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Woodward-Clyde Consultants

March 7, 1990
8910116A

Harsch Investment Corporation
235 West MacArthur Blvd.
Oakland, CA 94616

Attention: Mr. Herman Engbers

Subject: Proposal for Soil Remediation Consultation
Former Cleaners and Former Texaco Station
Underground Tank Removal Observations at Goodyear Building,
Park Avenue and Shoreline Drive, Alameda, California

Gentlemen:

In response to your request at a meeting at your office on February 27, 1990 we are pleased to present, below, the scope of work and cost estimate for providing consultation for remediation of contaminated soil at the subject site, and observations of underground tank removal at the former Goodyear Building. As discussed at the meeting we understand that you wish to begin remediation of contaminated soil as soon as possible, and removal of the underground waste oil tank found at the former Goodyear Building, prior to characterization of the site. That work will involve (1) aeration of excavated soil from the former cleaners site, (2) excavation and aeration (or other on-site treatment) of contaminated soil at the former Texaco Station site, and (3) collection of soil and water sample for laboratory testing from under the underground tank at the former Goodyear Building.

SCOPE OF WORK

The proposed scope of work to address the above three items is as follows:

Task 1 - Observation of Underground Tank Removal at Goodyear Building

Woodward-Clyde Consultants (WCC) will assist Harsch, or Harsch's contractor, in obtaining a permit from Alameda County to remove the underground waste oil tank at the former Goodyear Building. A WCC representative will observe the excavation and removal of the tank, and perform field tests for organic vapors in the soil from the excavation using an organic vapor analyser (OVA), or suitable equipment. The field tests will be used to guide the excavation of soil with possible petroleum contamination from the tank excavation. In accordance with the Alameda County requirements, soil samples will be taken from either beneath the tank or from the sides of the excavation depending on groundwater table depth. About three soil samples will be collected. The soil samples will be tested in a State approved analytical laboratory for total petroleum hydrocarbons (TPH) using EPA Methods 5030 and 3550, for oil and grease by EPA 503 D&E, and for benzene, toluene, ethylbenzene, and xylenes using EPA

8020, and for chlorinated halocarbons using EPA 8010. If groundwater is encountered, a groundwater sample will be collected, and will be tested using the appropriate test methods for water, equivalent to those described above for soil. These tests are in accordance with the guidance of the State Water Resources Control Board, Leaking Underground Fuel Tank Manual (LUFT). A report will be prepared documenting the observations and results of laboratory tests. The report is intended to provide information for submittal to Alameda County for the tank removal.

Task 2 - On-Site Treatment of tetrachlorethylene Contaminated Soil from Cleaners

Approximately 150 cubic yards (cy) of PCE contaminated soil are currently stockpiled on site. To characterize the concentration of PCE and other related contaminants in the contaminated soil from the former cleaners, about 12 soil samples will be collected from the stockpiled contaminated soil. Groups of four samples will be composited in the laboratory to form three composite soil samples. Each of the three soil samples will be tested in the laboratory for volatile halocarbons using EPA Method 601. The laboratory results will be used to develop an on-site treatment proposal to be submitted to the Bay Area Air Quality Management District (BAAQMD). Field observation and sampling, and laboratory analysis of subsequently aerated soil will be performed as part of this task. Assistance will be provided in selection of a Class III landfill for disposal of the treated soil. A report will be prepared for submittal to regulatory agencies documenting the remediation activities.

Task 3 - Observation of Soil Excavation and Remediation at Former Texaco Station

Using the available data, a letter describing the proposed excavation and treatment of soil contaminated with petroleum products on the Texaco Station site will be prepared for submittal to the regulatory agencies. It is anticipated that the Alameda County Department of Environmental Health (DEH), and BAAQMD will be contacted regarding this planned remediation. We will observe the excavation of soil by your contractor, and use a portable organic vapor analyser (OVA) to guide the excavation. Soil samples will be collected from the sides and bottom of the excavation for laboratory testing to document whether petroleum contaminants remain in the soil at the limits of the excavation. Soil samples will be collected from the excavated soil to characterize its petroleum content. Based upon the content of petroleum the soil may either be removed to an approved waste site, or treated on site. The number of laboratory tests needed cannot be estimated prior to beginning the excavation. For purposes of cost estimating, it is assumed that 300 cy of petroleum contaminated soil will be excavated. For budget purposes, about 15 tests of soil for total petroleum hydrocabons, and BTEX are estimated during excavation, and another 15 tests are estimated for on site remediation. A report will be prepared describing the remediation activities and the laboratory test results.