PROJECT EXPERIENCE – Phase II Environmental Investigation

HMONG COLLEGE PREP ACADEMY
St. Paul, Minnesota

Client:	Hmong College Prep Academy
Client Address:	1515 Brewster Street St. Paul, Minnesota 55108
Client Contact:	Pao Yang
Client Telephone:	612-290-2793
Date Started:	11/29/2016
Date Completed	12/19/2016
PSI Project Manager:	Jacob Frahm, GIT (MN)
Manager Experience:	5 years
Other PSI Project Personnel:	Mike Tjaden, (30 years exp.) Senior Scientist John Lynch, (22 years exp.) Senior Project Scientist
Services Provided:	Phase II Environmental Investigation (EI) Service (Workplan, Site Safety and Contingency Plan, Sampling, and Report Preparation)

Following the completion of a Phase I EI for this site that identified environmental concerns associated with the property, PSI provided a Phase II EI which included a workplan, site safety/contingency plan, soil, soil vapor, and groundwater sampling, report preparation and recommendations for applicable remedial action and State of Minnesota assurances.

The project included the expansion of the existing school and the redevelopment of an old vehicle repair facility and parking lot into a sports field and parking lot. The site to be developed was historically commercial properties that included three gasoline filling stations, a bus repair and filling station, a historic junkyard, two truck repair facilities, and a plastic manufacturer. A total of approximately 26 soil borings were collected in order to characterize the site, as well as remediation design for bulk soil excavation of contaminated soil (Diesel Range Organics (DRO), high pH, and Polycyclic Aromatic Hydrocarbons (PAHs)) and grant application assistance for the School. This site was particularly challenging due to the amount of sampling required to properly delineate the contamination throughout the site. In this case, we saved our client money by precisely delineating the contamination horizontally and vertically so that during excavation activities we knew which areas and the depth of contamination to remediate. During the Phase II EI, PSI discovered asbestos-containing material on a roof which led to PSI creating an abatement plan and air monitoring plan. PSI provided the asbestos air monitoring and abatement oversight for this project and secured a subcontractor for the abatement of the asbestos-containing materials.

This project included a final report that detailed the contamination present on-site and recommendations for how best to proceed to properly remediate the contamination for site redevelopment.

PROJECT EXPERIENCE – Phase II Environmental Investigation

PROPOSED AMERICAN BOULEVARD STORAGE
Bloomington, Minnesota

Client:	Cascade Storage Partners, LLC.
Client Address:	700 East Morehead Street, Suite 100B Charlotte, North Carolina 28202
Client Contact:	Josh Davis
Client Telephone:	720-800-2142
Client Fax:	
Date Started:	12/04/2017
Date Completed	12/27/2017
PSI Project Manager:	Jacob Frahm, GIT (MN)
Manager Experience:	5 years
Other PSI Project Personnel:	Mike Tjaden, (30 years exp.) Senior Scientist John Lynch, (22 years exp.) Senior Project Scientist
Services Provided:	Phase II Environmental Investigation (EI) Service (Workplan, Site Safety and Contingency Plan, Sampling, and Report Preparation)

The project included the development of a commercial building into a personal storage facility. The property is located in a primarily commercial corridor in Bloomington, MN. The surrounding properties had multiple issues including old historical vehicle repair shops and sites with Leaking Underground Storage Tanks (LUSTs). A total of approximately five soil borings were collected in order to characterize subsurface conditions of the site, as well as remediation design for bulk soil excavation of contaminated soil (Diesel Range Organics (DRO) and application to the Voluntary Investigation and Cleanup program. Our client was working on a tight budget in order to develop this site. PSI was able to implement cost control measures without sacrificing quality in order to properly delineate the contamination and comply with the Minnesota Pollution Control Agency's requirements.

PSI provided a Phase II EI which included a workplan, site safety/contingency plan, and report preparation and recommendations for applicable remedial action. PSI's typical Phase II EI sampling includes the sampling of soil, groundwater, and soil vapor. For soil and groundwater samples, we test for Gasoline Range Organics, DRO, Volatile Organic Compounds (VOCs), Polycyclic Aromatic Hydrocarbons, and RCRA Metals. For soil vapor samples, we test for VOCs. However, PSI can provide laboratory testing for any analytes that may be of concern in soil, groundwater, and soil vapor samples.

This project included a final report that detailed the contamination present on-site and how to best proceed to properly remediate the contamination.

PROJECT EXPERIENCE – Phase II Environmental Investigation

POCKET PROPERTIES, LLC
Minneapolis, Minnesota

Client:	Pocket Properties, LLC
Client Address:	3820 West Lake Street, #42 Minneapolis, Minnesota 55416
Client Contact:	Jeremy Edwards
Client Telephone:	507-250-6271
Client Fax:	
Date Started:	09/02/2019
Date Completed	10/02/2019
PSI Project Manager:	Jacob Frahm, GIT (MN)
Manager Experience:	5 years
Other PSI Project Personnel:	Mike Tjaden, (30 years exp.) Senior Scientist John Lynch, (22 years exp.) Senior Project Scientist
Services Provided:	Phase II Environmental Investigation (EI) Service (Workplan, Site Safety and Contingency Plan, Sampling, and Report Preparation)

This project profile represents PSI's experience in the Phase II EI. Additional project details are below.

The project included the development of a vacant land parcel into commercial property. The site located in a historically industrial area of Minneapolis. The purpose of this Phase II EI was to evaluate previously documented soil and groundwater contamination on adjoining properties. A total of three soil borings were collected in order to characterize the site. The soil, groundwater, and soil vapor sampling on-site did not reveal contamination on the property. This site was located in a compact space within a large metropolitan city, PSI was able to properly space the borings and sampling parameters in order to address any and all concerns of our client and the Minnesota Pollution Control Agency. The investigation did not reveal contamination and PSI was able to obtain a No Association Determination on behalf of our client.

This project included a final report that detailed the contamination present on-site and how to best proceed to properly remediate the contamination.