

MEETING DATE: July 27, 2017

TITLE: Authorization to execute a contract for environmental investigation at 325 Blake Road

RESOLUTION NUMBER: 17-044

PREPARED BY: Michael Hayman

E-MAIL: mhayman@minnehahacreek.org

TELEPHONE: 952-471-8226

REVIEWED BY: Administrator Counsel Program Mgr. (Name):
 Board Committee Engineer Other

WORKSHOP ACTION:

<input type="checkbox"/> Advance to Board mtg. Consent Agenda.	<input type="checkbox"/> Advance to Board meeting for discussion prior to action.
<input type="checkbox"/> Refer to a future workshop (date):_____	<input type="checkbox"/> Refer to taskforce or committee (date):_____
<input type="checkbox"/> Return to staff for additional work.	<input type="checkbox"/> No further action requested.
<input checked="" type="checkbox"/> Other (specify): <u>Requesting approval on July 27, 2017</u>	

PURPOSE or ACTION REQUESTED:

Authorization to execute a contract with Wenck Associates to conduct environmental investigation at 325 Blake Road in coordination with the Hennepin County Brownfield Gap Financing Program grant award.

PROJECT/PROGRAM LOCATION:

325 Blake Road North, Hopkins MN

PROJECT TIMELINE:

May-June 2017	Application process for Hennepin County Brownfield Gap Financing Program
July 7, 2017	Grant awarded by Hennepin County to fund 75% of investigation
August 2017	Conduct site investigation and prepare all reports
Sep 1, 2017	Submit reports to review agencies for approval prior to November grant cycle
Nov 1, 2017	Apply for site demolition and environmental remediation grant funds

PROJECT/PROGRAM COST:

Fund name and number: Planning and Projects (2002) – 325 Blake Road Planning
Current fund balance: \$16,961.60 (remaining 2016 carryover for 325 Blake Road investigation)
Requested amount of funding: \$13,275.00 (25% of approved scope + 10% contingency)
Is a budget amendment requested? No
Is additional staff requested? No

PAST BOARD ACTIONS:

May 25, 2017 RBA 17-037 Authorization to apply for Hennepin County grant

SUMMARY:

On May 25, 2017, the Board authorized staff to apply for funding assistance through the Closeout of Assistance (COA) Hennepin County Brownfield Gap Financing program for additional environmental site investigation on the 325 Blake Road property.

Hennepin County administers the Environmental Response Fund (ERF) grant program to fund the assessment and cleanup of contaminated sites in order to reduce barriers to site redevelopment. ERF grants can be used for environmental consulting, site investigations (Phase I and Phase II environmental site assessments), Response Action Plan (RAP) development and execution, and RAP Implementation Reports. One such fund that the County administers is a rolling investigation program funded through the Closeout of Assistance (COA) Hennepin County Brownfield Gap Financing program.

Hennepin County contracts directly with an applicants' preferred consultant, if said consultant is on the County's list of approved firms, in order to conduct approved site assessments. Wenck Associates is an approved consultant through Hennepin County, was the lead environmental consultant during site acquisition, and conducted the 325 Blake Road stormwater feasibility study and the proposed demolition plan. Wenck also has all relevant background information and data to conduct this assessment consistent with the District's vision and goals for the Site.

On May 27, 2017, District staff and Wenck Associates submitted a grant application to the COA program. Based on preliminary feedback from the County, the scope of work was slightly revised and resubmitted on June 14, 2017 (attached).

The work plan approved through the grant process – all of which is necessary to advance the site towards restoration and redevelopment – includes:

- Updated Phase I Environmental Site Assessment
- Additional site investigation as approved by MPCA
 - Soil borings, soil samples, groundwater monitoring wells
- Phase II Environmental Site Assessment
- Response Action Plan (RAP) / Construction Contingency Plan (CCP)

On July 7, 2017, the District received notification that the Hennepin County COA program was capable of funding the project at 75% of the total request (\$48,276) for an approved grant award of \$36,207. The investigation was awarded to Wenck Associates to conduct the work under contract with the County, on behalf of the District.

To complete the site investigation as proposed and best prepare the site for restoration and redevelopment, staff recommends the Board authorize a contract with Wenck Associates for the remaining \$12,069.00 (25% of scope) plus 10% contingency for a not-to-exceed amount of \$13,275.00.

