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Terracon.com

March 18, 2026

City of Columbia Heights
637 38th Avenue Northeast
Columbia Heights, Minnesota 55421

Attn: Kevin Hansen

RE: Proposal for Geotechnical Engineering and Soil Sampling Services
City of Columbia Heights - New Public Works Facility
37th Avenue Northeast and Madison Street Northeast
Columbia Heights, Minnesota
Terracon Proposal No. PMP265051

Dear Mr. Hansen:

We appreciate the opportunity to submit this proposal to the City of Columbia Heights to provide Geotechnical Engineering and Soil Sediment Sampling services for the above-referenced project. The following are exhibits to the attached Agreement for Services.

Exhibit A	Project Understanding
Exhibit B	Geotechnical Scope of Services
Exhibit C	Environmental Soil Sampling Scope of Services
Exhibit D	Compensation and Project Schedule
Exhibit E	Site Location

Our estimated fee to perform the Scope of Services described in this proposal is **\$47,850**. See **Exhibit D** for more details of our fees and consideration of additional services.

Your authorization for Terracon to proceed in accordance with this proposal can be issued by signing and returning a copy of the attached Agreement of Services.

Sincerely,
Terracon

Debra A. Schroeder, PE
Senior Engineer

Kyle M. Shubert, PE
Senior Engineer

AGREEMENT FOR SERVICES

This **AGREEMENT** is between City of Columbia Heights MN ("Client") and Terracon Consultants, Inc. ("Consultant") for Services to be provided by Consultant for Client on the City of Columbia Heights - New Public Works Facility project ("Project"), as described in Consultant's Proposal dated 03/18/2026 ("Proposal"), including but not limited to the Project Information section, unless the Project is otherwise described in Exhibit A to this Agreement (which section or Exhibit is incorporated into this Agreement).

- 1. Scope of Services.** The scope of Consultant's services is described in the Proposal, including but not limited to the Scope of Services section ("Services"), unless Services are otherwise described in Exhibit B to this Agreement (which section or exhibit is incorporated into this Agreement). Portions of the Services may be subcontracted. Consultant's Services do not include the investigation or detection of, nor do recommendations in Consultant's reports address the presence or prevention of biological pollutants (e.g., mold, fungi, bacteria, viruses, or their byproducts) or occupant safety issues, such as vulnerability to natural disasters, terrorism, or violence. If Services include purchase of software, Client will execute a separate software license agreement. Consultant's findings, opinions, and recommendations are based solely upon data and information obtained by and furnished to Consultant at the time of the Services.
- 2. Acceptance/ Termination.** Client agrees that execution of this Agreement is a material element of the consideration Consultant requires to execute the Services, and if Services are initiated by Consultant prior to execution of this Agreement as an accommodation for Client at Client's request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and conditions of this Agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and any additional or conflicting terms it contains are stricken. This Agreement shall not be assigned by either party without prior written consent of the other party. Either party may terminate this Agreement or the Services upon written notice to the other. In such case, Consultant shall be paid costs incurred and fees earned to the date of termination plus reasonable costs of closing the Project.
- 3. Change Orders.** Client may request changes to the scope of Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not follow these procedures, but instead directs, authorizes, or permits Consultant to perform changed or additional work, the Services are changed accordingly and Consultant will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Consultant at the time of proposal, Consultant is entitled to a change order equitably adjusting its Services and fee.
- 4. Compensation and Terms of Payment.** Client shall pay compensation for the Services performed at the fees stated in the Proposal, including but not limited to the Compensation section, unless fees are otherwise stated in Exhibit C to this Agreement (which section or Exhibit is incorporated into this Agreement). If not stated in either, fees will be according to Consultant's current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Fees do not include sales tax. Client will pay applicable sales tax as required by law. Consultant may invoice Client at least monthly and payment is due upon receipt of invoice. Client shall notify Consultant in writing, at the address below, within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Client shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Client agrees to pay all collection-related costs that Consultant incurs, including attorney fees. Consultant may suspend Services for lack of timely payment. It is the responsibility of Client to determine whether federal, state, or local prevailing wage requirements apply and to notify Consultant if prevailing wages apply. If it is later determined that prevailing wages apply, and Consultant was not previously notified by Client, Client agrees to pay the prevailing wage from that point forward, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. Client also agrees to defend, indemnify, and hold harmless Consultant from any alleged violations made by any governmental agency regulating prevailing wage activity for failing to pay prevailing wages, including the payment of any fines or penalties.
- 5. Third Party Reliance.** This Agreement and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties other than those who have executed Consultant's reliance agreement, subject to the prior approval of Consultant and Client.
- 6. LIMITATION OF LIABILITY. CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE ASSOCIATED RISKS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF CONSULTANT (AND ITS RELATED CORPORATIONS AND EMPLOYEES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO \$50,000, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF CONSULTANT'S SERVICES OR THIS AGREEMENT. PRIOR TO ACCEPTANCE OF THIS AGREEMENT AND UPON WRITTEN REQUEST FROM CLIENT, CONSULTANT MAY NEGOTIATE A HIGHER LIMITATION FOR ADDITIONAL CONSIDERATION IN THE FORM OF A SURCHARGE TO BE ADDED TO THE AMOUNT STATED IN THE COMPENSATION SECTION OF THE PROPOSAL. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE(S), OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. THIS LIMITATION SHALL NOT APPLY TO THE EXTENT THE DAMAGE IS PAID UNDER CONSULTANT'S COMMERCIAL GENERAL LIABILITY POLICY.**
- 7. Indemnity/Statute of Limitations.** Consultant and Client shall indemnify and hold harmless the other and their respective employees from and against legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by their negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of Consultant and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles. Neither party shall have a duty to defend the other party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of Consultant's Services or this Agreement regardless of cause(s) or the theory of liability, including negligence, indemnity or other recovery shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of Consultant's substantial completion of Services on the project.
- 8. Warranty.** Consultant will perform the Services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. **EXCEPT FOR THE STANDARD OF CARE PREVIOUSLY STATED, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES AND CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**
- 9. Insurance.** Consultant represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Consultant's employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$2,000,000 occ / \$4,000,000 agg); (iii) automobile liability insurance (\$2,000,000 B.I. and P.D. combined single limit); (iv) umbrella liability (\$5,000,000 occ / agg); and (v) professional liability insurance (\$1,000,000 claim / agg). Certificates of insurance will be provided upon request. Client and Consultant shall waive subrogation against the other party on all general liability and property coverage.

