

DEPARTMENT OF CORRECTIONS

Minnesota Correctional Facility - Stillwater Decommissioning Study

September 2026

Contacts:

Karl Hunt
Institutional Support Service Director
Facilities Services Division
Department of Corrections
karl.hunt@state.mn.us

Laura Haag
Principal Project Manager
Real Estate and Construction Services Division
Department of Administration
laura.haag@state.mn.us

Contents

1. INTRODUCTION 4
A. Decommissioning Background Information 4
B. Legislative Language 5
C. State Statutory Surplus Process 5
D. Study Scope 5
E. Study Team 6
2. EXISTING PROPERTY INFORMATION 7
A. Pre-institutional History 7
B. Land Area and Surface Improvements 8
C. Infrastructure 9
D. Building Data 9
E. Condition Assessment 10
F. Limited Hazardous Materials Review 10
G. Security Assessment 13
H. Historic Regulatory Status 13
I. Zoning and Comprehensive Plan 15
3. COLLABORATOR ENGAGEMENT SUMMARY 16
A. Goals 16
B. Method and Process 16
C. Findings and Key Themes 17
D. Review of Applicable Regional Plans and Policy Guidance 19
4. PRECEDENT CASE STUDIES AND STRATEGIC INSIGHTS 19
A. Lorton Reformatory, Fairfax County, Virginia 20
B. Rikers Island, New York City, New York 20
C. Upper Harbor Terminal, Minneapolis, Minnesota 21
D. Ford Motor Company Twin Cities Assembly Plant, Saint Paul, Minnesota 21
E. Minnesota Regional Treatment Centers, Fergus Falls, Willmar, and Ah-Gwah-Ching 21
F. Twin Cities Army Ammunition Plant, Arden Hills, Minnesota 21
G. Eastern State Penitentiary, Philadelphia, Pennsylvania 21
5. DISPOSITION CONSIDERATIONS 22
A. Redevelopment Feasibility 22
B. Operations and Maintenance During Vacancy 26
C. Local Community Planning and Zoning Implications 28

D. Water Infrastructure 29
E. Bayport Fire Station Parcel 30
F. Preserving MCF-Stillwater's History: Facilities and Collections 30
G. Furniture, Fixtures, and Equipment 31
H. Public Parks / Green Space / Natural Areas Opportunities 32
I. Redevelopment Funding Mechanisms 33
J. Potential Community Entity Partnerships 33
6. DISPOSITION OPTIONS 34
Option 1: Surplus the Property As Is 34
Option 2: Government-Guided Redevelopment 39
Option 3: State-Led Site Clearance Prior to Surplus 45
7. EXECUTIVE SUMMARY 53
DISPOSITION OPTIONS: BENEFITS AND TRADEOFFS 53

Appendices

A. Building Inventory
B. Limited Hazardous Materials Review
C. Security Assessment
D. 2025 Minnesota Enterprise Real Property Facility Condition Assessment (FCA) Report
E. National Register of Historic Places nomination form for the Stillwater State Prison Historic District
F. Broker Price Opinions
G. Case Studies
H. Demolition Cost Estimate
I. Site Survey
J. Collaborator Engagement Framework
K. Collaborator Engagement Session Meeting Minutes and Survey Responses
L. City of Bayport Zoning Map and Zoning Ordinance Excerpts
M. City of Bayport Planning Objectives Memo
N. Willmar Regional Treatment Center Historic Preservation Easement
O. Native American Historical Site Associations Study

**Cover Image by Ryan Siemers, 2026.*

1. INTRODUCTION

A. Decommissioning Background Information

The Minnesota Correctional Facility near Stillwater (MCF-Stillwater) is one of the State's oldest correctional institutions and has played a central role in Minnesota's corrections system for over a century. Located in Washington County within the municipal boundaries of the City of Bayport and adjacent to the cities of Stillwater and Oak Park Heights, the facility includes 56 buildings on approximately 107 acres along a key regional corridor in the St. Croix Valley. Many of the existing buildings were constructed between 1910 and 1914 to designs by State Architect Clarence H. Johnston, Sr. The facility reflects an early 20th-century approach to institutional design and remains a prominent historic and physical presence in the region. A 28-foot-high freestanding wall with guard towers encloses its secure perimeter. Over time, the facility has evolved to include multiple housing units, support buildings, and the industrial and operational infrastructure necessary to support correctional functions. The facility has seven living units inside the main security perimeter and one minimum security unit outside the main security perimeter.

Due to its age, design, and operational limitations, the facility presents ongoing challenges related to safety, modernization, and efficiency within the State's correctional system. The deferred maintenance needs at the facility are currently estimated at approximately $180 million and fully modernizing or replacing the facility on site has an estimated cost of $1.3 billion.[1] In response, on May 23, 2025, the Judiciary and Public Safety Finance and Policy Omnibus bill (Chapter 35, House File 2432) was signed into law. The enacted budget reflected the expectation that MCF-Stillwater would close in phases, with full operations ending by June 30, 2029. The legislation also appropriated funding for a decommissioning and management study related to the anticipated closure of the facility.



Image 1: MCF-Stillwater Housing Unit. Photo by Ryan Siemers, 2026.

As of September 24, 2026, there are 470 incarcerated people on-site and staffing equivalent to 231 full-time positions. Portions of the facility are currently unused. Staffing has been reduced proportionally to the incarcerated population. Nearly all impacted DOC staff have transferred employment to other facilities.[2]

The anticipated closure of MCF-Stillwater represents a significant transition for both the State and the surrounding communities. The site's size, historic significance, and long-standing role in the region present a unique opportunity, as well as a complex set of considerations, for its future use and redevelopment.

[1] Minnesota Department of Corrections, "Phased Closure of MCF-Stillwater" (news release, May 15, 2025), https://mn.gov/doc/assets/5.15%20STW%20Closure%20News%20Release_tcm1089-690142.pdf.
[2] Minnesota Department of Corrections, "Minnesota Correctional Facility – Stillwater," accessed September 24, 2026, https://mn.gov/doc/facilities/stillwater/.

B. Legislative Language

Laws 2025, chapter 35, article 2, section 10:

> *Appropriation; Minnesota Correctional Facility – Stillwater Studies and Strategic Planning; Report. (a) $1,000,000 the first year is appropriated from the general fund to the commissioner of corrections to fund the costs associated with a management study and decommissioning study related to the closure of the Minnesota Correctional Facility - Stillwater. The decommissioning study must include considerations for a wide range of future uses of the site with a focus on the economic stability and development of the communities surrounding the facility. On or before September 30, 2026, the commissioner must submit a comprehensive report detailing the findings and recommendations from the studies to the chairs and ranking minority members of the legislative committees with jurisdiction over public safety finance and policy and capital investment.*
>
> *(b) Upon completion of the studies and report under this section and after written notice to the commissioner of management and budget, the commissioner of corrections must use any money remaining in this appropriation for asset preservation improvements and betterments of a capital nature at the Minnesota correctional facilities statewide to be spent in accordance with Minnesota Statutes, section 16B.307.*

C. State Statutory Surplus Process

Minnesota Statutes, sections 16B.281 to 16B.287 establish the defined surplus process for State-owned land and property and section 16A.695 defines the requirements for the sale of State bond-financed property. Although these statutes outline a process for transferring ownership and control of property through first offering a property to other State agencies and local jurisdictions before offering it for public sale, they do not address all of the considerations and unique scenarios relevant to the disposition of a property as large and complex as MCF-Stillwater. The study team evaluated those statutes and this report describes how they would be part of a larger MCF-Stillwater disposition process in Section 6.

D. Study Scope

The primary goal of this report is to inform a decommissioning and disposition process maximizing positive outcomes for the State and local community. This report is intended to establish a baseline understanding of the MCF-Stillwater site and summarize relevant information for consideration as the State prepares for decommissioning. The study evaluates the site's existing physical assets and operational characteristics at a high level to identify key considerations, constraints, and areas where additional technical analysis may be required. It also summarizes input gathered from public agencies and select institutional and private partners regarding priorities for the site's future.

In addition, the report incorporates precedent case studies and collaborator perspectives to inform a preliminary framework for decision-making. Working in coordination with State staff, the study outlines key opportunities and constraints associated with the site and identifies potential next steps for the State as the decommissioning date approaches.

For Future Study

The scope of this report does not include a full historical analysis of the site. This report also does not include detailed physical due diligence or technical analysis. No structural or engineering evaluations, or environmental

evaluation of soil conditions (including Phase I or Phase II Environmental Site Assessments) were conducted as part of this study. In addition, the report does not include engagement with potential private end users or development entities.

The study does not establish which redevelopment pathway has the lowest total public cost. Annual holding costs, stabilization costs, and redevelopment implementation costs have not been fully determined. This report relies on estimates based on information previously produced by the State of Minnesota for other purposes.

Schematic Design, Design Development, Construction Documents, Bidding, and Construction services are not included in the contract for this study.

E. Study Team

This study was administered by the Department of Corrections (DOC) and the Department of Administration Real Estate & Construction Services (RECS). Karl Hunt, Institutional Support Service Director, Facilities Services Division, was the primary representative from the DOC. Laura Haag, Principal Project Manager, Real Estate and Construction Services Division, was the Project Manager.

Kimberly Sandbulte, Sandbulte Architecture, was hired as a consultant for the study effort via a Request for Proposals process. Assembly MN and Rozin Security Consulting were sub-consultants to Sandbulte Architecture, providing additional expertise for the study.

The State hired Braun Intertec Corporation, Anderson Engineering, and Full Circle under separate contracts to complete the Limited Hazardous Materials Review, Site Survey, and Indigenous site history research, respectively.

Biweekly meetings were held to discuss options, opportunities, considerations and general progress. Regular attendees included:

Name	Agency / Company
Greg Ewig	State of MN, RECS
Laura Haag	State of MN, RECS
Karl Hunt	State of MN, DOC
William Bolin	State of MN, DOC
Robert Opatrny	State of MN, DOC
Richard Specht	State of MN, DOC
Daniel Moe	State of MN, DOC
Abby Rank	Braun Intertec Corporation
Nick Hillmer	Anderson Engineering
Regine Kennedy	Full Circle
Kimberly Sandbulte	Sandbulte Architecture
Carli Rickson	Rozin Security Consulting
Olivia Bigler	Rozin Security Consulting
Claire VanderEyk	Assembly MN
Sara Mosman	Assembly MN



Image 2: Original windows in dining hall. Photo by Ryan Siemers, 2026.

2. EXISTING PROPERTY INFORMATION

A. Pre-institutional History

Early team meetings identified interest in understanding the site's history before it became a correctional facility, including Native American connections. A separate study used literature review and oral-history research to inform further engagement. The site's future interpretation should address multiple layers of history: Indigenous history, institutional history, incarceration, incarcerated labor, employees, and the site's relationship to the broader community. See Appendix O for the study report.

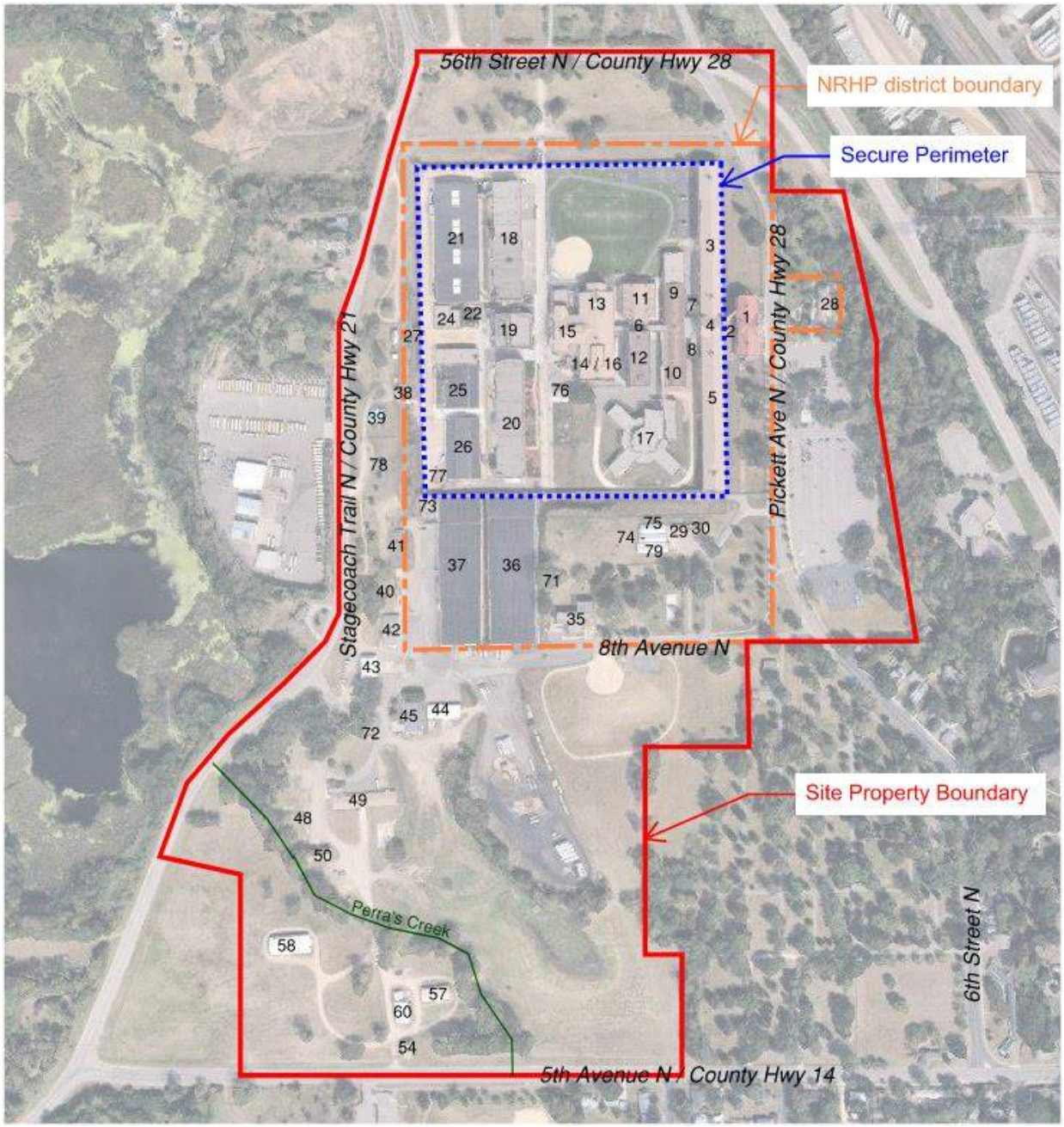


Image 3: MCF-Stillwater Site Diagram, not to scale. Diagram by Kimberly Sandbulte, 2026.

B. Land Area and Surface Improvements

The MCF-Stillwater site includes 107 acres, approximately 21 of which are inside the secure perimeter and the remaining 86 acres are outside of the secure perimeter. The area within the secure perimeter is relatively flat, and mostly improved with buildings, streets, and sidewalks. There is some green space within the secure perimeter, including an area used for outdoor recreation that accommodates a baseball diamond, soccer field, and basketball courts.

Outside of the secure perimeter, the site slopes gently to the south. A small creek runs through the property, entering from the east under Stagecoach Trail and exiting to the south under 5th Avenue North, across from Barkers Alps Park. There is a combination of paved and gravel roads throughout the areas outside of the secure perimeter, which provide access to the buildings outside of the secure perimeter.

Additional site information, including title information, public road easements, occupation lines, and deed manifests, are available in the Site Survey, which is attached as Appendix I.

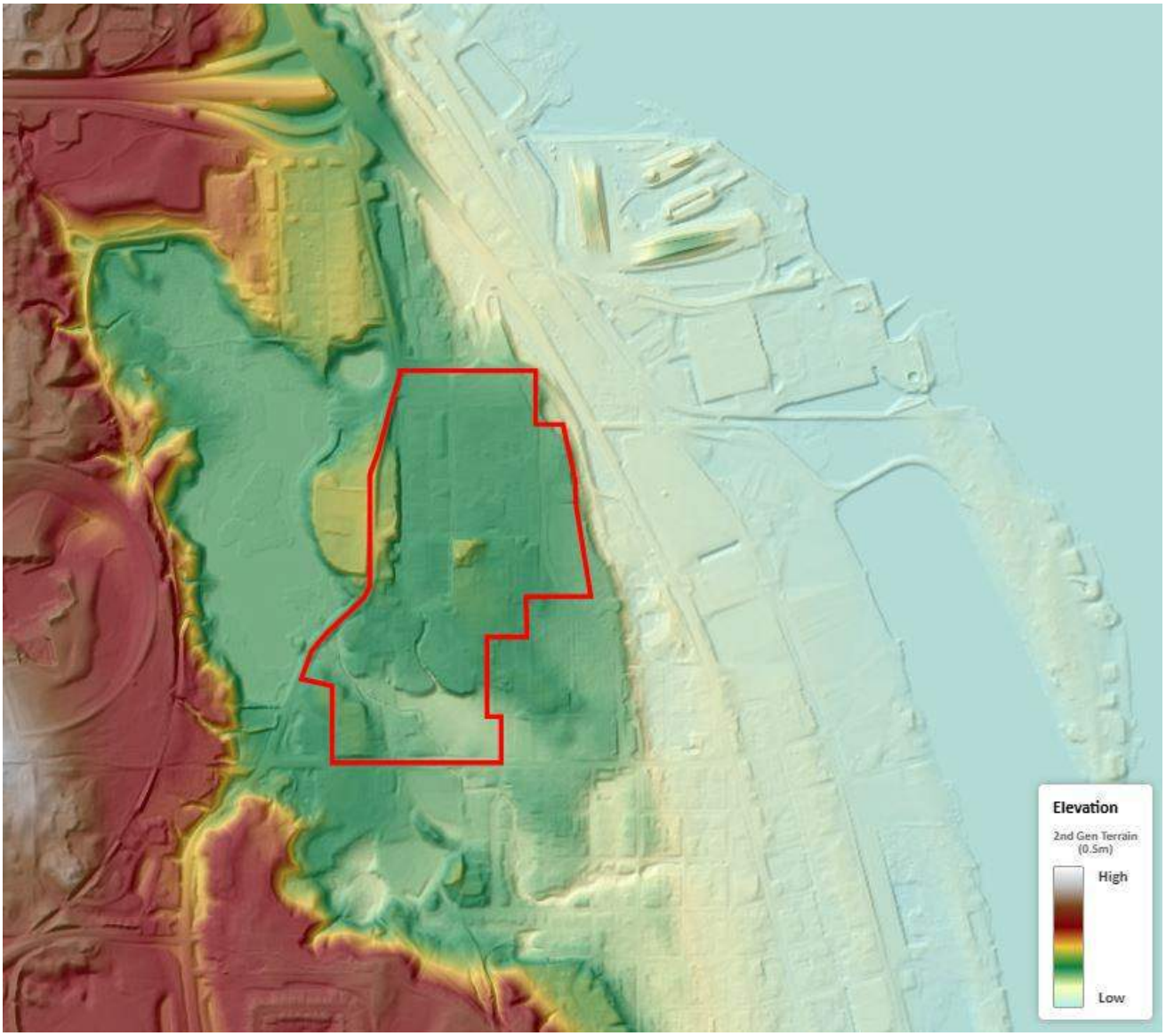


Image 4: Topography of the MCF-Stillwater site (in bright red) and surrounding area. Source: https://mntopo.gis.data.mn.gov/



Image 5: Southern portion of the site and Perra's Creek. Photo by Ryan Siemers, 2026.

C. Infrastructure

The campus has its own water system including two active wells (Minnesota Well Index numbers 767106 and 278499), a water tower, water treatment facility, water distribution infrastructure, wastewater conveyance infrastructure, and two sewage grinders. Wastewater generated on site is conveyed to the municipal wastewater system and ultimately treated at the St. Croix Valley Wastewater Treatment Plant operated by the Metropolitan Council.

The central plant building includes four natural gas boilers which provide hot water and steam for heating to all of the buildings within the secure perimeter. The central plant building also houses the main electrical entrance and switch for electrical service. Xcel Energy is the provider for both electrical and natural gas service.

The basements of the primary correctional buildings within the secure perimeter are connected to the central plant building and buildings 18 and 20 via tunnels. This tunnel system allows for personnel access between buildings, but was primarily designed to accommodate infrastructure connection and maintenance.

D. Building Data

Fifty-six buildings exist on the MCF-Stillwater site, totaling approximately 1,427,587 gross square feet. The buildings can be categorized into three main function types per the chart below.

Type	***Building Count***	***Gross Square Feet***
Correctional Functions / Living Quarters	24	780,498
Industrial & Warehouse	7	544,095
Support, Maintenance, Storage	25	102,994

The buildings within the secure perimeter were predominantly built around 1914 and are of masonry construction. Additional details on each building are included in Appendix A.



Image 6: Building 20. Photo by Ryan Siemers, 2026.

E. Condition Assessment

A condition assessment tailored to disposition is not included as part of this study's scope of work. The State annually publishes an Enterprise Real Property Facility Condition Assessment (FCA) Report. The latest report is attached as Appendix D. The decommissioning study team reviewed data available in the 2025 Minnesota Enterprise Real Property Facility Condition Assessment (FCA) Report and data exported from the State's enterprise asset management system (ARCHIBUS) in November of 2025. The study team's review of the available condition data provided general background information and specifically informed redevelopment potential and interim maintenance, both discussed in Section 5. If redevelopment remains under consideration, a subsequent detailed condition assessment and predesign study would be needed for any building or portion of the facility under consideration for reuse.

F. Limited Hazardous Materials Review

As part of this study, a limited hazardous materials review was completed by environmental consultant Braun Intertec Corporation, which is attached as Appendix B. The intent of the limited hazardous materials review is to prepare an updated summary of currently accessible hazardous materials present at the facility, including their condition and preliminary abatement cost estimates. The scope of the hazardous materials review was limited to currently visible or accessible materials within existing buildings. No destructive sampling occurred as

part of the review process. A comprehensive hazardous materials survey would need to be completed prior to any demolition or renovation.

The current study does not constitute a Phase I Environmental Site Assessment (ESA) per American Society for Testing and Materials (ASTM) standards. A Phase I ESA will be appropriate in the next phase of investigation for the site by either the State or a prospective purchaser. A Phase I ESA evaluates readily available information from a variety of standard sources about historical use(s), regulatory involvement, and the current condition of a site for the purposes of identifying potential *recognized environmental conditions*. If conditions of potential environmental concern are identified in the Phase I ESA, the report may recommend follow-up field work to determine whether contamination associated with the identified *recognized environmental conditions* is present (Phase II ESA). Phase II ESA work may include collection of soil, groundwater, and soil vapor samples.

In Minnesota, hazardous and other problem wastes must be removed from a structure before it is renovated or demolished. The removed wastes must be managed properly through recycling or disposal. The Minnesota Pollution Control Agency (MPCA) publishes guidance for removal of hazardous wastes from a structure before it is renovated or demolished. These guidelines would need to be followed if the State embarks on renovation or demolition.

Current Minnesota Statutes do not require environmental hazards (e.g., asbestos, lead, contaminated soil) to be cleaned up before a property is transferred between governmental entities or sold to a private entity. As a matter of practice in the industry, if a seller does not complete comprehensive environmental due diligence prior to offering a property of this type for sale, any potential buyer will require the opportunity to conduct its own comprehensive due diligence to assess contamination risk and potential liability before acquisition. This involves evaluating soils, groundwater, and regulated materials like asbestos. The State's potential continuing environmental liability would require separate legal evaluation.

The State will need to determine whether to complete comprehensive due diligence in advance of offering the property for sale to identify contamination risk and potential liability to assist with determining the appraised value and marketing the property. Alternatively, parties interested in potentially acquiring the property will need to complete their own due diligence, which could present a significant barrier to selling the property. Any uncertainty around contamination is likely to be a significant factor in the marketability of the property. The State will need to determine if the buyer will be responsible for all hazardous materials assessment and cleanup activities after conveyance and, if so, the appraised value will need to take into consideration the risk and anticipated costs of cleanup. Buyers are often better positioned to price risk, negotiate cleanup, and pursue grants or brownfield programs as part of redevelopment plans, but usually require a full assessment of the extent of the contamination before proceeding with an acquisition.

Disclosure and due diligence are the common tools for addressing hazardous materials in commercial and industrial real estate transactions. Legal and environmental counsel should identify applicable disclosure and recording requirements, including Minnesota Statutes, section 115B.16, and determine what additional investigation or documentation is needed. Many buyers and lenders require Phase I Environmental Site Assessment (ASTM E1527-21) and, if necessary, Phase II Environmental Site Assessment (ASTM E1903) investigations as a condition of financing or closing.

Prior to any renovation project on the property, additional hazardous material investigation (i.e., pre-demolition or pre-renovation hazardous material survey) would need to be completed site-wide or specifically investigating

areas intended to be disturbed during renovation construction. The United States Environmental Protection Agency (EPA) requires that renovators are trained in the use of lead-safe work practices, that renovators and firms be currently certified, and that renovators follow specific work practice standards under the Renovation, Repair, and Painting (RRP) rule, when applicable.

The State could fund remediation efforts to remove hazardous materials identified by the Limited Hazardous Materials Review. This would incur costs of additional investigation and remediation to the State, but would make the site more appealing to acquisition by other entities.

Minnesota law (MERLA) has established a remediation fund that provides money for response and corrective actions when hazardous substances or pollutants have been released into the environment. The fund is intended to support cleanup actions in cases where the State has assumed responsibility because responsible parties are unknown or unwilling to pay.

The Minnesota Department of Employment and Economic Development (DEED) administers a Contamination Cleanup and Investigation Grant Program that provides grants covering a portion of investigation and cleanup costs for contaminated sites for public or private redevelopment. Cities, counties, port authorities, housing authorities, redevelopment authorities, and economic development authorities are eligible applicants.

The MPCA offers Brownfield Program assistance that includes technical support and liability assurance letters to encourage voluntary cleanup and redevelopment of contaminated land. The Minnesota Department of Commerce administers the Petroleum Tank (Petrofund) reimbursement program, which helps pay for cleanup costs under certain conditions.



Image 7: Living Unit Cells. Photo by Ryan Siemers, 2026.

G. Security Assessment

Rozin Security Consulting (RSC) conducted a site walk-through to evaluate the property's layout, existing security measures, and critical assets of buildings inside and outside the secure perimeter. RSC then completed an analysis identifying vulnerabilities and potential threats of concern to MCF-Stillwater's assets during the decommissioning process. The analysis focused on identifying threat actor motivations and specific methods of attack relevant to MCF-Stillwater. RSC's "Post-Closure Considerations" report provides a security standard guideline for the State to consider, outlining recommended measures to mitigate the identified threats. The report is attached as Appendix C. Addressing security will be essential for responsibly managing any vacant / mothballed buildings from a public safety perspective after the DOC ceases operations.



Image 8: Secure perimeter wall and guard tower. Photo by Ryan Siemers, 2026.

H. Historic Regulatory Status

MCF-Stillwater is listed as a historic district in the National Register of Historic Places (NRHP) as the Stillwater State Prison Historic District. The NRHP form states the basis of its historical significance: "Repeatedly cited for its excellence of design, the second Minnesota State Prison at Stillwater is particularly significant as an early and influential American instance of the widely-used French 'telephone pole' plan for maximum-security institutions. It was probably the earliest American instance of the plan."

The approximate boundaries of the historic district are illustrated in image 3. At the time of designation, 21 of the existing 29 buildings and the perimeter wall and guard structures were deemed contributing resources to the historic district. Since the time of designation, two of the contributing buildings have been demolished. The NRHP nomination form is attached as Appendix E.

Per Minnesota Statutes, section 138.665, the State, State departments, agencies and its political subdivisions have a responsibility to protect the physical features and historic character of properties listed in the NRHP. Before carrying out any undertaking that will affect designated or listed properties, the State, State departments, agencies, and political subdivisions shall consult with the State Historic Preservation Office (SHPO) to determine appropriate treatments and to seek ways to avoid and mitigate any adverse effects on designated or listed properties. All three of the disposition options studied in this report would constitute an undertaking that may affect the NRHP-listed Stillwater State Prison Historic District, and consultation with SHPO would be needed. The appropriate timing of a SHPO consultation is addressed within each option in Section 6.



Image 9: Visitor waiting area. Photo by Ryan Siemers, 2026.

If the State, State department, agency or political subdivision contemplates modifications or demolition of the structures or site improvements within the historic district, those changes need to be reviewed with SHPO prior to commencing, per Minnesota Statutes, chapter 138. Any changes within the historic district are subject to SHPO review.

National Register listing alone does not prohibit privately funded alterations; other applicable laws, approvals, and recorded restrictions may affect proposed work. Minnesota Statutes, chapter 138 does not apply to privately owned property unless the property owner is seeking State funding for a project, or if a project needs a State permit. If a private entity desires to demolish buildings within the designated historic district, Minnesota Rules Part 4410.4300 requires the preparation of an Environmental Assessment Worksheet (EAW) for the destruction, in whole or in part, of a property listed in the NRHP. The same requirement applies to demolition by the State or any other public owner.

Because of its NRHP-listed status, the property would potentially be eligible for preservation-based incentive programs, such as Historic Tax Credits. If a future owner elects to pursue these programs, redevelopment would be subject to review and approval by SHPO.

Additional historic regulation can be in place through the local government. Cities can impose historic regulations through ordinances, under zoning codes or through the implementation of a historic review board, which is often referred to as a Heritage Preservation Commission or Historic Preservation Commission. The City of Bayport does not currently have any ordinances that would provide additional historic regulation.

If the State desires to add historic regulation or guidance that would extend to a future private ownership entity, there are multiple potential mechanisms available, including:

1. Preservation easements. The Willmar Regional Treatment Center (Willmar RTC) is an example of how a preservation easement can be successfully implemented. The Willmar RTC was already listed in the NRHP as a historic district when the property was transferred out of State ownership. Rather than rely solely on the NRHP designation, which by itself places few restrictions on a private owner, the State required the purchaser to grant a perpetual preservation easement to SHPO. The preservation easement was compatible with the purchaser's intended adaptive reuse of the campus. The Willmar RTC easement is attached as an example, in Appendix N.
2. Preservation guidelines or regulations could be included in legislation outlining future steps for the disposition process. This method is better suited for dictating guidelines for near-term actions, and is less commonly used for providing regulation in perpetuity.

