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April 28, 2026

RE: City of Duluth
Engineering Services for 4th Street
Reconstruction – Phase 2
Environmental Drilling Investigation
Proposal
City of Duluth Project Number 2096
SEH No.: DULUT 188417

Mr. Alex Popp, PE
Project Engineer
City of Duluth Engineering
411 West First Street
Duluth, MN 55802

Dear Mr. Popp:

Short Elliott Hendrickson Inc. (SEH®) is pleased to submit our proposal for Phase 2 Environmental Drilling Investigation and Construction Response Action Plan/Construction Contingency Planning (RAP/CCP) for the 4th Street Reconstruction Project located in Duluth, Minnesota.

The Phase 2 Environmental Drilling Investigation will investigate the identified environmental conditions during the Phase I ESA and the RAP will provide a description of the methods that will be used to manage contaminated materials during project construction. Additionally, a CCP will be included in the RAP for addressing unexpected environmental conditions encountered during construction.

Project Background

The City is planning a total street and utility reconstruction along the project alignment. The current alignment is a two-way low speed urban minor arterial that runs through the Central Hillside neighborhood. The roadway was constructed in 1976, and it was last resurfaced in 2016. Proposed construction activities include concrete pavement removal, bituminous paving, sidewalk replacement, sidewalk extensions, turf establishment, and striping. Traffic signal upgrades, water main replacement, storm sewer replacement, street lighting, and fiber optic installation are also incorporated into the scope of work for this project

In 2026, SEH completed a Modified Phase I Environmental Site Assessment to identify, to the extent feasible pursuant to the processes described in ASTM International E 1527-21 and in a manner consistent with good commercial or customary practice, Recognized Environmental Conditions (RECs), Historical RECs, and Controlled RECs in connection with the project corridor. The study was to identify potential soil, groundwater, soil vapor, or debris impacted sites within the project corridor.

The Phase I ESA identified thirteen high, twenty-nine medium, and twenty-two low ranked sites on the project corridor following the MnDOT Office of Environmental Stewardship (OES) guidelines for completion of the Phase I ESA using a modified version of the ASTM methodology E 1527-21.

Engineers | Architects | Planners | Scientists

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SEH identified the following environmental concerns for the 4th Street Reconstruction Project:

- Chlorinated solvent plume identified within the 4th Street right-of-way, west of North 1st Avenue (SEH Sites 10 and 12).
- Petroleum impacted groundwater plume identified within the 4th Street right-of-way, east of North 6th Avenue (SEH Sites 57, 58, and 59).
- Undocumented tanks located within the 4th Street right-of-way (SEH Sites 04, 08, 26, and 51).
- Petroleum Spill with minimal details reported for the Essentia Health Parking Ramp Site (SEH Site 33).
- Pedestrian streetcar was located along the entire length of the project along 4th Street

Work Plan

SEH proposes seven (7) sampling locations targeting likely areas of environmental concern identified above. A work plan will be developed and include a boring rational detailing anticipated construction depth, project design, anticipated environmental concern, and sampling analytical parameters.

Phase II Environmental Drilling Investigation and RAP/CCP

SEH will complete, on behalf of the City, a Phase II Environmental Drilling Investigation, liability protections, and RAP/CCP.

Sampling for the Phase II Environmental Drilling Investigation will follow the work plan which describes the proposed drilling investigation locations, sampling depths, and analytical parameters be completed via truck mounted Geoprobe. Samples will be analyzed by a certified laboratory to assess chemical concentrations. SEH will compile all field data, lab data, and interpretations into a report to satisfy the standard due diligence requirements for the project.

The information obtained from the Phase II Environmental Drilling Investigation will be used by SEH to help inform project design plans/specifications, to potentially obtain liability protections, and RAP/CCP development and MPCA approvals. Contractor will work with the State to complete the property liability approvals, write special provisions (if requested) and a Response Action Plan/Construction Contingency Plan for the entire project.

Subconsultants

- Range Environmental will provide drilling support via Geoprobe sampling.
- Eurofins Environmental Testing America (Eurofins) will be responsible for laboratory sample analysis. Estimated cost from the lab includes up to 15 soil or groundwater analyses for DRO, VOC, PAH, GRO, RCRA Metals.

Schedule

We are prepared to begin drilling investigation as soon as possible, spring of 2026, upon receipt of a signed contract. We anticipate this phase of work will take one or two days (with a utility locate completed the week prior to start of drilling). Phase II Analytical data follows a standard ten (10) business day turnaround time. We anticipate completion of the Phase II Investigation Report and Response Action Plan in summer 2026.

Fee Estimate

We have estimated a total fee of \$35,877.75 to complete the above work. We are early in the design process and will work within our current Engineering Services Agreement budget for 4th Street Reconstruction (Duluth Project 2096) contract. As part of our bi-weekly update meetings, we will continually review our scope and budget to determine if a contract amendment is needed as design nears completion.

Payment:

A breakdown of anticipated fees is provided below:

Task 1 - Phase II Environmental Drilling Investigation	\$23,102.75
Task 2 - No Association Determination/Duty Office Notification	\$2,545.00
Task 3 - Response Action Plan/Special Provisions	\$10,230.00
Total	\$35,877.75

We look forward to continuing our work with you on the 4th Street Reconstruction project and to discuss this proposal with you further. If you have any questions, please contact me at **218.260.9551** or via email at **mbolf@sehinc.com**.

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.



Matt Bolf, PE
Principal | Project Manager
(Lic. MN, WI)

mb/mh