Attachments:

- 1) COA scope of work and grant application

RESOLUTION

RESOLUTION NUMBER: 17-044

TITLE: **Authorization to execute a contract for environmental investigation at 325 Blake Road**

WHEREAS, Hennepin County administers the Environmental Response Fund (ERF) grant program to fund the assessment and cleanup of contaminated sites in order to reduce barriers to site redevelopment; and

WHEREAS, as part of the ERF grant program, Hennepin County manages a rolling investigation program funded through the Closeout of Assistance (COA) Hennepin County Brownfield Gap Financing program; and

WHEREAS, Hennepin County contracts directly with an applicant's preferred consultant, if said consultant is on the County's list of approved firms, in order to conduct the additional site investigation under the COA program; and

WHEREAS, Wenck Associates was the lead environmental consultant during site acquisition as well as the District consultant for the 325 Blake Road stormwater feasibility study and the proposed demolition plan; and

WHEREAS, Wenck is an approved consultant through Hennepin County and is capable of conducting the site assessment work consistent with the District's vision and goals for the property; and

WHEREAS, on May 25, 2017, the Board authorized staff, with Wenck Associates as the preferred consultant, to apply for funding assistance through the COA Hennepin County Brownfield Gap Financing program for additional environmental site investigation on the 325 Blake Road property; and

WHEREAS, on July 7, 2017, the District received notification that the Hennepin County COA program was capable of funding the project at 75% of the total request (\$48,276) for an approved grant award of \$36,207;

NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers hereby authorizes the District Administrator to execute a contract with Wenck Associates to conduct environmental investigation at 325 Blake Road, in coordination with the Hennepin County Brownfield Gap Financing Program grant award, for an amount of \$12,069;

BE IT FURTHER RESOLVED that the District Administrator is authorized to amend the contract up to 10% of the total cost, for a not to exceed amount of \$13,275.00.

Resolution Number 17-044 was moved by Manager _____, seconded by Manager _____.
Motion to adopt the resolution ___ ayes, ___ nays, ___ abstentions. Date: _____.

Secretary Date: _____



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Exceptional outcomes.

June 14, 2017

Ms. Mary Finch

Senior Environmental Scientist
Land and Water Unit
Hennepin County Environment and Energy Department
701 Fourth Avenue South, Suite 700
Minneapolis, MN 55415-1842

RE: Cold Storage Property – Additional Investigation
325 Blake Road North, Hopkins, MN
Wenck File #B0185-0069

Ms. Finch:

On behalf of the Minnehaha Creek Watershed District (MCWD), Wenck Associates, Inc. (Wenck) has prepared this letter to summarize the proposed environmental investigation scope and costs at the Cold Storage property located at 325 Blake Road North in Hopkins, MN (the Site). MCWD has owned the 16.84-acre Site since September 30, 2011 and is proposing to redevelop the property. As part of future redevelopment activities additional soil, groundwater, and soil vapor investigation activities are warranted. MCWD and Wenck are requesting investigation funding from Hennepin County. A formal COA application and cost estimate are attached to this letter.

Background

The Site was historically occupied by agricultural land with a farmstead in the northwest corner of the property. In 1950-51, the Site was developed with a portion of the cold storage building. Additions to the building have been made over the years. The building is approximately 277,000 square feet and has been leased to several tenants for cold storage use. These tenants have included Fanny Farmer Candy Shop, Inc., Le Groc Company, the John Sexton Company, Merchants Refrigerating Company, Country Club Markets, C S Integrated, Par Grand Distributing, Royal Foods, Inc., Atlas Cold Storage, Jack’s Original Pizza, Supervalu, Nordic Ware, Citrus Systems, and Deli Express.

MCWD purchased the Site on September 30, 2011 from the Stewart Lawrence Group.

Phase I Environmental Site Assessment (September 2011)

A Phase I Environmental Site Assessment (ESA) was performed on the Site by Wenck in September 2011. The findings in the report summarized in these bullet points:

- Two 10,000-gallon fuel oil USTs were associated with the Site. In 1990, one of the tanks was removed from the Site, the other was abandoned in place underneath the building. There were no detections in the collected soil samples below the UST that was removed.
- In 1999, site assessment activities took place at the site relative to the UST systems. A release was reported to the State Duty Officer on May 28, 1999 and the Site was

assigned Leak No. 12678. The release was investigated through the MPCA Petroleum Remediation Program (PRP) and the leak site file was closed on December 6, 1999. No corrective actions or monitoring wells were installed at the Site as a result of the investigation activities.