I. Zoning and Comprehensive Plan

Per the City of Bayport Zoning Ordinance, most of the MCF-Stillwater site is designated B1 Limited Business Zone. This district is intended to allow areas for the development of limited business such as corporate offices, professional offices, clinics and other similar uses which are compatible with residential neighborhoods. The south edge of the site along 5th Avenue North is designated R3 Multiple Family. The intent of the R3 district is to provide areas capable of supporting multiple family dwellings in terms of public utilities and services, and thereby allowing a variety of housing types in greater densities. The Zoning Map and the excerpt of Bayport Ordinances outlining permitted and conditional uses for each zone are included in Appendix L.

Per the 2040 Comprehensive Plan for the City of Bayport, the entire MCF-Stillwater site is designated for institutional use. The City is in early stages of preparing the 2050 Comprehensive Plan, which is due to the Metropolitan Council in 2028. Information on accomplishing potential changes is listed in Section 5.C.

3. COLLABORATOR ENGAGEMENT SUMMARY

A. Goals

The goals of collaborator engagement during this initial study were:

- Disseminate information about the decommissioning study and the State's process
- Identify entities that may have an interest in acquiring the site or a portion of the site
- Field feedback and ideas for the site's future

B. Method and Process

The decommissioning study team created a collaborator engagement framework in October 2025, which identified entities and organizations to provide initial feedback and input on the potential future of the MCF-Stillwater site. The framework also sorted collaborators into priority tiers, which resulted in a sequence for the meetings. The decommissioning study team contacted key personnel from each collaborator entity with a proposed agenda and requested that the contact identify appropriate people to include in the initial informational session. Once the group of attendees was defined, meetings were scheduled and held with each entity.

The collaborator engagement framework was reviewed with the decommissioning study team at each biweekly progress meeting, to update the group on the status of the sessions and to revise the framework based on feedback given during the sessions. Collaborator entities were added and deleted based on feedback from the informational sessions and additional research by the team. A copy of the collaborator engagement framework is attached as Appendix J.

The collaborator engagement sessions in tiers 1-3 were mostly held via video conference, although a few were conducted in person. The meetings generally included a brief overview of the decommissioning study process, a brief overview of the MCF-Stillwater site, and long-range planning questions focused on identifying community needs and potential interest in the site. Upon completion of each session, meeting minutes summarizing the session were created and circulated to the group for review and comment. Meeting minutes from each collaborator engagement session are included in Appendix K.

The City of Bayport and Washington County were two entities in the first tier of meeting sessions. In their sessions, they expressed interest in attending some of the subsequent sessions with other collaborators. They were invited to subsequent meetings per their requests, and representatives attended when they were available.

Two tours were hosted as part of the collaborator engagement process. The first tour was held on January 27, 2026 for local government elected officials, staff, and public safety representatives (full attendee list is included in Appendix K). The second tour was held on June 24, 2026 for State Senator Karin Housley and State House Representative Josiah Hill.

The fourth tier of collaborator engagement reached out to the incarcerated population and current staff at the facility. Feedback from these groups was gathered via written questionnaires distributed digitally. The questions posed to these groups focused on potential future museums, interpretive displays, or interactive art opportunities at the site.

The collaborator engagement process did not include a broad public survey, formal public hearings, broad community engagement with the general public, or outreach to prospective private developers or end users. The findings of the collaborator engagement process reflect participating organizations and survey respondents and should not be interpreted as representative public opinion or a test of private-market demand.

In addition to the consultant team's collaborator engagement process, Greg Ewig, Department of Administration, contacted representatives of State agencies to informally discuss potential interest in acquisition of MCF-Stillwater, in whole or in part. Agencies contacted include: Direct Care and Treatment, Department of Natural Resources, and Minnesota State Colleges and Universities. As of publication, none of those agencies had expressed interest in potential acquisition.

C. Findings and Key Themes

Acquisition Interest

A primary goal of the Collaborator Engagement process was to identify if a local entity has an interest in acquiring the site or is aware of a function in need of a campus such as the MCF-Stillwater property. The entities contacted did not express an immediate interest in acquiring the entire campus or a majority of it.

There are two cemeteries adjacent to MCF-Stillwater, both of which expressed an interest in potentially acquiring some land for future expansion. One of the cemeteries is operated by the City of Bayport and the other is St. Michael's Cemetery administered by the St. Charles Church in Bayport. St. Michael's Cemetery anticipates an interest in future acquisition of 5 to 10 acres. The City of Bayport has provided initial input that approximately 1.25 acres would be an appropriate area for its anticipated growth.

Additional City of Bayport interests are addressed in the next section.

City of Bayport Involvement and Planning Objectives

The study team met with representatives from the City of Bayport early in the collaborator engagement process. Matt Kline, City Administrator, and Sara Taylor, Assistant City Administrator / City Planner, also attended many of the engagement meetings with other entities. Near the end of the collaborator engagement process, a second meeting was held with Matt Kline and Sara Taylor as well as representatives from Washington County. In response to discussion at that later meeting, the City of Bayport provided a list of planning objectives, outlining the city's requests for State actions in the disposition of the property. The full memo is attached to this study as Appendix M. The City's objectives are summarized below:

1. Convey the water system infrastructure to the City of Bayport.
2. Fund site assessment and master planning efforts.
3. Eliminate restrictive covenants and transfer the Bayport Fire Department property to the City.
4. Discuss conveyance and/or acquisition with the City prior to State surplus process.

The City's objectives have been taken into account and are addressed throughout the other sections of this report. While City representatives have expressed interest in being thoroughly involved in influencing the site's future, they have also reported that current staffing and financial resources are insufficient to undertake comprehensive planning or maintain the campus during redevelopment.

Feedback Themes

The most important overall finding is that collaborators did not express a single preferred end use at this time. However, there is substantial convergence around the process and the conditions desired to guide the transition. Key themes that are relevant to this study:

1. **This is a 10- to 20-year redevelopment opportunity, not a one-time transaction.** The MCF-Stillwater campus is one of Bayport's few, and potentially its last, major opportunities for new growth. The City of Bayport is landlocked between other municipalities and does not have much land available for new development within its boundaries. **The property is a long-term regional redevelopment asset and an opportunity to replace lost employment.** Collaborators see the property as much more consequential than an ordinary surplus property transaction.
2. **Community-Oriented Mixed Use is highly desirable.** A mixed-use approach addresses the concern that the region cannot realistically absorb this much building space at once. Collaborators repeatedly suggested a combination of housing, employment, civic uses, parks, commercial activity, education, and cultural uses. There is also a strong emphasis that the redevelopment produces visible community benefits and public access. Potential civic uses raised include community centers, parks, public services, emergency management / training facilities, and technical education.
3. **Housing is a community need, but additional study is needed to identify the appropriate type.** A master planning and market study is needed to determine housing unit types, density, affordability, and phasing.
4. **A coordinated and comprehensive master planning effort is the desired next step.** Collaborators consistently requested a master planning effort led by the City or developed with substantial City participation and coordinated with its comprehensive planning effort. However, collaborators identified that **local government entities need additional resources to properly accomplish needed master planning efforts.** Several collaborators suggested the scale and anticipated duration of redevelopment may justify governmental ownership or control for an extended period, to best manage risk of undesired outcomes. There is concern about fragmented decision making between State, City, County and private interests and a desire for a clearly defined governance structure for the next phase.
5. **Historic preservation is both an opportunity and a perceived constraint.** There is real interest in preserving portions of the historic campus and telling its history through a museum or interpretive center, community gathering space, historic interpretation, and historical storytelling. However, there are concerns that historic designation may make adaptive reuse economically difficult or limit redevelopment flexibility.
6. **Transportation and circulation are practical concerns.** Surrounding communities specifically want redevelopment evaluated in terms of impacts on Stagecoach Trail, Highway 95, and local streets. There is also substantial interest in improving pedestrian and bicycle connections and the regional trail network.
7. **Vacancy, security, deterioration, and environmental liability are major transition risks.** There is substantial concern about what happens between closure and redevelopment. Planning should address temporary uses, interim stabilization, selective demolition, and phased redevelopment.

D. Review of Applicable Regional Plans and Policy Guidance

A review of regional and local planning documents indicates that the MCF-Stillwater site is consistently identified within a broader framework of open space, recreational connectivity, and environmental context, rather than as a defined location for near-term urban development. Regional plans, including the Metropolitan Council's Imagine 2050 framework, emphasize multimodal connectivity in the area, with planned bicycle corridors and regional trail alignments that either traverse or run adjacent to the site. Similarly, Washington County and local plans identify opportunities to expand and strengthen trail networks and public access to the St. Croix River Valley, reinforcing the site's potential role within a larger system of recreational and natural amenities.

The planning documents reviewed by the study team included:

- City of Bayport 2040 Comprehensive Plan
- City of Stillwater 2040 Comprehensive Plan
- Washington County 2040 Comprehensive Plan
- Oak Park Heights 2018 Comprehensive Plan
- Oak Park Heights 2025 System Statement

At the same time, these plans do not prescribe specific future land uses for the site, nor do they identify it as a priority location for growth or redevelopment. Instead, the site is generally understood as a large, publicly owned landholding with long-term potential. Collectively, these documents suggest that future planning efforts should consider how the site can integrate with regional trail systems, respect environmental and scenic resources, and balance public access with other potential redevelopment objectives.

4. PRECEDENT CASE STUDIES AND STRATEGIC INSIGHTS

The study reviewed nine sites presented here in seven case-study profiles, including a combined review of three Minnesota regional treatment centers. The cases were selected for comparability of scale, constraint, and public ownership. Cases include three correctional facilities, three large publicly held or industrial sites in the Twin Cities region, and the State of Minnesota's own dispositions of three Regional Treatment Center campuses. The full case studies, with sources, are attached as Appendix G. They are descriptive; they record what occurred at each site and are not offered as recommendations for any particular disposition strategy at MCF-Stillwater.

Several features recur across the cases:

- **Disposition proceeded government to government more often than through open-market sale.** Transfers ran under specific authorizing legislation, with consideration ranging from one dollar to appraised value and with statutory conditions attached to bond-financed property.
- **A nominal purchase price did not mean a low-cost transition.** Receiving governments carried planning, remediation, demolition, and holding costs ahead of private investment, frequently supported by state or federal appropriations. Minnesota Laws 2005, Chapter 20 funded site preparation and demolition at the Regional Treatment Centers, and Ramsey County financed the TCAAP remediation through public bonding.
- **Where site constraints were resolved before conveyance, transitions moved faster.** Historic obligations at Lorton were settled through a Section 106 Memorandum of Agreement before transfer,

and the Ford site conveyed with its master plan and zoning already adopted. Where responsibilities were left undefined, as between Ramsey County and Arden Hills over density and affordability, the dispute became a recorded source of multi-year delay.

- **Often, the campus transferred as a whole, then was divided.** The initial conveyance out of the closing entity was typically a single transaction covering the entire property. Parcelization by intended end use, master developer structures, and phased conveyances occurred at the next stage, after the property was in the hands of the entity guiding its reuse.
- **Redevelopment planning ran through appointed task forces, committees, or similar collaborative bodies in most cases.**
- **Public work was completed first and private development followed.** Infrastructure, parks, and site preparation were the earliest completed components in many of the cases. Private vertical development followed behind, and in several cases stalled in response to policy changes, financing conditions, or intergovernmental disputes.
- **Retained public land was conveyed by long-term ground lease rather than fee sale.** This was the standard arrangement where redevelopment proceeded on land the public entity kept.
- **Historic designation operated in both directions.** It constrained demolition and, in some cases, enabled financing through rehabilitation tax credits.

Documented timelines vary with the scale of the undertaking. The Minnesota Regional Treatment Center transfers moved from community master planning efforts to sale in approximately three to four years. The larger campuses have taken considerably longer. At the Ford site, construction began fourteen years after the closure announcement, and delivery is still underway two decades on. Lorton reached first residential occupancy in its historic core fifteen years after conveyance, and the commercial component opened twenty-one years after conveyance. Upper Harbor Terminal took roughly two decades to reach vertical construction, and no completion horizon has been established. At TCAAP, vertical development remains in its early stages more than two decades after the surplus declaration. Several cases also record extended periods of vacancy between closure and reuse, with associated holding, security, and deterioration costs.

A. Lorton Reformatory, Fairfax County, Virginia

A District of Columbia correctional facility on roughly 2,324 acres, closed in 2001 under federal legislation and conveyed to Fairfax County in 2002 at appraised value. Historic obligations were resolved before conveyance through a Section 106 Memorandum of Agreement binding the County to preservation-oriented reuse. The County divided the property by end use, reserved the approximately 80-acre historic core for adaptive reuse, and selected a master developer by RFP. The County retained ownership of the land, with private improvements proceeding under long-term ground leases rather than fee sales.

B. Rikers Island, New York City, New York

A legislated closure in progress. A statutory closure deadline was enacted while replacement capacity was still in procurement and construction, and independent commission reports have repeatedly acknowledged that the deadline may not be met. Reuse planning has proceeded in parallel with closure rather than after it, through legislation establishing a process for transferring control of the island between public agencies as the jails close. No disposition of the island has occurred.

C. Upper Harbor Terminal, Minneapolis, Minnesota

A 48-acre city-owned barge terminal that ceased operations in 2014, now the subject of an approximately $350 million public-private redevelopment. The closing authority and the receiving authority were the same public owner, allowing the City of Minneapolis to retain the land and structure reuse through a master developer. The disposition framework does not contemplate fee sales of the development land. A decade into implementation, the completed components are the public ones.

D. Ford Motor Company Twin Cities Assembly Plant, Saint Paul, Minnesota

A 122-acre privately owned industrial site where the public role was regulatory and planning-based rather than proprietary. The City of St. Paul adopted a master plan and zoning framework in advance of sale, so the property transferred with its land use program already established, and remediation responsibility remained with the former owner. The market-rate phases later stalled for roughly three years in response to policy and capital conditions while publicly supported components continued to deliver.

E. Minnesota Regional Treatment Centers, Fergus Falls, Willmar, and Ah-Gwah-Ching

The State processed the disposition of three Department of Human Services campuses during the 2000s and early 2010s. Each was transferred to a local unit of government for one dollar under specific authorizing legislation, subject to Minnesota Statutes, section 16A.695 governing State bond-financed property. Minnesota Laws 2005, Chapter 20 appropriated funds for site preparation, demolition, renovation, and related costs, with unspent appropriations grantable to the acquiring local government. Resales by the receiving governments occurred at appraised value with net proceeds paid to the State. Treatment of historic restrictions varied: a preservation deed restriction was recorded at Willmar and none at Fergus Falls or Ah-Gwah-Ching. The majority of the Willmar Regional Treatment Center was immediately sold at fair market value to a private buyer and the buildings were repurposed into a technology campus. Immediately upon acquiring the property, Cass County completed abatement and demolition of the buildings that were part of the Ah-Gwah-Ching Center campus utilizing State appropriations. Following acquisition of the Fergus Falls Regional Treatment Center by the City of Fergus Falls, limited redevelopment was completed in standalone buildings but the main “Kirkbride” building remains vacant. State funding was utilized to cover holding costs for a period of time.

F. Twin Cities Army Ammunition Plant, Arden Hills, Minnesota

A federal ammunition complex placed on the Superfund National Priorities List in 1983 and declared surplus in 2002. Ramsey County purchased 427 acres in 2013 at a price reflecting its assumption of environmental cleanup, then funded and performed the remediation, financing that position through public bonding. A Joint Powers Agreement with the City of Arden Hills established a joint development authority. Contested authority between the county and the city over density and affordability was a recorded source of multi-year delay.

G. Eastern State Penitentiary, Philadelphia, Pennsylvania

An approximately 11-acre National Historic Landmark prison closed in 1971 and vacant for roughly two decades, during which roofs failed and structural systems weakened. A City of Philadelphia effort to convey the property for commercial redevelopment was halted in 1988 after proposals requiring demolition drew organized opposition. The site was stabilized as a preserved ruin rather than restored or redeveloped, and operates today as a museum under nonprofit stewardship with ownership remaining public.

5. DISPOSITION CONSIDERATIONS

A. Redevelopment Feasibility

For a historic campus such as MCF-Stillwater to be successfully renovated and used for another function, three key factors must be considered: building integrity and configuration, community support of preservation, and viable reuse function (compatible and economically feasible).

When considering the facility for potential redevelopment, the campus naturally separates into two zones. The first zone is the complex of buildings within the secure perimeter, the two large warehouses directly adjacent to the secure perimeter, and the Jack & Adelle Young Conference Center. Most of these buildings were part of the original 1914 building campaign and are part of the original ‘telephone pole’ layout concept for the facility. Most of the buildings in this zone were designed by professional architects, have a distinct architectural character, and were built with materials and methods intended for longevity. This zone closely aligns with the NRHP-designated historic district. The buildings in this zone warrant priority evaluation in a subsequent condition and adaptive-reuse study.

The second zone includes the areas outside of the secure perimeter, most of which is south of the secure perimeter, and outside of the NRHP-designated historic district boundary. The buildings in this zone serve maintenance functions, and hence are more utilitarian in style and materials. Many of them have no heating or cooling system. The buildings in this zone have a lower potential for redevelopment.

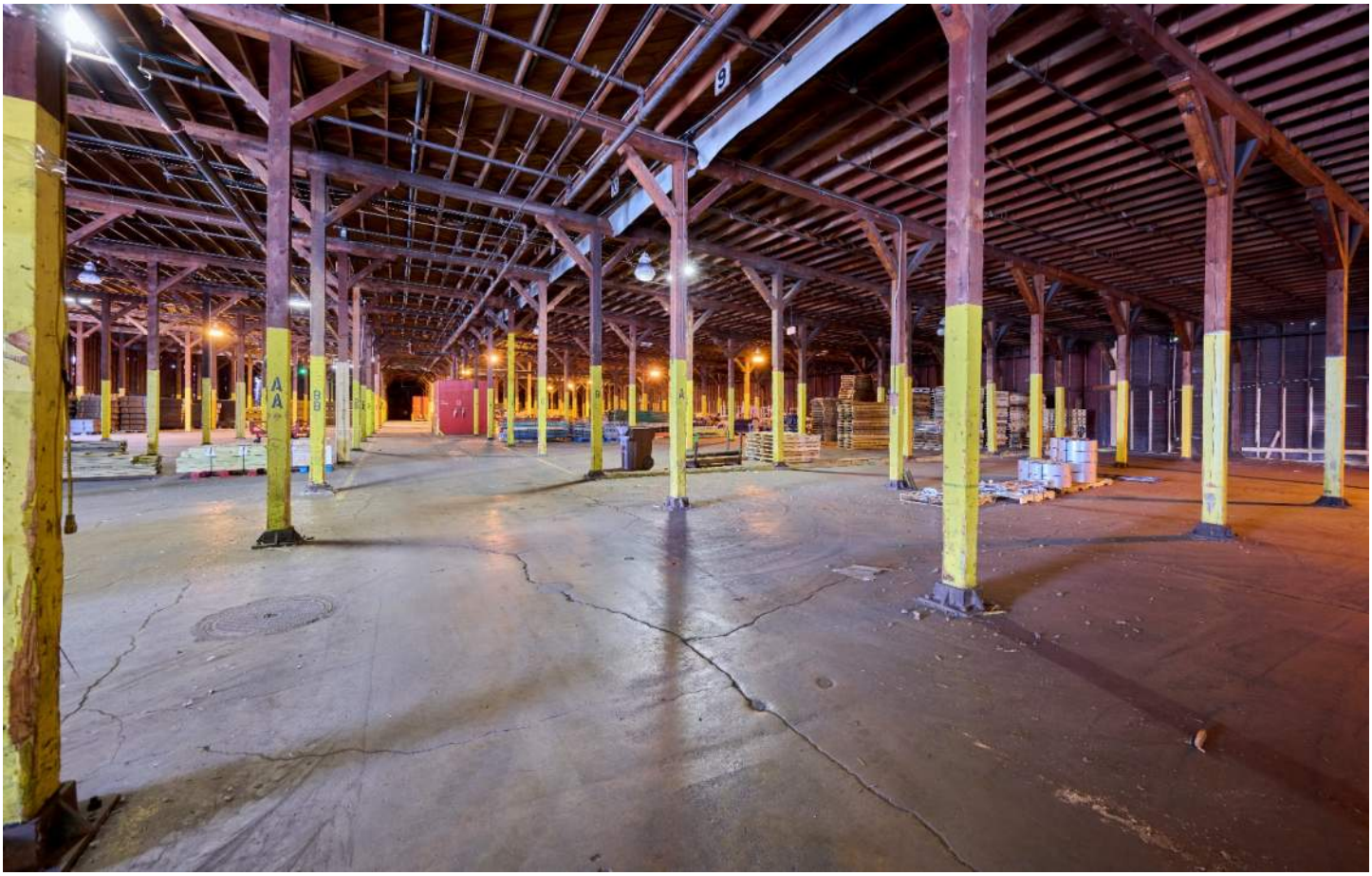


Image 10: Building #36, MINNCOR warehouse. Photo by Ryan Siemers, 2026.

Building Integrity and Configuration

The buildings serving the primary correctional facility functions, especially the cell blocks, no longer facilitate efficient operations. However, the buildings may feasibly be prepared for another use. The study team reviewed condition assessment information available from the State's ARCHIBUS system to evaluate general building conditions. On a 1-5 scale where 5 is excellent, the structural framework components of the central complex buildings have an average rating of 4.15, indicating that these components are slightly higher than a "good" rating (good = 4).[3] Although this average does not necessarily establish overall building condition or reuse feasibility, it does indicate that further reuse study is warranted.

The central complex buildings also display architectural character, interest, and integrity. They are predominantly masonry construction. The campus is self-sufficient with multiple building types including a gymnasium, kitchen, and large gathering hall (dining room). This could be an advantage for a reuse such as a college, hotel, assisted living facility, or corporate headquarters. The buildings have an abundance of windows and could possibly be adaptable for residential or commercial use. There are many spaces with long clear spans and favorable column spacing, which creates flexible space for a variety of functions. The cell block buildings have a floor plate width of approximately 59'-6", which warrants evaluation for potential multifamily conversion.



Image 11: Dining Hall. Photo by Ryan Siemers, 2026.

There are some features of the complex that would be potential challenges for redevelopment. A primary concern with redevelopment of the buildings may be the sheer size of the connected facility. While the central spine that provides a connection between all the buildings in the 'telephone pole' layout concept was revolutionary for correctional facility operations, it presents some security and operational concerns if each building were owned and operated individually in the future. Another primary concern would be the current configuration of the systems for the complex. The buildings are currently all served by a central heating plant and the cooling is limited to small systems that only cover small portions of some buildings. These two features lend the campus to being most easily used by one owner/operator entity. However, separating the buildings both for access and HVAC warrants further study in the context of a redevelopment scenario.

[3] Calculated average condition value of the following components: standard foundations, slab on grade, basement walls, floor construction, roof construction, and exterior walls. Data exported from the State of Minnesota's ARCHIBUS enterprise asset management system by Matt Probst, Total Infrastructure and Facility Management (TIFM) Administrator, Facilities Division, Minnesota Department of Corrections, November 2025.

The relative effects of deferred maintenance, building configuration, and mechanical-system replacement on reuse feasibility have not been quantified. Almost all of the buildings on the campus are in need of full window replacement and masonry repointing and repair. Window replacements are not uncommon in redevelopment projects and allow the developer to select configurations and functions that meet new functional needs and modern codes. Based on a very limited review of masonry conditions, needed repairs appear to be appropriate for the age of the buildings, and do not appear to be indicative of substantial structural or material deficiencies.

Community Support of Preservation

Throughout the collaborator engagement meetings, the study team often heard how important MCF-Stillwater has been to the identity of the community. Many participants commented that at least some portion of the facility should be retained to tell the story of MCF-Stillwater. Collaborators emphasized preserving enough of the physical facility and everyday spaces to authentically convey what incarceration at Stillwater was like, with interpretation shaped by the firsthand voices of people who lived there. At the same time, many cautioned that any preservation or public history effort must honestly acknowledge the facility's history of trauma and suffering and avoid romanticizing, sanitizing, or exploiting the prison experience. A few respondents expressed that the facility should be entirely demolished due to the trauma. Any preservation approach must respect the complex and difficult history of incarceration. Also, the desire for preservation is secondary to concerns about the impacts that a deteriorating facility of this size and location could have on the community. Preservation could be part of a larger redevelopment effort, not the primary goal for every building on site.

Future Tax Revenue

The property is currently owned by the State and used for a public purpose, and is exempt from property taxation under Minnesota Statutes section 272.02, subdivision 8. Any portion of the site conveyed into private ownership, under any of the options in this report, would return to the tax rolls and be assessed on the market value of the land and whatever improvements are built on it. Where otherwise tax-exempt publicly owned land is leased to a private party for a for-profit use, Minnesota Statutes, section 272.01, subdivision 2, generally imposes a tax on that use as though the lessee owned the property. The resulting tax base would depend on end use, density, the timing and phasing of development, and the tax rates in effect when development occurs, none of which are defined at this stage. Estimating future property tax revenue would require an end-use program, an absorption schedule, and a fiscal impact analysis that fall outside the scope of this study. Revenue projections are among the topics identified for the master planning effort described under Option 2.



Image 12: Interior of Building 21. Photo by Ryan Siemers, 2026.

Viable Reuse Function

MCF-Stillwater's scale and varied building stock could accommodate a broad range of uses, subject to market, code, condition, and feasibility analysis. It is beyond the scope of this study to list all of the potential functions that could be housed on the campus or in the existing buildings. It is also beyond the scope of this study to evaluate which uses the community needs most or might be able to support long-term based on economic context. However, below is a list of some of the potential uses that were mentioned in the collaborator engagement sessions or proved successful in the case study examples. These uses would all require additional study to determine how they could potentially fit into the existing buildings and what detailed typology is appropriate for the community.

- Housing
  - General Occupancy – For Sale
  - General Occupancy – Rental
  - Affordable Housing
  - Student Housing
  - Senior Housing
  - Supportive Housing / Reentry Housing
  - Artist Live-Work Space
- Retail and Hospitality
  - Grocery Store / Market
  - Hotel or Retreat
  - Brewery / Distillery
  - Restaurant
- Education
  - Childcare
  - Community Education
  - Technical School / Community College
  - Skilled Trade Training
  - University
- Community Center
  - Library
  - Community Meeting Rooms / Conference Center
  - Event Venue / Ballroom
  - Indoor / Outdoor Recreation: pool, gym, ice rink, curling, pickleball, athletic fields, golf course
- Industrial
  - Light Manufacturing
  - Warehouse
- Commercial / Office Space
- Public Safety
  - Fire / Emergency Management Training
  - Public Works Facilities
  - Social Services Hub
- Public Park / Green Space
  - Walking and Bicycle Trails
  - Playground
- Museum
  - Incarceration History Interpretive Center
  - Preserved Cell Block for Interpretation
- Art Destination
  - Former staff / incarcerated persons creator spaces: A majority of incarcerated survey respondents expressed interest in returning to the site to produce art[4]
  - Artist Lofts / Maker Spaces
  - Art Museum Space – possible display of art already produced on site
  - Movie Set / Film Studio

[4] Minnesota Department of Corrections, "Incarcerated People Survey" (survey, July 28, 2026), Appendix K.

B. Operations and Maintenance During Vacancy

Vacancy Potential

The size and complexity of MCF-Stillwater will require significant planning and governmental coordination to achieve full disposition. Best-case timelines for each disposition method are outlined in Section 6, but there are many factors that could impact the timeline, causing the disposition process to extend past June of 2029. It is likely that at least a portion of the buildings will endure some length of vacancy, either under State ownership or during ownership by a subsequent entity. There is substantial concern from regional collaborators about the negative impact a vacant facility of this type could have on the surrounding community. Vandalism, police calls, deterioration, security breaches, and general appearance significantly affect surrounding communities and increase the State's real and perceived liability.

While decommissioning and disposition options are being considered, and potentially while redevelopment and repurposing of the buildings is still under consideration, the DOC has an obligation to maintain the buildings. Per Minnesota Statutes, section 16B.281, subdivision 6: "The State department or agency holding custodial control shall maintain the State-owned lands until the lands are sold or otherwise disposed of." As such, it is recommended that budgetary considerations be made for maintaining the buildings during the disposition process and during potential vacancy.

Vacant Operational Costs

A facility the size and complexity of MCF-Stillwater incurs operational costs, even when vacant. Items to be considered when creating a budget for operating the facility during disposition and potentially in a vacant condition include:

- Staffing: maintenance personnel will be needed to perform checks on the facility's condition and address deficiencies or damage that could result in accelerated deterioration of the facility. The more frequently the property is checked, the sooner water leaks, vandalism, or other damage will be noticed.
- Security: section 2.G. of this report and Appendix C outline recommendations to protect the property against misuse and damage.
- Repairs: damage caused by insects, moisture, vandals, or from other causes should be repaired or reinforced, and, if possible, the source of the damage removed.
- Pest control: pests can cause damage that increases the rate of deterioration. Controlling pest infiltrations is important to preserving the buildings in a condition conducive to future use. The current annual budget for pest control is approximately $4,000 through a State master contract. The cost for pest control services for the vacant facility would be significantly higher, possibly double or triple the current costs.
- Fire Protection: to reduce State Liability and a public safety risk, consideration should be given to keeping the existing fire protection system operational.
- Utilities and Heating Systems: due to the age and construction of the structures, prolonged exposure to freeze/thaw cycles may impose damage and accelerated deterioration of existing buildings. Additionally, heating will allow the fire protection system to remain operational.
    - Electricity will be needed to operate the fire protection, security systems, and ventilation systems
    - Natural gas will be needed to provide minimal heating

- Insurance / Risk Management:
  - Insurance is provided through the State office of Risk Management. All eleven correctional facilities are bundled into a single policy. MCF-Stillwater's share of the policy's cost is approximately $282,000 for fiscal year 2027.
  - The facility is currently insured for capital replacement and content replacement. Current coverage anticipates full replacement costs. There are various valuations that could be considered for the facility, such as actual cash value or agreed value, depending on disposition path. The Risk Management division should be consulted to determine appropriate insurance strategies.
- City of Bayport vacant building fee: City of Bayport ordinances chapter 18, article 3 defines vacant buildings and outlines the registration and payment process. The fee amount is listed as $500 for the first year and $1,000 per year for subsequent years[5].