- 10. CONSEQUENTIAL DAMAGES.** NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.
- 11. Dispute Resolution.** Client shall not be entitled to assert a Claim against Consultant based on any theory of professional negligence unless and until Client has obtained the written opinion from a registered, independent, and reputable engineer, architect, or geologist that Consultant has violated the standard of care applicable to Consultant's performance of the Services. Client shall provide this opinion to Consultant and the parties shall endeavor to resolve the dispute within 30 days, after which Client may pursue its remedies at law. This Agreement shall be governed by and construed according to Minnesota law.
- 12. Subsurface Explorations.** Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. Client understands Consultant's layout of boring and test locations is approximate and that Consultant may deviate a reasonable distance from those locations. Consultant will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.
- 13. Testing and Observations.** Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Consultant will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive, and are conducted to reduce - not eliminate - project risk. Client shall cause all tests and inspections of the site, materials, and Services performed by Consultant to be timely and properly scheduled in order for the Services to be performed in accordance with the plans, specifications, contract documents, and Consultant's recommendations. No claims for loss or damage or injury shall be brought against Consultant by Client or any third party unless all tests and inspections have been so performed and Consultant's recommendations have been followed. Unless otherwise stated in the Proposal, Client assumes sole responsibility for determining whether the quantity and the nature of Services ordered by Client is adequate and sufficient for Client's intended purpose. Client is responsible (even if delegated to contractor) for requesting services, and notifying and scheduling Consultant so Consultant can perform these Services. Consultant is not responsible for damages caused by Services not performed due to a failure to request or schedule Consultant's Services. Consultant shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Consultant's performance of testing and observation services shall not relieve Client's contractor in any way from its responsibility for defects discovered in its work, or create a warranty or guarantee. Consultant will not supervise or direct the work performed by Client's contractor or its subcontractors and is not responsible for their means and methods. The extension of unit prices with quantities to establish a total estimated cost does not guarantee a maximum cost to complete the Services. The quantities, when given, are estimates based on contract documents and schedules made available at the time of the Proposal. Since schedule, performance, production, and charges are directed and/or controlled by others, any quantity extensions must be considered as estimated and not a guarantee of maximum cost.
- 14. Sample Disposition, Affected Materials, and Indemnity.** Samples are consumed in testing or disposed of upon completion of the testing procedures (unless stated otherwise in the Services). Client shall furnish or cause to be furnished to Consultant all documents and information known or available to Client that relate to the identity, location, quantity, nature, or characteristic of any hazardous waste, toxic, radioactive, or contaminated materials ("Affected Materials") at or near the site, and shall immediately transmit new, updated, or revised information as it becomes available. Client agrees that Consultant is not responsible for the disposition of Affected Materials unless specifically provided in the Services, and that Client is responsible for directing such disposition. In no event shall Consultant be required to sign a hazardous waste manifest or take title to any Affected Materials. Client shall have the obligation to make all spill or release notifications to appropriate governmental agencies. The Client agrees that Consultant neither created nor contributed to the creation or existence of any Affected Materials conditions at the site and Consultant shall not be responsible for any claims, losses, or damages allegedly arising out of Consultant's performance of Services hereunder, or for any claims against Consultant as a generator, disposer, or arranger of Affected Materials under federal, state, or local law or ordinance.
- 15. Ownership of Documents.** Work product, such as reports, logs, data, notes, or calculations, prepared by Consultant shall remain Consultant's property. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices.
- 16. Utilities.** Unless otherwise stated in the Proposal, Client shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Consultant shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Consultant shall not be responsible for damage to subterranean structures or utilities that are not called to Consultant's attention, are not correctly marked, including by a utility locate service, or are incorrectly shown on the plans furnished to Consultant.
- 17. Site Access and Safety.** Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to unsafe site conditions. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes.

