



Landmark Environmental, LLC

2042 West 98th Street

Bloomington, MN 55431

Phone: 952-666-2444

November 3, 2020

Lower Phalen Creek Project
804 Margaret Street
Saint Paul, MN 55106
Attn: Mary Kay Palmer

www.landmarkenv.com

*Landmark is proud to be an Affirmative
Action, Equal Opportunity Employer*

**Re: Proposal for Conducting a Phase II Investigation at Revised Location
Proposed Wakan Tipi Center, Saint Paul**

Dear Mary Kay:

Landmark Environmental, LLC (Landmark) appreciates the opportunity to provide environmental services (Services) to Lower Phalen Creek Project, the City of Saint Paul Parks and Recreation Department and the Metropolitan Council (Client), consisting of a Phase II Investigation (Investigation) for the above-referenced property (Property). It is our understanding the Property will consist of approximately 1 acre of vacant land within the Bruce Vento Nature Sanctuary and the Bruce Vento Interpretive Center parcels. Planned redevelopment consists of a slab on grade interpretive center building, landscaping and outdoor park features. We also understand that geopiers or helical pier foundation system may be used. In addition, we understand the design team is evaluating options for a geothermal well system to heat and cool the building.

Landmark has worked on various assessments, Phase II Investigations, Response Action Plans, design and construction oversight during implementation of response actions including contaminated soil cleanup, soil management, and contaminated water treatment and dewatering projects at the Bruce Vento Nature Sanctuary and Interpretive Center properties since 2000. We understand that the proposed location of the Interpretive Center has been revised as shown on Figure 1.

Both the Interpretive Center property and the Bruce Vento Nature Sanctuary property had previous investigations and response actions completed and are currently under separate property Environmental Covenants. Contaminated soil, groundwater, and soil vapors remain on site. Because the City of Saint Paul will continue to be the Property owner and Landmark completed the previous work in the area, we have access to the project files for this project, which will save time and money.

Based upon the records review, Property reconnaissance and interviews, the following known or suspect environmental conditions were identified for the Property as summarized in the Phase I Environmental Site Assessment (Phase I ESA), prepared by Landmark dated August 2019:

Finding: Historic Property uses involving the use of petroleum compounds or hazardous substances.

Finding: Previous investigations indicating detected concentrations of chemicals in

soil at a depth of four feet or greater along with groundwater contamination.

Finding: The presence of Deed Restrictions and Institutional Controls pertaining to the Property.

Finding: Known releases to adjacent properties likely have impacted the groundwater beneath the Property.

Based on the presence of Environmental Covenants and Institutional Controls pertaining to the Property, the Phase I ESA identified above findings as Recognized Environmental Conditions (RECs), Historical RECs (HRECs) and Controlled RECs (CRECs). In addition, the Phase I ESA indicated that abandoned monitoring wells may be encountered during construction, and that the potential to encounter unsealed wells during construction is a business risk.

Proposed Scope of Work

Based on the available information, Landmark recommends the following scope of work for the Investigation:

- Landmark will prepare a Work Plan for conducting a Phase II Environmental Investigation and the geotechnical investigation for submittal to the Minnesota Pollution Control Agency (MPCA) for compliance with the environmental covenants.
- Landmark will prepare a Site Safety Plan (SSP) prior to conducting the fieldwork portion of the Investigation and hire a Geoprobe drilling company. Landmark will also hire a private utility contractor and coordinate the public utility meet prior to conducting the fieldwork portion of the Investigation.
- Landmark will collect and field screen soil samples from 10 Geoprobe borings to provide adequate spatial distribution across the Property, taking into consideration the results of previous investigations and cleanups, as well as the proposed development plan. Three of the Geoprobe borings will be drilled to a depth of 4 feet in the proposed parking and road areas where a possible 2 to 3-foot excavation cut is anticipated. Five of the Geoprobe borings will be drilled to a depth of 8 to 10 feet below ground surface (bgs) under the proposed building. Two borings will be drilled to groundwater at an expected depth of approximately 15 feet bgs in the proposed geothermal well field. Soil samples will be collected in accordance with ASTM Standard D2488, Standard Practice for Description and Identification of Soils (Visual/Manual Method) and screen the samples for the presence of organic vapors (using a photoionization detector [PID]) and visible evidence of contamination. The samples will also be collected in accordance with Landmark Standard Operating Procedures (SOPs). A total of 10 soil samples will be submitted to Pace Analytical (Pace) for laboratory analysis of volatile organic compounds (VOCs), diesel range organics (DRO), polynuclear aromatic hydrocarbons (PAHs) and Resource Conservation and Recovery Act (RCRA) metals. In addition, we've assumed 2 samples will be analyzed for Toxicity Characteristic Leaching Procedures (TCLP) lead if necessary for landfill disposal purposes.