Creating an estimated budget for annual operations costs for the facility in a vacant state is outside of the scope of this study. The study team recommends that the DOC analyze prior operations costs to determine an appropriate operating budget for a vacant facility. For reference, the Operational Budget prior to phased closure start was $44.7 million for payroll and $9 million for operating expenses, not including shared services budgets, such as health services, treatment, and education.[6] The facility has seen a reduction in water usage and natural gas usage since population draw-downs began, as would be anticipated. Further analysis of utility costs in relation to population could provide useful data to predict utility costs in a vacant state.

Vacancy Preparations / "Mothballing"

The process commonly referred to as "mothballing" is minimal work required to stabilize structures and to prepare them for extended periods of disuse. The State does not currently have a standard procedure or design guide for mothballing a property. This decommissioning study scope does not include the design of a comprehensive mothballing plan. If a period of vacancy is anticipated, a comprehensive mothballing plan and consideration of hazardous materials abatement would be an appropriate course of action. Since the buildings associated with the primary facility have the highest redevelopment potential, those buildings should be given priority for mothballing work. The mothballing work considerations listed here are based on the National Park Service guidelines for the mothballing of historic structures.[7]

1. Document the architectural and historical significance of the buildings
2. Prepare a condition assessment of the buildings.
3. Structurally stabilize the buildings, based on a professional condition assessment. For the purposes of this study, the study team reviewed data exported from the State ARCHIBUS system in November of 2025 to identify potential structural concerns. The roof structure of Industry Building #20 was identified to be in "poor" condition and noted to have areas of broken roof joists. The foundation in Building #36 was also noted to be in "poor" condition, although more recent evaluation noted that areas of cracking are localized and do not seem to be indicative of significant structural concern.[8]

[5] City of Bayport, Minnesota, Code of Ordinances, ch. 18, art. 3, accessed July 21, 2026, https://library.municode.com/mn/bayport/codes/code_of_ordinances.
[6] Karl Hunt (Institutional Support Service Director, Facilities Services Division, Minnesota Department of Corrections), email message to Kimberly Sandbulte, August 21, 2026.
[7] Sharon C. Park, *Mothballing Historic Buildings*, Preservation Briefs 31 (Washington, DC: U.S. Department of the Interior, National Park Service, Cultural Resources, Heritage Preservation Services, 1993).
[8] Robert Opatrny (Minnesota Department of Corrections), in discussion with Kimberly Sandbulte, August 6, 2026.

4. Exterminate or control pests: see pest control information in the section above.
5. Protect the exterior from moisture penetration: For the purposes of this study, the study team reviewed data exported from the State ARCHIBUS system in November of 2025 to identify exterior envelope deficiencies on buildings within the secure perimeter. Items noted in the ARCHIBUS system:
    a. The exterior windows in many buildings have been listed in either “crisis” or “poor” condition. Window openings could be closed with plywood panels, metal sheets, or other pre-formed panels. Panels should be properly installed to shed water, protect existing window frames, and allow needed ventilation.
    b. The roof coverings have been identified in “crisis” or “poor” condition at the following buildings: Plant operations #25, Administration #1, Power House #19, Industry Building #20, and Chapel #7. In cases where moderate repairs could extend the life of the roof approximately 10 years, those repairs could be undertaken. If the roofing is very deteriorated, a new temporary roof might be considered or a full permanent roofing replacement may be appropriate.
    c. Exterior masonry walls have been identified in “crisis” or “poor” condition at the following buildings: Administration #1, Industry Building #18, Admin West Annex #4, Main Corridor #6, and Education Building #13. Appropriate preservation approaches are essential for masonry wall repairs. Where repointing is necessary to prevent serious moisture penetration, mortar should match the historic mortar in composition, color, and tooling. Temporary patches should not be made using sealants or inappropriate mortar.
    d. East Warehouse #36 exterior sheet metal walls are separating from the interior stud walls, and there are holes in the sheeting panels. Patching may be an appropriate temporary repair.
6. Secure the building and its component features to reduce vandalism or break-ins. See Appendix C for the “Post-Closure Considerations” security report.
7. Provide adequate ventilation to the interior. Although further analysis would be needed, utilizing the existing ventilation system is likely the most cost-effective way to provide adequate ventilation in a vacant state.
8. Secure or modify utilities and mechanical systems. Continuing utility service and mechanical system operations may be the most cost-effective solution for the campus, but further study would be needed to confirm.
9. Develop and implement a maintenance and monitoring plan for protection. Some of the key considerations for maintenance are addressed in the section above.

C. Local Community Planning and Zoning Implications

In contemplation of the decommissioning of MCF-Stillwater, the City of Bayport seeks to examine and revise both the zoning designation and the City’s comprehensive plan. A master planning effort would allow for thorough evaluation of the conditions, the opportunities, and the constraints, thereby informing thoughtful rezoning and a comprehensive plan update.

Because the facility is expected to remain in use by the DOC through 2029, the land use designation in the 2050 Comprehensive Plan will likely need to continue recognizing an institutional use during the transition period. The City could consider identifying the area as a transitional land use district to acknowledge the current institutional use and a potential future redevelopment use. Due to the size and complexity of the site, a future Comprehensive Plan amendment will likely be required.

A master planning effort is a significant undertaking. The City of Bayport and Washington County do not currently have the capital or personnel resources to undertake the master planning effort that the MCF-Stillwater site justifies. To fund an appropriately comprehensive master plan effort, the City would need to seek grant funding. There are multiple grant programs that are potentially available to fund the effort. However, there are significant timeline impacts to consider when leveraging a grant to fund those efforts. Also, the grant application process itself takes a considerable amount of staff time. Alternatively, the Minnesota legislature could appropriate funds to facilitate master planning as occurred as part of disposition of the regional treatment centers.

The table below outlines some features of the grant opportunities for master planning efforts that were discussed in collaborator engagement sessions. It should be noted that none of the grant programs discussed would fully fund the master planning scope identified as appropriate for the MCF-Stillwater site.

Grant	Next Application Deadline	Timeline for award	Potential Amount
Washington County Predevelopment Finance Fund (large grant pool)	Applications accepted at any time.	Not predefined.	Requires a 1:1 match from the applicant; maximum grant is $40,000
Washington County EPA grant	Deadlines not yet established	Beginning in November 2026	No match required. Total of $1.5 million available to the County to grant to all applicants.
Minnesota Historical and Cultural Heritage Grant (Large Grant)	May 2027	Notification of award in October 2027	No defined limit. The largest award identified in published records is $504,000.
Metropolitan Council Livable Communities Grants	Prerequisite eligibility step must be completed by November 15 of the year prior to application. Two application periods each year: April 15 and October 15.	Not predefined. Usually a few months from application.	$100,000

The City of Bayport and Washington County are reluctant to dedicate the resources to a grant application until there is more information about the State's intended actions related to the disposition of the MCF-Stillwater site. Action in the 2027 legislative session will likely initiate activation of City resources towards the rezoning and comprehensive plan update efforts. Estimating a year for grant application and award, a master planning effort could begin at the earliest in late 2028. Master planning efforts are estimated to take approximately 16 months to 2 years, hence updated zoning and comprehensive plan information would not be available until the end of 2029 at the earliest, unless funding was appropriated by the legislature for this purpose in 2027.

D. Water Infrastructure

The City of Bayport has expressed an interest in the facility's water infrastructure system, with an intent to connect it to the existing municipal system for added capacity and redundancy. The two wells, water treatment

facility, and water tower are all located in an area of approximately one acre on the western edge of the facility property. Steps to facilitate transfer of ownership of the water infrastructure may include:

1. Replat to separate the area containing the main infrastructure components (water tower, water treatment facility, and wells) into a separate parcel.
2. Establish appropriate right-of-way or easements for other infrastructure pieces.
3. Determine value for the parcels and infrastructure.
4. Negotiate timeline and value exchange details with City of Bayport.

In a similar scenario, the State of Minnesota conveyed the water treatment facilities associated with the Ah-Gwah-Ching Regional Treatment Center to Cass County in 2005. Excerpt from 2005 Minnesota Laws, Chapter 20, Section 46: “A conveyance under this section to Cass County may include a conveyance by a bill of sale of the water treatment facilities located within the land described in paragraph (d) and a nonexclusive appurtenant easement for the facilities over the land upon which the facilities are located, including ingress and egress as determined by the commissioner. The easement must be in a form approved by the attorney general.”

E. Bayport Fire Station Parcel

A Bayport Fire Department building is located on a parcel of land at the southwest corner of the MCF-Stillwater site. This parcel is noted as “Parcel 4 Exception” on the Site Survey included in Appendix I. The land was transferred from the State to the City of Bayport in 2014 via quitclaim deed, with some restrictive covenants outlined via Document #3996396 at the Washington County Recorder’s Office. The City has requested that all restrictions on the property be eliminated, with all related costs assumed by the State. This request would best be accomplished with legislative action dictating that all restrictions on the property be eliminated, which the Department of Administration can then execute.

F. Preserving MCF-Stillwater’s History: Facilities and Collections

Collaborators expressed a strong interest in capturing and conveying the history of MCF-Stillwater. This sentiment comes not only from the community, but also from the facility personnel and the incarcerated population. Of the 40 facility personnel who responded to the question, 75% said they would be interested in visiting a museum at the site after the disposition.[9] Of the 57 incarcerated people that responded to the question, 56% said they would return to visit a museum or public history display at the site.[10]

Both personnel and incarcerated population groups emphasized the importance of telling an authentic, accurate, and complete story of correctional life and the physical prison environment. Living units, cells, segregation areas, industry buildings, kitchen, work areas, recreation spaces, and artwork were identified as important because together they communicate the full experience of living and working within the prison. This aligns with feedback provided by the Washington County Historical Society (WCHS), which currently operates a museum at the warden’s house from the correctional facility that existed prior to the current facility. All of the prior facility was demolished, except for the warden’s house. Representatives from WCHS noted that visitors would like to see preserved cell blocks and program spaces, which would better represent the incarceration experience.

[9] Minnesota Department of Corrections, “Staff Survey” (survey, July 28, 2026), Appendix K.
[10] Minnesota Department of Corrections, “Incarcerated People Survey” (survey, July 28, 2026), Appendix K.

While many collaborators support preservation and public interpretation, there is an important counter-theme: Stillwater is also associated with trauma, suffering, violence, isolation, loss, and painful memories. Some collaborators opposed turning the prison into a tourist attraction or felt that the site should instead be demolished or converted to something such as a memorial garden. Several collaborators specifically identified the 2018 killing of Corrections Officer Joseph Gomm as an event that should be remembered, while also expressing concern that the location of his death should not become a publicly accessible exhibit. Responses suggest a need to distinguish between appropriately commemorating difficult history and treating traumatic locations as attractions. Several specifically cautioned that interpretation should not allow the relatively recent Earned-Living-Unit program experience to obscure the more difficult history that preceded it.

The Washington County Historical Society cautiously expressed some interest in operating a museum at the current MCF-Stillwater site, but also expressed concerns about funding constraints limiting its ability to successfully maintain and operate multiple facilities. The Minnesota Historical Society noted that they are not currently positioned for acquiring another historic site, and that acquisition would require legislative authorization and funding. The Minnesota Historical Society's local history services office provides technical assistance to nonprofits and local units of government for starting and sustaining museums and historical organizations.

The facility also houses a number of artifacts of potential historical significance. Some of the items are currently located in the Jack & Adelle Young Conference Center, including population logs from the early 1900s and other record books. There is also a large collection of architectural drawings of the facility, including some of the original drawings by Clarence Johnston. The Minnesota Historical Society (MNHS), through its State Archives unit and Collections Department, collects, preserves and shares Minnesota history through organizations' records and collections items and is interested in collaborating in efforts to preserve the items that preserve the history of the Stillwater facility, including its workers and incarcerated population. MNHS has a rigorous review process for determining if items are appropriate for its collections, depending on the item's historical or cultural significance for Minnesota, uniqueness, and physical condition.[11] After MNHS has determined which items are appropriate for its acquisition, the Washington County Historical Society has requested an opportunity to also acquire items from the collection.

G. Furniture, Fixtures, and Equipment

All furniture, fixtures, and equipment (FF&E) are assumed to be property of the DOC, and it is anticipated that the DOC will re-allocate these assets to other facilities or surplus them prior to the disposition of the facility. FF&E consists of items that are not permanently incorporated into the buildings and can typically be removed without altering the building itself. Examples include desks, chairs, appliances, computers, copiers, and exercise equipment. The study team recommends that DOC immediately begin identifying FF&E items for use at other facilities. It may be appropriate for DOC to acquire the services of a consultant move coordinator to facilitate this process.

Some ambiguity may exist around equipment located in the industrial buildings such as paint booths and the CNC plasma-cutting table, or the food service equipment in the dining hall kitchen. The DOC should evaluate the need for these items at other facilities and the cost of potentially moving them versus buying and installing new, similar items. Items not suitable for relocation could be declared surplus.

[11] Minnesota Historical Society, Gale Family Library, "Donate to MNHS Collections," accessed August 25, 2026, https://www.mnhs.org/library/about/donate.

Items integral to a building's basic operation, such as doors, plumbing fixtures, HVAC equipment, and elevators are not categorized as FF&E. These items should be left in place until a disposition method is fully determined. If it is determined that buildings will be demolished prior to disposition of the land, DOC should consider salvaging additional equipment, including HVAC equipment and building materials. The facility's building materials (such as stone floors and brick) are of a vintage and quality that could make pre-demolition salvage viable.



Image 13: Interior of Building 26. Photo by Ryan Siemers, 2026.

H. Public Parks / Green Space / Natural Areas Opportunities

Collaborators expressed interest in utilizing the site or a portion of the site as public outdoor recreation space or restoring the site to a natural state. A variety of programs exist that could potentially be used to facilitate this transition. Two potentially applicable programs are listed below:

- The Minnesota Department of Natural Resources (DNR) offers grant programs that assist local government entities in acquiring land for parks, green space, natural areas, and outdoor recreation. These programs are typically structured as matching grants and require long-term public ownership and maintenance of the property.[12]

[12] Minnesota Department of Natural Resources, "Grants," accessed March 3, 2026, https://www.dnr.state.mn.us/grants/index.html.

- Washington County Land and Water Legacy program: “In 2006, a $20 million bond referendum passed, initiating the creation of the county’s Land and Water Legacy Program, which purchases land or land interests to preserve its natural condition. The program is ongoing and has used collaborative partnerships to invest over $40 million in protection, conserving over 1,300 acres of high-quality natural lands.”[13]

I. Redevelopment Funding Mechanisms

There are several funding mechanisms that could be used by public or private entities to facilitate redevelopment of the site. A full list or analysis of the available programs and their applicability to the site is outside the scope of this report. Some may include: Tax Increment Financing, the Historic Structure Rehabilitation Tax Credit, Minnesota Department of Employment and Economic Development (DEED) programs, and Minnesota Housing Programs such as Low-Income Housing Tax Credits (LIHTC). Appropriate timing for exploring the various funding mechanisms available is listed in each of the Disposition Options in Section 6 below.

J. Potential Community Entity Partnerships

During the collaborator engagement process, the study team met with two entities that could provide future support to a site redevelopment effort. Support from these entities would likely be more appropriate in later phases of potential redevelopment.

The Washington County Community Development Agency (CDA) is “the owner and operator of over 1,200 units of affordable housing throughout Washington County, Minnesota. The CDA’s work extends from facilitating the growth of small businesses to funding critical services for the homeless.”[14] Representatives from the CDA attended meetings with Washington County and expressed their interest to support the City of Bayport as site decommissioning and disposition activities progress.

“The Fred C. and Katherine B. Andersen Foundation was established in 1959 on the core value that charitable grant making advances and builds thriving communities. With the goal of being a guiding hand and supporter of community health and stability, the founders believed in the importance of helping the underserved and under-resourced and in being a quiet leader in building healthy strong communities.”[15] Representatives from the Andersen Foundation expressed support for community-benefit components that align with its priorities. Potential areas of involvement discussed included community engagement, planning support, capacity-building efforts and pre-development activities. Organizations seeking funding must be 501(c)(3) public nonprofit organizations.[16]

[13] Washington County, Minnesota, “Land and Water Legacy Program,” accessed February 17, 2026, https://www.washingtoncountymn.gov/405/Land-and-Water-Legacy-Program.
[14] Washington County Community Development Agency, home page, accessed June 9, 2026, https://washingtoncountycda.org/.
[15] Fred C. and Katherine B. Andersen Foundation, “Giving Statement,” accessed June 1, 2026, https://www.fredckatherinebandersenfoundation.org/.
[16] Fred C. and Katherine B. Andersen Foundation, “Eligibility Guidance,” accessed June 1, 2026, https://www.fredckatherinebandersenfoundation.org/.

6. DISPOSITION OPTIONS

Option 1: Surplus the Property As Is

This option assumes the State would dispose of the MCF-Stillwater site through a surplus declaration in its existing condition, with minimal physical intervention prior to transfer. Under this approach, the State would follow established statutory processes to market and sell the property, allowing a private or institutional buyer to determine future use, redevelopment strategy, and timing.

This approach offers the shortest path to a sale offering; although actual disposition depends on market interest. This approach also minimizes the State's direct involvement in planning and redevelopment. However, it introduces uncertainty regarding timing and end use, and may result in the site remaining vacant or being redeveloped in a manner that does not align with local or regional priorities.

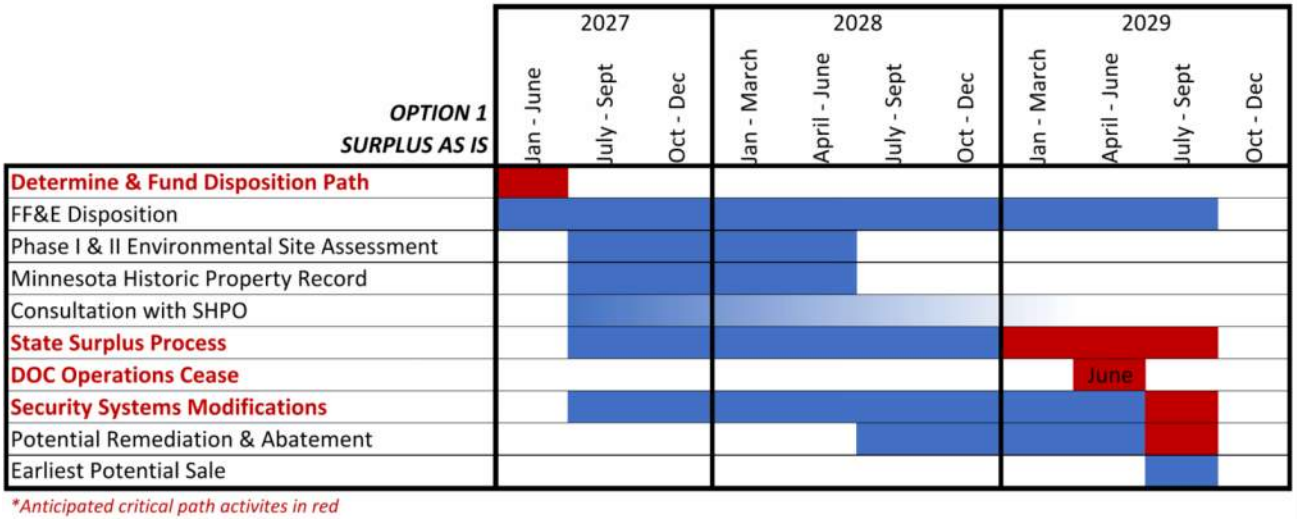
Implementation Approach

Although the implementation of this option requires less State preparation work than the other options, there are still critical path actions that would facilitate an efficient disposition if executed quickly. A large portion of the process would occur concurrently with DOC operations continuing on site between now and June of 2029. The timeframes listed for each step below are illustrative best-case scenarios.

Timeline and Sequencing

1. The DOC Commissioner coordinates with the Department of Administration to initiate the surplus process. Since previous improvements were financed with outstanding general-obligation bonds, Minnesota Statutes, section 16A.695 would apply to the sale. **[January - February 2027]**
2. Identify funding for the preparation of a Phase I Environmental Site Assessment and recommendations in the "Post-Closure Considerations" security report (Appendix C). Also consider funding for a comprehensive mothballing plan, Phase II Environmental Site Assessment, abatement and remediation work, and a Historic Property Record. **[January - May 2027]**
3. Consider conveyance of the water infrastructure to the City of Bayport, and pass legislation if necessary to enable transfers. Consider legislation authorizing release of the State's retained restrictions on the City-owned fire station parcel. **[January - May 2027]**
4. DOC disposition of FF&E. It is anticipated that the planning for the disposition of FF&E items can begin as soon as a disposition path is determined, and that final dispositions could be accomplished within a month after DOC operations cease on site. **[April 2027 - July 2029]**
5. Initiate consultation with SHPO per Minnesota Statutes, chapter 138. See Section 2.H. of this report for more information. A suitable course of action shall be agreed upon in writing between SHPO and the DOC. **[Begin June 2027; Completion will depend on the determined suitable course of action]**
6. Implement recommendations in the "Post-Closure Considerations" security report (Appendix C). Planning and implementation of the recommendations may begin while DOC is still operating in the facility, but will not be able to be completed until after DOC has ceased operations. **[July 2027 - July 2029]**
    a. Procure design consultant for security systems modifications
    b. Security systems modifications design
    c. Procurement process for contractor

   d. Security systems modifications construction
7. Execute the State Surplus process, per Minnesota Statutes, sections 16B.281 to 16B.287. **[July 2027 - August 2029]**
   a. Consultation with Minnesota Management and Budget regarding the sale of GO Bond financed property
   b. Officially offer the property to State agencies and public higher education systems
   c. Have the property appraised by an independent appraiser who holds a State appraiser license.
   d. Offer the property to the local political subdivisions where the property is located.
   e. Publish a notice of public sale. Although Minnesota Statutes only require the notice be published in the city or county in which the property to be sold is situated, the State would likely need to advertise the sale at a national level in order to find a buyer with resources adequate to acquire the property at its full value.
   f. Provided steps 7a through 7e can be accomplished prior to the date of DOC operations ceasing at the site, the closing date for the facility sale should be coordinated based on the anticipated timeframe to execute Steps 3, 4, 5, 6.
8. DOC Operations Cease at the Site. The closure date directly impacts the earliest sale / ownership transition date in this option. **[June 2029]**
9. **The earliest a sale could be executed is August 2029.**
10. **The earliest redevelopment activities could potentially begin is fall 2029**. However, it is likely that the new ownership entity will need considerable time for pre-development planning, financing, entitlements, infrastructure improvements, and approvals. Once the sale is completed, the new ownership entity could use redevelopment funding options listed in Section 5.I. **Ultimately, the timeline for redevelopment construction activities is highly uncertain.**
11. If no suitable bid is received by the State within three months of the sale commencing, the State should consider mothballing the facility. See more information on mothballing in Section 5.B. above. **[November 2029]**



*Anticipated critical path activites in red

Legislative Considerations

This option can largely be executed under existing Minnesota statutory authority governing surplus property disposition, including Minnesota Statutes, sections 16B.281 to 16B.287. Legislative action may be limited to contemplating funding mechanisms for the due diligence items listed in step 2 above and authorizing property transfers listed in step 3 above.

Under this option, the timing of disposition is dependent on market interest, which is uncertain for a property of this scale, complexity, and condition. As such, DOC would need to budget accordingly to continue operating the site in a vacant condition, addressing considerations listed in Section 5.B.

The State may choose to establish additional conditions of sale through legislation, such as requirements related to historic preservation, environmental remediation, or future land use to reflect local or regional interests. However, introducing such requirements could affect marketability and sale value and should be weighed against the objective of facilitating a timely and flexible disposition process.

Value Considerations

The Broker's Price Opinion attached as Appendix F estimates the value of the property under an as-is sale at approximately $7.64 million. The figure is derived from twelve institutional and campus sales in the Midwest, each involving 200,000 square feet or more of existing improvements of similar age and type, including former correctional, hospital, school, and university campuses. The comparable set averages $5.35 per square foot of building area, applied to the property's approximately 1,427,587 square feet of improvements. Because transactions of this type are infrequent, the comparable search extended back nine years. The State is obligated under Minnesota Statutes to obtain an independent real estate appraisal as it prepares to offer the property for sale.

A sale agreement could assign environmental contamination investigation and cleanup obligations to the buyer, and the comparable sales reflect that transfer of cost and risk in the pricing. The State's 2025 Facility Condition Assessment reports approximately $180 million in deferred maintenance against a replacement value of approximately $738 million, a campus-wide Facility Condition Index of 24.4%. A buyer's underwriting would treat this condition, together with the building-related abatement scope documented by Braun Intertec Corporation and the absence of any Phase I or Phase II Environmental Site Assessment, as cost to be deducted from whatever end-use value the site supports. The as-is figure is accordingly below the land value indicated for any developed end use under Option 3.

The indicated value is a whole-site figure. The property is larger than most of the comparable institutional sales, and the number of buyers able and willing to acquire the full campus in a single transaction is limited. The opinion reflects market conditions observable in 2026; the date of any actual disposition is not defined beyond the 2029 closure.

Historic Considerations

The State would consult with SHPO to determine the potential impacts of the sale of the property from a historic perspective as outlined in the timeline above. Once a sale is successfully completed, the site would be subject to regulations and incentives applicable due to its NRHP listing, which are outlined in Section 2.H above.

Environmental Considerations

The site is expected to contain environmental conditions requiring remediation, including potential soil impacts and hazardous building materials within existing structures. Under this option, the State may not undertake significant environmental investigation or remediation prior to sale, beyond what may be required to meet minimum regulatory or disclosure obligations.

As a result, responsibility for further environmental due diligence, remediation, and associated costs would largely transfer to a future owner. This may introduce uncertainty for prospective buyers and could impact marketability, pricing, and timing of disposition.

Alternatively, the State may want to consider completing Phase I and Phase II Environmental Site assessments, along with hazardous materials abatement, to assist with marketing the property and to prepare for potential need to mothball the property. A Phase I Environmental Site Assessment is estimated to cost approximately $5,000 to $7,500, and would take two months to complete. The scope of work for a Phase II Environmental Site Assessment would be defined by the Phase I study, but could cost in the range of $20,000 to $60,000 and take four to six months.

The extent of environmental impact would ultimately depend on future site demolition, use, and redevelopment plans. Since those activities would be defined by a future owner, the ultimate environmental impact of this option cannot be fully defined and would not be fully under State control.

Community Impact

Under this option, the State would transfer control of the site with limited regulatory guidance, allowing a future owner to determine redevelopment outcomes. While this approach provides maximum flexibility to the buyer, it also significantly limits the ability of the State and local communities to shape the future of the site in alignment with regional priorities.

The MCF-Stillwater site represents one of the largest and most complex redevelopment opportunities in the region. Without a structured planning process or defined public objectives, there is a substantial risk that redevelopment outcomes may not reflect community needs related to housing, economic development, public infrastructure, open space, or civic uses.

Although the City of Bayport has the ability to regulate uses through its zoning code, the timeline from now until June 2029 may not allow the City to sufficiently accomplish a comprehensive master planning effort without early funding and coordination. Additional information on the City's process is outlined in Section 5.C.

Uncertainty regarding future use, timing, and site conditions may result in delayed redevelopment or prolonged vacancy, which could negatively impact surrounding communities. This approach may also create tension between the State and local governments, as communities most directly affected by the site's transition would have limited influence over its future.

Benefits to the State

- Limited upfront investment and administrative burden: Depending on market interest, this option potentially requires minimal State funding, staffing, or coordination relative to other options, as it does not involve a construction work effort or redevelopment planning process prior to disposition.
- Operational simplicity: The State can proceed through the established surplus property process without the need to establish new governance structures, partnerships, or long-term oversight mechanisms.
- Potential for competitive sale pricing**:** Fewer regulatory constraints may increase flexibility for prospective buyers, which could support stronger sale pricing. However, this outcome is highly dependent on market demand for a property of this scale and complexity. Also, uncertainty about potential rezoning efforts may be perceived as a risk by potential buyers.

Risks and Mitigations

- Loss of State and local government influence over site outcomes: Once the property is sold, the State would have limited ability to influence redevelopment outcomes, including land use, intensity, and alignment with public priorities.
  Potential Mitigation: The State, in coordination with the local government, could establish conditions of sale through deed restrictions, covenants, or legislative requirements. However, defining appropriate restrictions would require a level of planning, collaborator coordination, and policy alignment similar to the master planning effort outlined in Option 2. Absent that effort, restrictions may be either too vague to be effective or overly prescriptive in ways that reduce marketability, complicate the transaction, or lower sale value. The State or a local government entity would need to be prepared to monitor compliance and enforce any restrictions.
- Uncertain marketability and timing of disposition: Given the size, condition, and complexity of the site, there is no assurance that a buyer will be identified within a defined timeframe. The property could remain unsold or require price adjustments to attract interest. The State will need to account for a significant contingency period, providing time and access for the buyer to complete due diligence. If the buyer determines that the due diligence results are unacceptable, additional time will be needed to restart the process.
  Potential Mitigation: The State could invest in additional due diligence (Phase I & II Environmental Site Assessments, Phase I Archaeological assessment, Environmental Assessment Worksheet, etc.), site preparation, hazardous materials abatement or marketing efforts to improve marketability, though doing so would increase upfront costs.
- Risk of prolonged vacancy and site deterioration: If a buyer is not immediately secured, or if redevelopment is delayed post-sale, the site may remain vacant for an extended period, creating ongoing security concerns, maintenance challenges, and negative impacts on surrounding communities.
  Potential Mitigation: The State could develop a comprehensive mothball plan to be prepared for prolonged vacancy in the event of lack of market interest in acquiring the property. Interim site

management strategies could be implemented to secure and maintain the property; however, these introduce ongoing costs and do not resolve long-term uncertainty.