Consultant: Terracon Consultants, Inc.
 By:  Date: 3/18/2026
 Name/Title: Kyle M Shubert, PE / Office Manager I
 Address: 13400 15th Ave N
Plymouth, MN 55441-4532
 Phone: (763) 489-3100 Fax: _____
 Email: Kyle.Shubert@terracon.com

Client: City of Columbia Heights MN
 By: _____ Date: _____
 Name/Title: Kevin Hansen / Director of Public Works
 Address: 637 38th Ave NE
Columbia Heights, MN 55421
 Phone: (763) 706-3705 Fax: _____
 Email: kevin.hansen@ci.columbia-heights.mn.us



Exhibit A – Project Understanding

Our Scope of Services is based on our understanding of the project as described by the City of Columbia Heights and the expected subsurface conditions as described below. We have not visited the project site to confirm the information provided. Aspects of the project, undefined or assumed, are highlighted as shown below. We request the City of Columbia Heights and/or the design team verify all information prior to our initiation of field exploration activities.

Planned Construction

Item	Description
Information Provided	<p>An email request for proposal (RFP) was provided by Kevin Hansen with the City of Columbia Heights on March 02, 2026. The request included:</p> <ul style="list-style-type: none"> ■ RFP_MSC Soil Borings_Prelim soil inves_2026.pdf- ■ 675 37th Ave_GEO REPORT FINAL_2018_Haugo Geotechnical Services.pdf - Previous Geotechnical Report prepared by others. ■ Braun Intertec Soils Report.pdf - Previous Geotechnical Report prepared by others. ■ 2024.12.11 – updated PW site plan.pdf – Site layout. ■ MSC-Area Historical Aerial Imagery.pdf ■ MSC Prelim Design – Email describing loading
Project Description	<p>This project involves the construction of a new Public Works facility that will include vehicle storage, offices, a wash bay, workshops, and maintenance area. New parking areas, entrance roads, and a stormwater pond are also included.</p>
Proposed Structure	<p>A new approximately 85,000 square foot, single story, slab-on-grade, building.</p>
Building Construction	<p>We anticipate that the structure will be a pre-engineered metal building with steel framing. We understand that it will be supported on cast-in-place concrete footings and slab-on-grade floors.</p>
Maximum Loads	<p>Anticipated structural loads were provided by the City of Columbia Heights.</p> <ul style="list-style-type: none"> ■ Columns: 150 kips ■ Walls: 5 kips per linear foot (klf) ■ Slabs: 150 pounds per square foot (psf)



Item	Description
Grading/Slopes	We understand that cuts less than 1 foot and fills less than 3 feet will be required, excluding remedial grading requirements
Below-Grade Structures	None anticipated
Free-Standing Retaining Walls	None anticipated
Pavements	We understand that flexible (asphalt) pavement sections should be considered. We understand traffic loading will not exceed 50,000 ESALs in light-duty areas and traffic loading will not exceed 200,000 in heavy-duty areas over a pavement design life of 20 years.

