

12-046263

Rehder & Associates, Inc.

Civil Engineers, Planners & Land Surveyors

August 1, 2011

Tom,

Thanks for sending over the initial comments received as a result of the internal review meeting held last Friday. In anticipation of our meeting on Tuesday morning, may I offer the following information:

Stormwater rate control: We are aware that the calculations do not meet the City's standards for rate control. This has been discussed in previous conversations with City staff. What we have provided is 60 LF of slotted drain which affords some rate control while working within the project site constraints. Per the calculations prepared by us and submitted with the plan review documents, the volume required for the 15 to 30 minute time-frames would be 1,879 cu. ft. to 2,234 cu. ft. In order to detain this volume on the site, we would need to provide 300 LF of 36" pipe or five times the volume provided for in the currently submitted plan. This is to be installed in an area with limestone bedrock within 2' of the surface. If we were to refer to the Capital Region Watershed District Rules, we would find under Rule C.3.1.viii "Specific site conditions may make infiltration difficult, undesirable, or impossible." Per Table 2 in that same document, we find under the Physical Limitations, "Bedrock within 3 vertical feet of bottom of infiltration area". Per the project soils report, "The limestone is generally judged to be slow draining..." which is also shown on CRWD rules Table 2 Physical Limitations "Low Permeability" Continuing further, CRWD rules state that "...the applicant shall comply or partially comply with the volume reduction standard to the maximum extent practicable onsite..." Given that the CRWD rules allow for partial compliance, we expect that the same level of consideration will be given here.

Smith Avenue Parking Lot: As parking is not a zoning requirement for the planned expansion, this lot is no longer considered within the scope of the project.

Borings for North End of Smith Avenue Parking Lot: Again, this lot is not being considered within the scope of the expansion project. As it is, please reference the Report of Geotechnical Exploration and Review for Proposed Cossetta's Restaurant Addition and Parking Ramp dated April 24, 2007. Figure 1 shows boring locations B-8 through B-15, all taken on the Smith Ave lot. Boring B-8 shows limestone bedrock encountered within 5-1/2 feet of the surface. We may note that the current drainage for that lot runs toward Chestnut and West 7th St. We apologize but had understood that to have been previously sent over to you.

Given that the Smith Ave lot is no longer within our scope of work, we must limit our sustainability efforts to the project as currently directed.

We disagree that we have not made a good faith effort for BMPs for the treatment of stormwater. We believe we understand what the City would like to accomplish. The CRWD information handbook directs us to the MPCA Stormwater Manual for Stormwater BMPs. We have reviewed this document and the site possibilities. However, we are limited by physical and financial constraints and have tried to operate within those parameters. Previous documents had no provisions whatsoever for rate control or solids removal. Through the good faith effort, we have provided for some level of rate control and, as a result, an improvement in solids removals. We would like to point to a section of the MPCA Stormwater Manual, a section dealing with minimum depth between bottom of basin and groundwater or bedrock, page 14 reads "(MPCA) allows a minimum separation of 3 feet...The consultant team strongly recommends that the MPCA consider changing to a minimum depth of 5 feet...". Whether three feet or five feet, it is easy to understand that, given the depth needed is to be below the bottom of the system, it would necessitate the removal of even more bedrock and the importing of the accompanying fill.

FILE
12-046263

**STORMWATER RETENTION AND TREATMENT
OPERATION AND MAINTENANCE PLAN**

for

211 W. 7th St., St. Paul, MN

Stormwater Retention

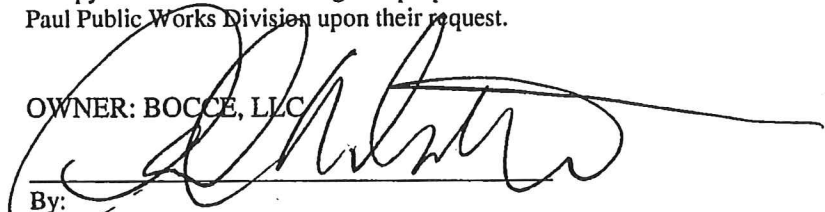
1. Check the outlet structure quarterly and after large storm events for clogging. Clean and/or repair as necessary.
2. Remove sediment, floatables and debris from inlets and outlets.
3. If removed sediment contains contaminants, remove using special disposal methods, as appropriate.