- Environmental and redevelopment uncertainty transferred to buyer: Unknown environmental conditions and building constraints may deter potential buyers or result in conservative underwriting, affecting both pricing and timing.
  Potential Mitigation: The State could complete additional environmental and physical due diligence prior to sale to reduce uncertainty, though this would require additional investment.

- Risk of misalignment with long-term public benefit goals: Without a defined planning framework, redevelopment may not align with regional priorities related to housing, economic development, infrastructure, or open space.
  Potential Mitigation: Local governments may guide outcomes through zoning or land use controls; however, these tools are inherently limited and may not fully achieve desired outcomes, particularly for a site of this scale. Also, without a collaborative effort to enable the City of Bayport to accomplish zoning and comprehensive plan updates, these regulations and guidelines may not be in place at the time of property ownership transfer. State funding may be required to enable the City of Bayport to accomplish zoning and comprehensive plan updates.

Option 2: Government-Guided Redevelopment

Under this option, a comprehensive master planning effort would be executed for the MCF-Stillwater site, and the resulting comprehensive master plan would guide future steps taken towards disposition and redevelopment. The master plan effort would be funded by State appropriation, to facilitate a timely execution. Based on prior experiences with the Regional Treatment Centers, the Department of Administration recommends that a local unit of government (City of Bayport or Washington County) be identified to lead the master plan effort. Representatives from the Department of Administration and DOC would be engaged in the master plan effort to ensure the State's interests are addressed and that outcomes are timely and actionable. This approach allows the State and the City of Bayport to evaluate site conditions, market opportunities, infrastructure needs, and community priorities before making irreversible decisions regarding demolition, disposition, or redevelopment.

Upon completion of a comprehensive master plan, the local government, Department of Administration, and DOC would determine roles and responsibilities for the implementation of the master plan. This may involve redivision of the site so that individual parcels can be transferred to subsequent ownership entities best suited to executing the master plan. Ownership transfer may occur through the State surplus process, or alternative methods of transfer, such as RFP, may be identified to better facilitate desired redevelopment outcomes. Specific legislation may be needed to facilitate the disposition process in accordance with the master plan.

This option also allows time for the DOC to evaluate potentially using portions of the site for revised programs or ongoing needs beyond June of 2029. The duration of the master planning effort may dictate that the closure date of June 2029 would no longer be the critical timeline component. Rather than cease operations in June of 2029 and maintain the vacant facility while planning and disposition activities are completed, the timing of DOC operations completion could be coordinated with the timing of planning efforts and DOC capacity needs.

Implementation Approach

This option prioritizes completing a structured master planning and predevelopment process prior to the anticipated decommissioning of the facility in 2029. The intent is to minimize the duration that the property remains vacant and to enable a coordinated transition into redevelopment.

A master plan effort seeks to understand the issues that affect a property's future use, including design, site, community, political, and economic context. The master planning effort would include evaluation of potential land uses, infrastructure needs, and redevelopment strategies, followed by more detailed feasibility analysis to determine which existing structures are viable for reuse and which may require removal.

The master plan effort would be best accomplished with the assistance of a consultant or a team of consultants, hired by a procurement process administered by the lead agency or designated local unit of government. The master planning effort would address the following topics and complete these related studies:

a. Environmental Review
    i. Phase I & II Environmental Site Assessment
    ii. Phase I Archaeological assessment
b. Community Visioning and Public Engagement
c. Regional Housing Needs Analysis
d. Economic Development Context / Market analysis of potential uses
    i. Assess uses proposed by this study and community engagement
e. Development Opportunity Scenarios
f. Alternative Urban Areawide Review (AUAR)
g. Land Use Planning
h. Facility Condition Assessment and Reuse potential evaluation
    i. Building components and systems evaluations
    ii. Historic significance and designation impacts
    iii. Identify buildings with high redevelopment potential
    iv. Identify buildings with low redevelopment potential
    v. Recommendations for mothballing work
i. Transportation and Traffic Impacts
j. Parks, Recreation, and Open Space
k. Utilities and Infrastructure
l. Implementation Path
    i. Funding source identification
    ii. Revenue Projections
    iii. Cost estimates for recommended government actions

The master planning effort would result in a report document that would inform next steps for the disposition.

Discretionary demolition and redevelopment improvements would be deferred until planning and feasibility studies are complete. Necessary maintenance, stabilization, security, and life-safety work should continue during the planning period.

Timeline and Sequencing

The following framework outlines a recommended sequence of actions for the State and its partners to advance a coordinated, planning-led approach to redevelopment. These actions are designed to establish governance, align collaborators, define site priorities, and position the property for successful long-term redevelopment.

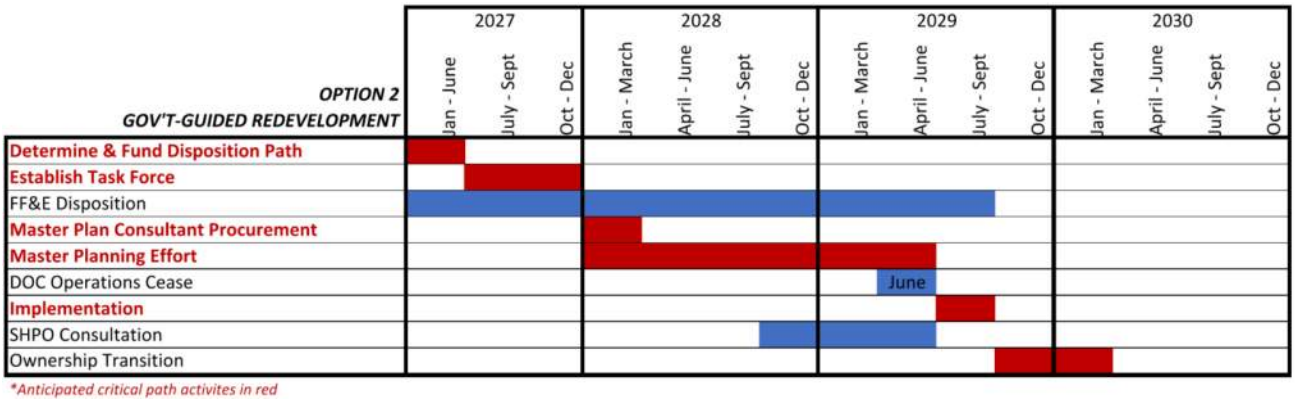
While presented as steps, several activities may overlap and will require ongoing coordination across State agencies, local governments, and external partners. Establishing clear leadership, roles, and decision-making processes early will be critical to maintaining momentum and managing the complexity of this effort. The timeframes listed for each step below are illustrative best-case scenarios.

1. Authorize Funding for Master Planning Effort: The State allocates funding to support a comprehensive master planning process, including consultant fees and administrative costs. **[January - May 2027]**
2. Identify an agency or local unit of government to lead the master plan effort and define roles, responsibilities, and decision-making authority for all involved entities through a formal Memorandum of Agreement. Establish clear leadership and communication protocols to coordinate across jurisdictions. Anticipated entities represented include the DOC, the Department of Administration, Washington County, and the City of Bayport. Other collaborator roles and responsibilities may be defined by that core group. The State may consider hiring a consultant to facilitate the establishment of roles and responsibilities and procurement of the master plan. **[July - December 2027]**
3. DOC disposition of FF&E. It is anticipated that the planning for the disposition of FF&E items can begin as soon as a disposition path is determined, and that final dispositions could be accomplished within a month after DOC operations cease on site. **[April 2027 – July 2029]**
4. Procure Consultant Team and Complete Master Plan: The lead entity will engage a multidisciplinary consultant team to complete the comprehensive master plan effort, including the tasks listed in the approach section above. A comprehensive master planning effort could take 16 months to 2 years. For illustration purposes, the shorter duration is used, but allowing flexibility for an extended timeline would best accommodate a thorough and useful master plan. The schedule for the master planning effort should be finalized in the first month of the master planning effort. **[January 2028 - April 2029]**
5. Consider DOC Operations end date. If the master planning effort is scheduled to take longer than 16 months, the DOC may want to consider extending operations at the site past the currently-anticipated June 2029 date to coordinate with the completion of the master planning effort and implementation plan. **[July 2028]**
6. Initiate consultation with SHPO per Minnesota Statutes, chapter 138. See Section 2.H. of this report for more information. SHPO consultation should be completed concurrently with the master planning effort. In this option, SHPO consultation is expected to be shorter than in Options 1 and 3, because general guidance will be sought rather than formal approval of specific actions or a finalized mitigation plan. Additional consultation may be required once specific disposition and construction actions are defined. **[October 2028 - June 2029]**
7. Transition and Implementation Planning: The State and local government will coordinate to determine roles and responsibilities for the implementation of the master plan. Rezoning and an update to the City's Comprehensive Plan would be anticipated City of Bayport actions. Other

actions may include environmental remediation, selective demolition, mothballing work, infrastructure improvements, or redivision of the site so that individual parcels can be transferred to subsequent ownership entities best suited to executing the master plan vision. Disposition may be accomplished using the statutory process for surplus disposition or by alternative methods of transfer, as approved by legislation. **[July - September 2029]**

8. Ownership Transition / Surplus Disposition. Method(s) will be determined in Step 7, and ultimate timeline will depend on method. **[Begin October 2029; duration will depend on method(s) of transition]**
9. **Redevelopment:** Subsequent ownership entities would be able to begin redevelopment efforts potentially as soon as **January 2030**.

Successful implementation of this framework will require sustained coordination, clear leadership, and a commitment to aligning State and local priorities throughout the process. While this approach introduces additional time and complexity upfront, it is intended to reduce long-term risk, support informed decision-making, and position the site for redevelopment outcomes that reflect both market realities and community priorities. Establishing this foundation prior to disposition will be critical to realizing the full potential of the site as a long-term public asset.



Legislative Considerations

This option requires the State to take an active leadership role in initiating and funding the master planning and predevelopment process. Legislative action would likely include authorization and appropriation of funds to procure consultant services, support intergovernmental coordination, and advance planning and environmental review.

State funding of the master plan effort would expedite the timeline of the effort. The City of Bayport and Washington County do not currently have funds planned in their budgets to fund this effort. Although there are grant programs that local municipalities could use to fund the effort, the grant application and administration process add significant time to the process, as described in Section 5.C.

The Regional Treatment Centers (Ah-Gwah-Ching, Fergus Falls, and Willmar), decommissioned beginning in approximately 2003, provide an important precedent for the State's involvement in the decommissioning process. Minnesota Laws 2003, Chapter 14, Article 6 stated that "in closing any regional treatment center or State-operated nursing home, the commissioner shall develop or aid in the development of a comprehensive redevelopment plan for any facilities or land vacated as a result of the proposal in consultation with the local governmental entity in the jurisdiction in which the facility is

located." Per Wayne Waslaski, Assistant Commissioner, Department of Administration, "the redevelopment plans for those facilities were contracted and led by the State. However, in hindsight it would have been more effective to grant funds to the local jurisdiction for them to complete the master planning." Because local jurisdictions usually handle land use guidance and regulation, they are better suited to leading master planning efforts. Allowing a local unit of government to lead the master planning effort will effectively facilitate local input on planning priorities, and a defined supporting role for the State will ensure guidelines align with ultimate disposition goals and timelines.

Value Considerations

Under this option, the property is not conveyed through an immediate market transaction, and the Broker's Price Opinion attached as Appendix F does not assign a value to it. It is anticipated that following the master planning effort, an independent appraisal would be completed to determine appropriate market value for the property or portions thereof. The as-is and greenfield figures in the BPO describe what a private buyer would pay for the property in its current condition or as cleared and cleaned land; they do not describe the terms of a transfer between public entities.

Minnesota Statutes, sections 16B.281 to 16B.287 provide that surplus State real property is first offered to public bodies before it is offered for sale to private parties. The Minnesota Regional Treatment Center dispositions documented in Appendix G were structured under this framework. Willmar and Fergus Falls were each conveyed to the local unit of government for nominal consideration subject to Minnesota Statutes, section 16A.695, with reuse conditions and, at Willmar, a recorded historic preservation easement. At Willmar, the County subsequently sold a portion of the property at appraised value and remitted net proceeds to the State. Where a public body acquires the property, the consideration is set by statutes and negotiation rather than by market indicators, and value is realized over time through planning and redevelopment rather than at closing.

The master planning effort as outlined in the Implementation Approach section would cost approximately $2 million, per conversations with representatives from firms that are qualified to execute the study.[17] The State may also want to consider hiring a consultant to guide jurisdictional representatives through the steps listed in the timeline section above and to provide impartial professional experience in directing a master planning effort. The coordination consultant fee would be approximately $320,000. Additional cost considerations could include the personnel resources needed for the DOC, the Department of Administration, and the City of Bayport to administer the project. Administrative costs are often budgeted to be an additional 10% of the total study effort costs. In total, the master planning effort is anticipated to cost approximately $2.6 million.

Historic Considerations

The site's historic significance is well established; however, the specific buildings, features, and character elements that should be prioritized for preservation have not yet been fully evaluated. Historic considerations would be integrated into the master planning effort. The master planning team, in coordination with community collaborators and preservation authorities (such as SHPO), would identify historically significant features and determine how they can be incorporated into future redevelopment.

[17] Representatives from Stantec, Bolton & Menk, and Kimley-Horn, in discussion with Kimberly Sandbulte, August 2026.

These considerations could be formalized prior to any transfer of ownership, through mechanisms discussed in Section 2.H.

Environmental Considerations

Environmental remediation and abatement will be required at the site, including potential soil contamination and hazardous materials within existing structures. However, the scope and extent of remediation that is appropriate depends on future site uses and redevelopment strategies. In this option, the master planning effort will help define the appropriate level of remediation and abatement. In addition, to the extent that existing buildings and infrastructure can be preserved and adaptively reused, overall environmental impact may be reduced, as reuse typically requires fewer resources and generates less waste than new construction.

Community Impact

This option presents a significant opportunity to shape the future of one of the largest publicly controlled redevelopment sites in the region in a way that directly reflects community priorities. Through a structured and inclusive planning process, the site has the potential to support a wide range of outcomes, including housing, employment-generating uses, public infrastructure, open space, and civic or cultural amenities.

City and County representatives are not aware of any statutory reason a master planning effort or other predevelopment activities could not begin while the property is still State owned and operating as a correctional facility. The barrier to these efforts is funding and the desire not to expend City and County funds if the State's intention to decommission the property changes. By funding the master planning efforts, the State eliminates reservations by the local governments to begin appropriate planning steps.

By engaging local governments and collaborators as leaders in the planning process, this approach aims to ensure that future development is informed by those most directly impacted by the site's transition. It allows the State to act as a steward of the land, guiding a thoughtful and intentional process rather than deferring decisions to a future private owner.

If executed effectively, this approach has the potential to catalyze long-term economic growth, strengthen regional connectivity, and create lasting community benefit.

Benefits to the State

- Maintains control over the site during a critical transition period. The State will be able to continue to operate in the facility or maintain the facility while planning actions take place and during early implementation stages. Facilitates a thoughtful phasing plan that accomplishes early action on site to create redevelopment momentum.
- Enables alignment with long-term public policy and economic development goals. Follows established methods and recommendations for planning from local government and regional development authorities.
- Positions the State as a proactive steward of a significant public asset. Allows public objectives to be defined before disposition.

- Provides a framework for coordinated redevelopment. Allows proper time and resources to study future functions that will have a higher potential for success.
- May help resolve competing priorities before disposition. Enabling the master planning process prioritizes collaboration to determine a best path forward inclusive of a wide range of competing interests. Establishment of regional priorities in the planning process could reduce uncertainty for future owners and support market interest.

Risks and Mitigations

- Intergovernmental misalignment on future vision and priorities: Combined city, county, and State involvement in the master planning effort may create confusion around authority and roles for each jurisdiction.
  Potential Mitigation: Establish formal roles, responsibilities, and decision-making authority for all involved entities with clear governance structure recorded in an official Memorandum of Agreement document. Ongoing collaboration and facilitated planning will help resolve differences before implementation. Hire a consultant to act as an impartial administrator of the multi-jurisdictional group, focused on accomplishing tasks on a predetermined timeline.
- Extended timeline and exposure to political or policy shifts: During the master planning process, changes in personnel and legislative leadership may subject the project to shifting goals and priorities. Institutional knowledge gaps may occur over the longer time period of planning, creating misdirection and inefficiencies in the process. Public ownership may continue longer than anticipated.
  Potential Mitigation: Establish a clear critical path, leadership structure, and regular reporting to maintain momentum and accountability. Identify and record driving principles early in the process. Hire an independent consultant to administer the process.

Option 3: State-Led Site Clearance Prior to Surplus

In this option, the State would undertake the demolition of existing structures and selective site preparation activities prior to disposition, with the goal of delivering a cleared site for future redevelopment. Under this approach, the State would assume responsibility for upfront environmental remediation, abatement of hazardous materials, and removal of buildings and infrastructure, resulting in a site that may be more marketable.

Near-term actions would include completing detailed environmental and physical due diligence, establishing a demolition and remediation strategy, securing necessary funding, and procuring consultants and contractors to execute the work. While this approach may reduce some uncertainties for future buyers and eliminate the risk of prolonged vacant buildings, it requires significant upfront investment by the State and may result in the loss of historically significant structures and embodied environmental value.

Implementation Approach

This option assumes the State would undertake significant site preparation activities prior to disposition, including demolition of existing structures and associated environmental remediation, in order to deliver a cleared and more development-ready site to the market.

Preparation work would likely include removal of the majority of buildings and site improvements, including structures within the secure perimeter, perimeter security infrastructure, support buildings, and underground tunnel systems. The extent of demolition and removal would ultimately need to be informed by additional due diligence, including structural assessments, environmental analysis, and evaluation of potential future site uses.

Selective preservation of certain structures may be considered. For example, the Jack & Adelle Young Conference Center could be retained given its location at the edge of the property and its existing configuration, which may lend itself to continued use as a community-serving facility or interpretive space acknowledging the site's history. Determination of ownership, operational responsibility, and long-term use of any retained structures would require further coordination with State and local collaborators.

Existing infrastructure systems may also present opportunities for partial retention or transfer. For instance, the City of Bayport has expressed interest in components of the water infrastructure, which could be incorporated into a broader strategy for site subdivision or infrastructure conveyance. Additional analysis, including survey work and infrastructure assessment, would be required to define these opportunities.

This option would require the State to complete detailed environmental and physical due diligence, develop a demolition and remediation strategy, secure funding, and procure appropriate consultants and contractors to execute the work.

Timeline and Sequencing

This option represents the most front-loaded and State-led redevelopment pathway, requiring significant time and coordination prior to bringing the property to market. The timeframes listed for each step below are illustrative best-case scenarios.

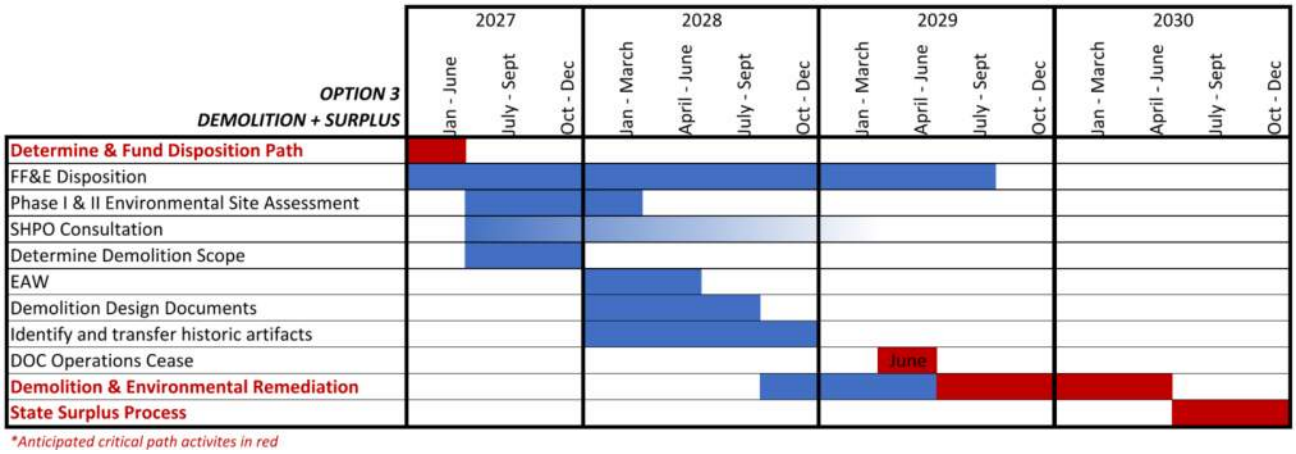
1. Authorize funding for demolition of the property, including evaluations and assessments listed below. Since previous improvements were financed with outstanding general-obligation bonds, Minnesota Statutes, section 16A.695 would apply. Consider conveyance of the water infrastructure and Bayport Fire Department parcel to the City of Bayport, and include legislative language if necessary. **[January - June 2027]**
2. DOC disposition of FF&E. It is anticipated that the planning for the disposition of FF&E items can begin as soon as a disposition path is determined, and that final dispositions could be accomplished within a month after DOC operations cease on site. **[April 2027 - July 2029]**
3. Procure and complete a Phase I Environmental Site Assessment, which will determine if a subsequent Phase II Environmental Site Assessment would be appropriate. **[July 2027 - March 2028]**
4. Initiate consultation with SHPO per Minnesota Statutes, chapter 138. See Section 2.H. of this report for more information. A suitable course of action shall be agreed upon in writing between SHPO and the DOC. **[Begin July 2027. Completion will depend on the decided suitable course of action]**
5. Determine the demolition scope. Collaborate with local community representatives to determine which buildings or site features should be retained, such as the Jack & Adelle Young Conference Center or the water infrastructure components. Determine methods by which these pieces of the

property can be transferred to new ownership entities. Also consider a salvage plan to make various building components available for reuse. **[July - December 2027]**

6. DOC to complete an Environmental Assessment Worksheet and/or an Environmental Impact Statement for the demolition. **[January - June 2028]**
7. Collaborate with the Minnesota Historical Society and the Washington County Historical Society to identify artifacts, records, drawings or other materials of historical significance to be preserved in either organization's collections. **[January - December 2028]**
8. DOC Operations Cease at the Site. **[June 2029]**
9. Environmental Remediation and Demolition Work. It is anticipated that steps a-e below would occur while the facility operates, and steps f-h would be phased to align with operations ceasing at the site. Some remediation and demolition work will not be able to commence until operations are complete, although further study would be needed to determine the duration beyond operations ceasing. **[January 2028 - June 2030]**
    a. Procure a design team
    b. Procure environmental remediation specialist
    c. Hazardous abatement design
    d. Demolition design and construction documents, including delineation of items identified for salvage. Demolition construction documents clarify the demolition process by defining foundation-removal depths, backfill, final grades, extent of utility removals, and extent of landscape features to be removed or retained.
    e. Procure demolition contractor
    f. Execute environmental remediation
    g. Execute demolition work (10 to 16 months per JE Dunn estimate[18]). Schedule as outlined here anticipates that some demolition work would start prior to operations ceasing, and 10 to 12 months of demolition after operations cease.
    h. Produce record survey of finished conditions
10. State Surplus process, per Minnesota Statutes, sections 16B.281 to 16B.287 and section 16A.695. **[July - December 2030]**
    a. Consultation with Minnesota Management and Budget regarding the sale of GO Bond financed property
    b. Officially offer the property to State agencies and public higher education systems
    c. Have the property appraised by an independent appraiser that holds a State appraiser license.
    d. Offer the property to the local political subdivisions where the property is located.
    e. Publish a notice of public sale.
11. **The earliest potential sale of the cleared site would be October 2030**.

While this approach may ultimately reduce uncertainty for a future buyer and streamline the redevelopment timeline, it extends the State's timeline to disposition. A detailed critical path and phased demolition plan would be essential for a timely disposition.

[18] JE Dunn Construction Company, "Demolition Cost Estimate" (report, April 24, 2026), Appendix H.



Legislative Considerations

This option would require legislative action to authorize and fund the pre-disposition site preparation activities led by the State. At a minimum, the legislature would need to approve a substantial capital appropriation to support demolition, environmental remediation, and associated planning, procurement, and project management costs.

Given the site's historic designation, legislative direction may also be desired to define how historic resources are to be treated in advance of demolition activities. This could include establishing preservation priorities, authorizing removal of certain structures, or providing guidance on coordination with SHPO and other regulatory bodies.

Overall, this option requires a high level of upfront State leadership, policy direction, and financial commitment prior to any transfer of the property.

Value Considerations

The Broker's Price Opinion attached as Appendix F estimates the value of the property as cleared, developable land across the categories of buyer likely to compete for a site of this size. Depending on end use, the indicated land value falls in the range of approximately $9 million to $19 million, with residential and industrial development at the lower end and a data center user at the upper end. These figures assume the State delivers vacant land with improvements removed and building-related abatement complete. Appendix F sets out the comparable sales, the per-acre indicators, and the conditions that qualify each category.

JE Dunn Construction prepared a cost estimate for demolition and abatement in April 2026, based on a property briefing by the decommissioning study team, the Building Inventory attached as Appendix A, and building floor plans provided by the DOC. The estimated cost is approximately $35 million, with exclusions and assumptions stated in the estimate document attached as Appendix H. The estimate does not include subsurface soil remediation, the scope of which cannot be established until a Phase I and, if needed, a Phase II Environmental Site Assessment are completed.

The cost of clearing the site therefore exceeds the value of the land it would produce, in every end-user category evaluated in the broker's opinion, by a margin of roughly $16 million to $26 million before soil remediation, holding costs during the clearance period, or transaction costs are accounted for. The narrowest margin corresponds to a data center use, which also has the shallowest buyer pool. Data

center comparables are each 177 acres or larger, well above MCF-Stillwater's 107 acres, are located in Dakota and Goodhue Counties, and were acquired with entitlement and power arrangements that are not established for the MCF-Stillwater site.

The land values are whole-site indicators applied to approximately 107 gross acres. Net developable area has not been confirmed by survey, and easements, infrastructure corridors, and any wetland or floodplain area would reduce the acreage available for development. Appendix F identifies the additional conditions bearing on value that cannot be quantified at this stage.

Historic Considerations

The site includes structures that contribute to a NRHP-listed historic district, which introduces significant considerations under Minnesota Statutes, chapter 138 and related preservation frameworks.

Demolition of contributing structures would require review and coordination with SHPO and would likely be determined to constitute an adverse effect. In such cases, the State would be required to engage in a process to evaluate impacts and identify appropriate mitigation measures, which could include archival photography and drawings, specialized documentation, oral histories, archaeological monitoring, interpretation or retention of some building components. Appropriate mitigation would be negotiated with SHPO and should not be assumed in advance.

In addition, if federal funding, approvals, or permits are involved in demolition or site preparation activities, the project may be subject to review under Section 106 of the National Historic Preservation Act. This process would require consultation with SHPO and other collaborators to assess impacts to historic resources and resolve any identified adverse effects.

While this option proposes substantial removal of existing improvements, the extent to which demolition is feasible, permissible, or advisable will depend on further coordination with SHPO and potential Section 106 requirements.

Environmental Considerations

This option would result in the most immediate and intensive environmental activity, driven by large-scale demolition and site disturbance. Demolition of existing structures will generate a substantial volume of debris, including materials that are known or likely to be hazardous and will require proper abatement, handling, and disposal in accordance with applicable regulations. Additional detail on identified hazardous materials is provided in Appendix B.

Tens of thousands of tons of embodied carbon are already invested in the campus. Using building construction type data, square footage calculations, and embodied carbon intensity data published by the Athena Institute, Carbon Leadership Forum, and the US Federal Highway Administration, the existing campus could be estimated to represent approximately 80,500 US tons of embodied carbon. Retaining the existing buildings would preserve the embodied carbon already invested in the campus. Demolition would forfeit this embodied investment while requiring additional emissions for demolition activities, debris processing, and replacement construction.

Adaptive reuse of existing buildings on site can substantially reduce life-cycle greenhouse gas emissions while supporting historic preservation, economic development, and waste reduction. Where adaptive reuse is not feasible, salvaging building components for use in other buildings or construction

projects can provide additional environmental benefits. If the facility is slated for demolition, all building elements including mechanical system components, bricks, plumbing fixtures, gates, locks, etc. could be considered for potential salvage and reuse. The Built Environment Sustainability Administrator at the Minnesota Pollution Control Agency may have additional resources to facilitate salvage planning and implementation.

In addition to building-related materials, site disturbance may trigger the need for soil remediation, depending on the presence and extent of environmental contamination. The full scope of required remediation will need to be defined through further environmental investigation and coordinated with regulatory agencies.

While these activities introduce significant upfront cost and complexity, they also present an opportunity to proactively address long-standing environmental conditions on the site. Completion of demolition and remediation prior to sale could reduce uncertainty for future buyers and position the property as a more development-ready site.

It should also be noted that this approach removes the opportunity for large-scale reuse of existing structures and infrastructure. Because new construction is inherently resource-intensive, this option almost certainly results in a higher overall environmental impact compared to scenarios that incorporate adaptive reuse.

Community Impact

This option presents a high degree of uncertainty with respect to community impact and carries the potential for significant negative outcomes. By removing the majority of existing structures prior to sale, the State would be making irreversible decisions about the physical and historical character of the site without a fully defined, community-informed vision for its future.

