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Ms. Lynne Grigor
Minnesota Pollution Control Agency
Voluntary Investigation and Cleanup Program
520 Lafayette Road North
St. Paul, Minnesota 55155

June 22, 2011

RE: RESPONSE ACTION PLAN AMENDMENT
FORMER SCHERER BROS. LUMBER PROPERTY
MINNEAPOLIS, MINNESOTA
MPCA PROJECT NUMBER VP26370

Dear Ms. Grigor:

Peer Engineering, Inc. (Peer) is providing this Response Action Plan Amendment (RAP Amendment) for the above referenced Site. This RAP Amendment is intended to amend the Additional Investigation and Response Action Plan Report (RAP) dated October 6, 2010. The Minnesota Pollution Control Agency (MPCA) Voluntary Investigation and Cleanup (VIC) program approved the RAP, with modifications, in a letter dated October 28, 2011.

Site Description

The Site includes four parcels of the former Scherer Bros. Lumber Company property located between 8th Avenue NE and 10th Avenue NE, and between Sibley Street and the Mississippi River, in Minneapolis, Minnesota (see Figure 1). The Site includes the following addresses:

900 Sibley Street NE
9 - 9th Avenue NE
9 - 8th Avenue NE
15 - 8th Avenue NE

The Site is currently owned by the Minneapolis Park and Recreation Board (MPRB).

Development Plan

The RAP included redevelopment of that portion of the Site located west of the vacated Water Street. This RAP Amendment includes redevelopment of the entire Site, including the following:

- Abatement of hazardous materials, and demolition, removal and disposal of Site structures.
- Removal and disposal of asphalt and concrete surfaces and granular underlayment.
- Removal and disposal of contaminated soil necessary to meet MPCA Tier 1 SRVs.
- Removal and disposal of concrete and wood fill materials and on-Site relocation of unregulated fill to obtain the desired final grade.
- Re-grading, riverbank stabilization, and storm water management.
- Development of a City Park on the west approximately one-half of the Site, including covering the park area with a minimum of 6 inches of organic fill (topsoil), landscaping, construction of asphalt walk/bike paths and possible at-grade park structures.

The current development plan includes lowering ground surface elevations on the west (proposed park) portion below the Mississippi River flood plain elevation of 808 feet National Geodetic Vertical Datum (NGVD), and raising ground surface elevations on the east portion above 808 feet. Following RAP implementation, the east portion of the Site is expected to be sold and redeveloped for residential and/or commercial purposes.

Additional Investigation

The results of previous investigations are summarized in the RAP. In general, polynuclear aromatic hydrocarbons (PAHs), diesel range organics (DRO), trichloroethene (TCE), lead and arsenic have been detected in near surface fill materials. Additional investigation will be completed in the following locations (see Areas on Figure 1) to further define the extent and magnitude of contaminated soil:

Location (Depth)	Contaminants of Concern	Analyses
Area 1 (1'-3')	Arsenic	RCRA metals
Area 3 (2'-4')	Lead	RCRA metals
Area 4 (7'-9')	Lead	RCRA metals, TCLP lead
Area 5 (7'-9')	BaP equivalents	PAHs
Area 6 (1'-5')	DRO, Lead, Arsenic BaP equivalents	DRO, RCRA metals, PAHs
Area 7 (0.5'-4')	Arsenic, BaP equivalents	RCRA metals, PAHs
Area 8 (0.5'-4')	BaP equivalents	PAHs
Area 9 (0.5'-4')	Arsenic, BaP equivalents	RCRA metals, PAHs
Area 10 (0.5'-5')	Lead, Arsenic, TCE, BaP equivalents	RCRA metals, VOCs, PAHs

TCLP = Toxicity Characteristic Leaching Procedure
BaP = Benzo(a)pyrene
VOCs = Volatile Organic Compounds

As indicated in the RAP, the purpose of the additional investigation will be to further define the extent and magnitude of contamination for bidding and disposal purposes, and to minimize stockpiling and additional laboratory analyses during RAP implementation. Peer is currently performing a hazardous materials survey to facilitate abatement and demolition of the existing Site structures. The additional investigation will be performed utilizing a combination of push probe and hand auger borings, and excavations completed during and/or after demolition of Site structures in Areas 7, 8 and 10.