- In 2007, additional site assessment activities were conducted at the Site. Based on the results of the assessment, the current owner (in 2007) requested and received regulatory assurance letters from the Petroleum Brownfield Program (PBP) and Voluntary Investigation and Cleanup (VIC) Program at the MPCA. As part of the requested No Association Determination letter issued to the owner, there was a statement about polynuclear aromatic hydrocarbons (PAHs) identified above Tier I Residential Soil Reference Values (SRVs). However, the PAH detections were not above the Tier I SRVs and the MPCA indicated that the reference was an error. The Site was also listed in the Institutional Controls (IC) database, however, it was confirmed with the MPCA that the Site should not be associated with the IC database.
- Four spills had been reported at the Site. Two of the spills were related to an ammonia release to the air, which would not affect the soil and/or groundwater at the Site. The third spill incident in 2004 involved a pad-mounted transformer that was struck and released approximately 500 gallons of mineral oil to a paved surface. Further assessment activities in this area showed the soil was affected by petroleum, but not polychlorinated biphenyls (PCBs). The fourth spill in 2010 was from a transformer located at 327 Blake Road that released approximately 5 gallons of mineral oil to a paved surface. The incident report noted that a response was completed, but it was not entirely clear if this incident was on the Site or on an adjoining property.
- The Former Oasis Market #541 located at 240 Blake Road North adjoins the Site to the west. This upgradient property with respect to the shallow groundwater flow direction is a closed leak site (#17906). The leak site was closed in June 2011. Low concentrations of petroleum associated with the Former Oasis Market #541 were identified on the Site during a pre-purchase due diligence assessment in 2007.

The 2011 Phase I ESA identified the following *recognized environmental condition* and *historical recognized environmental conditions* in connection with the Site:

- The presence of identified releases at the Site that will require attention through the development of a Construction Contingency Plan (CCP) and a Development Response Action Plan (DRAP) is a *recognized environmental condition*.
- The presence of a closed LUAST incident at the Site is an *historical recognized environmental condition*.
- The presence of several historical spill incidents at the Site constitutes an *historical recognized environmental condition*.
- Past impacts from an off-site, upgradient LUAST incident, now a closed incident, constitutes an *historical recognized environmental condition*.

Work Plan for Additional Investigation (March 2013)

A Work Plan for Additional Investigation was submitted to the MPCA Brownfields Program (VP23681) for comment and approval. Comments were submitted back to Wenck in a memo dated May 9, 2013 requesting additional vapor sampling.

Future Development Activities

Future redevelopment plans at the Site include the demolition of the current building and infrastructure at the Site to prepare the Site for construction of the planned regional stormwater treatment basin on the east portion of the Site and future mixed-use site redevelopment (to be determined) for the portion of the Site off of Blake Road to the west. The construction of the stormwater treatment basin is part of the Powell Road Stormwater Diversion Project and is located on the northeast side of the Site along Minnehaha Creek.

Proposed Investigation Activities

Based on the review of past data, additional investigation activities will need to be conducted at the Site to characterize the soils, groundwater, and soil vapors for future development. The excavation for the stormwater pond will generate a significant volume of soil to be removed from the site and reused, or disposed of at a landfill if it is determined to be impacted above reuse standards. The scope of work would include the following:

- Soil borings to 20 feet below grade to collect soil samples in the area of the proposed stormwater treatment basin to characterize the fill soils for disposal purposes; to determine a quantity of soil that may be impacted by petroleum north of the abandoned UST; and to determine the magnitude of petroleum-impacted soils from the Former Oasis Market property on the west side of the Site
- Install permanent monitoring wells to sample the groundwater across the Site. Wells will be developed and sampled twice with a month between sampling events. Groundwater levels will also be measured on a periodic basis to calculate the overall shallow groundwater flow direction and other engineering parameters that will be used to design the proposed stormwater basin.
- Collect soil vapor samples across the Site to provide data for future redevelopment activities.
- Prepare a Phase II ESA report summarizing the investigation activities and data. The Phase II ESA will include our conclusions and recommendations.

Below is a table summarizing the investigation activities and estimated costs. The estimated costs are based on time and materials. Specific cost information is included on the attached Table 1 – Phase II Cost Opinion.