MCF-Stillwater has been an integral part of the community for generations, and the site holds layered historical significance, including both positive and difficult narratives. While this option proposes limited preservation through retention of the Jack & Adelle Young Conference Center and other structures that might be identified during the review process, that approach may not align with community perspectives on what elements of the site are most important to commemorate. The loss of contributing historic structures, particularly those more directly tied to the lived experiences associated with the facility, may be viewed as a loss of cultural and historical identity.

In addition, this approach limits opportunities for meaningful community engagement in shaping the future of the site. Local collaborators have expressed a strong interest in being active participants in determining how the property evolves. Advancing demolition and site clearance in advance of that process may be perceived as preempting those conversations.

While future redevelopment by a private buyer could ultimately deliver community benefits, those outcomes would be uncertain and outside of State or community control at the time key decisions, particularly demolition, are made.

Benefits to the State

- Delivers a development-ready site to market: Completing demolition and remediation in advance of sale may reduce uncertainty for prospective buyers and simplify future redevelopment planning.
- Potentially broader market pool: By addressing site constraints upfront, the State may make the property more accessible to a broader pool of developers who would otherwise be deterred by demolition and environmental risk.
- Potential to accelerate post-sale redevelopment: A cleared site could allow a future owner to move more quickly into vertical development, depending on market conditions and entitlement requirements.

Risks and Mitigations

- Irreversible loss of historic resources: Demolition of potentially significant structures may result in the permanent loss of historically significant elements of the site, which could conflict with public expectations and preservation priorities.

  Potential Mitigation: Coordinate early with SHPO to identify priority structures, features, and narratives for preservation, documentation, or interpretive integration prior to demolition. However, SHPO review alone may not fully capture what the community considers historically or culturally significant. A broader engagement process would likely be required to meaningfully incorporate local perspectives and establish consensus around what elements of the site should be retained, memorialized, or removed. Undertaking this level of engagement would introduce additional time, coordination, and complexity and would begin to resemble a more comprehensive planning process to guide site outcomes.

- Misalignment with community priorities: Advancing demolition prior to a community-informed planning process may be perceived as limiting local input and shaping outcomes before collaborators have meaningful opportunity to engage.

  Potential Mitigation: Incorporate structured community engagement prior to finalizing the scope of demolition and clearly communicate how input is being considered in decision-making. However, meaningful engagement at this stage would likely extend beyond discrete outreach and require a more comprehensive process to understand community priorities, evaluate tradeoffs, and align on future site outcomes.

  Undertaking this level of engagement would introduce additional time and coordination and may evolve into a broader planning effort to guide decisions about what should be preserved, removed, or incorporated into future redevelopment.

- Environmental and construction impacts: Large-scale demolition introduces environmental impacts related to material disposal, emissions, and site disturbance, and eliminates opportunities for adaptive reuse.

  Potential Mitigation: Prioritize responsible demolition practices, including material recycling, waste reduction strategies, and evaluation of selective reuse opportunities where feasible.

However, identifying which materials or structures are appropriate for reuse requires a more detailed understanding of building conditions, historical significance, and potential future site uses.

As a result, implementing these practices may necessitate additional analysis and coordination to inform decision-making, introducing added time and complexity and potentially prompting a more deliberate, planning-oriented approach to site preparation.

- Significant upfront public cost with uncertain return: This option requires substantial State investment in demolition and remediation prior to sale, without certainty that those costs will be recaptured through a higher sale price. Market demand for the site, even in a cleared condition, remains unknown.

  Potential Mitigation: Conduct a detailed market and financial analysis immediately prior to initiating demolition to better understand potential land value, buyer demand, and absorption under a cleared-site scenario. This analysis could evaluate against current market conditions whether the anticipated disposition value is likely to materially exceed the State's upfront investment in demolition and remediation. If the analysis indicates that value recovery is unlikely, the State may want to reconsider alternative disposition strategies.

  It should be noted, however, that undertaking this level of analysis will require additional time, funding, and coordination, and may extend the overall project timeline. This introduces a tradeoff between reducing financial risk and maintaining momentum toward disposition. While this type of market and financial analysis can be helpful in guiding decision-making, it may not ultimately reflect actual market demand when the property is placed on the market or the intentions of a developer or the local community for future land use.

7. EXECUTIVE SUMMARY

On May 23, 2025, the Judiciary and Public Safety Finance and Policy Omnibus bill (Chapter 35, House File 2432) was signed into law. The enacted budget reflected the expectation that MCF-Stillwater would close in phases, with full operations ending by June 30, 2029. The legislation also appropriated funding for a decommissioning and management study related to the anticipated closure of the facility.

Background: The 107-acre Bayport campus contains 56 buildings totaling approximately 1.43 million gross square feet, a historic district listed in the National Register of Historic Places, a dedicated water infrastructure system, known hazardous building materials, and an estimated $180 million in deferred maintenance. Its scale makes it both a major regional redevelopment opportunity and a long-term public risk if disposition is not planned before closure.

Central Finding: The study finds that disposition and redevelopment of the MCF-Stillwater site will be a complex, long-term undertaking, with uncertainty regarding future ownership, market demand, environmental conditions, building reuse, infrastructure, historic preservation, and the timing of redevelopment. The study finds that a near-term, single-buyer solution is uncertain. No public entity expressed interest in acquiring the full campus, and local collaborators favored a phased, community-oriented mixed-use outcome shaped through master planning.

The study evaluates three potential disposition pathways and identifies the benefits, costs, risks, and implementation considerations associated with each. The findings are intended to inform future state and Legislative decisions regarding the level of public involvement, investment, risk, and control appropriate for the site.

Legislative implication: Any prudent pathway forward for MCF-Stillwater will require funding. If action is not taken in the 2027 legislative session, disposition will be delayed, potentially resulting in the holding costs and the negative community impacts of a vacant and deteriorating facility.

DISPOSITION OPTIONS: BENEFITS AND TRADEOFFS

Pathway	Primary Advantages	Primary Disadvantages / Risks
1. Surplus As Is Earliest sale: Aug. 2029 Broker estimate: approximately $7.64M	Simplest statutory path; fastest to offering; lowest upfront State investment; transfers most redevelopment and cleanup responsibility to the buyer.	Buyer pool and timing are uncertain; limited public influence after sale; unknown conditions may depress price; prolonged vacancy or misaligned redevelopment is possible.
2. Government-Guided Redevelopment Plan: 2027-2029 Planning Cost: ~$2.6M Transition: Oct. 2029	Preserves options while due diligence is completed; aligns State, City, infrastructure, market, preservation, and community goals; supports phased parceling and reuse.	Requires an appropriation, intergovernmental coordination and sustained capacity; adds front-end process and remains exposed to policy changes.
3. State-Led Site Clearance Earliest sale: Oct. 2030 Demolition Cost: $35.0M+	Creates a more development-ready site; reduces buyer demolition and abatement uncertainty; may broaden the market and accelerate work after sale.	Cleared value of about $9M-$19M leaves a $16M-$26M gap before soil remediation and carrying costs; causes irreversible historic loss, major waste/emissions, and longer State responsibility.

APPENDIX A: BUILDING INVENTORY

MN Department of Corrections, Stillwater Campus Building List

#1 Administration Building (State Inventory #P7862003582)

Year Built: 1910

Construction Type: Brick veneer on CMU backup exterior walls, reinforced concrete slab floors, clay tile roof, concrete foundation

Windows: Fixed aluminum

Stories: 3 + Basement & Mechanical Penthouse

Historic Designation: Contributing to Historic District (NRHP listing building #1)

Gross Square Footage: 55,005

Interior Finishes: Plaster walls, class A wall finishes, Class A floor finishes

Elevator: Yes

Sprinkler System: Yes

Heating / Cooling: Central plant hot water / steam, AHUs, DX cooling in AHUs

Short Description: A large four-level portion of the main structure used primarily by the prison administrative staff and as a visiting facility. Gable roof. Elevator / stair towers added to north and south ends of the building in 1981.

#2 Turnkey Area (State Inventory #P7862005882)

Year Built: 1910

Construction Type: Brick veneer on CMU backup exterior walls, reinforced concrete slab floors and structure, single-ply roof, concrete foundation

Stories: One plus basement

Historic Designation: Contributing to Historic District (not considered an independent building in the NRHP listing)

Gross Square Footage: 10,767

Interior Finishes: Standard wall and floor finishes

Elevator: No

Sprinkler System: No

Heating / Cooling: Central plant hot water / steam, gas RTUs, AHUs

Short Description: The portion of the main structure used primarily as an entrance / exit for the prison inmates, staff and visitors. The area has glazed brick walls, plaster ceiling, and terrazzo-type floor tiles throughout.

#3 Cell Block B (State Inventory #P7862004582)

Year Built: 1910

Construction Type: Reinforced concrete foundation, solid masonry load bearing walls, reinforced concrete floor slabs, asphalt shingle roof.

Windows: Original iron framed single pane glass. Operable hopper sections in windows.

Stories: Four plus basement

Historic Designation: Contributing to Historic District (NRHP listing building #3)

Gross Square Footage: 154,685

Interior Finishes: Steel cell partitions, plaster ceilings, stone floors

Elevator: No

Sprinkler System: Yes

Heating / Cooling: Central plant hot water / steam, AHUs. Cooling in offices only via mini-split units. Plumbing chase also serves as return air plenum. Attic space serves as air plenum, fresh air intake through roof cupolas.

Short Description: A multi-story cell block located in the secured portion of the correctional facility. This structure contains inmate housing and control areas. Gabled roof.

#4 Admin West Annex (State Inventory #P7862004782)

Construction Type: Concrete foundation, Reinforced concrete floors and roof, brick veneer with CMU backup exterior walls, asphalt shingle roof.

Stories: 2

Historic Designation: Contributing to Historic District (not considered an independent building in the NRHP listing)

Gross Square Footage: 9,772

Interior Finishes: Drywall over stud partitions, standard floor and ceiling finishes.

Elevator: No

Sprinkler System: Yes

Heating / Cooling: Central plant hot water / steam, AHUs. DX cooling on AHUs.

Short Description: The upper two levels of the structure between Cell Blocks A & B were converted to office space and connected to Administration Building #1 via skyway.

#5 Cell Block A (State Inventory #P7862003782)

Year Built: 1910

Construction Type: Reinforced concrete foundation, solid masonry load bearing walls, reinforced concrete floor slabs, asphalt shingle roof.

Windows: Original iron framed single pane glass. Operable hopper sections in windows.

Stories: Four plus basement

Historic Designation: Contributing to Historic District (NRHP listing building #2)

Gross Square Footage: 154,685

Interior Finishes: Steel cell partitions, plaster ceilings, stone floors

Elevator: No

Sprinkler System: Yes

Heating / Cooling: Central plant hot water / steam, AHUs. Cooling in offices only via mini-split units. Plumbing chase also serves as return air plenum. Attic space serves as air plenum, fresh air intake through roof cupolas.

Short Description: A multi-story cell block located in the secured portion of the correctional facility. This structure contains inmate housing and control areas.

#6 Main Corridor (State Inventory #P7862002482)

Year Built: 1910

Construction Type: Reinforced concrete foundation, solid masonry load bearing walls, reinforced concrete floor slabs, built-up roof.

Stories: One plus basement, with a small second floor ‘look-out’ area

Historic Designation: Contributing to Historic District (not considered an independent building in the NRHP listing)

Gross Square Footage: 23,934

Interior Finishes: Class A wall and floor finishes

Elevator: No

Sprinkler System: No

Heating / Cooling: Central plant hot water / steam.

Short Description: This ‘backbone’ corridor connects the original campus buildings.

#7 Chapel (State Inventory #P7862003182)

Year Built: 1981

Construction Type: Concrete foundation, steel framed with concrete and metal deck floors, concrete roof system, stone masonry exterior walls, built-up roof.

Stories: One plus basement

Historic Designation: Within historic district boundary, non-contributing at time of district designation, major addition/renovation since district designation.

Gross Square Footage: 3,929

Interior Finishes: Exposed CMU block

Elevator: No

Sprinkler System: Yes

Heating / Cooling: Central plant hot water / steam, AHUs. Chiller system.

Short Description: A modern addition to the main complex, near the cell blocks, used to provide various spiritual and religious services to the prison inmates. The Chapel includes a small sanctuary plus several offices and a restroom.

#8 Operations / Discipline (State Inventory #P7862006282)

Year Built: 1910

Construction Type: Concrete foundation, concrete floor slabs, concrete roof system with built-up roofing, stone masonry façade.

Stories: One plus basement

Historic Designation: Contributing to Historic District (NRHP listing building #5)

Gross Square Footage: 3,836

Interior Finishes: Standard wall and floor finishes, class A ceiling finishes.

Elevator: No

Sprinkler System: Yes

Heating / Cooling: Central plant hot water / steam, AHUs. DX cooling on AHUs.

Short Description: One portion of the main structure which is used primarily by the correctional facility's caseworkers. Building #8 was renovated circa 1995.

#9 Security Ctr / Cell Hall C (State Inventory #P7862000882)

Year Built: 1910 with major renovation circa 1980

Construction Type: Concrete foundation walls, concrete floor and roof systems, solid masonry exterior walls, built-up roof over cell hall C, asphalt roof over Security Center.

Windows: Original steel

Stories: One plus basement

Historic Designation: Noncontributing within historic district boundary

Gross Square Footage: 29,172

Interior Finishes: Typical modern office finishes in office area. Terrazzo floors, steel cell block walls in Cell Block C.

Elevator: No

Sprinkler System: Yes, serves only security center. No sprinkler in Cell Hall C.

Heating / Cooling: Central plant hot water / steam, AHUs. DX cooling on AHUs.

Short Description: Approximately 60% of the building was renovated in 1980 into administrative office. The remaining area is Cell Hall C.

#10 Health Services & Operations (State Inventory #P7862000582)

Year Built: 1910

Construction Type: Concrete foundation walls, concrete structure, brick veneer with CMU backup exterior walls. Roof structure is wood trusses on load bearing walls. Asphalt shingle roof covering. Brick cupola on roof.

Windows: Some original with storm windows, some replacement units

Stories: One plus basement

Historic Designation: Contributing to Historic District (NRHP listing building #7)

Gross Square Footage: 20,933

Interior Finishes: Drywall over stud interior partitions, typical standard wall, floor, and ceiling finishes.

Elevator: No

Sprinkler System: Yes

Heating / Cooling: Central plant hot water / steam, AHUs. DX cooling on AHUs.

Short Description: Originally the Laundry and Tailor Shop. Gable roof, battlemented parapet at south end, north end adjoins primary circulation spine.

#11 Recreation (State Inventory #P7862004182)

Year Built: 1970

Construction Type: Concrete foundation walls, composite steel and concrete floor construction, steel joist and steel deck roof construction, asphalt shingle roof covering, brick masonry over CMU backup exterior walls.

Stories: Two plus basement. Second floor is a small area.

Historic Designation: Noncontributing within historic district boundary

Gross Square Footage: 26,179

Interior Finishes: Exposed concrete / CMU block partition walls; standard wall, floor, and ceiling finishes.

Elevator: One

Sprinkler System: No

Heating / Cooling: Central plant hot water / steam, AHUs.

Short Description: One portion of the main structure with a gymnasium on the upper level plus a weight room, video game and restroom facilities on the lower level. Guards are stationed on the lower level.

#12 Cell Hall D (State Inventory #P7862002182)

Year Built: 1927

Construction Type: Concrete foundation walls, concrete floor, wood roof trusses, solid masonry load bearing exterior walls (12” to 24” thick). Built-up roof covering.

Stories: Five plus basement

Historic Designation: Contributing to Historic District (NRHP listing building #9)

Gross Square Footage: 62,863

Interior Finishes: Exposed masonry interior partitions, steel jail cells, stone floor. Typical finishes in office areas.

Elevator: No

Sprinkler System: No

Heating / Cooling: Central plant hot water / steam, AHUs. Cooling in office areas only.

Short Description: A multi-story cell block located in the secured portion of the correctional facility. This structure contains inmate housing and control areas.

#13 Education / Auditorium (State Inventory #P7862003082)

Year Built: 1912

Construction Type: Concrete foundation walls, steel framed building supporting concrete floor slabs, concrete roof frame, solid masonry load bearing exterior walls (12" to 24" thick). Shingle roof covering.

Stories: Three plus basement

Historic Designation: Contributing to Historic District (considered part of Building 11 in the NRHP listing)

Gross Square Footage: 46,987

Interior Finishes: Drywall over studs interior partitions, standard wall, floor and ceiling finishes.

Elevator: One

Sprinkler System: Yes

Heating / Cooling: Central plant hot water / steam, AHUs. New chiller compressor in 2016.

Short Description: One portion of the main structure presently used as an educational facility for the prison inmates. Originally, this section of the main structure was an auditorium.

#14 Dining Room (State Inventory #P7862003482)

Year Built: 1912

Construction Type: Concrete foundation walls, concrete columns and floor system, concrete roof system, brick veneer with CMU backup exterior walls. Shingle roof covering.

Windows: Original metal frame divided lite single pane windows. Operable hopper sections.

Stories: One (Basement is considered Building 16)

Historic Designation: Contributing to Historic District (considered part of Building 11 in the NRHP listing)

Gross Square Footage: 16,008

Interior Finishes: Drywall over studs interior partitions, stone floor in dining room, quarry tile in service areas, standard wall and ceiling finishes.

Elevator: One

Sprinkler System: Yes

Heating / Cooling: Central plant hot water / steam, AHUs.

Equipment: Commercial kitchen equipment

Short Description: A large brick structure adjacent to the kitchen building. This area serves as the main dining facility for inmates and includes serving lines and seating for several hundred individuals. Large roof monitor / clerestory has been covered over and repurposed for air intake.

#15 Kitchen (State Inventory #P7862001982)

Year Built: 1912

Construction Type: Concrete foundation walls, concrete floor slabs and roof slab, brick veneer with CMU backup exterior walls, shingle roof covering.

Stories: Three plus basement

Historic Designation: Contributing to Historic District (considered part of Building 11 in the NRHP listing)

Gross Square Footage: 39,035

Interior Finishes: Exposed masonry / CMU interior partitions, class A floor finishes (quarry tile flooring), standard ceiling finishes.

Elevator: One, serves basement up to second floor.

Sprinkler System: Yes

Heating / Cooling: Central plant hot water / steam, AHUs.

Short Description: Portion of the original complex dedicated to cold storage, pantry, food prep, and bakery spaces plus support spaces. Extensive commercial kitchen equipment.

#16 Canteen / Property (State Inventory #P7862005782)

Year Built: 1912

Construction Type: Concrete foundation walls, concrete floor slabs

Windows:

Stories: Basement only (upper levels are categorized as building 14)

Historic Designation: Contributing to Historic District (considered part of Building 11 in the NRHP listing)

Gross Square Footage: 16,227

Interior Finishes:

Elevator: None (already counted as part of Building 14)

Sprinkler System: Yes

Heating / Cooling: Central plant hot water / steam, AHUs.

Short Description: The basement of Building #14 (Dining Room). Used to vend various products to the inmate population. Building #16 is also used to provide various vocational training and property storage for the inmates at the correctional facility.

#17 Segregation (State Inventory #P7862008100)

Year Built: 2008

Construction Type: Concrete foundation, precast concrete floor structure, concrete framed roof system, concrete exterior walls, single ply roof covering.

Stories: Two (no basement)

Historic Designation: Within the Historic District boundary, built after the designation study

Gross Square Footage: 60,977

Interior Finishes: Exposed masonry / CMU interior partitions, terrazzo and concrete floors, class A ceiling finishes.

Elevator: One

Sprinkler System: Yes

Heating / Cooling: Natural Gas supply, Central plant hot water / steam, AHUs. Chiller system (chiller new in 2024)

Short Description: Purpose built including cell blocks, day rooms, exercise rooms, and control areas.

#18 Industries (State Inventory #P7862001282)

Year Built: 1910

Construction Type: Concrete foundation walls, concrete columns, concrete floor and roof slabs, wood roof trusses, solid masonry exterior walls (12” to 24” thick). Built-up roof covering.

Windows: Original steel divided-lite single pane windows, with hopper operable sections.

Stories: Three plus basement

Historic Designation: Contributing to Historic District (NRHP listing building #12)

Gross Square Footage: 123,626

Interior Finishes: Exposed concrete floors, walls are a mix of masonry and steel stud with painted drywall. Ceilings are mostly painted structure, some areas of suspended acoustical ceiling.

Elevator: 3 elevators, one of which is currently out-of-service, one of which is a very large freight elevator

Sprinkler System: Yes

Heating / Cooling: Central plant hot water / steam, AHUs. Cooling in office areas only.

Equipment: 4 paint booths that haven’t been used in a decade or more.

Short Description: A three-story brick structure with a full basement and a flat roof. Furniture fabrication and computer lab spaces. Basement houses a steam engine powered air handler unit from 1910, which is no longer operational.

#19 Power Plant (State Inventory #P7862000282)

Year Built: 1910

Construction Type: Concrete foundation walls, concrete and metal deck floor system, concrete roof system, solid masonry load bearing walls (12" to 24" thick). Half of roof is built-up installed 2002, remainder is rubber installed 1983.

Windows: Original steel frame divided lite single pane.

Stories: One plus basement

Historic Designation: Contributing to Historic District (NRHP listing building #13)

Gross Square Footage: 28,655

Interior Finishes: Exposed masonry, plaster ceiling and cove in East half, exposed concrete floors.

Elevator: None

Sprinkler System: No

Heating / Cooling: Natural gas supply, 4 new steam boilers in 2006, DX cooling on AHUs for office area only.

Equipment: Overhead Gantry crane rated for 15,000 lb, Emergency generator, >500 kW upgraded in 2003. Commercial water heater.

Short Description: A brick structure containing 4 boilers plus various pipes and pumps used to generate and distribute steam heat throughout the Facility. Two-story open volume height. Also houses main electrical entrance and switch for 400amp service.

#20 Industry (P7862002082)

Year Built: 1910

Construction Type: Concrete foundation walls, concrete floor slabs, concrete columns, Roof is wood rafters supported, built-up roof covering. Solid masonry load-bearing exterior walls (12" to 24" thick).

Windows: Original steel divided lite single pane glass.

Stories: Three plus basement

Historic Designation: Contributing to Historic District (NRHP listing building #14)

Gross Square Footage: 125,768

Interior Finishes: Partitions are a mix of masonry and painted drywall over steel studs. Floors are unfinished concrete, some carpet in office areas, no ceilings / exposed structure for most areas, some limited ceilings in office areas.

Elevator: 2 (plans show three, one was removed in 2016)

Sprinkler System: Yes

Heating / Cooling: Central plant hot water / steam, AHUs. DX cooling for limited (office) areas

Equipment: 4 overhead cranes

Short Description: A three-story brick structure with a full basement used for fabricating and assembling various metal parts used in products produced by MinnCorr. The basement is used primarily for storage while the upper floors are used as the production areas.

#21 Industry (State Inventory #P7862005682)

Year Built: 1910

Construction Type: Concrete foundation. Steel framed building supporting concrete floor slabs. Concrete roof slab. Solid masonry load bearing exterior walls (12" to 24" thick). Single ply roof covering.

Windows: Most original steel, some replacement units

Stories: Two (no basement)

Historic Designation: Contributing to Historic District (NRHP listing building #15)

Gross Square Footage: 87,762

Interior Finishes: Concrete block partitions, unfinished concrete floors.

Elevator: No

Sprinkler System: Yes

Equipment: One overhead crane, one paint booth.

Heating / Cooling: Central plant hot water / steam, AHUs.

Short Description: A two-story brick structure used to house a wood shop, an upholstery shop, and various storage facilities. Various office areas are also present for the institution's staff and instructors. Had large skylights that are currently covered. Gabled roof.

#22 Utility (State Inventory #P7862001482)

Year Built: 1910

Construction Type: Concrete foundation walls, concrete floor and roof construction, masonry exterior walls**,** single ply roofing

Stories: One plus basement

Historic Designation: Contributing to Historic District (NRHP listing building #16)

Gross Square Footage: 1,038

Interior Finishes: drywall over stud partitions, plaster ceiling

Elevator: None

Sprinkler System: Yes

Heating / Cooling: Central plant hot water / steam, AHUs.

Short Description: Originally the Electric Motor Repair Shop. Rectangular brick structure, one story, flat roof. Utilitarian, unornamented.

#23 Demolished

#24 MT SVC / Inside Grounds Building (State Inventory #P7862001882)

Year Built: 1934

Construction Type: Concrete slab on grade, concrete floors and roof on load bearing walls. Built-up roof.

Windows:

Stories: Two (no basement)

Historic Designation: Contributing to Historic District (NRHP listing building #18)

Gross Square Footage: 10,378

Interior Finishes: drywall over stud interior partitions, drywall ceilings

Elevator: No

Sprinkler System: No

Heating / Cooling: Central plant hot water / steam, AHUs.

Short Description: Office, storage, tool room, paint shop, and break room for yard crew. Rectangular brick structure, one story, flat roof, utilitarian, unornamented. Overhead vehicle doors at south façade.

#25 Q Shop (State Inventory #P7862002782)

Year Built: 1914, remodeled 1935

Construction Type: Concrete foundation walls, concrete floor slabs, steel roof frame, brick masonry exterior walls, single ply roof covering.

Windows: Windows on north half of building were new in 2004. Windows in south half are original to building. Original pivoting industrial steel windows partially covered with corrugated fiberglass.

Stories: Two plus basement

Historic Designation: Contributing to Historic District (NRHP listing building #19)

Gross Square Footage: 63,288

Interior Finishes: Drywall over stud interior partitions, standard wall, floor, and ceiling finishes

Elevator: Two

Sprinkler System: Yes

Heating / Cooling: Central plant hot water / steam, AHUs. Chilled water piping for some areas

Short Description: A two-story brick structure with a full basement used by the maintenance staff. The basement is used primarily for storage plus a paint shop. The main floor and 2nd floor are used mainly for storage and office areas. Flat-roofed two-story block at north end; south section has roof monitor running north-south.

#26 R Shop (State Inventory #P7862001382)

Year Built: 1914

Construction Type: Concrete slab on grade, concrete roof system on load bearing walls, steel columns and roof trusses, exposed concrete block exterior walls.

Windows: Original metal windows partially covered with corrugated fiberglass

Stories: One (no basement)

Historic Designation: Contributing to Historic District (NRHP listing building #20)

Gross Square Footage: 18,400

Interior Finishes: Exposed CMU block walls, standard finishes

Elevator: No

Sprinkler System: No

Heating / Cooling: Central plant hot water / steam, AHUs. Split system cooling in some areas

Equipment: 3 overhead cranes

Short Description: A single-story brick structure on a concrete slab used for fabricating metal by inmates employed by the correctional facility. An office, tool room and restroom facilities are housed in Building #26. Originally the Blacksmith Shop. Roof monitor running north-south.

#27 Perimeter Wall (State Inventory #P786200000A)

Year Built: 1920

Construction Type: Reinforced concrete wall, 28 feet high, over 24” thick. Brick facing and brick and stone panel ornament on exterior of wall, replaced with rough-finished concrete in some places. Stone water table and coping at extreme eastern portions of wall.

Historic Designation: Contributing to Historic District (NRHP listing structure #21)

Elevator: No

Sprinkler System: No

Short Description: Secure perimeter wall around north, west, and south sides of primary complex area. (East edge is enclosed by cell blocks)

Guard Towers (Seven Structures, integral to Perimeter Wall)

State Inventory Numbers: P7862008088, P7862008089, P7862008090, P7862008091, P7862008092, P7862008093, P7862008094

Year Built: 1920

Construction Type: Masonry walls, steel roof (faux clay tile appearance)

Stories: Three

Historic Designation: Contributing to Historic District

Gross Square Footage: Each guard tower is approximately 400 gross square feet

Interior Finishes:

Elevator: No

Sprinkler System: No

Heating / Cooling: Electric heaters

Short Description: Square, three-story concrete guard towers at corners and midpoints of perimeter wall. Typical guard tower has brick facing, brick and stone panel ornament with rough-finished concrete in panel, large windows at third story, which projects above top of wall, and low-pitched pyramidal roof. Interior stair and restroom in each.

#28 Jack & Adelle Young Conference Center (State Inventory #P7862005282)

Year Built: 1910

Construction Type: VA: concrete foundation walls, wood frame exterior walls. Stucco exterior finish, asphalt shingle roof

Windows: Wood windows, mostly double-hung

Stories: Three plus basement

Historic Designation: Contributing to Historic District (NRHP listing structure #26)

Gross Square Footage: 10,225

Interior Finishes: Wood studs, some drywall and some plaster, hardwood floors, residential type finishes

Elevator: No

Sprinkler System: Yes

Heating / Cooling: Central plant hot water / steam, AHUs.

Short Description: A three-story structure, plus a partial basement originally built as a residence for the warden, now used as an office and conference facility for the administration department. Hipped roof with dormers. Has a small kitchenette, but no commercial kitchen.

#29 Greenhouse Office (State Inventory #P7862006882)

Year Built: 1910

Construction Type: V-A: Concrete slab on grade, wood framed walls and roof, wood siding, asphalt shingle roof.

Windows: Replaced in 2010

Stories: One

Historic Designation: Non-contributing within the Historic District boundary (NRHP listing structure #25)

Gross Square Footage: 998

Interior Finishes: Drywall over wood stud walls interior partitions, painted tongue and groove wood wall and ceiling finishes.

Elevator: No

Sprinkler System: No

Heating / Cooling: Boiler, heat pumps

Short Description: Originally built as a residential building, now used as a maintenance building.

#30 Outside Yard Maintenance (State Inventory #P7862005982)

Year Built: 1983

Construction Type: Concrete slab on grade, wood frame walls, wood truss roof structure, shingle roof, fiber cement siding

Windows: Aluminum windows

Stories: One (no basement)

Historic Designation: Non-contributing within the Historic District boundary (NRHP listing structure #25)

Gross Square Footage: 999

Interior Finishes: painted concrete floor, painted exposed structure interior.

Elevator: No

Sprinkler System: No

Heating / Cooling: Natural gas supply, terminal & package units

Short Description: A small wooden structure used by the grounds crew to store common yard tools and to gather at.