Contaminated Soil Excavation and Disposal

Contaminated soil removal and disposal will be performed in accordance with the methods and procedures described in the RAP. The estimated quantities of contaminated materials are summarized below:

Location (Area)	Estimated Thickness	Estimated Volume (ft ³)	Estimated Volume (yd ³)
Area 1 (11,000 ft ²)	2 ft	22,000	815
Area 2 (36,000 ft ²)	4 ft	144,000	5,335
Area 3 (2,500 ft ²)	3 ft	7,500	280
Area 4 (2,000 ft ²)	3 ft	6,000	225
Area 5 (2,000 ft ²)	3 ft	6,000	225
Area 6 (13,500 ft ²)	4 ft	54,000	2,000
Area 7 (65,000 ft ²)	2 ft	130,000	4,820
Area 8 (14,000 ft ²)	3 ft	42,000	1,560
Area 9 (7,500 ft ²)	3 ft	22,500	840
Area 10 (10,000 ft ²)	4 ft	40,000	1,480
Estimated Total Volume of Contaminated Materials			17,580

All excavated areas will be vegetated or covered with erosion resistant materials to reduce the risk of erosion to the Mississippi River.

RAP Implementation Schedule

A RAP implementation schedule for the Site is included as Attachment A.

Voluntary Responsible Party

The MPRB will be the owner and master developer of the Site at the time of RAP implementation. The MPRB contact is:

Contact: Mr. Don Siggelkow
Address: Minneapolis Park and Recreation Board
2117 West River Road
Minneapolis, MN 55411
Phone: (612) 230-6406

If you have any questions regarding this RAP Amendment, or require any additional information, please contact me at (952) 697-0566.

Sincerely,

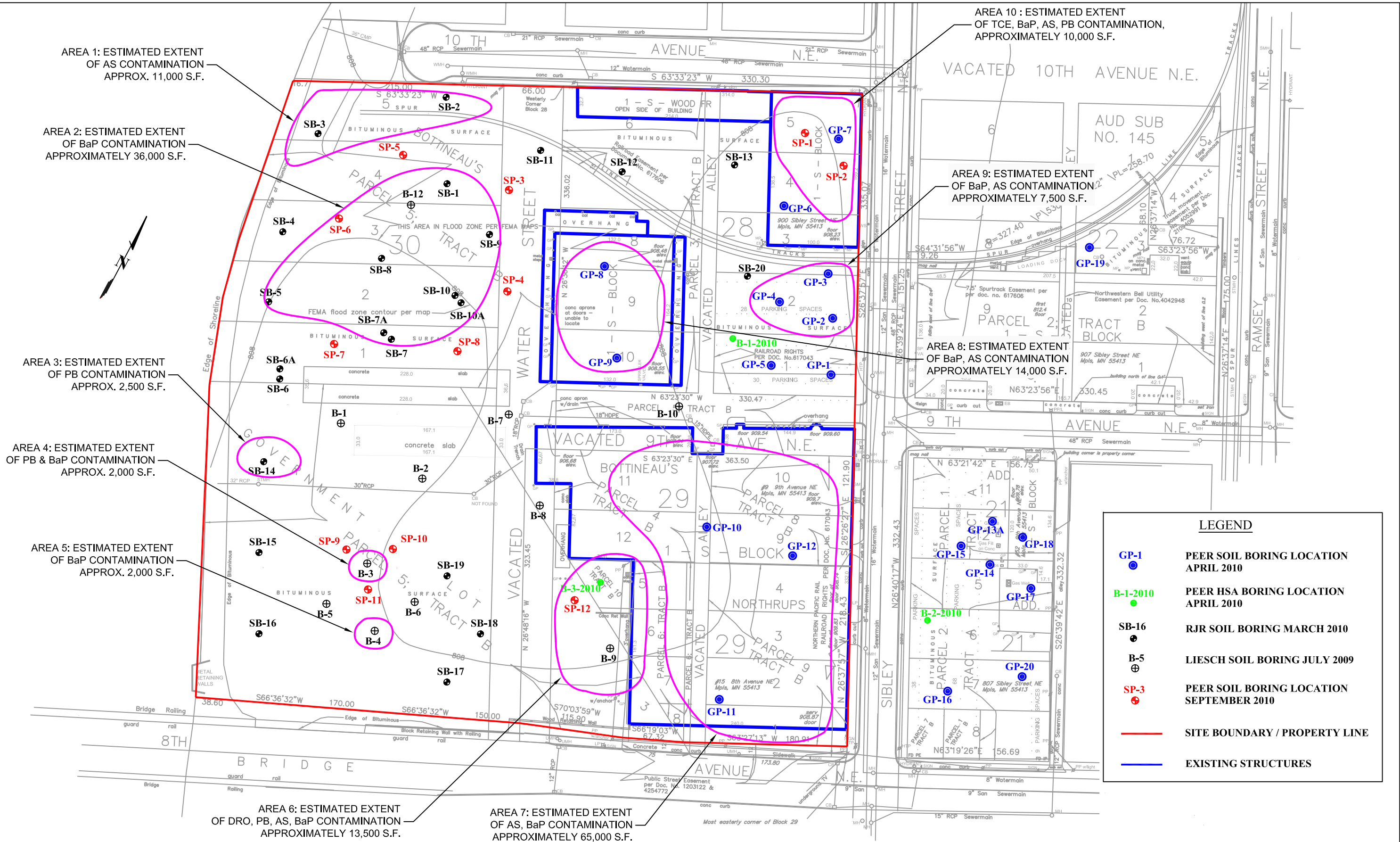
PEER ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "R. Rykken". The signature is stylized with a large initial "R" and a long horizontal stroke at the end.