Task No.	Investigation Activity	Estimated Cost
1.1	Phase I ESA Update, includes MPCA file review – 325 Blake Road North, Hopkins, MN	\$2,978
1.2	Phase II ESA -15 soil borings, collect soil samples for PAHs, DRO, GRO, VOCs, and RCRA metals. - Convert 5 soil borings to monitoring wells. Sample each well twice for PAHs, DRO, GRO, VOCs, and dissolved metals. - 5 soil vapor borings for TO-15 analysis - Phase II ESA Report with conclusions and recommendations	\$39,524

Mary Finch
Senior Environmental
Scientist
Hennepin County
June 14, 2017



1.3	Response Action Plan / Construction Contingency Plan (RAP/CCP)	\$5,774
	Total Estimated Cost:	\$48,276

The attached Table 1 breaks out the specific costs for each task as well as the staffing rates. If you need specific staff names, please let us know and we can provide that to you in an email. We propose a 10% markup of the subcontractor costs.

Should you have any questions, or need clarification of anything presented in this letter, please do not hesitate to call me at 612-807-3249 or Adam Zobel at 763-479-5145.

Sincerely,

A handwritten signature in black ink that reads 'Michelle L. Hosfield'.

Michelle L. Hosfield
Wenck Associates, Inc.
Environmental Scientist / Associate

A handwritten signature in blue ink that reads 'Adam Zobel'.

Adam Zobel
Wenck Associates, Inc.
Senior Environmental Project Manager / Real Estate Resources

Enc: Hennepin County Closeout of Assistance (COA) Application
Proposed Soil Boring Locations Map
Table 1 – Phase II Cost Opinion

HENNEPIN COUNTY

MINNESOTA

CLOSEOUT OF ASSISTANCE (COA) HENNEPIN COUNTY BROWNFIELDS GAP FINANCING PARTICIPATION FORM

SECTION I. PROPERTY INFORMATION

Name of property/site: Hopkins Cold Storage
Property address: 325 Blake Road North, Hopkins, Minnesota
Property identification number(s): 19-117-21-14-0002
Current property owner: Minnehaha Creek Watershed District

Current condition: Vacant Developed (describe below) X

The 16.84-acre Site is occupied by a large, multi-tenant climate-controlled (mostly frozen goods storage area) warehouse building. The building was constructed in 1950 and is approximately 277,000 square feet. There are paved driving surfaces north and south of the building and a gravel parking area at the extreme southwest corner of the Site. The connecting drive around the east end of the building is also gravel.

Property history:

Prior to 1950, the Site was in agricultural use, although it was difficult to discern if there was a farmstead or an agricultural-related business on the northwest corner of the Site. The existing climate-controlled building on the Site was constructed in 1950-51 and was later expanded in the same decade. The building has been in continuous use for cold storage since that time. Tenants have included Fanny Farmer Candy Shop, Inc., Le Groc Company, the John Sexton Company, Merchants Refrigerating Company, Country Club Markets, C S Integrated, Par Grand Distributing, Royal Foods, Inc., Atlas Cold Storage, Jack's Original Pizza, Supervalu, Nordic Ware, Citrus Systems, and Deli Express.

Known or suspected contamination sources/types:

Petroleum contaminated has been documented on the north side of the building around the area of an abandoned 10,000-gallon fuel oil UST. These impacts are documented through Leak Site No. 12678. Low concentrations of petroleum have been identified on the west side of the site which have been attributed to a release from an upgradient property (Former Oasis Market #541, located at 240 Blake Road North).

A transformer on the north side of the Site was struck and 500 gallons of mineral oil was released to the paved surface. Further assessment of the area showed the soil was affected by petroleum, but not PCBs.

Low concentrations of PAHs have been identified at the Site below Tier I Residential Soil Reference Values (SRVs).

Hennepin County Environment and Energy

701 Fourth Avenue South, Suite 700, Minneapolis, Minnesota 55415-1842

hennepin.us/environment



Planned use for the property? Is this consistent with your municipality's comprehensive plan? The Minnehaha Creek Watershed District (MCWD) proposes to demolish the cold storage building and construct a regional stormwater treatment basin on the north side of the Site. Construction of the basin/pond would require an excavation of approximately 60,000 yards of material. This pond is proposed as part of the Powell Road Stormwater Diversion Project. The remainder of the site will be open for future mixed-use redevelopment.

Has environmental assessment previously been completed at this property? If so, please describe.

A Phase I Environmental Site Assessment (ESA) was most recently conducted on the Site in September 2011 for MCWD. The Phase I ESA identified the following *recognized environmental conditions (RECs) and historical RECs*:

- The presence of identified releases at the Site that will require attention through the development of a Construction Contingency Plan (CCP) and a Development Response Action Plan (DRAP) is a REC.
- The presence of a closed LUAST incident at the Site is an HREC.
- The presence of several historical spill incidents at the Site constitutes an HREC.
- Past impacts from an off-site, upgradient LUAST incident, now a closed incident, constitutes an HREC.