- Assuming groundwater is encountered above 15 feet bgs, 2 groundwater samples will be collected and submitted for analysis of VOCs and DRO. If groundwater is not encountered above 15 feet, two additional soil samples will be submitted for analysis of VOCs and DRO.
- Landmark will collect soil vapor samples from 5 Geoprobe boring locations. The samples will be collected using Summa canisters in accordance with applicable MPCA guidance and Landmark SOPs and submitted for fixed-based laboratory analysis of VOCs by Environmental Protection Agency Method TO-15. In accordance with MPCA requirements, two rounds of soil vapor samples will be conducted; one in the heating season (November 1-March 31st) and one in the non-heating season (April 1st – October 31st). However, if VOC concentrations in samples collected during the first round exceed MPCA cleanup goals, the second round of soil vapor sampling will not be necessary because an active vapor mitigation system will be proposed as part of the response actions. As such, costs for the second round of soil vapor sampling are not included in the attached Table 1.
- Landmark understands that the Client has contracted with Braun Intertec (BI) for the geotechnical investigation. BI will advance up to 3 geotechnical borings located across the Property. If requested by the Client, Landmark will be on-site with BI to field screen soil samples for environmental purposes for soil that may be disturbed during redevelopment. Soil samples from the geotechnical borings may be submitted to Pace, based on field screening results. Landmark will coordinate with BI for the sampling oversight and communicate with the Client to discuss this option, based on the timing of both investigations.
- Landmark will prepare an Investigation Report that documents field activities and observations, presents analytical results, compares the results to applicable criteria, and briefly describes our interpretation of the observations and results. The Investigation Report will provide documentation in text, table, figures and appendices, as appropriate.
- Landmark will provide project management services, including communication with the Client and subcontractors, and coordination with the MPCA under the Environmental Covenant and/or enrollment in the MPCA Brownfields Program.

Schedule

Landmark can begin work on the Investigation immediately and will prepare a draft Work Plan and following review by the Client, will submit to the MPCA. The MPCA is allowed up to 60 days for review under the covenants; however, we believe they may be able to review the Work Plan more quickly because they are familiar with the Property. Depending on the availability of the drilling subcontractor and weather conditions, the Investigation and preparation of the draft Investigation report (Investigation Report) can be completed in two to three weeks. Landmark will prepare a final Investigation Report within two (2) days of receiving the Client's comments on the draft Investigation Report. If a second round of soil vapor sampling is required as discussed above, a brief letter-style summary report will be prepared for MPCA submittal.

Budget

As shown in Table 1, fees and expenses for the proposed scope of work for the Investigation will be billed on a time and materials basis, not to exceed **\$16,593** without prior approval, as shown in the following table. As stated above, costs for the second round of soil vapor sampling are not included in Table 1. If necessary, costs to collect the second round of soil vapor samples and report the results to the MPCA will be billed on a time and materials basis estimated not to exceed **\$2,500**. Likewise, costs for environmental oversight and sampling during the geotechnical investigation will be billed on a time and materials basis, estimated to be approximately **\$1,250** for each day, not including additional costs for laboratory analysis. Any requested out of scope services will be provided on a time and materials basis. A copy of our standard billing expense and equipment rates will be provided upon request.

The cost also assumes that one electronic copy of the final reports will be provided to the Client and that the Client will be responsible for obtaining authorization for access to the Property. All out of scope work requested and authorized by the Client will be billed on a time and materials basis. A copy of our standard billing, expense, and equipment rental rates can be provided to the Client, upon request. The Client agrees to pay Landmark within 30 days of receiving our invoice.