"EcoStorm" Manhole

For the first year of installation, the EcoStorm manholes will be inspected quarterly. Subsequent frequency of inspection may be reduced to annually and should include annual cleaning though that may be reduced to bi-annual if sediment accumulation is nominal. When the sediment depth is 1' or more, the manhole should be cleaned by removal of sediment. Floatable trash shall be removed prior to sediment removal. Removed sediment is to be disposed of in accordance with state and local requirements.

A plan identifying stormwater facility locations and maintenance instructions will be maintained at 211 W 7th St. along with a log listing the dates of maintenance and condition of the basin at the time of inspection or maintenance. A copy of the maintenance log and proposed maintenance instructions shall be promptly provided to the City of St. Paul Public Works Division upon their request.

OWNER: BOCCE, LLC


By: _____
Title: _____

- Attachments:
- Site Plan
 - Stormwater Facility Maintenance Log
 - ecoStorm Maintenance Program
 - ecoStorm Maintenance Data Sheet



McGOUGH

Building for the Next Generation

FILE
12-046263

13 January 2012

Bocce, LLC.
211 West 7th St.
St. Paul, MN 55102

Attn: Mr. Dave Cossetta

Re: Increased Site Costs – Cossetta Alimentari Project

Dear Dave:

Based on our review of current costs and projections, we are able to update our assessment of the items which have driven site preparation and development costs well in excess of the values used in establishing the contract value of \$7,900,000. The items and their respective impacts are as follows:

Contract Costs Beyond Original Contract Amount:

City Requirements	
Added site plan costs, principally storm water retention and treatment	\$164,615
Incremental sustainability upgrades (bundle 2), incl. LED ext. lighting	\$107,353
Construction indirect costs related to the above	\$ 24,559
Additional civil engineering for site and parking for above (Cossetta cost)	<u>\$ 35,388</u>
Total Additions for City Requirements.....	\$331,915

Site Conditions/Contaminated Soils (discovery)	
Removal of contaminated soils during excavation	\$209,396
Added excavation and piers to bedrock (barbershop school site)	\$106,476
Construction indirect costs related to the above	\$ 72,843
Added engineering/consulting/testing re contaminated soils (Cossetta)	<u>\$ 30,000</u>
Total Additions for Site Conditions/Contaminated Soils	\$418,715