Based on the review of past data, additional environmental due diligence activities will need to be conducted at the Site to characterize the soils, groundwater, and soil vapors for future development. The excavation for the proposed stormwater pond will generate a significant volume of soil to be removed from the Site and reused, or disposed at a landfill if it is determined to be impacted above reuse standards.

Please state the activities for which you are requesting Brownfield Gap Financing assistance and the estimated cost.

Please reference the attached cost table for details in the estimated costs. Below is a quick snap shot of the activities and estimated costs:

Phase I ESA Update: \$2,978

Phase II ESA: \$39,524

Response Action Plan / Construction Contingency Plan (RAP/CCP): \$5,774

Estimated Total: \$48,276

The Phase II ESA will consist of 15 soil borings to collect soil samples for PAHs, DRO, GRO, VOCs, and RCRA metals. Soil samples are proposed to be collected from the fill and native horizons in each boring in addition to horizons that exhibit elevated headspace readings. Five of the soil borings will be converted to permeant monitoring wells. Each well will be sampled twice for PAHs, DRO, GRO, VOCs and dissolved metals. In addition, five soil vapor borings will be drilled to collect soil vapor samples for TO-15 analysis. A Phase II ESA Report will be prepared with conclusions and recommendations.

Is the site enrolled in a MDA or MPCA program (AgVIC, VIC, LUST, Petroleum Brownfields)?

YES NO Name of program(s): MPCA Brownfields Program (VP23681/PB4035)

Is the site enrolled in a MDA or MPCA program (AgVIC, VIC, LUST, Petroleum Brownfields)?

YES NO Name of program(s): MPCA Brownfields Program (VP23681/PB4035)

Has the property been identified as a state or federal Superfund site? YES NO

Is the municipality/developer a responsible party for the known or suspected contamination at the property? YES NO

Applicant: Minnehaha Creek Watershed District

Signature:  Name: MICHAEL HAYMAN Date: MAY 26, 2017

Project contact person: Adam Zobel – Wenck Associates, Inc.
E-mail: azobel@wenck.com

Phone: 763-479-5145 Fax: N/A

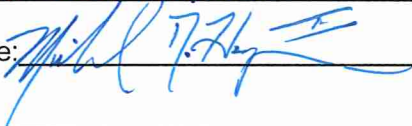
SECTION II. PHASE I ESA PROPERTY ACCESS PERMISSION

Hennepin County will need to have access to the property to conduct environmental site assessments. For privately-owned and municipal-owned properties where a Phase I ESA is sought, the property owner should complete and sign the permission statement below. Separate permission statements are required from each property owner whose property is to be included in the Phase I ESA.

For all properties where a Phase II ESA is sought, site-specific access agreements between the property owner(s) and Hennepin County must be executed.

Yes, I grant Hennepin County and its consultant permission to enter the property identified in Section I. above for the purpose of conducting a Phase I ESA.

Name: MICHAEL HAYMAN Title: PROJECT MANAGER

Signature:  Date: MAY 26, 2017

To Be Completed By Hennepin County

Approved for funding Denied Explanation: _____

Signature: _____ Date: _____

John Evans, Chair, Hennepin County Brownfield Gap Financing Oversight Team



Blake Rd N

Blake Rd N

Legend

- Red boring ● = Soil vapor sample locations
- Green boring ● = Soil boring locations to collect soil samples only
- Blue boring ● = Soil borings converted to monitoring wells for soil and gw sampling

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lat 44.930230° lon -93.383569° elev 936 ft.

1992



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Phase II Cost Opinion
Project No. B0185-0069
Date: 06/01/17

