

Auto Salvage Yard Lends Itself to a Variety of Pinnacle Services

Pinnacle Engineering recently completed the successful investigation and cleanup of an auto parts salvage yard located in Monticello, MN. In preparation for the proposed sale of the property and development of residential housing units, operations at the salvage yard, which had been in use since 1947, ceased on June 11, 2002. Pinnacle conducted a [Site Investigation](#), developed a [Response Action Plan \(RAP\)](#) and [Bid Specifications](#), and acted as general contractor for the remediation of lead and diesel

range organic (DRO)-impacted soil on the property.

The property covers approximately 7.3 acres, of which approximately 6.7 acres was used for the auto salvage yard site. In May 2002, a Phase I Environmental Site Assessment, which identified a number of environmental concerns related to the former usage as a salvage yard, was completed on the property. Buildings at the Site were demolished in the summer of 2002, and prior to clean-up activities



orchestrated by Pinnacle, the Site consisted of demolition debris, three concrete building slabs/foundations, asphalt paving, sand/gravel surfaces, two clean dirt piles, and vegetated areas.

Pinnacle's initial work scope required completion of a site investigation and preparation of the RAP, which was submitted to the MPCA VIC program in March 2003. Pinnacle submitted a cleanup grant application to the Department of Employment and Economic Development's Contamination Cleanup program on May 1, 2003, and the auto salvage company, sponsored by the City of Monticello, was awarded a cleanup grant in June 2003. A thorough cleanup, involving the excavation and removal of approximately 5,000 cubic yards of impacted soil from the site, was planned. Since the Site was planned for redevelopment as a residential area, cleanup criteria for the soil was set at 50 ppm DRO and 100 ppm lead.

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CEO'S CORNER

Peak Industrial Services Teams with Pinnacle—bringing versatility to line up

by Jim Holland P.E./CEO

With the addition of Peak Industrial Services, Pinnacle brings **versatility** to our line up of services. Peak Industrial Services, a company specializing in construction management, corrosion control and plant maintenance for the *commercial, industrial, and municipal* markets has teamed with Pinnacle, allowing us to broaden our service offerings and enhance our full-service solutions.

Peak's line of services include:

- Industrial Coatings—surface repair, sandblasting and painting
- Metal Building Restoration
- Industrial Decontamination and Cleaning
- Mold Remediation
- Concrete Coatings and Restoration
- Tank Linings and Cleanings.

Together, Pinnacle and Peak offer, what we term **"single source responsibility"**—providing the control and on-site management necessary to



complete projects on time and on budget. With our combined efforts, our team of engineers and technicians access your entire operation and determine those areas of your operation that need attention, whether it is your equipment that needs rust and corrosion prevention, or a processing review is necessary to keep your facility in compliance.

For additional information on Peak's service offerings contact Michael Bennett—Director of Operations, at 763-360-8384 or myself.

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Petrofund Rule Changes—October 6, 2003

The Petrofund administered by Minnesota's Department of Commerce provides partial reimbursement for UST cleanup at sites with petroleum-related contamination. Both commercial and residential tank sites are eligible. Petrofund reimbursements are funded by a two-cent per gallon fee paid by bulk petroleum distributors. The 2003 Legislative session brought several changes to the Petrofund Program.

What are the PROGRAM changes?

- Abandoned Tank Program—includes tanks abandoned before mid 1988 or unknown. The Petrofund will contract directly with a certified UST contractor for tank removal. The property owner must agree to complete any assessment and clean up needed, in conjunction with the tank removal, according to program requirements.
- Tank in transport releases—now reimbursable with \$10,000 deductible and \$100,000 maximum reimbursement.
- Stage 1 vapor recovery—allows up to \$3,000 per station or trailer.
- Natural disaster assistance—now available, structures are eligible for up to 50% of their cost—determination of loss is established by a Government official.
- Multiparty check request—uses a NEW FORM.
- Sunset Date—changed to June 30, 2007.

What RULES have changed?

- **Most maximum costs have been INCREASED.**
- **STANDARDIZED "Request for Proposal" forms have been created** to better assist applicants in getting comparison quotes.
- **ACTIVE REMEDIATION COST PROPOSALS must be reviewed by PETROFUND staff before work is performed** to assure reasonable costs associated with the work scope.
- **DEFINITIONS have been REWRITTEN** to achieve better consistency with the MPCA LUST Fact Sheets.
- **NEW, MORE SPECIFIC TASKS have been ADDED.**
- **DRILLING, LABORATORY SERVICES, and SOIL DISPOSAL have specific MAXIMUM COSTS.**
- **CERTAIN COSTS ARE NOW SPECIFICALLY LISTED AS INELIGIBLE FOR REIMBURSEMENT.**
 - Consultant markup charges of subcontractor invoices are no longer eligible for reimbursement. This does not include the "markup" (profit or overhead) that is included in a company's standard hourly rates.
 - Work judged by the MPCA to be incompletely performed.
 - Costs for a phase I or phase II environmental assessment.
 - Costs for property acquisition.
 - Access Fees (except to preserve public safety).
 - Avoidable noncompliance with agency deadlines.
 - An individual's own time performing corrective action.
- **RULES INCLUDE MECHANISMS FOR COST INCREASES.**