#35 Minimum Security Unit (State Inventory #P7862001782)

Year Built: 1940

Construction Type: Concrete foundation walls, concrete floor and roof slabs, brick veneer over reinforced CMU exterior walls, Asphalt Shingle roof covering.

Windows: Aluminum double-hung

Stories: Two plus basement

Historic Designation: Non-contributing within the Historic District boundary (NRHP listing building #24)

Gross Square Footage: 20,638

Interior Finishes: Some exposed CMU interior partitions and some drywall over studs, painted walls, epoxy floor coating, plaster ceilings.

Elevator: No

Sprinkler System: Yes

Heating / Cooling: Central plant hot water / steam, AHUs.

Short Description: Minimum security unit containing dining areas, laundry areas, day room, dorm rooms, and associated offices.

#36 East Warehouse (State Inventory #P7862006582)

Year Built: 1916 (Addition in 1929)

Construction Type: VA: Concrete slab on grade, wood columns and beams, wood roof structure, metal siding, single ply roof covering. Low-slope roof.

Windows: None

Stories: One (no basement)

Historic Designation: Non-contributing within the Historic District boundary (NRHP listing building #23)

Gross Square Footage: 66,706

Interior Finishes: Unfinished / exposed wood structure and sheathing, unfinished concrete floors

Elevator: None

Sprinkler System: Yes

Heating / Cooling: None

Short Description: A large wooden structure outside of the secured portion of the correctional facility campus used for cold storage. A loading dock is situated at the front of the building.

#37 West Warehouse (State Inventory #P7862006482)

Year Built: 1916

Construction Type: Concrete slab on grade, concrete foundations, roof structure wood beams and joists supported by wood columns, metal exterior siding, single ply roof covering.

Stories: One (no basement)

Historic Designation: Non-contributing within the Historic District boundary (NRHP listing building #22)

Gross Square Footage: 58,545

Interior Finishes: Drywall over studs interior partitions, vinyl composite tile floors in office areas.

Elevator: No

Sprinkler System: Yes

Heating / Cooling: Central plant hot water / steam, AHUs. Cooling for office areas.

Short Description: A large wooden structure located outside the secured portion of the correctional facility campus. Building #37 houses a large storage facility plus an office area.

#38 Water Treatment (State Inventory #P7862005582)

Year Built: 1961

Construction Type: Concrete foundation walls, concrete floor and roof system, CMU block exterior walls, built-up roof covering.

Stories: One plus basement

Historic Designation: None. Outside historic district boundary

Gross Square Footage: 1,617

Interior Finishes: Exposed masonry / CMU block interior partition walls

Elevator: None

Sprinkler System: No

Heating / Cooling: Natural gas supplied boiler, hot water heat only.

Short Description: A concrete block building situated near the water tower. Various pumps are contained in the structure which introduce treatments to the correctional facility's water.

#39 Water Tower (State Inventory #___)

Year Built: 1961

Construction Type: Metal

Historic Designation: None. Outside historic district boundary

Short Description: A tall metal structure used to store and distribute water to the correctional facility buildings throughout the campus.

#40 Root Cellar (State Inventory #P7862006682)

Year Built: 1910

Construction Type: Concrete walls, concrete roof deck.

Stories: One (no basement)

Historic Designation: None. Outside historic district boundary

Gross Square Footage: 5,492

Interior Finishes: Unfinished

Elevator: No

Sprinkler System: No

Heating / Cooling: None

Short Description: A small underground “bunker” concrete structure used in the past to store produce grown on-site by the correctional facility. Has plumbing.

#41 Flammable Storage (State Inventory #P7862006382)

Year Built: 1910

Construction Type: Concrete foundation walls, concrete roof slab, exposed concrete exterior walls, built-up roof covering.

Stories: One (no basement)

Historic Designation: None. Outside historic district boundary

Gross Square Footage: 4,976

Interior Finishes: Exposed concrete

Elevator: No

Sprinkler System: Yes

Heating / Cooling: Natural gas supplied boiler, individual terminal AHUs, DX cooling coils.

#42 Vehicle Maintenance Garage (State Inventory #P7862001582)

Year Built: 1962

Construction Type: VA: Concrete foundations, concrete slab on grade, exposed CMU block exterior walls, clear span wood truss roof construction. Built-up roof covering.

Stories: One (no basement)

Historic Designation: None. Outside historic district boundary

Gross Square Footage: 4,602

Interior Finishes: Mostly unfinished, some drywall over stud interior partitions

Elevator: No

Sprinkler System: No

Heating / Cooling: Heat pumps, space heaters

Equipment: 2 overhead cranes

Short Description: A single-story metal building on a concrete slab used primarily for storing vehicles and maintenance equipment.

#43 Transportation Garage (State Inventory #P7862008082)

Year Built: 1962

Construction Type: VA: Concrete foundations, concrete slab on grade, wood columns, beams, and joists, exterior metal siding.

Stories: One (no basement)

Historic Designation: None. Outside historic district boundary

Gross Square Footage: 3,072

Interior Finishes: Unfinished

Elevator: No

Sprinkler System: Yes

Heating / Cooling: None

Short Description: A single-story metal building used by maintenance staff to store vehicles and materials.

#44 Machine Storage Garage (State Inventory #P7862007782)

Year Built: 1965

Construction Type: Concrete foundations and slab-on-grade, steel frame with metal siding and roof.

Stories: One (no basement)

Historic Designation: None. Outside historic district boundary

Gross Square Footage: 4,038

Interior Finishes: Unfinished

Elevator: None

Sprinkler System: Yes

Heating / Cooling: None

Short Description: A single-story metal building on a concrete slab used primarily for storing vehicles and various containers used by the correctional facility.

#45 Construction Shop (State Inventory #P7862004482)

Year Built: 1968

Construction Type: Concrete foundation and slab-on-grade, steel frame, metal siding, single-ply roof.

Stories: One plus mezzanine (no basement)

Historic Designation: None. Outside historic district boundary

Gross Square Footage: 9,094

Interior Finishes: Concrete block interior partitions

Elevator: None

Sprinkler System: None

Heating / Cooling: Natural gas supplied space heaters

Short Description: Mostly shop space with a restroom and an office.

#48 Scale House (State Inventory #P7862005482)

Year Built: 1948

Construction Type: VA: Concrete slab-on-grade, wood frame, wood roof rafters, wood siding, asphalt shingle roof.

Stories: One (no basement)

Historic Designation: None. Outside historic district boundary

Gross Square Footage: 65

Interior Finishes: None

Elevator: None

Sprinkler System: None

Heating / Cooling: None

Short Description: A small wooden structure located in the southwestern portion of the campus where trucks were at one time weighed prior to shipping and receiving goods and produce for the correctional facility.

#49 K9 Training (State Inventory #P7862002882)

Year Built: 1938, addition in 1971

Construction Type: VA: Concrete foundation walls, brick veneer with CMU backup exterior walls, wood truss roof construction, asphalt shingle roof covering.

Stories: One plus basement under a small portion of the building

Historic Designation: None. Outside historic district boundary

Gross Square Footage: 10,430

Interior Finishes: Drywall over stud interior partitions, drywall ceilings

Elevator: None

Sprinkler System: None

Heating / Cooling: Natural gas supplied boiler, split systems, DX cooling on AHUs.

#50 Grainery (State Inventory #P7862004082)

Year Built: 1938

Construction Type: VA: Concrete foundation walls, wood framed walls and wood roof rafters. Asphalt shingle roof.

Stories: Two levels

Historic Designation: None. Outside historic district boundary

Gross Square Footage: 5,046

Interior Finishes: Unfinished

Elevator: No

Sprinkler System: No

Heating / Cooling: None

Short Description: A two-story barn-like wooden structure used to store miscellaneous supplies for the correctional facility.

#54 Storage Shed / ICE House (State Inventory #P7862007682)

Year Built: 1956

Construction Type: VA: Concrete slab-on-grade, heavy timber framing with wood deck, wood roof trusses, shingle roof.

Stories: One (no basement)

Historic Designation: None. Outside historic district boundary

Gross Square Footage: 1,061

Interior Finishes: None

Elevator: None

Sprinkler System: None

Heating / Cooling: None

#57 Butler Building (State Inventory #P7862007182)

Year Built: 1956

Construction Type: Concrete foundation, steel frame structure, metal siding, metal roof.

Stories: One (no basement)

Historic Designation: None. Outside historic district boundary

Gross Square Footage: 3,405

Interior Finishes: None

Elevator: None

Sprinkler System: None

Heating / Cooling: None

Short Description: A prefabricated metal structure used for general storage and facility maintenance operations

#58 Storage (State Inventory #P7862007282)

Year Built: 1943

Construction Type: VA: Concrete slab-on-grade, steel frame with metal siding and roof.

Stories: One (no basement)

Historic Designation: None. Outside historic district boundary

Gross Square Footage: 5,993

Interior Finishes: None

Elevator: None

Sprinkler System: No

Heating / Cooling: None

Short Description: A small metal storage building located in the southern portion of the correctional facility grounds. It is used to store maintenance tools and miscellaneous equipment.

#60 Annex Garage (State Inventory #P7862006982)

Year Built: 1946

Construction Type: V-B: Concrete foundations / slab-on-grade, steel frame, metal exterior walls and roof.

Stories: One (no basement)

Historic Designation: None. Outside historic district boundary

Gross Square Footage: 2,704

Interior Finishes: Unfinished

Elevator: None

Sprinkler System: None

Heating / Cooling: None

#61 DEMOLISHED

#62 DEMOLISHED

#63 DEMOLISHED

#71 MSU Storage (State Inventory #P7862008087)

Year Built: 2002

Construction Type: EIFS over stud framing,

Stories: One (no basement)

Historic Designation: Within historic district boundary. Built after historic designation study.

Gross Square Footage: 93

Interior Finishes: None

Elevator: None

Sprinkler System: None

Heating / Cooling: None

#72 Outside Construction Annex Storage (State Inventory #P7862008095)

Year Built: 2002

Construction Type: Slab on grade

Stories: One (no basement)

Historic Designation: None. Outside historic district boundary

Gross Square Footage: 92

Interior Finishes: None

Elevator: None

Sprinkler System: None

Heating / Cooling: None

#73 Sally Port (State Inventory #P7862008084)

Year Built: 2000

Construction Type: VB: Wood joist and plywood floor, wood framed walls, wood rafters, vinyl siding, shingle roof.

Stories: One (no basement)

Historic Designation: Within historic district boundary, built after historic designation study.

Gross Square Footage: 163

Interior Finishes: Drywall partitions

Elevator: No

Sprinkler System: No

Heating / Cooling: Space heaters

Short Description: Small building with bathroom

#74 Green House (State Inventory #P7862008085)

Year Built: 1990

Construction Type: VB: Concrete pier footings, concrete slab on grade floor, precast concrete retaining panel walls, fabric covered steel framed structure

Stories: One (no basement)

Historic Designation: Within historic district boundary, built after historic designation study.

Gross Square Footage: 1,771

Interior Finishes: None

Elevator: None

Sprinkler System: None

Heating / Cooling: None

#75 Green House (State Inventory #P7862008086)

Year Built: 1990

Construction Type: VB: Concrete pier footings, concrete slab on grade floor, precast concrete retaining panel walls, fabric covered steel framed structure

Stories: One (no basement)

Historic Designation: Within historic district boundary, built after historic designation study.

Gross Square Footage: 2,159

Interior Finishes: None

Elevator: None

Sprinkler System: None

Heating / Cooling: None

#76 Industries Pass Gate 3 (State Inventory #P7862008096)

Year Built: 2002

Construction Type: Concrete foundation & slab, brick veneer with CMU backup exterior walls, wood rafter roof structure, asphalt shingle roof,

Stories: One (no basement)

Historic Designation: Within historic district boundary, built after historic designation study.

Gross Square Footage: 768

Interior Finishes: drywall over stud interior partitions, standard interior finishes

Elevator: No

Sprinkler System: No

Heating / Cooling: Boiler. AHUs with DX cooling, split systems for office areas.

#77 South Gate Officers Station (State Inventory #P7862008097)

Year Built: 2012

Construction Type: Concrete footings and slab, brick veneer with CMU backup exterior walls, wood rafter roof construction, shingle roof covering.

Stories: One (no basement)

Historic Designation: None. Outside historic district boundary

Gross Square Footage: 480

Interior Finishes: Drywall over stud interior partitions, standard interior finishes

Elevator: None

Sprinkler System: Yes

Heating / Cooling: Boiler

#78 Water Treatment (State Inventory #P7862008101)

Year Built: 2014

Construction Type: Concrete foundation, insulated concrete panel exterior walls, concrete roof system, built-up roof covering.

Windows: Aluminum

Stories: One (no basement)

Historic Designation: None. Outside historic district boundary

Gross Square Footage: 3,487

Interior Finishes: CMU block partition walls, sealed concrete floors

Elevator: No

Sprinkler System: Yes

Heating / Cooling: Natural gas supply, heat pump system.

#79 Green House (State Inventory #P7862008081)

Year Built: 1990

Construction Type: Fabric covered steel framed structure, elevated floor wood beams and joists supported by wood columns.

Stories: One (no basement)

Historic Designation: Within historic district boundary, built after historic designation study.

Gross Square Footage: 2,159

Interior Finishes: None

Elevator: None

Sprinkler System: None

Heating / Cooling: None

Tunnels (State Inventory #___)

Year Built: 1910

Construction Type: Poured concrete walls, floors, roof / ceiling

Stories: 1 underground

Historic Designation:

Gross Square Footage:

Interior Finishes: Unfinished

Elevator: None

Sprinkler System:

Heating / Cooling: None

Short Description: A below grade tunnel system used to distribute steam heat, water, and various utilities throughout the Stillwater Correctional Facility. Portions of the tunnel system are also used as storage areas.

Sources of data:

- *2001 Asbestos Survey Report prepared by Angstrom Analytical Inc.*
- *CAD Drawings provided by the State*
- *2025 Annual Sprinkler Inspection Reports by Johnson Controls*
- *2025 Department of Administration Risk Management Division Property Casualty Insurance Program Declaration of Coverage*
- *National Register of Historic Places nomination form July 10, 1986*
- *FCA Assessment Calculations spreadsheet, as exported from Archibus by Matt Probst, November 24, 2025*
- *STW Building Room Info spreadsheet, as exported from Archibus by Matt Probst, November 24, 2025*

BRAUN INTERTEC

the science you build on

Pre-Demolition Limited Hazardous Material Site Review and Abatement Cost Estimate

Department of Corrections

Minnesota Correctional Facility - Stillwater
Site-Wide Campus
970 Pickett Avenue North
Bayport, Minnesota

Prepared for

Minnesota Department of Corrections & Department of Administration Real Estate and Construction Services

Prepared by

Braun Intertec Corporation

Project B2508400
RECS Project Number 78SW0085
May 6, 2026

BRAUN INTERTEC

May 6, 2026 Project B2508400

Pre-Demolition Limited Hazardous Material Review and Abatement Cost Estimate
Department of Corrections
Minnesota Correctional Facility – Stillwater
Site-Wide Campus
970 Pickett Avenue North
Bayport, Minnesota

RECS Project Number: 78SW0085

Dear Ms. Haag:

The enclosed report provides the results of the pre-demolition limited hazardous material review completed for the above referenced site (Site). Braun Intertec Corporation (Braun Intertec) was authorized to conduct this limited review in accordance with our response to the Solicitation for Hazmat Investigative Services for the possible Decommissioning of the Stillwater Campus and subsequent Notice to Proceed, dated September 25, 2025.

Braun Intertec scope of work included a seven-day site visit, review of historical information, and preparation of a cost estimate for pre-demolition limited hazardous and regulated materials review, abatement, remediation, and disposal or management in advance of proposed demolition and grading activities at the Site.

If you have any questions or need further assistance, please contact Abby Rank at 651.238.2806 or arank@braunintertec.com or Nick Mueller at 651.485.7961 or nmueller@braunintertec.com.

Sincerely,
Braun Intertec Corporation

Abigail G. Rank, GIT
Project Scientist

Jennifer B. Wolff, PG (MN), CPG,CHMM
Principal Scientist, Associate Director

Nicholas S. Mueller
Senior Scientist, Manager

Table of Contents

1.0 Scope of Work 1

2.0 Introduction 1

3.0 Records Review and Site Visit Findings 3

3.1 Building Summary 3
3.2 Asbestos Containing Materials 4
3.3 Lead-Based Paint 5
3.4 Regulated Materials 6
3.5 Fuel Storage Tanks 7
3.6 Polychlorinated Biphenyl Electrical Equipment 9
3.7 Other 10
3.7.1 Elevators 10
3.7.2 X-Ray Room Leaded Building Materials 10
3.7.3 Municipal Solid Waste 10
3.7.4 Staged/Palleted Materials 11
3.7.5 MDH Minnesota Well Index 11
3.7.6 Cultural and Archaeological Resources 12
3.7.7 Threatened and Endangered Species 13

4.0 Pre-Demolition Abatement Estimates 14

4.1 Limitations of the Pre-Demolition Review 14

Tables

Exhibit 1
MPCA Pre-Renovation/Demolition Environmental Checklist

Exhibit 2
MPCA Leak Site #2802

Exhibit 3
MPCA Leak Site #11315

Exhibit 4
MPCA Leak Site #20420

Exhibit 5
MPCA Guidance Document "Managing PCBs in Ballasts and Small Capacitors”

Exhibit 6
R-Shop PCB Oil Testing Report

Exhibit 7
MPCA Guidance Document “Identifying and using PCBs”

Table of Contents (Continued)

Exhibit 8

Well and Boring Sealing Record #316616

Exhibit 9

Well and Boring Reports

1.0 Scope of Work

The scope of the December 2025 site visit and the Pre-Demolition Limited Hazardous Material Review includes the characterization of visually accessible hazardous and regulated materials in the buildings, and cost estimate recommendations for pre-demolition destructive sampling surveys, abatement or remediation cost of currently present regulated materials, the proper management and oversight of this work with third-party air sampling, and recommendations for the disposal of hazardous and regulated materials in accordance with applicable federal, state, and local regulations.

The scope of the limited site review did not include confirming total quantities of hazardous materials currently present at the facility. Estimates of the existing quantities based on the limited hazardous material surveys provided and visual observation of currently accessible suspect materials was reported, as provided in Tables 1 and 2, respectively, for asbestos and regulated materials. This approach includes the potential presence of hazardous and regulated materials such as, but not limited to, asbestos-containing materials (ACM), lead-based paint (LBP), fuel storage tanks, Polychlorinated Biphenyl (PCB)-containing electrical equipment, and other regulated materials that are typically encountered in facilities of similar age and construction.

Cost estimates were developed using industry-standard assumptions, visual observations made during the site visit, historical data with approximate quantities provided, and use of typical material quantities associated with similar building types and construction periods. In addition, the cost estimate prepared assumes that full pre-demolition inspections, which would meet current regulatory requirements, would be required prior to abatement activities to confirm the presence and extent of regulated materials.

2.0 Introduction

On December 2 through 10, 2025, two representatives from Braun Intertec Corporation (Braun Intertec) performed a site visit at the Department of Corrections Stillwater Minnesota Correctional Facility (MCF-SW) located at 970 Pickett Avenue North in Bayport, Minnesota (the Site). The purpose of the site visit was to prepare a summary of currently accessible hazardous materials that may be present at the Site and require disposal prior to demolition of campus buildings. Findings of the site visit and review of available historical information were used in the preparation of estimated costs to frame the degree of abatement or remediation that may be required prior to the possible demolition of structures at the Site. Braun Intertec's scope was limited to pre-demolition abatement or remediation tasks up to the point of actual demolition and grading tasks. For the purposes of this limited site review, building renovation work was not considered as costs would vary significantly depending on the scale and impact of renovation work.

A total of 57 buildings, corridors, and tunnels were included within the scope of this limited site review, as follows:

- Administration Building #1
- Turnkey Area Building #2
- Cell Block B Building #3
- Administration West Annex Building #4

- Cell Block A Building #5
- Main Corridor Building #6
- Chapel Building #7
- Operations/Discipline Building #8
- Security Center/Cell Hall C Building #9
- Health Services & Operations Building #10
- Recreation Building #11
- Cell Hall D Building #12
- Education/Auditorium Building #13
- Dining Room Building #14
- Kitchen Building #15
- Canteen/Property Building #16
- Segregation Building #17
- Industries Building #18
- Power Plant Building #19
- Industry Building #20
- Industry Building #21
- Utility Building #22
- MT SVC/Inside Grounds Building #24
- Q Building #25
- R Shop Building #26
- Perimeter Wall Building #27
- Warden's House Building #28
- Greenhouse Office Building #29
- Outside Yard Building #30
- Minimal Security Unit Building #35
- East Warehouse Building #36
- West Warehouse Building #37
- Water Treatment Building #38
- Water Tower Building #39
- Root Cellar Building #40
- Flammable Storage Building #41
- Vehicle Maintenance Garage Building #42
- Transportation Garage Building #43
- Machine Storage Garage Building #44
- Construction Shop Building #45
- Scale House Building #48
- K9 Training Building #49
- Grainery Building #50
- Storage Shed/ICE House Building #54
- Butler Building #57
- Storage Building #58
- Annex Garage Building #60
- Minimal Security Unit Storage Building #71
- Outside Construction Annex Storage Building #72
- Sally Port Building #73
- Green House Building #74
- Green House Building #75
- Industries Pass Gate 3 #76
- South Gate Officers Station Building #77
- Water Treatment Building #78
- Green House Building #79
- Tunnels

For the preparation of this site review and cost estimate, Braun Intertec has assumed that no pre-demolition hazardous material evaluation tasks have been completed (i.e., full destructive sampling of all buildings

present at the Site). While limited scope asbestos survey reports prepared by Angstrom Analytical from the early 2000s were provided by the Department of Corrections and reviewed as part of this site review, the limited scope of the surveys and historical information, which is more than 20 years old, is no longer representative of the current Site conditions. The information does not meet or fulfill current regulatory requirements established by the Minnesota Department of Health (MDH) or the Minnesota Pollution Control Agency (MPCA) necessary for demolition. The MPCA Pre-Renovation/Demolition Environmental Checklist is included as Exhibit 1 to provide an outline for the expectations of any pre-demolition removal efforts.

Project work conducted by Industrial Hygiene Services Corporation between 2004 to 2020 for abatement of asbestos, LBP, and industrial equipment oil for PCBs was also reviewed. These projects addressed limited sections of hazardous material removal in support of facility renovation or equipment removal work.

The MPCA database, What's in My Neighborhood, was used to review the history of tanks and associated leak sites reported at the Site. Information requests for additional publicly available data were obtained from the MPCA regarding documentation associated with the reported leak sites (LS#2802, LS#11315, and LS#20420). These documents are included in Exhibits 2, 3, and 4.

At the time of this limited site review, the future use of the Site and property has not been determined. The conservative cost framework included in this limited site review also assumes that identified hazardous or regulated materials would be removed by properly licensed contractors and disposed of at an identified approved treatment, storage, or disposal facility prior to demolition activities, in accordance with applicable regulations.

Actual quantities of regulated materials and the associated abatement costs may vary once detailed hazardous materials surveys, are completed. Accordingly, the cost estimates developed as part of this site review should be considered planning-level estimates intended to assist in preliminary project budgeting and decision-making related to potential demolition of the structures.

3.0 Records Review and Site Visit Findings

3.1 Building Summary

No previous hazardous material surveys have been identified for Building #3, #4, #5, #8, #17, #24, #29, #35, #41, #71, #73, #74, #75, or #76. Full hazardous material surveys will be required for these buildings.

Buildings #61, #62, and #63 were confirmed to have been demolished by facility representatives. During the December 2025 site visit, Buildings #23, was confirmed to have been previously demolished. At the date of this submittal, Braun Intertec has not reviewed documentation pertaining to the abatement or proper management of hazardous or regulated materials prior to the demolition of Building #23. Based on the date of the available limited hazardous materials survey report for Building #23, it is presumed that demolition activities occurred prior to the early 2000s.

Based on the observations made during the December 2025 site visit, interior renovations appear to have occurred in Building #28 since the date of the available hazardous materials survey, prepared by Angstrom Analytical in 2001, and may have been subject to abatement.

Buildings #24, #35, and #41 were noted to be of older construction and have the potential to contain inaccessible hazardous or regulated materials within the building (e.g., vermiculite insulation, pipe fittings in wall chases).

Several buildings (i.e., Building #17 and its associated corridor and the Building #26 guard shack) were constructed in the mid-2000s or later and are less likely to contain ACMs.

A prefabricated building near Building #38 was observed near the two back-up generators. A pre-demolition survey will still be required if the building is to be demolished; however, given the recent construction of the building and the prefabricated material used, hazardous materials are unlikely to be found as part of the building materials.

3.2 Asbestos Containing Materials

Asbestos abatement has occurred at MCF-Stillwater since a limited survey report for most of the existing buildings was prepared by Angstrom Analytical in 2001. Based on a review of records of work previously completed at the Site by Industrial Hygiene Services Corporation, limited abatement occurred between 2004 and 2020 in Building #1 (Administration Building), Building #3 (Cell Block B), Building #5 (Cell Block A), Building #6 (Main Corridor), Building #7 (Chapel), Building #9 (Security Center/Cell Hall C), Building #20 (Industry), and Building #26 (R-Shop Building).

Inaccessible hazardous material may remain unabated in portions of the buildings addressed in this site review. To that end, and prior to planned demolition of structures, a detailed pre-demolition inspection using destructive sampling methods to create inspection access will be required throughout each building. The scope of this task will include opening walls, floors, and ceilings to thoroughly inspect for suspect asbestos materials that may be exposed through the demolition process. Pre-demolition work requirements and rules are defined in the National Emission Standards for Hazardous Air Pollutants (NESHAP) codified in 40 CFR Part 61, Subpart M.

At the time of the December 2025 site review, exterior suspect materials (i.e., brick mortar, foundation waterproofing, utility penetration putty, etc.) were not included or quantified within the identified materials outlined in Table 1, although it is likely they are present given the age and construction of many of the buildings on-Site. This is outside of the scope of the limited site review, but would be sampled and quantified in a pre-demolition hazardous material survey. It was observed during the December site visit that most windows across the campus are likely to have ACM window glazing with newer sashes over the existing glazing on the exterior side of the window.

The possibility exists that vermiculite insulation may be present in block walls or attic areas due to the age of buildings and limited non-destructive review work that has been conducted to date. The EPA, MDH, and MPCA consider any building material found to contain 1 percent or less asbestos to be a "non-ACM." However, due to the "scientific uncertainties associated with existing testing techniques" the EPA and MPCA recommend assuming that all vermiculite insulation contains asbestos. Additionally, the Occupational Safety and Health Administration (OSHA) Asbestos Standard - Code of Federal Regulations (CFR) 1910.1001 applies to all situations where employees are potentially exposed to asbestos, regardless of the quantity of asbestos involved. Therefore, any disturbance of the vermiculite would be subject to applicable OSHA requirements for asbestos.

Based on the site visit and historical records review, approximately twelve weeks should be allocated for the pre-demolition inspection, sample analysis, and reporting. The estimated costs associated with the asbestos elements of pre-demolition work is presented in Section 4. Please note, the provided estimates are based on limited survey information and non-destructive visual observation of site conditions.

3.3 Lead-Based Paint

Based on historical data from limited sampling and age of the buildings, LBP is likely to be encountered in the buildings included with this site review. The Building #6 (Main Corridor) window frame surfaces were tested for LBP in 2014 in response to a planned window renovation project at the facility. LBP was confirmed to be present on the Building #6 (Main Corridor) steel window frames and doors. Based on information provided by the facility, it is assumed that LBP is present in all cell block housing units. Approximately 12 paint colors were observed during the December 2025 site visit that are recommended for LBP analysis.

In the case of structural demolition and/or renovation, structural components with LBP should be maintained in good condition. If LBP is to be disturbed during renovation or demolition, contractors should follow OSHA Lead in Construction Standard - CFR 1926.62 which applies to all situations where employees are potentially exposed to lead. If the structure were to be demolished in its entirety, structural components with lead paint would not be required to be removed or disposed of as lead or hazardous waste. Any LBP-containing demolition waste and/or debris generated during structural renovation or demolition should be subject to proper handling and disposal, consistent with applicable regulations and requirements.

OSHA does not consider any method that relies solely on the analysis of bulk materials or surface content of lead (or other toxic material) to be acceptable for safely predicting employee exposure to airborne contaminants. Without air monitoring results or without the benefit of historical or objective data (including air sampling which clearly demonstrates that the employee cannot be exposed above the action level during any process, operation, or activity) the analysis of bulk or surface samples cannot be used to determine employee airborne exposure.

As part of a pre-demolition hazardous material survey, it is recommended that predominant paint types be evaluated with a portable X-Ray Fluorescence Lead Analyzer (XRF). Deteriorated paint should be stabilized prior to demolition; however, wholesale removal of LBP will not be required as part of the demolition operation.

Based on the site visit and historical records review, approximately 4 weeks should be allocated for the pre-demolition inspection, sample analysis, and reporting. The anticipated costs associated with the lead-based paint element of work are presented in Section 4.

3.4 Regulated Materials

The MPCA has developed pre-demolition guidelines to identify and inventory regulated waste materials that must be removed from a building prior to demolition. In general, regulated materials are those items that cannot be taken to a Construction and Demolition landfill in the State of Minnesota.

The facility has an MPCA hazardous waste generator identification number (MND980826457). This number will be required as hazardous waste streams are identified for disposal or recycling during the demolition process.

The possible regulated materials in the remaining buildings are not limited to the following list; however, the list represents the most typical categories of regulated material that will be encountered in a pre-demolition evaluation:

- Lead-Acid Batteries (Emergency Lighting)
- Printed Circuit Boards
- Door Closure Oil
- Refrigerant/Glycol
- Selected Lighting Systems (Fluorescent Bulbs)
- Heating, Ventilation and Air Conditioning Components
- Electrical Components (Transformers, Ballasts)
- Interior Finishes
- Piping Systems
- Asbestos Containing Materials
- Polychlorinated Biphenyls (PCB) –Containing Materials
- Mixed solid waste (anything on the interior of the buildings that is not physically attached to a floor or wall).

