



ERM

1340 Treat Boulevard
Suite 550
Walnut Creek, CA 94597

T +1 925 946 0455
F +1 926 946 9968

erm.com

Mary Lou Helix

1102 Northridge Court
Concord, CA 94518

Scott Selken

Union Pacific Railroad Company
1400 Douglas Street STOP 1030
Omaha, NE 68179

Maureen Toms

Contra Costa County
C/O Department of Conservation and
Development
30 Muir Road
Martinez, CA 94553

DATE

6 November 2023

SUBJECT

Work Authorization for Additional
Required Tasks through January 2024
Hookston Station Site
Pleasant Hill, CA

REFERENCE

0583938.022

Dear M. Helix, S. Selken, and M. Toms:

Environmental Resources Management, Inc. (ERM) has prepared this Work Authorization for additional environmental services at the Hookston Station site in Pleasant Hill, California (site) through 30 January 2024. ERM's previous work at this site has been performed on behalf of the Hookston Parties, which consist of Union Pacific Railroad Company; Mary Lou Helix, Karen Hook, Debbie Hook, and Blake Pucell (together S&D Leasing); and Contra Costa County. The site is currently regulated under Regional Water Quality Control Board (RWQCB) Order No. R2-2023-0015, dated 2 October 2023 (Order), which amended Site Cleanup Requirements Order R2-2007-0009, *Adoption of Final Site Cleanup Requirements and Rescission of Order Nos. R2-2003-0035 and R2-2004-0081*, dated 30 January 2007.

This proposed scope of work includes items to satisfy Task 1a and 2 of the Order. Additional Tasks listed in the Order will be included in separate Work Authorization requests. ERM estimates these tasks will be completed by 30 January 2024.

This Work Authorization describes the following tasks to be performed by ERM.

- **Task 1:** Preparation and submission of a revised Feasibility Study and Remediation Design and Implementation Plan (Task 1a of the Order)
- **Task 2:** Preparation and Submission of an indoor air monitoring workplan (Task 2 of the Order)



- **Task 3:** Project Management
- **Task 4:** Regulatory Agency Management

The following sections provide a rationale for the proposed work, a brief description of the scope of work, and the cost estimate for performing the tasks outlined above.

SCOPE

ERM has provided a description of the work we propose to perform under each task. All proposed work is required by the current Order.

TASK 1: ALTERNATIVE REMEDIAL DESIGN AND IMPLEMENTATION PLAN

ERM submitted to the RWQCB the *Revised Feasibility Study Addendum/Feasibility Study and Remediation Plan* dated 31 October 2022 (Revised FS/RDIP). Under Task 1a of the Order, the RWQCB requires revisions to this document, which, to avoid confusion with prior versions, will be named the Feasibility Study/Remedial Design and Implementation Plan, Revision 3 (Rev 3 RDIP). The Order stated that the revised document should adequately address the following.

- The methods proposed in the Revised FS/RDIP exceed acceptability for a reasonable timeframe. The Rev 3 RDIP should propose a revised cleanup plan that meets cleanup levels within a reasonable timeframe.
- For onsite soil excavation, the Revised FS/RDIP applies soil cleanup levels that address a groundwater target to prevent leaching of contaminants to groundwater within an acceptable residual risk to humans. The Rev 3 RDIP shall consider a groundwater target for drinking water beneficial use (MCLs).
- The Revised FS/RDIP states that field testing and confirmation sampling procedures must be detailed in a Soil Excavation Quality Control Plan. The Rev 3 RDIP should provide this plan.

The RWQCB submitted additional comments on the Revised FS/RDIP in an email dated 13 October 2023. These comments included the following.

- Submit a Soil Excavation Quality Control Plan. This is a duplicate of the requirement provided in Task 1 of the Order, as described above.
- Propose a treatment method that will restore groundwater in a reasonable timeframe (e.g., less than the 62 years proposed in the Revised FS/RDIP). This is a duplicate of the requirement provided in Task 1 of the Order, as described above.
- Provide an explanation for how ISBR was, or will be, demonstrated to be effective in the B-Zone.

ERM will prepare a Rev 3 RDIP to address the RWQCB comments presented above. The Rev 3 RDIP is a conceptual remedial design plan that will be submitted to the RWQCB for approval of the proposed approach. We will prepare a separate and more detailed



DATE
6 November 2023

REFERENCE
0583938.022

remedial design and specifications package used to solicit bids from potential subcontractors following RWQCB approval of the conceptual remedial plan and is therefore not included in this scope of work.

ERM will provide a draft version of the Rev 3 RDIP to the Hookston Parties for review and will incorporate comments and revisions into the final submittal to the RWQCB.

TASK 2: INDOOR AIR MONITORING WORKPLAN

Under Task 2 of the Order, the RWQCB required the submission of a work plan for evaluating the potential for vapor intrusion at 1056 Bancroft, 1064 Bancroft, and 1200 Hookston, the three westernmost condominium units at the Colony Park Townhome property. ERM will design the work plan to comply with current vapor intrusion regulatory guidance, including the *Advisory, Active Soil Gas Investigations* dated July 2015 and the *Supplemental Guidance: Screening and Evaluating Vapor Intrusion, Final Draft* dated February 2023, which are documents developed by the California Environmental Protection Agency.