The rules make allowances for a 5% increase in consultant hourly rate charges per year after at least one year has passed since the original proposal was accepted to account for inflation. Please note, however, that the maximum hourly rates still apply, as do the maximum cost and the amount proposed by the consultant for each task.

For additional information regarding the Petrofund program or reimbursement procedures, contact **John Landwehr** or **Mike Hultgren** at **763-315-4501**.

(Projects in Progress continued from page 4)

company's needs and available personnel, and budgeted accordingly. Pinnacle then assists or completes the compliance services according to schedule.

COMMERCIAL PRINTING FACILITY - Pinnacle is completing regulatory compliance assessments involving Phase I Site Assessments and Property Transfer services for a number of corporate entities.

TELECOMMUNICATIONS - Pinnacle is in the process of conducting a Pre-Construction Survey and Evaluation involving a number of metro sites. Various services provided are Phase I and II Site Assessments, NEPA Evaluations, Geotechnical Exploration, MPCA VIC Program Coordination, and Construction Soil and Groundwater Management.

Pinnacle Engineering would like to take this opportunity to thank our clients for their

You have given us the opportunity to build some real special relationships amongst those we have served.

By putting your trust in us, you have offered us the ability to build on our team approach—working together toward cost effective, innovative solutions.

Jim Holland P.E., President/CEO & the Management and Staff of Pinnacle Engineering, Inc.

UPCOMING EVENT

81st Annual Minnesota Petroleum Marketers Assoc. Convention and Trade show—April 13-15, 2004, Radisson South, Bloomington, MN. Join us at the show, visit our hospitality suite.

New Branch Manager to Direct La Crosse Operations

Karl Zenk has joined Pinnacle as Branch Manager for our La Crosse office. Previously with Braun Intertec in La Crosse, Karl has come to Pinnacle with over 16 years experience in Industrial and Environmental consulting. Karl will be responsible for growing Pinnacle's presence in Western Wisconsin and Northern Iowa. Karl can be contacted in our La Crosse office at **608-784-9001**, (cell: 608-769-9400) or by email at **Kzenk@pineng.com**.

Environmental and Industrial Consultants—What are they good for?

by Jim Holland P.E./CEO

Two big questions that many business owners struggle with; **What is it that they do, and are they really necessary?**

Consultants provide pertinent information—information that may not be readily accessible by your own personnel when you need it, may not be interpreted properly because of its newness, lost in the excitement and hectic preparation of making last minute product sales, or just possibly overlooked.

Whatever the case, it doesn't mean...

...having to miss your son or daughter's baseball or hockey game because you needed to work late to finish a compliance report that was long overdue.

...missing out on a reimbursement because it wasn't clear by your staff as to its applicability to your firm, or you didn't find out about it until it was too late.

...losing precious time and energies that could have been spent better elsewhere, such as in the areas of product research and enhancement, increased production, or client development.

With this in mind, how can you use an Environmental and Industrial Consultant, such as Pinnacle, to your benefit?

Keep in mind, our intent is to keep our clients consistently updated on information regarding regulatory changes and updates, and how they may affect various aspects of your business.

- A) Because of our familiarity with the number of various forms and our constant communication with regulatory officials in deciphering these rules and forms, we offer an assurance that your firm will be able to meet and/or exceed it's compliance requirements when proper measures are undertaken to comply.
- B) Pinnacle's engineers can help you solve a number of compliance issues and assist in answering certain questions many business owners ponder:

- **How will compliance regulations affect our expansion plans?**
- **After budget restrictions and operational cutbacks, are we still in compliance?**
- **With our personnel changes, do we still have the internal expertise to handle compliance issues?**
- **Can we increase management's effectiveness by outsourcing our compliance work?**

And...many times we can do this in less time and with fewer expenses than if those very compliance issues were put on the back burner, or left unattended.

Just remember...the earlier in the game you get started, the easier it is to come out ahead.

Let me know if Pinnacle can be of assistance—we look forward to our continued client relationships, and the opportunity to build new ones!

Do you wish to receive the "Perspective" electronically? If so, send us your email address at pinnacle@pineng.com and we will put you on our distribution list—that's that easy!