Site Location and Anticipated Conditions

Item	Description
Parcel Information	The proposed project area is located east of the intersection of 37th Avenue Northeast and Madison Street Northeast in Columbia Heights, Minnesota. Latitude/Longitude (approximate): 45.0359° N, 93.2530° W. (See Exhibit D.)
Existing Improvements	Existing parking area, outside materials storage, and recycling center.
Current Ground Cover	The general area of the site is generally gravel parking area with occasional grass areas.
Existing Topography	Based on our review of MnTOPO lidar map, the site ranges in elevation from approximately 906 feet in the northwest corner of the site to approximately 917 feet in the southeast.
Site Access	We expect the site, and all geotechnical exploration locations, are accessible with our truck- or track-mounted drilling equipment and support vehicles.
Expected Subsurface Conditions	Our review of geologic maps, well logs, and the provided site information and geotechnical reports for the area indicates subsurface conditions consist of fill soils over, organic deposits, underlain by clay and sand soils overlying sandstone bedrock. Based on the well logs reviewed, depth to sandstone bedrock can be variable in the area at depths around 100 feet below the existing ground surface.

Exhibit B – Geotechnical Scope of Services

Our proposed Geotechnical Scope of Services consists of field exploration, laboratory testing, and engineering/project delivery. These services are described in the following sections.

Field Exploration

The City of Columbia Heights requested the completion of six borings to depths of 25 feet and four borings to depths of 50 feet.

Number of Borings	Planned Boring Depth ¹ (feet)	Planned Location
6	25	To Be Determined by Client
4	50	To Be Determined by Client

1. The borings would be terminated at shallower depths if refusal is encountered. We have not included coring of the bedrock in our Scope of Services.

Boring Layout and Elevations: We understand that the City of Columbia Heights will provide the boring locations. Using this information, we will use handheld GPS equipment to locate borings with an estimated horizontal accuracy of +/-20 feet. Field measurements from existing site features may be utilized. If available, approximate elevations will be obtained by interpolation from a site specific, surveyed topographic map. We can alternatively coordinate with your Project Surveyor to include locations and surface elevations in project information if so requested.

Subsurface Exploration Procedures: We will advance the soil borings with truck- or track-mounted drill rig using continuous, hollow-stem flight augers. Continuous sampling will be performed to a depth of approximately 10 feet at each boring, and then at 5-foot intervals thereafter. As an exception, the soil boring performed for the stormwater pond will be continuously sampled to its termination depth. Soil sampling is typically performed using thin-wall tube and/or split-barrel sampling procedures. The split-barrel samplers are driven in accordance with the standard penetration test (SPT). The samples will be placed in appropriate containers, taken to our soil laboratory for testing, and classified by a Geotechnical Engineer. In addition, we will observe and record groundwater levels during drilling and sampling.

Our exploration team will prepare field boring logs as part of standard drilling operations including sampling depths, penetration resistances, and other relevant sampling information. Field logs include visual classifications of materials observed during drilling and our interpretation of subsurface conditions between samples. Final boring logs,

prepared from field logs, represent the Geotechnical Engineer's interpretation and include modifications based on observations and laboratory tests.

Property Disturbance: Terracon will take reasonable efforts to reduce damage to the property. However, it should be understood that in the normal course of our work some disturbance could occur including rutting of the ground surface and damage to landscaping.

We will backfill the borings in accordance with Minnesota Department of Health requirements. All drilling fluids and soil cuttings generated during drilling will be contained and properly disposed of offsite in compliance with environmental regulations. Because backfill material often settles below the surface after a period, we recommend the borehole be periodically checked and backfilled, if necessary. We can provide this service for additional fees at your request.

Safety

We understand that prior to development in this general area, foundries operated in this area. Redevelopment of the old industrial area (to the west) has consistently encountered environmental issues related to foundry slag. Staff believes that fill used in this area was likely sourced from slag waste and may be contaminated.

Based on this information, Terracon understands that environmental concerns at this project site have the potential to create health or safety hazards associated with our exploration program; thus, our Scope considers standard OSHA Level D Personal Protection Equipment (PPE) appropriate. Identification of unusual or unnatural materials observed while drilling will be noted on our logs.

Exploration efforts require borings into the subsurface; therefore, Terracon will comply with local regulations to request a utility location service through Gopher State One Call. We will consult with the landowner/client regarding potential utilities or other unmarked underground hazards. Based upon the results of this consultation, we will consider the need for alternative subsurface exploration methods as the safety of our field crew is a priority.