Table 1 - Phase II ESA
Cold Storage - 325 Blake Road North
Hopkins, MN

STAFFING RATES							
Wenck Staff:	Principal	Project Manager	Senior Tech.	Tech.	Drafting	Admin	
Hourly Rate:	\$194	\$137	\$123	\$114	\$114	\$80	
PHASE I ESA UPDATE							
Phase I ESA Update	1	6		12	1	1	Totals
TOTAL HOURS	1	6	0	12	1	1	21
SUB-TOTAL OF STAFF FEES	\$194	\$822	\$0	\$1,368	\$114	\$80	\$2,578.00
SUBCONTRACTOR (HIG)							\$400.00
PHASE I ESA TOTAL COST							\$2,978.00
PHASE II ESA							
PROJECT TASKS & LABOR							Totals
Project Coordination and Mobilization		5		5			\$ 1,255.00
Phase II ESA Field Work and PM		5		60			\$ 7,525.00
Phase II ESA Reporting	2	22		12	4	3	\$ 5,466.00
TOTAL HOURS	2	32	0	77	4	3	118
SUB-TOTAL OF STAFF FEES	\$388	\$4,384	\$0	\$8,778	\$456	\$240	\$14,246.00
DIRECT EXPENSES	Amount	Unit Cost	Unit	Notes		Extension	
TRAVEL							
Mileage	150	\$0.575	per mile	Standard Mileage		\$86.25	
Per Diem	0	\$35.00	per day	Standard Per Diem		\$0.00	
Lodging	0	\$120.00	per night	Standard Lodging		\$0.00	
TRAVEL EXPENSES SUB-TOTAL							\$86.25
EQUIPMENT							
PID	3	\$100.00	per day	Standard Equipment		\$300.00	
Safety Equipment & PPE	5	\$20.00	per day	Standard Equipment		\$100.00	
XRF - Lead-Based Paint	0	\$120.00	per day	Standard Equipment		\$0.00	
Vapor Sampling Equipment	0	\$500.00	per day	Standard Equipment		\$0.00	
Decon equipment for gw	2	\$20.00	per day	Standard Equipment		\$40.00	
Specialty Equipment	0	\$0.00	per day	Standard Equipment		\$0.00	
EQUIPMENT EXPENSES SUB-TOTAL							\$440.00
SUB-CONTRACTOR/S							
LABORATORY/FEI							
DRO - Soil	25	\$29.00	sample	5-7 day turn-around-time		\$725.00	
GRO - Soil	25	\$23.00	sample	5-7 day turn-around-time		\$575.00	
VOCs - Soil	25	\$55.00	sample	5-7 day turn-around-time		\$1,375.00	
PAHs - Soil	25	\$80.00	sample	5-7 day turn-around-time		\$2,000.00	
RCRA - Soil	25	\$70.00	sample	5-7 day turn-around-time		\$1,750.00	
PCB - Soil	0	\$70.00	sample	5-7 day turn-around-time		\$0.00	
GRO - Groundwater	12	\$23.00	sample	5-7 day turn-around-time		\$276.00	
DRO - Groundwater	12	\$29.00	sample	5-7 day turn-around-time		\$348.00	
VOCs - Groundwater	12	\$55.00	sample	5-7 day turn-around-time		\$660.00	
RCRA - Groundwater	12	\$70.00	sample	5-7 day turn-around-time		\$840.00	
PAHs - Groundwater	12	\$80.00	sample	5-7 day turn-around-time		\$960.00	
VOCs - Vapor TO-15	5	\$190.00	sample	5-7 day turn-around-time		\$950.00	
RCRA Metals - TCLP	0	\$150.00	sample	5-7 day turn-around-time		\$0.00	
QED 0.45u gw filters	10	\$18.00	ea	groundwater equipment		\$180.00	
YSI, turbidity meter, wL meter	2	\$200.00	per day	groundwater equipment		\$400.00	

Low flow gw pump w/ backup	2	\$200.00	per day	<i>groundwater equipment</i>	\$400.00	
3/8" I.D. HDPE tubing	125	\$0.50	foot	<i>groundwater equipment</i>	\$62.50	
LABORATORY EXPENSES SUB-TOTAL					\$11,501.50	
DRILLING CONTRACTORS						
<i>Geoprobe Contractor</i>	bid	\$10,500	lump sum	<i>NA</i>	\$10,500.00	
<i>Private Utility Locator</i>	estimate	\$500	lump sum	<i>NA</i>	\$500.00	
<i>Geotechnical Contractor</i>	bid	\$0	lump sum	<i>NA</i>	\$0.00	
SUB-CONTRACTOR/S SUB-TOTAL					\$11,000.00	
SUB-TOTAL OF STAFF FEES					\$14,246.00	
SUB-TOTAL OF DIRECT EXPENSES					\$526.25	
SUB-TOTAL OF SUB-CONTRACTOR/S					\$22,501.50	
SUB-CONTRACTOR ADMINISTRATIVE MARK-UP (10%)					\$2,250.15	
PHASE II ESA TOTAL COST					\$39,523.90	
RESPONSE ACTION PLAN / CONSTRUCTION CONTINGENCY PLAN						
RAP/CCP Total Hours	4	20		10	7	4
SUB-TOTAL OF STAFF FEES						\$5,774.00
RAP/CCP TOTAL COST					\$5,774.00	

Total Investigation Costs: \$ 48,275.90