The MPCA Pre-Renovation/Demolition Environmental Checklist is attached as Exhibit 1. This checklist is useful to review the scope and content of pre-demolition items that may require inventory and future disposal.

At the time of the December 2025 site visit, materials from buildings actively occupied by facility personnel included computers, televisions, microwaves, and building furniture/storage. Braun Intertec assumes some portion of these items will be salvaged, managed, or repurposed by the State at other facilities and have not been included in the anticipated regulated material removal costs presented in Section 4. Braun Intertec has assumed that similar items staged on pallets or in boxes in Storage Buildings will require management as regulated waste. Approximate quantities of common regulated materials visually observed during the site visit are attached as Table 2.

Based on the site visit, quantified material in Table 2, and records review, approximately 6 to 8 weeks should be allocated for the pre-demolition inspection, inventory, and reporting of regulated materials. The presented timeline assumes that some portion of consumable supplies and noted solid waste materials (office furniture, shelves, office supplies, etc.) will be disposed of or salvaged by the facility and will not require disposal. If consumables and solid waste materials are all left in place, disposal costs and labor associated with removal work will increase. The anticipated costs associated with the removal labor and disposal of regulated materials are presented in Section 4.

3.5 Fuel Storage Tanks

As of the date of this submittal, a total of 10 tanks are listed on the MPCA Tank and Leak Site Dashboard for the MCF-Stillwater. Seven of the 10 tanks are listed as “removed”. There are currently three active tanks listed on the property. Two aboveground storage tanks (ASTs) are present near Building #43 (Transportation Garage Building). These tanks were installed in 2017 by Zahl Petroleum Maintenance Co. and registered with the MPCA in 2018. The 1,000-gallon ASTs contain a gasoline blend and diesel fuel, respectively. A 35,000-gallon underground storage tank (UST) exists in Building #20 that provides back-up No. 2 fuel oil for the site. The tank was installed in 2006 and registered with the MPCA in 2006.

The Site has three leak site reports associated with removed tanks that are summarized below.

A Petroleum Tank Release Report was submitted to the MPCA regarding Leak #2802 on May 2, 1990. According to the report, an 8,000-gallon UST containing fuel oil was removed from the north end of the site and petroleum contaminated soils were encountered within the tank basin. Approximately 150 cubic yards of contaminated soil were excavated to a depth of approximately 12 feet below grade, where photoionization detector (PID) readings were recorded below the MPCA action level. The MPCA issued approval for thermal treatment of the petroleum contaminated soils in a letter dated July 17, 1990. A MPCA Petroleum Storage Tank Release Investigation and Corrective Action Letter was issued July 26, 1990, regarding Leak #2802. The contaminated soil was thermally treated at Clean Soils, Inc. in St. Paul, Minnesota on July 30, 1990. Fuel oil (#2) was detected in soil sample 1A from the base of the excavation at a concentration of 33.6 milligrams per kilogram (mg/kg) and in soil sample 1B at a concentration of 0.374 mg/kg, below the MPCA unregulated fill criteria for Diesel Range Organics (DRO) and Gasoline Range Organics (GRO) of 100 mg/kg. The MPCA issued a Petroleum Tank Release Site Closure letter on December 28, 1990, regarding Leak #2802, which is provided as Exhibit 2.

A Minnesota Duty Officer Report, dated May 26, 1998, was completed for the site regarding Leak #11315.

According to the report, three USTs containing diesel and gasoline were present at the southwest corner of the site near a repair garage and Building #25. Stained soils with a petroleum odor were reportedly encountered beneath the dispenser island during piping upgrade activities. The highest PID reading was 85 parts per million (ppm).

Peer Environmental & Engineering Resources Inc (PEER) completed a Remedial Investigation (RI) Report regarding Leak #11315, dated June 17, 1999 (1999 RI Report). According to the 1999 RI Report, Ohman Environmental Consultants (Ohman) were conducting the soil monitoring and excavation during the fuel tank piping upgrade in May 1998 when impacted soils were encountered. The exact source of the release is unknown but is likely the result of piping failure beneath the fuel dispenser island. Approximately 6 to 9 cubic yards of impacted soil were reportedly removed by Ohman and stockpiled on site. Ohman received permission from the MPCA to thin spread the soil onsite on June 28, 1998. Ohman thin spread the soil behind Construction Building #45/Garage Building #44 on June 29, 1998. A Limited Site Investigation was performed at the site on May 10, 1999 (1999 LSI), to define the extent of the identified contamination. Five soil borings (i.e., SB-1 through SB-5) were completed to 20 feet below ground surface (bgs) adjacent to the dispenser island and tank basin. Groundwater was not encountered and is expected to be approximately 40 to 50 feet bgs. The highest PID reading was 0.0 ppm. Soil samples were collected from 18-20 feet bgs from borings SB-1 through SB-4, and from 16-18 feet bgs from boring SB-5. All soil samples were below detection limits for benzene, toluene, ethylbenzene, and xylene (BTEX) compounds and GRO. The MPCA issued a Petroleum Tank Release Site File Closure Letter July 27, 1999, regarding Leak #11315, which is provided in Exhibit 3.

A Minnesota Duty Officer Report was completed June 27, 2017, regarding Leak #20420. The report states localized contamination was found under dispensers during a UST removal at the southwest corner of the site near Building #43. The discovery date is listed as June 26, 2017. The MPCA issued a Petroleum Storage Tank Release Investigation and Corrective Action letter on June 28, 2018, regarding Leak #20420.

A MPCA General Excavation Report Worksheet, dated September 25, 2018, was completed regarding Leak #20420. According to the report one 4,000-gallon gasoline UST and two 4,000-gallon diesel USTs were removed, and 50 yards of contaminated soil exhibiting a petroleum odor were excavated on June 26, 2017. The tanks had previously been installed in 1982. According to the report, the tank removal contractor did not remove the full extent of the contamination. PID readings from beneath the USTs ranged from 0.4 to 7.9 ppm. Three dispensers were removed, and contamination was observed under the dispensers. PID readings from beneath the dispensers were elevated and ranged from 1,200 to 2,200 ppm.

On June 28, 2017, the MPCA approved removal of the remaining contaminated soils associated with Leak #20420. Approximately 3.8 cubic yards of contaminated soil were excavated and stockpiled. Removed soil exhibited PID readings ranging from 215 to 216 ppm. On August 24, 2017, the stockpiled contaminated soil was transported to SKB Environmental Landfill in Rosemount, Minnesota for disposal. Soil samples were collected under the USTs and dispensers. DRO was detected in base samples B-1(12), B-1(3), and B-2(3) at 7.9 mg/kg, 30.0 mg/kg, and 12.4 mg/kg, respectively. DRO was detected in sidewall samples S-1(2) and S-3(2) at 9.8 mg/kg and 14.0 mg/kg, respectively. DRO was detected in stockpile sample SP-1 at 61.1 mg/kg. All concentrations of DRO detected were below the MPCA unregulated fill criteria of 100 mg/kg. Toluene was

detected in sidewall sample S-3(2) at 0.0805 mg/kg, xylene was detected in base samples B-1(3) and B-2(3) at 0.331 mg/kg and 0.0573 mg/kg, respectively, and lead was detected in stockpile sample SP-2 at 40.3 mg/kg, all below corresponding MPCA Soil Leaching Values. The MPCA issued a Petroleum Tank Release Site File Closure Letter on December 13, 2018, regarding Leak #20420 which is provided as Exhibit 4.

As part of future redevelopment or demolition planning, the remaining ASTs and UST will require decommissioning and removal in accordance with applicable MPCA tank closure regulations. Tank decommissioning activities could be completed by a demolition contractor or as a separate project effort prior to pre-demolition activities to allow for proper tank cleaning, removal, and closure after building occupation has ceased.

Although the MPCA has issued closure determinations for the documented releases at the Site, several of the releases occurred when investigation and closure standards did not evaluate soil vapor or vapor intrusion concerns. Therefore, depending on the scope of future site redevelopment, additional environmental investigation may be warranted to evaluate potential residual petroleum impacts, particularly in soil vapor.

During demolition and site grading, the potential remains for encountering remnant petroleum impacts associated with documented releases or previously unknown contamination and/or orphaned tanks.

3.6 Polychlorinated Biphenyl Electrical Equipment

During the December 2025 site visit, it was observed that many of the buildings have fluorescent light fixtures with associated fluorescent lamp ballasts. Before 1979, PCBs were a common insulator in electrical equipment, which includes fluorescent lamp ballasts and motor start capacitors. An estimated 10 percent of the fluorescent fixtures are assumed to have PCB-containing ballasts and will require hazardous waste disposal. Management of PCBs in ballasts and small capacitors will be handled in accordance with MPCA Guidance document ‘Managing PCBs in Ballasts and Small Capacitors’, provided as Exhibit 5.

Several buildings (Building #42 [R-Shop], Building #38, Building #36, Building #26) were observed to have general industrial machines and equipment with oil reservoirs. In 2016, R-Shop hydraulic oil for brake press units R-18, R-22, R-32, and R-37 were tested for PCB-containing oil by Industrial Hygiene Services Corporation as part of an equipment decommissioning and removal project. All samples were reported as non-detect for PCBs during the contracted disposal effort. Results are provided as Exhibit 6.

PCB remediation can be quite involved and require significant effort to remove historic PCB oil migration from a stationary source. Site equipment like transformer units that do not have documentation or previous laboratory sampling should be assumed to be PCB-containing. Transformers that require sampling will need to be de-energized before obtaining samples of dielectric oil.

Equipment may only be documented as non-PCB if the manufacturer or remanufacturer has a permanent marking indicating the equipment was non-PCB at the time of manufacturing or remanufacturing, or the existing oil has been laboratory tested to verify it qualifies as non-PCB. In-house labels are not sufficient documentation. For the purposes of this limited site review, it is assumed that all observed

machinery/equipment contain PCB-oil that will exceed the MPCA limits and will require hazardous waste disposal, as defined in the Code of Federal Regulations, Chapter 40, Part 761, and Minnesota Rules, Chapter 7045) and the MPCA Guidance Document "Identifying and using PCBs, which is provided as Exhibit 7.

Estimated costs associated with this task are presented in Section 4.

3.7 Other

3.7.1 Elevators

During the site assessment, Braun Intertec representatives identified hydraulic elevators present in Building #17, Building #18, and Building #20. Minnesota Department of Labor and Industry (DLI) requires a licensed company to perform elevator work in the State of Minnesota. Hydraulic elevators to be removed prior to building demolition must have all hydraulic oil removed in accordance with MPCA rules. A company licensed to seal wells and borings in accordance with MDH rules 4725.3850 and 4725.3875 must seal the elevator shaft and provide proof of the sealing as stated in Minnesota Statues 1307.0090 Subpart. 8B. It is recommended to keep elevators in an operational state for potential use during pre-demolition regulated material removal from the buildings. Elevator doors may have asbestos-material present (doors, gasket seals) and would require coordination between an abatement contractor and licensed elevator contractor.

3.7.2 X-Ray Room Leaded Building Materials

During the site assessment, Braun Intertec representatives identified a medical X-Ray room present in Building #10 (Health Services and Operations). Lead-lined walls and building materials are required to meet safety standards and are likely present for the entire length of the room. Leaded glass may be present in the room windows. Recyclers do not typically accept leaded glass or lead-lined doors; therefore, these items will likely be required to be disposed of as part of a hazardous waste stream.

An X-ray machine was observed in Building #37 for scanning incoming packages. Lead-based shielding is likely present at the entry and exit points to prevent radiation leakage during package screening and will need to be disposed of as recyclable lead or as part of a hazardous waste stream.

3.7.3 Municipal Solid Waste

Municipal solid waste (MSW) is defined as general trash or garbage destined for disposal at a landfill and consists of everyday items from households, businesses, and institutions that may include product packaging, yard waste, furniture, clothing, bottles, food scraps, newspapers, and small appliances (excluding white goods). The Site is currently fully operational and has a significant quantity of MSW that will require disposal if left in its current state as the Site is decommissioned. At the time of the site review, MSW was not quantified in active buildings, as some materials may be salvaged for use at other State facilities. MSW left at the facility will require removal and disposal prior to building demolition, which may result in several waste streams.

3.7.4 Staged/Palleted Materials

Buildings #25, #35, and #40 contained staged or palleted materials, including mattresses, digital screens, fluorescent bulbs, and miscellaneous electronic equipment. In addition, several drums containing lead-contaminated waste, used oil, and unidentified chemicals were observed. These materials will require evaluation and management in accordance with applicable state and federal waste handling regulations prior to demolition activities.

These materials could be disposed of by facility personnel while the Site remains operational. Alternatively, the materials could remain in place and be addressed by a licensed environmental or regulated waste contractor as part of the overall pre-demolition waste handling and disposal program.

Addressing these materials prior to demolition while the Site is still active may provide a more efficient and cost-effective approach, as the Site may already have established waste management procedures and disposal pathways in place. However, final disposition of these materials can also be incorporated into the broader regulated waste management plan developed for pre-demolition activities.

3.7.5 MDH Minnesota Well Index

Three wells were identified as being located on the Site based on records from the MDH County Well Index. The wells are identified as Unique Well ID No. 278499, No. 278496, and No. 767106, all of which are owned by the State of Minnesota. Well No. 278499 and No. 278496 are both classified as unverified wells and No. 767106 is classified as an active well according to the state database. The descriptor “active” wells are used to describe the well is “in use” and producing water for drinking, cooking, bathing, irrigation, livestock watering, or other purposes. It is considered “active” when it is operational, properly maintained, and not sealed or abandoned. The descriptor “unverified” wells are used to describe well locations shown on the MDH County Well Index that are derived from the descriptive location reported on the well construction record. Their accuracy has not been confirmed and a site visit to “verify” the listed location has not been performed. The well record may come from historical documents, maps, property records, or anecdotal information, rather than a confirmed inspection or official well log. The MDH formally recognizes three well statuses: “in use”, “not in use”, or “sealed”. As such, there is no reliable confirmation of the wells’ current official status.

Available records indicate that Well No. 278499 was drilled on March 9, 1961, and Well No. 278496 was drilled in 1926. A Well and Boring Report has been completed for each well, with both reports dated July 14, 2017. Based on information provided by the facility, Well ID No. 278499 is currently active and had a new well pump installed in 2017. The well is located on the north side of the Treatment Plant (Building #78). Well No. 278496 was drilled in 1926 and was historically located within former Building #23 (Pump House), which is presumed to have been demolished in the early 2000s. According to available facility records, Well No. 278496 was capped and abandoned on May 14, 2015, reportedly in association with the building demolition activities. The MDH issued a Well and Boring Sealing Record on May 14, 2015 regarding Well No. 278496, which is provided as Exhibit 8.

Well No. 767106 was drilled on November 21, 2013 and is currently active. A Well and Boring Report has been completed and is dated April 8, 2014. Based on facility records and email correspondence with Mr. Robert Opatrny, the well is located near the water treatment plant.

The presence of these records indicates that the wells have been documented by the state; however, their current physical condition and status were not verified as part of the December 2025 site visit. Well and Boring Reports are provided as Exhibit 9.

Although wells are not considered hazardous materials, their presence represents an important environmental and regulatory consideration, particularly if the property is redeveloped or if future activities involve ground disturbance. Wells can serve as potential pathway for contaminants to reach groundwater if they are damaged, improperly maintained, or abandoned without proper sealing. As a result, wells located on redevelopment sites are typically required to be properly protected, maintained, or permanently sealed as part of pre-demolition activities in accordance with applicable Minnesota well management regulations.

If redevelopment or site turnover occurs, the wells should be located and evaluated to confirm their status. Coordination with the State of Minnesota or a licensed well contractor may be required to determine whether the wells should remain in service, be protected during construction activities, or be properly sealed and abandoned. While the wells themselves do not represent hazardous materials, their presence should be considered during future planning and redevelopment to ensure that appropriate groundwater protection measures and regulatory requirements are addressed.

In addition, an MPCA Stormwater Pollution Prevention Plan (SWPPP) developed for the site would likely incorporate enhanced best management practices (BMPs) to protect the groundwater supply. These measures may include protective setbacks around the wells, controls to prevent sediment or contaminants from entering the well casings, and careful management of site grading and drainage to minimize infiltration of potentially contaminated stormwater near the well locations.

3.7.6 Cultural and Archaeological Resources

A cemetery, referred to as the St. Michael's Catholic Cemetery, is located adjacent to the site on the southeast side across 8th Avenue North. While the presence of the cemetery is not directly related to hazardous building materials or regulated substances identified during the site assessment, its proximity introduces additional considerations for any future redevelopment activities involving ground disturbance. If demolition, grading, or other subsurface work were to occur as part of site turnover or redevelopment, special care would be required to ensure that activities do not adversely impact the adjacent cemetery. Potential concerns include unanticipated discovery of archaeological or human remains and inadvertent encroachment on cemetery property. These factors could have both regulatory and cultural sensitivity implications.

As part of future redevelopment planning, stormwater and erosion control measures would likely need to be designed with heightened sensitivity to protect the cemetery grounds. An MPCA SWPPP prepared for the site would likely include enhanced BMPs along the property boundary adjacent to the cemetery. Such measures may include reinforced sediment barriers, additional erosion control features, cultural screening and monitoring during active excavations, restricted staging areas, and careful management of grading and drainage patterns to prevent runoff from affecting the cemetery.

Additionally, any subsurface work near the cemetery should be planned with clear property delineation and coordination with appropriate local authorities to ensure that activities remain within the project limits and do not impact burial areas or associated infrastructure.

3.7.7 Threatened and Endangered Species

Based on desktop review using aerial imagery (i.e., Google Earth and Maps), suitable nesting habitat for bald eagles are present within 660-feet of the Site (i.e, approximately 100-feet west of the Site). If demolition activity or any activity which may cause noise over baseline levels will occur during the active nesting window for Minnesota (January 15 through August 15), a suitable habitat survey will be required. Additional investigation by a Threatened and Endangered Species Specialist is recommended ahead of demolition activities. Per Opinion M-37065 dated April 11, 2025, incidental take of migratory birds is authorized without pre-construction surveys or follow-up with U.S. Fish and Wildlife Service.

Based on a review of the Minnesota Conservation Explorer's (MCE's) Natural Heritage Data public viewer, the following species may occur within a 1-mile radius of the Site area:

- Spike (Threatened)
- Paddlefish (Threatened)
- Higgins' eye (Endangered)
- Purple wartyback (Endangered)
- Monkeyface (Threatened)
- Butterfly (Threatened)
- Mucket (Threatened)
- Rock pocketbook (Endangered)
- Yellow sandshell (Endangered)
- Fluted-shell (Threatened)
- Washboard (Endangered)
- Pistolgrip (Endangered)
- Fawnsfoot (Threatened)

The above species are all mussels. As suitable aquatic habitat will not be impacted by potential demolition activities, the project will have no adverse impacts to the above mussels.

4.0 Pre-Demolition Abatement Estimates

Plans for the future of these buildings and the property as a whole have not been finalized; however, the purpose of this review was to provide technical and cost guidance assuming that all structures would be demolished to the ground. In the case of a situation where there could be a routine response to a pre-demolition hazardous material task or a more complex response, we have defaulted to the most complex response to provide a better view of the upper range of cost.

This section presents cost estimation information related to the abatement or remediation requirements necessary prior to the start of demolition.

Task	Asbestos & Lead-Based Paint	Regulated Waste	PCBs
Pre-Demolition Inspection and Testing	$130,080.00	$96,000.00	$5,000.00
Pre-Demolition Abatement or Remediation	$800,000.00	$850,000.00	$10,000.00
Hazardous Material Design	$250,000.00		
Hazardous Material Air Monitoring	$75,000.00	N/A	N/A
Pre-Demolition HazMat Estimate* (All Tasks)	$2,216,080.00		

**Estimates are facility-wide*

4.1 Limitations of the Pre-Demolition Review

The review performed was designed to document and evaluate current site conditions, which includes taking into consideration the facility is still operating as an active prison. Any discussion or recommendations contained in this submittal represent our professional opinions. These opinions are based on currently available information and are arrived at in accordance with currently accepted industrial hygiene practices at this time and location. Other than this, no guarantee is implied or intended.

In any building, the potential exists for hazardous building materials to be located inside walls, above ceilings, under floors, and other inaccessible areas. Due to building occupancy and on-going active use as a correctional facility, destructive investigation and sampling was not performed during this hazardous building materials limited site review. Therefore, it was not feasible to report the presence of suspect materials in 100 percent of these areas. Also, the potential exists for hazardous materials to be found outside the building/buried underground. Due to the above limitations, Braun Intertec cannot be held responsible for the presence of any such hidden materials.

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

Tables

BRAUN INTERTEC

TABLE 1
SUSPECT ASBESTOS CONTAINING MATERIALS

Facility: Minnesota Correctional Facility - Stillwater
Address: 970 Pickett Street, Bayport, Minnesota

BUILDING NUMBER	IDENTIFIED MATERIAL	QUANTITY	UNIT
1	Aircell insulation	1	Linear Feet
	Fireproofing (new)	Unknown	---
	Fire/duct caulking (new)	Unknown	---
	Duct seam sealer (new)	Unknown	---
	Aircell TSI 1-3-inch pipes	1	Linear Feet
	TSI 4-6-inch pipes - white	30	Linear Feet
	TSI 4-6-inch pipe fitting - white	5	Each
	12-inch by 12-inch floor tile - brown	1,760	Square Feet
	Floor tile mastic - black	1,530	Square Feet
	9-inch by 9-inch floor tile - brown	15,590	Square Feet
	Floor tile mastic	15,910	Square Feet
	Ceiling tile adhesive - brown	1,615	Square Feet
	Ceiling tile mastic - dark brown	700	Square Feet
	12-inch by 12-inch floor tile - tan	90	Square Feet
	Firedoors	Unknown	---
	Blue fireproofing	Unknown	---
	2-inch ceramic floor tile	Unknown	---
	4-inch ceramic wall tile	Unknown	---
	12-inch by 12-inch blue pebbled vinyl floor tile	Unknown	---
	Ceiling pucks	Unknown	---
	2-foot by 2-foot ceiling panel	Unknown	---
	12-inch by 12-inch white pebbled vinyl floor tile (IT Room)	Unknown	---
	6-inch ceramic floor tile	Unknown	---
	Cream sink undercoat	Unknown	---
	12-inch by 12-inch white/gray floor tile (kitchen)	Unknown	---
	1-inch ceramic floor tile	Unknown	---
3, 4, 5	Ceiling tile adhesive - brown	6,250	Square Feet
	Floor tile mastic - black/brown	300	Square Feet
	Wall glue pucks - black	250	Square Feet
	Ceiling glue pucks - brown	80	Linear Feet
	Window glaze	Unknown	---
	4-inch ceramic wall tile	Unknown	---
	Window caulking	Unknown	---
	1-inch ceramic floor tile	Unknown	---
	Duct sealant	Unknown	---
7	Ceiling texture - gray	1,600	Square Feet
	1-inch ceramic floor tile	Unknown	---
	4-inch ceramic wall tile	Unknown	---
	Ceiling texture - white	Unknown	Square Feet

TABLE 1
SUSPECT ASBESTOS CONTAINING MATERIALS

BUILDING NUMBER	IDENTIFIED MATERIAL	QUANTITY	UNIT
8	Black sink undercoating	1	Each
	2-foot by 2-foot ceiling panel	Unknown	---
	Base board adhesive	Unknown	---
	Gypsum board with joint compound	Unknown	---
	Plaster	Unknown	---
	Duct caulk	Unknown	---
	Carpet adhesive	Unknown	---
	2-inch ceramic floor tile	Unknown	---
	4-inch ceramic wall tile	Unknown	---
	12-inch by 12-inch vinyl floor tile	Unknown	---
9	Ceramic floor tile	Unknown	---
	12-inch by 12-inch ceiling tile with adhesive	Unknown	---
	Window caulk	Unknown	---
	Pipe fitting insulation	Unknown	---
	4-inch ceramic wall tile	Unknown	---
10	2-inch ceramic floor tile	Unknown	---
	12-inch ceramic floor tile	Unknown	---
	4-inch ceramic wall tile	Unknown	---
	12-inch by 12-inch gray/green/white/tan vinyl floor tile	Unknown	---
	2-foot by 4-foot ceiling panel	Unknown	---
	Gray sink	Unknown	---
	Gypsum board with joint compound	Unknown	---
	Linoleum	Unknown	---
	Base board adhesive	Unknown	---
	18-inch vinyl floor tile	Unknown	---
11	Hard-packed TSI on pipes	305	Each
	TSI on pipe fittings in walls	59	Each
	TSI on rainleader fittings	4	Each
	1-inch ceramic floor tile	Unknown	---
12	4-inch ceramic wall tile	Unknown	---
13	Fireproofing (brown and gray)	Unknown	---
	12-inch by 12-inch floor tile	Unknown	---
	2-inch ceramic floor tile	Unknown	---
	4-inch ceramic wall tile	Unknown	---
	All flooring for entire building	Unknown	---
	Fireproofing (3rd floor)	Unknown	---
	Gypsum board (3rd floor)	Unknown	---
	Blue fireproofing	Unknown	---
	Window glaze	Unknown	---
	Vinyl sheet flooring	Unknown	---

TABLE 1
SUSPECT ASBESTOS CONTAINING MATERIALS

BUILDING NUMBER	IDENTIFIED MATERIAL	QUANTITY	UNIT
14 & 15	Black window caulk	50	Each
	Fiberglass pipe insulation	Unknown	---
	Pipe insulation in pipe crawlspace	Unknown	---
	Insulation	15	Linear Feet
	2-foot by 4-foot ceiling panel	Unknown	---
	Quarry tile	Unknown	---
	Gypsum board with joint compound (base)	Unknown	---
	6-inch ceramic floor tile (2 types)	Unknown	---
	Ceiling panel (2 types)	Unknown	---
	6-inch ceramic wall tile	Unknown	---
16	Aircell TSI on 2-4-inch pipes	185	Linear Feet
	TSI on straight pipes - white	160	Linear Feet
	TSI on pipe fittings - white	77	Each
	12-inch by 12-inch white floor tile	125	Square Feet
	TSI on 4-6-inch pipes - white	625	Linear Feet
	TSI on 16-18-inch pipes - white	200	Linear Feet
	Black door caulk	4	Each
	Black window caulk	5	Each
	White vibration dampener	2	Each
17 & Corridor	Base board adhesive	Unknown	---
	2-foot by 2-foot ceiling panel	Unknown	---
	Gray sink coating	Unknown	---
	Gypsum board with joint compound	Unknown	---
	Door caulk	Unknown	---
	2-inch ceramic floor tile	Unknown	---
	4-inch ceramic wall tile	Unknown	---
18	TSI pipe fittings on felt	20	Each
	TSI 4-5-inch straight pipes	598	Linear Feet
	TSI 4-5-inch pipe fittings	36	Each
	Air Cell TSI 6-7-inch straight run	610	Linear Feet
	Air Cell TSI 6-7-inch pipe fittings	47	Each
	TSI 14-16-inch pipe fittings	12	Each
	Air Cell TSI pipe fittings	55	Each
	TSI 14-16-inch straight run	150	Linear Feet
	TSI on ceiling - white	6	Square Feet
	Window glaze - red tar	281	Each
	12-inch by 12-inch beige/white/brown floor tile	340	Square Feet
	Floor tile mastic	340	Square Feet
	Interior window caulk	5	Each
19	Window glaze	5,000	Linear Feet
	Window glaze	1	Each

TABLE 1
SUSPECT ASBESTOS CONTAINING MATERIALS

BUILDING NUMBER	IDENTIFIED MATERIAL	QUANTITY	UNIT
20	White TSI on pipes	1,535	Linear Feet
	TSI on pipe fittings	301	Each
	Aircell TSI on pipes	550	Linear Feet
	Window glaze - white	385	Each
	Gray TSI on pipe fittings (fiberglass covered)	7	Each
	Hard-pack TSI on pipe fittings	17	Each
	Woolfelt TSI on unit heaters	15	Linear Feet
	Fiberglass TSI on ducting with a tan undercoating at corners	120	Square Feet
	2-inch ceramic floor tile	Unknown	---
	4-inch ceramic wall tile	Unknown	---
	Duct sealant	Unknown	---
21	Window glaze - white	12	Each
	Black tar	Unknown	---
	Fireproofing (2nd floor)	Unknown	---
	White fireproofing	Unknown	---
	Tar at floor perimeter (middle section of building)	Unknown	---
23	Demolished	N/A	---
24	Gypsum board	Unknown	---
	Sink undercoating	Unknown	---
	Window glaze	Unknown	---
	12-inch by 12-inch vinyl floor tile (3 types)	Unknown	---
25	Hard-packed TSI on pipe fittings	17	Each
	Aircell TSI on pipes	40	Linear Feet
	White TSI on steam line	15	Linear Feet
	White TSI steam line fittings	5	Each
	Black sink undercoating	1	Each
	2-foot by 2-foot ceiling panel	70	Square Feet
	Window caulk - black	80	Each
	2-foot by 2-foot ceiling panel	Unknown	---
	2-inch ceramic floor tile	Unknown	---
	4-inch ceramic wall tile	Unknown	---
26	TSI straight run - mag	400	Linear Feet
	TSI straight run - gray	400	Linear Feet
	Aircell TSI straight run	400	Linear Feet
	TSI fittings - gray	201	Each