Private utilities should be marked by the owner/client prior to commencement of field exploration. Terracon will not be responsible for damage to private utilities not disclosed to us.

Terracon proposes to conduct a private utility locate. Fees associated with this service are included in our Scope of Services.

The detection of underground utilities is dependent upon the composition and construction of the utility line; some utilities are comprised of non-electrically conductive

materials and may not be readily detected. The use of a private utility locate service would not relieve the owner of their responsibilities in identifying private underground utilities.

Site Access: Terracon must be granted access to the site by the property owner. Without information to the contrary, we consider acceptance of this proposal as authorization to access the property for conducting field exploration in accordance with the Scope of Services. Our proposed fees do not include time to negotiate and coordinate access with landowners or tenants. Terracon will conduct field services during normal business hours (Monday through Friday between 7:00 a.m. and 5:00 p.m.). If our exploration must take place over a weekend or at night, please contact us so we can adjust our schedule and fee.

Laboratory Testing

The project engineer will review field data and assign laboratory tests to understand the engineering properties of various soil and rock strata. Exact types and number of tests cannot be defined until completion of fieldwork, but we anticipate the following laboratory testing may be performed:

- Water content
- Atterberg limits
- Unit dry weight
- Unconfined compressive strength
- Sieve analysis (through a No. 200 sieve only)
- Organic content
- Asphalt content of existing bituminous pavement

Our laboratory testing program often includes examination of soil samples by an engineer. Based on the results of our field and laboratory programs, we will describe and classify soil samples in general accordance with the Unified Soil Classification System (USCS).

Engineering and Project Delivery

The results of our field and laboratory programs will be evaluated, and a geotechnical engineering report will be prepared under the supervision of a licensed professional engineer. The geotechnical engineering report will provide the following:

- Boring logs with field and laboratory data
- Stratification based on visual soil (and rock) classification
- Groundwater levels observed during and after the completion of drilling



- Site Location and Exploration Plans
- Subsurface exploration procedures
- Description of subsurface conditions
- Recommended foundation options and engineering design parameters
- Estimated settlement of foundations
- Recommendations for design and construction of interior floor slabs
- Seismic site classification
- Earthwork recommendations including site/subgrade preparation
- Recommended pavement options and design parameters
- Stormwater
 - Opinions of stormwater infiltration rates based upon soil type correlation with the Minnesota Stormwater Manual

In addition to an emailed report, your project will also be delivered using our Client Portal, **Compass**. Upon initiation, we provide you and your design team the necessary link and password to access the website (if not previously registered). Each project includes a calendar to track the schedule, an interactive site map, a listing of team members, access to the project documents as they are uploaded to the site, and a collaboration portal. We welcome the opportunity to have project kickoff conversations with the team to discuss key elements of the project and demonstrate features of the portal. The typical delivery process includes the following:

- Project Planning – Proposal information, schedule and anticipated exploration plan
- Site Characterization – Findings of the site exploration and laboratory results
- Geotechnical Engineering Report

When services are complete, we upload a printable version of our completed Geotechnical Engineering report, including the professional engineer's signature, which documents our services. Previous submittals, collaboration, and the report are maintained in our system. This allows future reference and integration into subsequent aspects of our services as the project goes through final design and construction.

Additional Services

In addition to the services noted above, the following are often associated with geotechnical engineering services. Geotechnical fees for services noted above do not include the following:

Review of Plans and Specifications: Our geotechnical report and associated verbal and written communications will be used by others in the design team to develop plans and specifications for construction. Review of project plans and specifications is a vital part of our geotechnical engineering services. This consists of the review of project plans



and specifications related to site preparation, foundation, and pavement construction. Our review will include a written statement conveying our opinions relating to the plans and specifications' consistency with our geotechnical engineering recommendations.

Observation and Testing of Pertinent Construction Materials: Development of our geotechnical engineering recommendations and report relies on an interpretation of soil conditions. Our assessment is based on widely spaced exploration locations and the assumption that construction methods will be performed in a manner sufficient to meet our expectations and consistent with recommendations made at the time the geotechnical engineering report is issued. We should be retained to conduct construction observations, and perform/document associated materials testing, for site preparation, foundation, and pavement construction. These services allow a more comprehensive understanding of subsurface conditions and necessary documentation of construction to confirm and/or modify (when necessary) the assumptions and recommendations made by our engineers.