Costs are not provided for preparing a Voluntary Response Action Plan, an Environmental Construction Contingency Plan (ECCP) or the MPCA costs to review the reports. If no contamination is observed in the investigation, only the ECCP will be required and continued coordination with the MPCA under the Environmental Covenants.

Conditions

Landmark will conduct the Services in a manner consistent with the care and skill ordinarily exercised by members of the environmental profession in the community under similar budget and time constraints and in accordance with our Standard Terms, attached. Landmark will maintain insurance and issue an insurance certificate.

This letter represents the entire understanding between the Client and Landmark regarding the Services and supersedes any prior oral or written agreements or representations regarding the scope, schedule, budget and standard of work for the Services. If the terms proposed in this letter are satisfactory, please have a representative of the Client sign in the space provided below and return a signed copy to me. The signed letter (executed agreement) will be governed by Minnesota law and may only be modified in writing by both the Client and Landmark.

Once again, we appreciate the opportunity to conduct the Services. If there are any questions or comments, please feel free to contact me at svanduyn@landmarkenv.com or at (952) 666-2420.

Sincerely,



Sherry Van Duyn, PE, CHMM
President



Client Signature: Maggie Lorenz
Maggie Lorenz (Nov 17, 2020 15:26 CST)

Date: Nov 17, 2020

**Table 1
Phase II Investigation Proposal -- New Location October 2020
Wakan Tipi, Saint Paul, MN**

Project Tasks	Hourly Billing Rates for Project Duration					Labor Subtotal	Expenses (Drilling, Lab, Mileage Field Equip, Supplies, etc.)	Total Cost
	Sherry Van Duyn, PE Project Manager Senior Civil Engineer	Jerry Mullin Geologist	Ken Haberman Regulatory Specialist	Project Engineer/ Scientist	Caroline Elling Scientist			
	\$165	\$145	\$180	\$100	\$110			
Meetings, Project Management	6		1		2	\$1,390	\$0	\$1,390
Phase II Investigation Work Plan	2	5			4	\$1,495	\$0	\$1,495
Phase II Investigation	2	14				\$2,360	\$7,698	\$10,058
Phase II Investigation Report	2	16		10		\$3,650	\$0	\$3,650
Total	12	35	1	10	6	\$ 8,895	\$ 7,698	\$ 16,593

ASSUMPTIONS AND CALCULATIONS

1. Field work assumes 1 day of Geoprobe drilling to drill 10 borings
2. Project management assumes team meetings and coordination with other disciplines.
3. Investigation includes one round of soil vapor sampling. Second round of soil vapor sampling estimated to cost \$2500.
4. Optional work is to collect soil samples during geotechnical investigation. Approximate cost is \$1250/day plus analytical costs.

Subcontractor			
Phase II Investigation	Quantity	Cost	Estimate
Geoprobe	1.00	\$3,000.00	\$3,000
Private Locate	1.00	\$150.00	\$150
Total		Subtotal	\$3,150
		Markup	\$0
		Total	\$3,150

Phase II ESA - Lab Analysis					
Method/Parameter	Cost	Soil Samples	Soil Vapor Samples	Groundwater Samples	Subtotal
8260 VOC Soil	70	10		2	\$840
8270 Sim PAH Soil	\$75	10			\$750
RCRA Metals	\$70	10			\$700
WI DRO Silica Gel Cleanup	\$45	10		2	\$540
TCLP Metal	\$50	2			\$100
TO-15 VOC (Soil Vapor)	\$290		5		\$1,450
				Subtotal	\$4,380
				Markup	\$0
				Total Lab Costs	\$4,380

Equipment (Daily Rental for Phase II)			
Equipment	Days	Cost per Day	Subtotal
PID	1	\$110	\$110
GPS/Disposable Supplies	1	\$30	\$30
Total			\$140
TRIPS			
	Trips to Site	RT Mileage	Total Miles
Utility Meet	1	24	24
Phase II Investigation	1	24	24
Total			\$28

IRS Rate Used	
Total Subcontractors & Expenses =	\$7,698






Landmark Proposal for Interpretive Center 11 03 2020

Final Audit Report

2020-11-17

Created:	2020-11-16
By:	mark kahn (mark.kahn@kahnsolutions.com)
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