



August 27, 2015

Ms. Lindy Crawford
City Administrator
4901 Manitou Road
Tonka Bay, MN 55331

Re: Scope of Work & Cost – Environmental Desktop Review and Limited Phase II Environmental Site Assessment for the Pleasant Park
City of Tonka Bay, MN

Dear Ms. Crawford:

Outlined below is the scope of work and cost to perform an environmental desktop review and a limited Phase II Environmental Site Assessment (ESA) for Pleasant Park located on Pleasant Lane (the Property). The purpose of the environmental desktop review and Limited Phase II ESA at the above referenced site is to identify the cause of the sinkhole formations and to determine if hazardous and contaminated material is present within the areas of concern. The initial environmental desktop review will be completed to define the scope of the Limited Phase II ESA further. This will ensure that the test pits and soil borings are completed in the most cost-effective placement possible. Once the Limited Phase II ESA scope is defined, WSB can provide the City with a cost proposal to complete that work. A range of costs for the Limited Phase II ESA has been provided for budgeting purposes.

It is our understanding that the City would be interested in possibly remediating the site (if deemed contaminated), if grant funding can be obtained. Some grant funding may require a Phase I ESA to be completed. The proposed environmental desktop review can be expanded to a Phase I ESA if desired by the City. We have provided a cost at the end of this proposal to expand the desktop review to a Phase I ESA.

Project Understanding

Numerous sinkholes have been observed within Pleasant Park in Tonka Bay, MN. It has been documented that the park location has previously been used as a gravel pit. The purpose of this proposed work is to identify the cause of the sinkhole formations and to determine if hazardous and contaminated material is present within the areas of concern. This scope includes two tasks: 1) an environmental desktop review of available Property data; and 2) subsurface investigation (Limited Phase II ESA). Pending the outcome of the preliminary review, the subsurface investigation may include soil borings advanced using direct push technology and/or test pits. Soil and groundwater samples will be collected and submitted for laboratory analysis.

Scope of Work

Task 1: Environmental Desktop Review - \$2,100

Task 1 includes an initial desktop review of Property information regarding historical land use and/or chemical storage/spills at the location. The review may help identify areas of concern within the Site to be targeted for subsurface investigation. Task 1 will include a review of the following information:

- Site visit
- Historical aerials (obtained from environmental data records company)
- MPCA's "What's in My Neighborhood" Database
- Available documents related to Site activities

Task 2: Limited Phase II ESA - \$17,000-\$22,000

The following are anticipated tasks that may be included in the Limited Phase I ESA scope of work. The final scope of work will be presented to the City following the initial desktop review.

Test Pits

Test Pits will be completed in the area(s) of concern identified during the desktop review. Test pits are typically completed to identify large debris that maybe buried in the area of concern. Prior to the start any subsurface investigation, all public and private utilities will be cleared by the Gopher One-Call system and a private utility locate contractor. Excavated material will be screened for petroleum related hydrocarbons with a photoionization detector (PID) meter and any suspect asbestos containing material (ACM) will be segregated and analyzed. Soil samples will be submitted for lab analysis for the parameters listed below in the analytical sampling section. Any debris encountered will be logged and described in the final reporting.

Soil Borings

It is anticipated that four to eight sample probes will be advanced at the site utilizing push probe technology. Probes will be completed at a depth of 16 feet below ground surface (bgs) or at least 5 feet below the groundwater table (whichever is encountered first). The borings will be completed near the identified areas of concern to determine site stratigraphy and to obtain soil and groundwater samples. If groundwater is not observed at the termination depth, groundwater samples will not be collected.

Soil samples will be collected continuously from each probe. The soil samples will be screened on-site for petroleum related hydrocarbons with a photoionization detector (PID). The following samples will be collected and submitted to an off-site analytical laboratory for analysis:

Analytical Sampling

The soil and groundwater samples collected with both the test pits and the soil borings will be submitted to an off-site analytical laboratory for the following analyses:

- Soil:
 - DRO
 - GRO/BTEX/MTBE
 - Lead
 - SVOCs
 - Grain size with hydrometer
 - Additional parameters as needed pending desktop review
- Groundwater:
 - DRO
 - GRO
 - VOC
 - Lead
 - Additional parameters as needed pending desktop review

Reporting

Upon conclusion of Task 1 and 2, a Phase II ESA report will be prepared summarizing the findings of the desktop review and subsurface investigation. All relevant field document and lab results will also be submitted at that time. At a minimum, the report will include the following:

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- Scope of work
- Sample location map
- Sample methods and procedures
- Investigation results
- Conclusions and recommendations

Optional Task 3: Phase I ESA

As described above the City may choose to complete a full Phase I ESA in lieu of the environmental desktop review. This option may be chosen if the City would like to pursue grant funding that requires MPCA approval of the environmental documentation. The additional cost to complete the Phase I ESA is \$1,200 in addition to the cost for the environmental desktop review. The additional scope of the Phase I ESA would be to complete interviews with property owners and to review additional historical documentation.

Possible funding sources may also require the City gain approval of the Phase I and Phase II ESA documents from the MPCA Technical Assistance or Voluntary Investigation and Cleanup (VIC) program. WSB can assist the City in enrolling in either of these programs; however, it should be noted that the MPCA charges the applicant a per hour fee for reviewing the documents. If the funding source requires enrollment in the VIC program, the MPCA typically requires a Phase I ESA and Phase II ESA is completed. If the site enrolled in the VIC program requires remediation based on the results of the Phase II ESA, the MPCA then requires the completion of a Response Action Plan and a Response Actin Plan Implementation Report prior to supplying the City with a No Further Action assurance letter.

We appreciate the opportunity to present this proposal. If you wish to authorize this work, please sign below and submit a copy to WSB. If you have any questions, please contact me at or at your earliest convenience.

Sincerely,

WSB & Associates, Inc.

Jamie Wallerstedt, PE
Project Manager

I hereby authorize the above scope of work, schedule, and cost.

Signature

Date