Standard of Care and Limitations

Terracon's services will be performed in a manner consistent with generally accepted practices of the profession undertaken in similar projects in the same geographical area during the same time. Terracon makes no warranties, either express or implied, regarding the findings, conclusions, or recommendations. Please note that Terracon does not warrant the work of laboratories, regulatory agencies, or other third parties supplying information used in the preparation of the report. The services will be performed in accordance with the scope of work agreed with you, our client.

Findings, conclusions, and recommendations resulting from these services will be based upon information derived from services performed under this scope of work; such information is subject to change over time. The data, interpretations, findings, and our recommendations are based solely upon data obtained at the time and within the scope of these services.

Exhibit C – Soil Sampling Scope of Services

Soil Sampling

Per the RFP, we will collect two environmental laboratory analytical samples from each of the geotechnical boring locations. The samples will be collected from the borings by driving a split spoon sampler into the soil using the geotechnical drilling rig. Each sample will be collected from the 0-4 feet and 4-8 feet interval.

General Scope of Work

Health and Safety

Terracon has a 100% commitment to the safety of all its employees. As such, and in accordance with our *Incident and Injury Free®* safety culture, Terracon will develop a safety plan for the Site to be used by our personnel during field services. Prior to commencement of on-site activities, Terracon will have a meeting to review health and safety needs for this specific project. This Work Plan includes Level D safety precautions. The cost will be increased accordingly should site conditions warrant Level D modified or more stringent health and safety procedures.

Terracon will review individual tasks and activities required to evaluate implementation of face mask personal protection equipment (PPE), social distancing, and personal hygiene protocols. Onsite tasks and activities will be evaluated and coordinated in a manner to limit interaction and potential viral exposure to property owner(s), sensitive or underlying health-condition populations, subcontractor personnel, and Terracon personnel.

Sampling and Laboratory Analyses

Per the RFP, Terracon will collect two analytical samples from ten boring locations.

For each boring advanced, soil sample textures will be evaluated by visual methods as the samples are collected and noted in the field notes.

Drilling tools will be cleaned prior to and between sampling runs by washing the equipment with a brush and water containing trisodium phosphate and rinsing the equipment with water.

The samples will be transferred to clean laboratory-supplied containers, preserved on ice and transported to Pace Analytical Services laboratory in Minneapolis for analysis. Chain of Custody will be initiated at the time of sampling and maintained throughout the process.



Each soil sample will be collected for chemical analyses of metals including arsenic, lead, cadmium, chromium III, and copper using EPA Methods 6010/6020; diesel range organics (DRO) using the modified Wisconsin Department of Natural Resources (WDNR) method; gasoline range organics (GRO) using the modified WDNR method; and, polyaromatic hydrocarbons (PAHs) using EPA method 8270.

For the purpose of this proposal, we understand that 20 soil samples for chemical analysis are proposed, per the RFP. We also estimate that an environmental field scientist will need to be present during the full geotechnical drilling program, estimated at up to four days on Site.

Standard Pace Analytical Services quality assurance/quality control (QA/QC) procedures will be used and the samples will be analyzed on a standard turnaround time of approximately 7 to 10 working days.

Sampling Documentation

A Terracon field sampling information form indicating project information, equipment identifiers, PID readings, sample locations, soil color & depth, sample times, etc. will be completed for each sample collected. Sampling locations will be documented using a sub-meter GPS unit.

Reporting

Following Site activities and receipt of the laboratory analytical results, a report will be prepared following the heating season sub-slab sampling event that will include the following:

- Documentation of field activities;
- Site plan showing pertinent Site features;
- Analytical laboratory results;
- Data evaluation and presentation of findings; and,
- Recommendations concerning further action, if necessary.

The final written report will reflect results, findings, and recommendations, and, as such, will take precedence over any verbal reports that Terracon personnel may have provided. The analysis, comments and recommendations presented in the final written report will be based on the information collected as discussed in this proposal.

Schedule

Terracon will initiate the activities in this proposal upon receipt of written authorization to proceed. Scheduling of the work will be dependent upon Site access, sampling media availability and sub-contractor scheduling. Typically, we can complete the field activities

within 1 to 2 weeks of receiving authorization. Terracon will keep the Client apprised of our schedule.

Based on approval and completion of sampling events, the expected laboratory turnaround time is 7 to 10 business days after sample submittal and the summary report will be delivered in approximately 5 business days after the receipt of the laboratory report.