Robert J. Rykken, P.E., P.G.
Senior Engineer

Attachments

c. Mr. Don Siggelkow, MPRB



AREA 1: ESTIMATED EXTENT OF AS CONTAMINATION APPROX. 11,000 S.F.

AREA 2: ESTIMATED EXTENT OF BaP CONTAMINATION APPROXIMATELY 36,000 S.F.

AREA 3: ESTIMATED EXTENT OF PB CONTAMINATION APPROX. 2,500 S.F.

AREA 4: ESTIMATED EXTENT OF PB & BaP CONTAMINATION APPROX. 2,000 S.F.

AREA 5: ESTIMATED EXTENT OF BaP CONTAMINATION APPROX. 2,000 S.F.

AREA 6: ESTIMATED EXTENT OF DRO, PB, AS, BaP CONTAMINATION APPROXIMATELY 13,500 S.F.

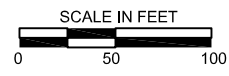
AREA 7: ESTIMATED EXTENT OF AS, BaP CONTAMINATION APPROXIMATELY 65,000 S.F.

AREA 10: ESTIMATED EXTENT OF TCE, BaP, AS, PB CONTAMINATION, APPROXIMATELY 10,000 S.F.

AREA 9: ESTIMATED EXTENT OF BaP, AS CONTAMINATION APPROXIMATELY 7,500 S.F.

AREA 8: ESTIMATED EXTENT OF BaP, AS CONTAMINATION APPROXIMATELY 14,000 S.F.

LEGEND	
	GP-1 PEER SOIL BORING LOCATION APRIL 2010
	B-1-2010 PEER HSA BORING LOCATION APRIL 2010
	SB-16 RJR SOIL BORING MARCH 2010
	B-5 LIESCH SOIL BORING JULY 2009
	SP-3 PEER SOIL BORING LOCATION SEPTEMBER 2010
	SITE BOUNDARY / PROPERTY LINE
	EXISTING STRUCTURES



PROJECT #: 20074

SITE DIAGRAM
FORMER SCHERER BROS. LUMBER
MINNEAPOLIS, MINNESOTA

June 2011
FIGURE
1

**ATTACHMENT A
TIMELINE FOR RESPONSE ACTIONS
FORMER SCHERER BROS. PARK DEVELOPMENT
MINNEAPOLIS, MINNESOTA**

Task	June			July				August					September				October					November			
	13	20	27	4	11	18	25	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28
Revise Response Action Plan (RAP)	█	█																							
MPCA Approval of Revised RAP			█	█																					
Prepare EPA Grant Documentation		█	█	█	█	█																			
Obtain EPA Grant Authorization							█																		
Hazardous Materials Survey	█	█	█																						
Prepare Hazardous Materials Abatement Specifications			█	█																					
Obtain Hazardous Materials Abatement Bids					█	█	█																		
Award Abatement Contract								█																	
Hazardous Materials Abatement									█	█															
Prepare Building Demolition Specifications					█	█																			
Obtain Building Demolition Bids							█	█	█																
Award Demolition Contract										█															
Building Demolition											█	█													
Additional Soil Investigation											█	█	█												
Prepare Soil Excavation & Disposal Specifications												█	█	█											
Obtain Soil Excavation & Disposal Bids														█	█	█									
Award Soil Excavation & Disposal Contract																	█								
RAP Implementation - Soil Excavation & Disposal																		█	█	█	█	█	█	█	█
Prepare RAP Implementation Report																						█	█	█	█