line 1 work will be performed, unless otherwise authorized by whomever contracts the work.

If this proposal is acceptable to you and your client, PSI will perform the work in accordance with the attached General Conditions, which are incorporated into this proposal.

Please sign below as notice to proceed and return one copy of this proposal intact to our office. We will proceed with the work upon receipt of proposal authorization.

Please call us at (510) 434-9200 with any questions you may have, or if PSI can be of additional service. We look forward to working with you on this and future projects.

Respectfully submitted,
PROFESSIONAL SERVICE INDUSTRIES, INC.



Dan Wynne, R.G., C.E.G, C.H.G.
Branch Manager



Frank R. Poss, R.E.A.
Senior Technical Professional

Attached: General Conditions

ACCEPTANCE:

| | | | | |
|-------------------------------|-------|--------|-------|--------|
| AGREED TO, THIS | _____ | DAY OF | _____ | , 2001 |
| BY (CLIENT: please print): | _____ | | | |
| TITLE: | _____ | | | |
| COMPANY: | _____ | | | |
| SIGNATURE: | _____ | | | |
| PHONE NUMBER: | _____ | | | |
| FAX NUMBER: | _____ | | | |