Project Budget

The estimated budget for the scope of services identified above is **\$14,500** to be invoiced on a time and materials basis. Should additional testing or engineering be advisable because of the conditions encountered, Terracon will contact the Client for authorization prior to expanding the scope of services described herein.

General Conditions

Standard of Care

Terracon's services will be performed in a manner consistent with generally-accepted practices of the professional undertaken in similar studies in the same geographic area during the same period. Terracon makes no warranties, express or implied, regarding its services, findings, conclusions, or recommendations. Please note that Terracon does not warrant the work of laboratories, regulatory agencies or other third parties supplying information used in the preparation of our findings and/or reports. These services will be performed in accordance with the scope of services agreed with you, our client, as set forth in this proposal.

Findings, conclusions and recommendations resulting from these services will be based upon information derived from on-site activities and other services performed under this scope of services; such information is subject to change over time. Our recommendations are based solely upon data obtained at the time and within the scope of these services.

If this proposal meets with your approval, work may be initiated by returning a fully executed copy of the attached Agreement for Services to our Minneapolis-St. Paul office. Please provide Site contact information with the signed agreement. The terms, conditions, and limitations stated in the Agreement for Services and sections of this proposal incorporated therein, shall constitute the exclusive terms and conditions and services to be performed for this project.

Conditions

Proposal for Geotechnical Engineering and Environmental Soil Sampling Services

City of Columbia Heights - New Public Works Facility | Columbia Heights, Minnesota

March 18, 2026 | Terracon Proposal No. PMP265051



If environmental releases are discovered during the sampling, the owner, operator, or similar responsible party may have release reporting obligations under applicable state law or regulations.

The scope of services and estimated fee were based on the assumptions and limitations noted below.

Assumptions

- Client will provide to Terracon, prior to mobilization, legal right of entry to the Site (and other areas if required) to conduct the scope of services.
- Client will notify Terracon, prior to mobilization, of any restrictions, special Site access requirements, or known potentially hazardous conditions at the Site (e.g., hazardous materials or processes, specialized protective equipment requirements, unsound structural conditions, etc.).
- Field services will be performed in Level D personal protective equipment (PPE). Client will be responsible for additional costs should an upgrade to PPE be required due to conditions encountered at Site.
- Services can be performed Monday through Friday, 7:00 a.m. to 7:00 p.m.

If any of these assumptions or conditions are not accurate or change during the project, the stated fee is subject to change.

Exhibit D - Compensation and Project Schedule

Compensation

Based upon our understanding of the site, the project as summarized in Exhibit A, and our planned Scope of Services outlined in Exhibits B and C, our base fee is shown in the following table.

Task	Estimated Fee ²
Subsurface Exploration ¹ , Public and Private Utility Locates, Laboratory Testing, Geotechnical Consulting and Reporting	\$33,350
Environmental Soil Sampling	\$14,500
Total Project Cost	\$47,850

1. The lump sum fee considers one drill rig mobilization and no unexpected onsite delays. If additional drill rig mobilizations are required, an additional fee of \$975 would be invoiced. A drill crew standby rate of \$350 per hour would be invoiced for unexpected delays.
2. Proposed fees noted above are effective for 90 days from the date of the proposal.

Our Scope of Services does not include services associated with wet ground conditions, or repair of/damage to existing landscape. If such services are desired by the owner/client, we should be notified so we can adjust our Scope of Services.

Unless instructed otherwise, we will submit our invoice(s) to the address shown at the beginning of this proposal. If conditions are encountered that require Scope of Services revisions and/or result in higher fees, we will contact you for approval, prior to initiating services. A supplemental proposal stating the modified Scope of Services as well as its effect on our fee will be prepared. We will not proceed without your authorization.

Project Schedule

We developed a schedule to complete the Scope of Services based upon our existing availability and understanding of your project schedule. However, our schedule does not account for delays in field exploration beyond our control, such as weather conditions, delays resulting from utility clearance, or lack of permission to access the boring location. In the event the schedule provided is inconsistent with your needs, please contact us so we may consider alternatives.