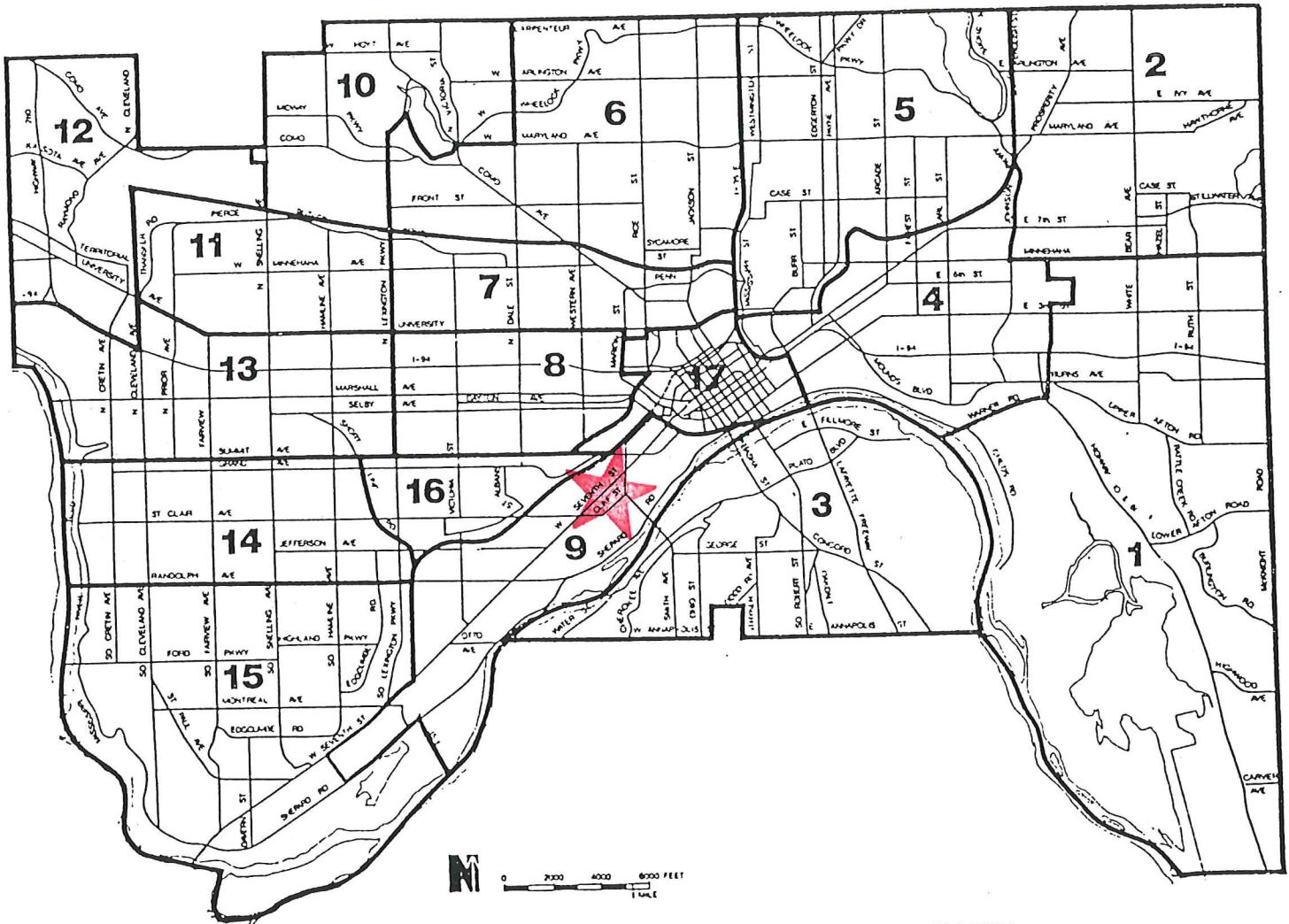
Total Project Cost Additions Overall: \$331,915 + \$418,715 = **\$750,630.**

We have worked diligently to minimize the impact of these significant changes while maintaining operations vital to the successful execution of the project.

Please advise should you have any questions pending completion of the above.

Sincerely,

Thomas W. Hannasch, P.E., LEED AP, DBIA
Senior Project Manager



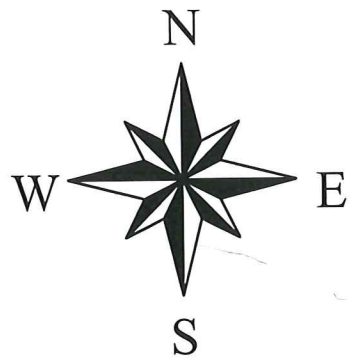
CITIZEN PARTICIPATION PLANNING DISTRICTS

1. SUNRAY-BATTLECREEK-HIGHWOOD
2. HAZEL PARK HADEN-PROSPERITY HILLCREST
3. WEST SIDE
4. DAYTON'S BLUFF
5. PAYNE-PHALEN
6. NORTH END
7. THOMAS-DALE
8. SUMMIT-UNIVERSITY
9. WEST SEVENTH
10. COMO
11. HAMLINE-MIDWAY
12. ST. ANTHONY PARK
13. MERRIAM PARK-LEXINGTON HAMLINE-SNELLING HAMLINE
14. MACALESTER GROVELAND
15. HIGHLAND
16. SUMMIT HILL
17. DOWNTOWN

ZONING FILE 12-046263

PROPERTY WITHIN 350 FEET OF PARCEL: 211 7TH STREET WEST

~~FILE~~
12-046263



CREATED BY: DSI