(Salvage yard article continued from page 1)

Prior to beginning excavation activities at the Site, Pinnacle coordinated the preparation of a Storm Water Pollution Prevention Plan (SWPPP) as required by the National Pollutant Discharge Elimination System (NPDES) Construction Activities permit. The first step of the clean-up activities required the construction of a storm water containment berm and the removal of the building debris. Excavation of impacted soil started concurrently with the removal of concrete building slabs and asphalt once the SWPPP was implemented. Pinnacle's pre-excavation activities also included 1) additional soil sampling to evaluate vertical extent of impacts, 2) characterization of contaminated soils for non-hazardous waste disposal, 3) concrete testing of stained slabs to characterize for non-hazardous waste disposal, 4) a pre-demolition asbestos survey of the building debris on-site, and 5) obtaining the NPDES permit for the soil excavation.

Through Pinnacle's investigation and cleanup efforts, approximately 4.3 acres of contaminated soil impacted by DRO and lead was removed from the Site. Final post-excavation sampling of the grid system and deeper excavations showed contaminant concentrations were below the established cleanup criteria for the Site. Therefore, the goals of the RAP were successfully accomplished by the nearly complete removal of contaminated soils, resulting in a significant decrease in the potential for human health impacts at the Site. The property can now be put back into productive use, generating a solid tax base for the City of Monticello, and providing affordable housing for the Monticello community.

The Pinnacle Project Team included:

Eric Hansen, P.E./V.P.—Senior Project Manager
Bill Keis—Project Mgr., Geologic Investigations
Eric Simonson/Roy Hill—Field Services
Jim Holland, P.E.—Principal-In-Charge

Employee Highlights

Mike Hultgren—Over the last year, Pinnacle's Manager of Environmental Engineering has been actively involved in an educational mentoring program through the AIPG (American Institute of Professional Geologists). The volunteer program has been created to educate young people on Minnesota geology and careers in the field. In January, Mike participated in a "Science Extravaganza" event at Countryside Elementary School in Edina, MN with a presentation on volcanoes. *We commend Mike on his efforts!*

Regulatory Calendar

March 1, 2004—EPA Pesticide Report (MN/WI) for pesticide producers, **MN Pesticide Report** for sales in MN, **EPA Biennial Hazardous Waste Report (MN/WI)**, and **Tier II Chemical Inventory Report, WDNR Air Emissions Info. And hazardous Waste Info. Submittal (WI)**

March 31, 2004—Storm Water Pollution Prevention Plan Annual Report (MN)

April 1, 2004—Air Emissions Inventory Report (MN)

April 15, 2004—Hazardous Waste Generator Tax (MN)

April 24, 2004—Hennepin County Grant Program deadline (MN)

April 30, 2004—OSHA 300 Log removed from posting

May 1, 2004—Metropolitan Council Brownfield Grant application deadline (MN) and MN Trade & Economic Development Grant application deadline

June 30, 2004—MCES Industrial Wastewater Sampling (MN) and USDOT Hazardous Materials Federal Registration (MN/WI) State registration follows Federal approval

July 1, 2004—Pollution Prevention Progress Report (MN) and TRI Reporting (MN/WI) (Form R/A)

July 30, 2004—Air Emissions Deviation Report (MN)

July 31, 2004—MCES Indus. Wastewater Report (MN)

June 30, 2007—Minnesota Petrofund **Sunset**—the final date to perform reimbursable investigation or cleanup of petroleum storage tanks in the state of Minnesota, see Petrofund article on pg. 2.



Pinnacle's—Projects In Progress Update

DEVELOPER - Pinnacle is assisting a developer with various environmental services at a number of sites across the metro--these compliance services involve Construction Materials Testing, Geotechnical Exploration, EAW Preparation, Phase I and Phase II Property Transfer Assessments, and Closure of Underground Storage Tanks.

FOUNDRY - Pinnacle is completing numerous compliance services for this company including: Air Dispersion Modeling, an Emissions Database Update, a Ductile Modification Review, TRI Reporting and Pollution Prevention Progress Reporting.

PUBLIC UTILITY and ETHANOL FACILITY - Pinnacle is conducting investigations of leaking petroleum storage tanks at several facilities. The work involves sampling soil and groundwater, assessing risks to potential receptors and preparing documents for submittal to the MPCA.

CHEMICAL MANUFACTURING Pinnacle has been retained to complete a fire code review and ventilation system design for a new chemical process.



Geotechnical exploration, construction testing and special inspections are part of Pinnacle's Construction Management Services.

INDUSTRIAL MANUFACTURING Pinnacle is structuring a Custom Compliance Services Package for this company in which key compliance services are selected. The tasks are then analyzed and customized, according to the company's needs and available personnel, and budgeted accordingly. Pinnacle then assists or completes the compliance services according to schedule.

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A publication of Pinnacle Engineering