Delivery on Client Portal	Schedule ^{1, 2}
Project Planning	Three business days after notice to proceed
Geotechnical Field Exploration	Drill dates and times will be coordinated with client (four to six weeks based on our current backlog) 3 to 4 days onsite for soil borings
Geotechnical Site Characterization	Ten business days after completion of field program
Geotechnical Engineering	Fifteen to twenty business days after completion of field program
Environmental Soil Sampling	Report 10 business days from receipt of laboratory analytical results

1. Upon receipt of your notice to proceed, we will activate the schedule component on **Compass** with specific, anticipated dates for the delivery points noted above as well as other pertinent events.
2. Standard workdays. We will maintain an activities calendar on **Compass**. The schedule will be updated to maintain a current awareness of our plans for delivery.

Exhibit E – Site Location

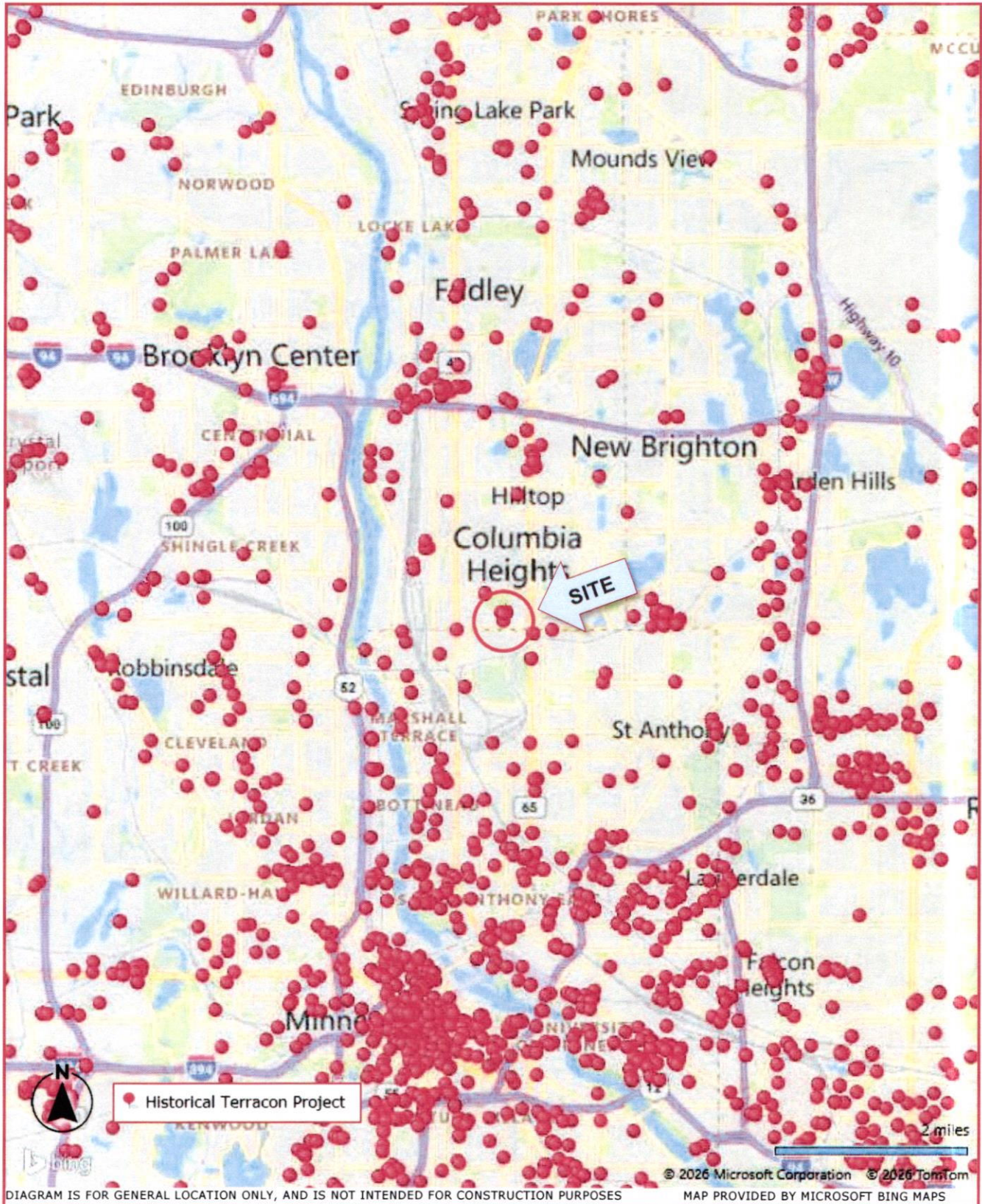


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

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