ERM will provide a draft version of the work plan document to the Hookston Parties for review and will incorporate comments and revisions into the final submittal to the RWQCB.

TASK 3: PROJECT MANAGEMENT

This task will cover the project management activities associated with completing activities as presented in Tasks 1 and 2. These activities include cost tracking, calls, meetings, and routine communications with the Hookston Parties through 30 January 2024.

TASK 4: REGULATORY AGENCY MANAGEMENT

This task will cover the management activities associated with RWQCB communication, which will include phone calls, email correspondence, and scheduling periodic project update meetings between the regulatory agency and the Hookston Parties through 30 January 2024.

SCHEDULE

ERM is prepared to begin the proposed scope of work immediately upon approval of this Work Authorization by the Hookston Parties, subject to mutual agreement.

COST

ERM proposes to perform this scope of work on a time-and-materials basis for the sum of \$40,000 USD, the Estimated Probable Cost (EPC). ERM has summarized the EPC in the tables included as Appendix A. We developed this EPC based on hourly charges for ERM personnel and direct expenses and will only charge those costs incurred. We will



DATE
6 November 2023

REFERENCE
0583938.022

not exceed the EPC without prior approval by the Hookston Parties. The EPC is an estimated maximum, and we believe it to be sufficient to cover the services described herein but neither make nor imply any guarantee.

The following table displays a cost summary by task.

Task	Description	Total
1	Alternative Remedial Design and Implementation Plan	\$25,000
2	Indoor Air Monitoring Workplan	\$7,000
3	Project Management	\$4,000
4	Regulatory Agency Management	\$4,000
EPC		\$40,000

TERMS AND CONDITIONS

ERM proposes to perform this scope of work in accordance with the terms and conditions of the Consulting Services Agreement between the Hookston Parties and ERM (CSA) dated 14 December 2021 (attached by reference) and its fully executed amendments.

ORDER OF PRECEDENCE

Unless otherwise agreed in the CSA referenced above (in which case the order of precedence of the CSA shall control), this Work Authorization, attachments, and exhibits hereto, including the CSA's terms and conditions and all referenced documents, constitute the entire agreement between the parties with respect to the matters herein, and integrate, merge, and supersede all prior negotiations, representations, or agreements relating thereto, whether written or oral, except to the extent they are expressly incorporated herein. These provisions and the accompanying documents shall be construed and interpreted consistently. Unless otherwise stated elsewhere in this Work Authorization, any conflicts in this Work Authorization and the accompanying documents shall be resolved in accordance with the following, in order of precedence.

1. The fully executed Work Authorization referencing the terms and conditions of the CSA dated 14 December 2021 and its fully executed amendments.
2. Any subsequent purchase orders / work authorizations issued.

AUTHORIZATION

If this Work Authorization is acceptable, please have a duly authorized representative of your organization sign in the space provided below and return a copy to ERM for our files. The above-referenced offer is valid for 90 days, contingent upon your acceptance



DATE
6 November 2023

REFERENCE
0583938.022

of the proposed terms and conditions. Any counteroffers must be transparent, fully negotiated, and agreed upon by both parties prior to ERM rendering any services.

Environmental Resources Management Inc.

Union Pacific Railroad Company

DocuSigned by:
Brian Bjorklund
9566C6F6AECC430...
Signature

DocuSigned by:
SCOTT SELKEN
3F33629CC1CF4C0...
Signature

Brian Bjorklund
Name

SCOTT SELKEN
Name

Partner
Title

Senior Manager Site Remediation
Title

Nov 6, 2023 | 18:07 EST
Date

Nov 9, 2023 | 09:44 PST
Date

Contra Costa County

S&D Leasing

DocuSigned by:
John.Kopchik
64E88BFF3D3449A...
Signature

DocuSigned by:
Marilu Elliott
AE32BC2992CE42F...
Signature

John.Kopchik
Name

Marilu Elliott
Name

Director, Department of Conservation and Development
Title

Property Manager
Title

Dec 18, 2023 | 11:47 PST
Date

Dec 22, 2023 | 12:06 PST
Date



APPENDIX A COST ESTIMATE TABLE

Summary of Estimated Costs

PROJECT PHASES & TASKS		Labor	Internal Labor Tax	Expenses	Equipment &			Subcontractor	APC	Total Exp/Subs	TOTAL (Price)
					Supplies	Laboratory					
1	Alternative FS/RDIP	24,806.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,806.60
1.01	Soil Excavation Quality Control Plan	7,056.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,056.72
1.02	Draft Report	14,350.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,350.76
1.03	Finalize Report	3,399.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,399.12
1.04	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.05	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Subtotal:	24,806.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,806.60
2	Colony Park VI WP	6,971.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,971.16
2.01	Draft Work Plan	4,807.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,807.92
2.02	Finalize Work Plan	2,163.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,163.24
2.03		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.04		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.05		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Subtotal:	6,971.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,971.16
3	Project Management	4,108.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,108.80
3.01	Project Management	4,108.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,108.80
3.02		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.03		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.04		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.05		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Subtotal:	4,108.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,108.80
4	Regulatory Agency Management	4,108.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,108.80
4.01	Regulatory Agency Management	4,108.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,108.80
4.02		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.03		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.04		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.05		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Subtotal:	4,108.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,108.80
	TOTALS	39,995.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39,995.36