TABLE 1
SUSPECT ASBESTOS CONTAINING MATERIALS

BUILDING NUMBER	IDENTIFIED MATERIAL	QUANTITY	UNIT
27	Plaster	Unknown	---
	Vinyl sheet floor	Unknown	---
28	12-inch ceramic floor tile	Unknown	---
	Knockdown wall texture	Unknown	---
	Gypsum board with joint compound	Unknown	---
	4-inch ceramic wall tile	Unknown	---
29	Roof	Unknown	---
30	Drywall/gypsum board	Unknown	---
35	Pipe insulation	200	Linear Feet
	Vinyl floor tile and adhesvie	4,000	Square Feet
	24-inch vinyl floor tile	Unknown	---
	Gypsum board	Unknown	---
	12-inch vinyl floor tile (4 types)	Unknown	---
	Ceramic floor tile (2 types)	Unknown	---
	9-inch by 9-inch vinyl floor tile	Unknown	---
	Base board adhesive	Unknown	---
	Pipe insulation donuts	Unknown	---
	2-foot by 2-foot ceiling panel	Unknown	---
	Sink undercoating	Unknown	---
	Ceramic wall tile	Unknown	---
	Base pipe insulation	Unknown	---
	Pipe fitting insulation in pipe chases	Unknown	---
36	No suspect materials identified	N/A	---
37	Aircell TSI on pipes	130	Linear Feet
	9-inch by 9-inch beige floor tiles under carpet	600	Square Feet
	Black floor tile mastic	600	Square Feet
	Window glazing compound - white	25	Each
38	Aluminum window glaze - gray	10	Each
	Stucco (on tank near Building 38)	Unknown	---
	Ceiling panel	Unknown	---
	Caulk	Unknown	---
39	No suspect materials identified	N/A	---
40	Asbestos waste storage	Unknown	---
41	Roof	Unknown	---
	Door caulk	Unknown	---

TABLE 1
SUSPECT ASBESTOS CONTAINING MATERIALS

BUILDING NUMBER	IDENTIFIED MATERIAL	QUANTITY	UNIT
42	4-foot by 8-foot transite ceiling panels	4,800	Square Feet
	Window glazing compound on frames	3	Each
43	No suspect materials identified	N/A	---
44	No suspect materials identified	N/A	---
45	Pipe insulation	150	Linear Feet
	12-inch vinyl floor tile	Unknown	---
	Gypsum board	Unknown	---
	Cork material	Unknown	---
48	Window glazing compound - gray	5	Each
49	12-inch by 12-inch floor tile - beige	320	Square Feet
	Floor tile mastic - black	200	Square Feet
	Adhesive on ceiling	Unknown	---
	Door caulk	Unknown	---
	Chimney packing	Unknown	---
50	Window glaze	Unknown	---
	12-inch vinyl floor tile	15	Boxes
53	Demolished	N/A	---
54	No suspect materials identified	N/A	---
57	No suspect materials identified	N/A	---
58	Stored ceiling panels	5	Boxes
60	No suspect materials identified	N/A	---
71	Roof	Unknown	---
73	Roof	Unknown	---
	Gypsum board	Unknown	---
	Base board adhesive	Unknown	---
76	Ceiling texture	Unknown	---
	Gypsum board	Unknown	---
	Window caulk	Unknown	---

TABLE 1
SUSPECT ASBESTOS CONTAINING MATERIALS

BUILDING NUMBER	IDENTIFIED MATERIAL	QUANTITY	UNIT
D Cell Block	Abated	N/A	---
Garage 1 & 2	Demolished	N/A	---
Ice House	Roof shingle/tarpaper	Unknown	---
Residence Building 7	Demolished	N/A	---
Tunnels	Silver wall paint on ceramic block	Unknown	---
Turnkey Area 2	TSI 14-16 inch pipes	60	Linear Feet
	TSI 4-6 inch pipes	125	Linear Feet
	TSI 4-6 inch pipe fittings - gray	30	Each
	Ceiling tile adhesive - brown	850	Square Feet

Notes:

N/A = Not applicable

TSI = Thermal system insulation

--- = Material was not quantified with a measureable unit

TABLE 2
REGULATED WASTE/MATERIALS

Facility: Minnesota Correctional Facility - Stillwater
Address: 970 Pickett Street, Bayport, Minnesota

ITEMS	TOTAL QUANTITY	BUILDING LOCATION(s)
CFC'S		
Fire extinguisher	266 Units	Tunnels and Buildings 1, 7-10, 13-15, 18-21, 24, 27-30, 35-38, 40-42, 44, 45, 49, 58, 60, 73, & 76
Refrigerator	5 Units	Buildings 20, 25, & 40
Mini Refrigerator	11 Units	Buildings 35 & 50
Commercial refrigerator	4 Units	Buildings 35 & 50
Dehumidifier	2 Units	Buildings 28 & 30
Drinking fountain	22 Units	Buildings 6, 10, 11, 13, 49, & 50
Central air conditioner	7 Units	Buildings 14, 15, 28, 37, & 40
Rooftop air conditioner	1 Unit	Building 17 & Corridor
Wall mount air conditioning unit	4 Units	Tunnels and Building 1
Window air conditioner	38 Units	Buildings 18, 20, 21, 24, 25, 30, 37, 42, 45, & 49
Ice machine	13 Units	Buildings 25 & 35
Walk-in cooler	3 Units	Buildings 14 & 15
Refrigerant tank (20 lbs.)	12 Units	Building 25
R22 Refrigerant (20 lb. tank)	4 Units	Building 41
PCBs		
Ballast	6,623 Units	Tunnels, Water Treatment Building, and Buildings 1, 3-15, 17 & Corridor, 18-22, 24-30, 35-38, 40-45, 49, 50, 57, 58, 73, & 76
Ballast (55 gallon drum)	2 Units	Building 50
MERCURY		
2-foot fluorescent bulb	160 Units	Buildings 1 & 25
4-foot fluorescent bulb	11,025 Units	Tunnels, Water Treatment Building, and Buildings 1, 3-15, 17 & Corridor, 18-20, 25-30, 35-38, 40-42, 45, 49, 58, 73, & 76
8-foot fluorescent bulb	480 Units	Buildings 1, 14, 15, 18-22, 26, & 35
Compact fluorescent bulb	453 Units	Buildings 1, 6, 11-13, 19, 22, 25, 28, 38, 45, 49, & 50
HID lamp	289 Units	Buildings 19, 20, 25, 26, 30, 35-37, 41, 57, 58, 60, 74, 75, & 79
LEAD		
Suspect paint	12 colors	Campus-Wide
Lead acid car battery	10 Units	Building 41
Lead acid batteries in generator	4 Units	Building 38
Lead sheeting in walls (X-Ray Room)	1 Unit	Building 10
Lead contaminated waste (55 gallon drum)	4 Units	Buildings 24 & 41

TABLE 2
REGULATED WASTE/MATERIALS

ITEMS	TOTAL QUANTITY	BUILDING LOCATION(s)
E-WASTES		
LED bulb	395 Units	Tunnels and Buildings 1, 3-6, 11-15, 18, 22, 28, & 35
LED light	36 Units	Water Treatment Building, Ice House, and Buildings 28, 37, 42, 60, & 61
4-foot LED bulb	2,880 Units	Buildings 21, 24, 25, 43, 50, & 57
4-foot LED light	52 Units	Buildings 35 & 44
8-foot LED bulb	100 Units	Building 25
Microwave	11 Units	Buildings 27 & 50
Television	17 Units	Buildings 35, 40, & 50
Body scanner	1 Unit	Building 22
Computer/Printer/Radio	40 Units	Building 35
Coding unit	1 Unit	Building 40
Smoke detector	563 Units	Water Treatment Building and Buildings 1, 8-10, 12, 13, 17 & Corridor, 19, 20, 24, 25, 28, 35, 37, 41, 42, 45, 49 & 76
Duct smoke detector	60 Units	Tunnels and Building 1
Telephone	63 Units	Tunnels and Buildings 27, 35, & 40
Telephone (stored)	60 Units	Building 25
Telephone battery	10 Units	Building 35
Digital scoreboard	1 Unit	Buildings 6 & 11
Digital screen	116 Units	Tunnels and Buildings 3-5, 9, 12, 18-21, 35 & 37
Electronic cooling system	3 Units	Building 1
Electronic treadmill	5 Units	Building 35
Fire strobe	273 Units	Water Treatment Building and Buildings 1, 7 (Chapel), 9, 10, 12-15, 17 & Corridor, 19-21, 24, 25, 28, 35, 37, 45 & 49
HVAC electronics	5 Units	Building 28
Air handling unit with circuit boards	1 Unit	Building 28
Digital thermostat	3 Units	Building 14, 15 & 28
Garage door opener	73 Units	Buildings 18-20, 24-26, 29, 36, 37, 41-45, 49, 50, 57, 58 & 60
Motion sensor	58 Units	Water Treatment Building and Buildings 10, 12, 28, 36, 37, 43, 49, & 50
Inverter	18 Units	Water Treatment Building, Tunnels, and Buildings 19, 35, 37, 42, & 73
Metal screener	1 Unit	Building 35
Misc. Radios with circuit boards	2 Units	Building 40
Projector	1 Unit	Building 28
Security camera	980 Units	Water Treatment Building and Buildings 1, 3-7, 9-15, 17 & Corridor, 18, 20, 21, 25-27, 35, 37, & 76
Security panel	73 Units	Tunnels and Buildings 1, 28, 35, & 37
Security reader	1 Unit	Building 76
Server (electronics)	1 Unit	Building 18
Stored electronics (boxes)	5 Units	Building 58
VCRs, Misc. electronics	60 Units	Building 40

TABLE 2
REGULATED WASTE/MATERIALS

ITEMS	TOTAL QUANTITY	BUILDING LOCATION(s)
E-WASTES (Continued)		
Wi-Fi booster	194 Units	Buildings 1, 3-13, 17 & Corridor, 24, 25, 28, 35, 37, 45, 49, & 76
Emergency light	12 Units	Water Treatment Building and Buildings 14, 15, 18, 37, & 49
Exit sign	227 Units	Tunnels, Water Treatment Building, and Buildings 1, 6-11, 13-15, 17 & Corridor, 18-21, 24-26, 28, 35-37, & 76
Fire exit	1 Units	Building 43
Misc. circuit boards	162 Units	Buildings 14, 15, 19-21, 25, & 26
Misc. Electronics	71 Units	Water Treatment Building and Buildings 27, 28, 35, 36, 38, 42, & 49
Misc. Electronics (55 gallon drum)	8 Units	Building 50
WHITE GOODS		
Ceiling mounted heater	4 Units	Buildings 6, 12, 14, 15, & 18
Washing machine	21 Units	Buildings 1 & 25
Clothes dryer	21 Units	Buildings 1 & 25
Commercial clothes dryer	2 Units	Building 19
Commercial washing machine	8 Units	Buildings 17 & Corridor & 35
Water heater	19 Units	Buildings 22, 27, 28, 30, 35, 37, 42, 45, 49, 50, & 73
Furnace	1 Unit	Building 30
Boiler	7 Units	Buildings 35, 37, 38, & 41
Unit heater	78 Units	Water Treatment Building and Buildings 19-22, 24, 25, 27, 29, 35, 37, 38, 40-42, 45, 49, 74, 75, & 79
HAZARDOUS/REGULATED		
Paint (1 gallon)	60 Units	Buildings 35, 37, & 45
Paint (5 gallons)	1 Unit	Building 49
Spray paint (aerosol cans)	20 Units	Building 37
Used floor dry/oil (55 gallon drum)	2 Units	Building 41
Used oil (5 gallon bucket)	10 Units	Building 26
Used oil (15 gallon drum)	1 Units	Building 25
Used oil (55 gallon drum)	19 Units	Buildings 18, 26, & 41
Azone (15 gallon tank)	400 Units	Water Treatment Building
Antifreeze (1 gallon)	3 Units	Building 37
Motor oil (55 gallon drum)	5 Units	Building 18
Oil (1 quart)	10 Units	Building 30
Oil (1 gallon)	22 Units	Buildings 30 & 37
Oil (55 gallon drum)	7 Units	Building 42
Oil reservoir (gallon)	500 Units	Building 38
Oil reservoir in industrial machine	28 Units	Buildings 20, 25, & 26
Cutting oil (5 gallon pail)	20 Units	Building 20
Hydraulic oil (55 gallon drum)	1 Units	Building 42
Elevator oil	Present	Buildings 17 & Corridor, 18, 20, 25, & 26

TABLE 2
REGULATED WASTE/MATERIALS

ITEMS	TOTAL QUANTITY	BUILDING LOCATION(s)
HAZARDOUS/REGULATED (Continued)		
Boiler water treatment (55 gallon drum)	2 Units	Building 19
Industrial generator with oil	1 Unit	Building 38
Bags of ACM waste	20 Units	Building 40
Propane cylinder (40-100 lbs.)	15 Units	Building 43
Cardboard baler (oil reservoir)	2 Units	Building 36
Caustic container	20 Units	Building 25
Compressor fluid (20 gallon drum)	1 Unit	Building 19
Compressor with oil	5 Units	Water Treatment Building and Buildings 35, 45 & 50
Industrial compressor	12 Units	Buildings 19, 20, 26, & 42
Air handler unit oil reservoir	1 Units	Building 18
Door closer	283 Units	Water Treatment Building, Tunnels, and Buildings 1, 6-9, 11, 14, 15, 17 & Corridor, 18-21, 24-27, 35-37, 41, 42, 45, 49, 73, & 76
Door closer (10 with circuit boards)	70 Units	Building 13
Coolant (10 gallon drum)	1 Units	Building 19
DCE cylinder (125 lbs.)	7 Units	Building 25
De-Icer liquid (250 gallons)	1 Unit	Building 44
Ethylene Glycol (25 gallon drum)	1 Unit	Tunnels
Ethylene Glycol (55 gallon drum)	1 Unit	Building 1
Ethylene Glycol (100 gallon drum)	1 Unit	Building 19
GF Clean (corrosive, 55 gallon drum)	1 Unit	Building 20
Lacquer (jug)	1 Units	Building 24
Misc. Chemicals (gallon)	73 Units	Building 26
Misc. Household Cleaners	5 Units	Building 37
Misc. Lubricants	20 Units	Building 37
Misc. Lubricant Cans	10 Units	Building 41
Misc. Oil Cleaners	30 Units	Building 30
Plasma Quench 44 (corrosive, 55 gallons)	1 Units	Building 26
Solvent rags (55 gallon drum)	1 Unit	Building 41
X-Ray machine for packages	1 Unit	Building 37
Welder	44 Units	Buildings 18, 36, & 42
TCE tank (30 lbs.)	17 Units	Building 25
Sharps container	1 Unit	Building 35
Pills/Inhalers (1 gallon jug)	12 Units	Building 41
Machine with oil reservoir	2 Units	Building 42
Fire suppression tank (5 gallons)	1 Unit	Tunnels
SOLID WASTES		
MSW (yard)	80 Cubic Yards	Building 50
Beds/Mattress/Lockers/Laundry	Stored	Building 35
Tires (No Rim)	31 Units	Buildings 43 & 57
Tires (with Rim)	2 Units	Building 44

TABLE 2
REGULATED WASTE/MATERIALS

ITEMS	TOTAL QUANTITY	BUILDING LOCATION(s)
OTHER		
Gas tank (1,000 gallons)	1 Unit	Building 43
Diesel tank (1,000 gallons)	1Unit	Building 43
Diesel tank (5,200 gallons)	1 Unit	Building 38
Salt brine tank (tons)	43 Units	Water Treatment Building
Back-Up generator	1 Unit	Building 38
Plasma cutter	1 Unit	Building 26

Notes:
DCE = dichloroethene
Lbs = pounds
Misc. = miscellaneous
MSW = Municipal solid waste
TCE = tetrachloroethene

Exhibit 1

MPCA Pre-Renovation/Demolition Environmental Checklist

BRAUN
INTERTEC

Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

Pre-Renovation/Demolition Environmental Checklist

Asbestos Program

Doc Type: Compliance/Enforcement Correspondence

Minn. R. 7035.0805 requires that you remove the items below before starting a renovation or demolition project, and then manage and recycle or dispose of them correctly. This checklist is provided to help you manage the project and does not need to be submitted to the Minnesota Pollution Control Agency unless requested.

Project Information

Structure owner

Name: _____
Address: _____
_____
City, State, Zip: _____
Contact name: _____
Phone number: _____

Demolition contractor

Name: _____
Address: _____
_____
City, State, Zip: _____
Contact name: _____
Phone number: _____

Structure information

Building name: _____
Address/Location: _____
_____
City, State, Zip: _____
Age of bldg (yrs): _____ Size of bldg (sq ft): _____
Present use of bldg: _____
_____
Prior use of bldg: _____
_____

Dates of renovation, demolition, or fire training burn:

Start date: _____ *(mm/dd/yy)* End date: _____ *(mm/dd/yy)*

Mercury	*Qty*
Batteries	
Smoke detectors:	
Emergency lighting systems:	
Elevator control panels:	
Exit signs:	
Security systems and alarms:	
Lighting	
Fluorescent lights:	
High intensity discharge	
Metal halide:	
High pressure sodium:	
Mercury vapor:	
Neon:	
Switches for lighting using	
mercury relays *(look for any*	
control associated with exterior	
or automated lighting systems):	
"Silent" wall switches:	
Heating, ventilating, and	
air conditioning systems	
Thermostats:	
Aquastats:	
Pressurestats:	

	Qty
Firestats:	
Manometers:	
Thermometers:	
Boilers, furnaces, heaters,	
and tanks	
Mercury flame sensors by	
pilot lights:	
Manometers, thermometers,	
gauges:	
Pressure-trol:	
Float or level controls:	
Space heater controls:	
Electrical systems	
Load meters & supply relays:	
Phase splitters:	
Micro relays:	
Mercury displacement relays:	
Asbestos	
Boiler rooms	
Boilers, furnaces, fireplaces,	
and their components:	
Cement sheets near heating	
equipment:	

	Qty
Boiler insulation:	
HVAC duct insulation:	
Ductwork flexible fabric	
connections:	
Fireproofing materials:	
Fire doors:	
Flooring:	
Vinyl floor tile:	
Vinyl sheet flooring:	
Asphalt tile:	
Linoleum paper backing:	
Mastic/glue (floor tile, carpet, etc.)	
Electrical	
Electrical panels:	
Electrical wiring insulation:	
Heating and electrical	
ducts/conduit:	
Pipe and other insulation	
Aircell (corrugated cardboard):	
Millboard:	
Preform:	
Joint compound:	

Asbestos (continued)	*Qty*
Spray applied insulation:	
Blown-in insulation:	
Block:	
Surfacing materials	
Acoustical plaster:	
Decorative plaster:	
Textured paints & coatings:	
Spray-applied materials (acoustical, decorative, or insulative):	
Roofing	
Roofing shingles:	
Roofing felt:	
Base flashing:	
Cement materials (Transite)	
Cement pipes (flues & vents):	
Cement wallboard:	
Cement siding:	
Pegboard:	
Ceiling materials	
Ceiling titles:	
Ceiling tile adhesives (pucks):	
Lay-in ceiling panels:	
Acoustical tiles:	
Miscellaneous	
Taping, joint, and spackling compound:	
Caulking/putties:	
Fire curtains and blankets:	
Laboratory hoods, table tops, gloves, etc.:	
Gaskets:	

	Qty
ChloroFluoroCarbons	
Fire extinguishers (both portable and installed halon suppression systems):	
Air conditioners (rooftop, room, and central):	
Walk in coolers (refrigeration or cold storage areas):	
Water fountains and dehumidifiers:	
Refrigerators/freezers/chillers:	
Heat pumps:	
Vending machines/food display cases:	
Poly-Chlorinated BiPhenyls (PCBs)	
Transformers:	
Transistors:	
Capacitors:	
Heat transfer equipment:	
Light ballasts:	
Lead	
Lead-based paint (woodwork, metal equipment, interior/ exterior uses):	

	Qty
Lead-acid batteries (lighting, exit signs, security systems):	
Lead flashing molds and roof vents:	
Lead pipes and solder:	
Lead-lined X-ray rooms:	
Other	
Solid waste (all non-building components such as unattached carpet, files, books, trash, desks, chairs, etc.) must be removed prior to demolition:	
Hazardous waste (including household) must be properly handled and disposed of prior to demolition:	
Oil (used oil, hydraulic oils in door closers, elevator shafts, etc.) must be collected and properly disposed of prior to demolition:	
Tanks (no evidence of former heating tanks or storage tanks exist):	
Appliances must be recycled by an appliance recycler:	
Electronics:	

If you have questions or comments about this checklist, identify any additional items not found in this list, or would like to discuss an individual project, contact the Minnesota Pollution Control Agency at 651-296-6300 or 1-800-657-3864.

Affiliation with project: _____ Title: _____

Printed name: _____ Date: _____

Important Note:

This guidance document is not intended as a substitute for reading Minnesota Rules and Statutes and making your own independent determination of their applicability to your renovation/demolition project. Examples in this guidance document do not represent an exhaustive listing of type of materials that may be required to be removed from a building prior to renovation/demolition.

Exhibit 2

MPCA Leak Site #2802

BRAUN
INTERTEC

Minnesota Pollution Control Agency
520 Lafayette Road, Saint Paul, Minnesota 55155-3898
Telephone (612) 296-6300

Celebrate MINNESOTA 1990

December 28, 1990

Mr. Pete Bjurstrom
Stillwater Prison
Stillwater, Minnesota 55082

Dear Mr. Bjurstrom:

RE: Petroleum Tank Release Site Closure
Site: Stillwater Prison, Stillwater
Site ID#: LEAK00002802

The Minnesota Pollution Control Agency (MPCA) staff has determined that the cleanup performed in response to the petroleum tank release at the site referenced above has adequately addressed the petroleum contamination, and therefore the file regarding this release will be closed.

On May 2, 1990, a petroleum tank release was reported to the MPCA. Since then you have taken the following corrective actions in response to the release:

- One (1) 8,000 gallon underground storage tank previously containing fuel oil was removed.

- Approximately 150 cubic yards of petroleum contaminated soil was excavated to a depth of approximately 12 feet below grade. Soil removal ceased when petroleum vapor readings, utilizing the Jar Headspace Technique, diminished to below the MPCA action level. Laboratory analysis of a soil sample from the base of the excavation beneath the former tank did not detect total hydrocarbons as fuel oil above the method detection limit.

- The contaminated soil was thermally treated at Clean Soils, Incorporated, St. Paul.

Based on the currently available information, we believe these actions have adequately addressed the petroleum tank release. Therefore, MPCA staff does not intend to require any more investigation or cleanup work in response to this release. However, the MPCA reserves the right to reopen this file and require additional work if in the future more work is determined to be necessary, and this letter does not release any party from liability for this contamination.

Because you performed the requested work, the state may reimburse you for a major portion of your costs. The Petroleum Tank Release Cleanup Act establishes a fund which in certain circumstances provides partial reimbursement for petroleum tank release cleanup costs. This fund is administered by the Petroleum Tank Release Compensation Board (Petro Board). More specific eligibility rules are available from the Petro Board (612/297-4017).

Thank you for your cooperation with the MPCA in responding to this petroleum tank release to protect the public health and the environment of the state of Minnesota. If you have any questions regarding this correspondence, please call me at 612/643-3429.

Sincerely,

Donald K. Milless

Donald K. Milless
Pollution Control Specialist
Tanks and Spills Section
Hazardous Waste Division

DKM:np
cc: Gordy Seim, Fire Chief, Stillwater
Mary Lou Johnson, City Clerk, Stillwater
Eric Magee, Washington County Solid Waste Officer, Stillwater

To: Soils Manager
Tanks and Spills Section
Hazardous Waste Division

D___: 7/17/90

From: DONALD K. MILLESS
Tanks and Spills Section
Hazardous Waste Division

Subject: CORRECTIVE ACTION ON CONTAMINATED SOILS

1. Location of soil: Stillwater Prison, Box 55, Stillwater
Pete Bjurstrom

2. Amount of soil: 150 yds.

3. Consultant: Michelle Novak - Aptus, 21750 Cedar Ave
Lakeville, MN 55044

4. Asphalt or Thermal Treatment plant: Clean Soils (Dave Kress)
14120 23rd Ave. North
→ 500 Como Ave, St. Paul

5. Soil test results:

	ppm	Less than	YES	NO
Benzene	ND	1,000 ppm	X	
Toluene	0.170	10,000 ppm	X	
Xylene	0.690	10,000 ppm	X	
Ethyl Benzene		10,000 ppm		
Gasoline		30,000 ppm		
Fuel Oil	33.6	15,000 ppm	X	
Lead	NA	20 ppm		

6. Pollutant review approval, Soil Manager: _____ Date: _____

7. Remarks: _____

Aptus
Environmental Services
21750 Cedar Avenue
P.O. Box 550
Lakeville, MN 55044
612-469-3475
FAX 612-469-5140

FAX TRANSMITTAL SHEET

APTUS

DATE: JUNE 8, 1990

To: DAVE FAWCETT

Company: MPCA

Fax Number: 642-0465

From: APTUS - SHELLEY NOVAK

Number of Pages: 3
(Including Cover Sheet)

Comments: PLEASE CALL IF YOU NEED MORE INFORMATION. I WILL PROBABLY GIVE YOU A CALL NEXT MONDAY. HAVE A GOOD WEEKEND

IF THERE ARE ANY PROBLEMS WITH THIS TRANSMITTAL, PLEASE CALL 612/469-3475, EXTENSION: 372. THANK YOU!

MINNESOTA POLLUTION CONTROL AGENCY
APPLICATION TO TREAT PETROLEUM CONTAMINATED SOIL

I. **Source of Soil:**

Facility Name: MCF - STILLWATER
Address: 5500 HICKETT AVENUE
City, State, Zip: STILLWATER MINNESOTA 55082
Site ID#: LEAK

Contact Name: PETE BJURSTROM
Telephone: 779-2738

II. **Contamination Details:**

Volume Soil (yd^3): ≈ 150 yd^3

Type Petroleum Contamination: gasoline, diesel fuel, (#2 fuel oil) (circle one)

Contaminant Concentration (ppm)

Benzene	ND	ND	—
Toluene	ROL	.170	—
Total Xylenes	ROL	.690	—
Total Hydrocarbons as Gasoline or Fuel Oil	336	.374	—
Lead	N/A	N/A	—

Percent Soil less than 200 mesh or 74 microns < 5%

Soil Type (sand, silt, clay, etc.) ___ SAND

III. **Proposed Asphalt Plant/Low Temperature Thermal Unit**

Name: CLEAN SOILS INC.
Address: 14120 23RD AVENUE NORTH
(if portable, where will plant be located)

City, State, Zip: 500 COMO AVENUE ST. PAUL MN

Plant Number or Model: SRU 101 (THERMAL DESORBER™)

Contact Name: DAVE KRESS **Title:** OPERATIONS COORDINATOR
Telephone: (612) 557-7106 **Site Telephone:** (612)
Air Quality Permit Number: 2307-90-OT-1

Separation Distance in feet from Nearest Resident: 700
Separation Distance in feet from Nearest Business: 700
Burner Temperature during Soil Treatment: 450°F PTU, 1400° STU
Soil Residence Time in Burner during Treatment: 3 MIN - 6 MAX

IV. Include signed statement from asphalt concrete plant owner that the plant has been properly maintained and/or repaired prior to treatment of petroleum contaminated soils and is capable of operating in compliance with MPCA permit conditions and rules.

V. Date treatment will be completed: WITHIN 60 DAYS (If stockpiled before being treated, all petroleum contaminated soil must be tarped and run-off protection provided.)

VI. Final Disposition of Treated Soil: (how used, location) D.T.
(If soils will not be incorporated into asphalt or road base, post burn testing is required. Soils will need to be sampled for the same parameters listed in item II. Two composite soil samples are to be taken for every 300 yard^3 of soil.)

VII. Consultant Submitting Request:

Company Name: APTUS
Address: 21750 CEDAR AVENUE
City, State, Zip: LAKEVILLE, MN 55044

Contact Name: MICHELLE NOVAK
Telephone: 469-8378

Signature: Michelle Novak

Date:

3-AUG-1990 10:05:44

UST LEAKSITES INFORMATION

Leaksite ID# 2802				Tank Facility ID			
STILLWATER PRISON				PETER BJURSTROM			
NA	ACTION	Begin	End	NA	ACTION	Date	$Amount$
	Emergency Decl				PCS-RP 1st Contact	07/26/90	
	Bottled Water				RP Commitment		
	Venting				Comm's Order		
	Contain/Recover				Petro Board Appln		
	Corrective Action				Comm's Report		
	Dig Out	05/02/90			Initial Award		
	Free Prod Rec				Cumulative Amt		
	Soil Treatment				Cost Rec Dem Let		
	Pump and Treat				Lit Authority		
	Long Term Montr				Cost Rec Recvd		

-REPORTS--Recvd	Approved		
Partial NA Final	Partial NA Final	Consultant Phone 6124698372	
RI		Firm APTUS	
CAD		ProjLSHELLY NOVAK	

-STAFF					
DKM	DJF		Fed LUST Elig:N	Report 05/02/90	Site
PCS	Hydro Spills Reg	Translation	RP/FE/ST Fin:RP	Closed	Priorty

DKM

MINNESOTA POLLUTION CONTROL AGENCY
TANKS AND SPILLS SECTION
PETROLEUM TANK RELEASE REPORT

Report Taken by: D. Fawatt / K. Faus Date/Time Occurred:

Date/Time Reported: 5/2/90 Date/Time Discovered:

LEAK # 0000 2802 USTIS # 00

CALLER
Name: Stillwater Prison
Phone:
Relationship to site:
Pete Bjurstrom

SITE
Name: Stillwater Prison
Street:
City: Stillwater Zip: 55082
County: Dakota Region: M

SITE OPERATOR
Name:
Street:
City: Zip:
Contact Person:
Phone:

TANK OWNER / OPERATOR
Name:
Street: Box 55
City: Zip: 55082
Contact Person: Pete Bjurstrom
Phone: 779-2738

SITUATION
Material released/amount:
Source of release: Fuel oil

Release discovery:

TANK INFORMATION

Contents	Size	Age	Removed	Condition	Registered

State or Federal
Notification prior to removal:
MPCA, Fire Marshal, Excavation Contractor, Consultant present:

SOIL
Contaminated soil: yes

Contaminated soil excavated:

Vapor readings:

Soil samples:

Borings:

Soil type:

Stockpiled properly:

Disposal arranged:

Was it a total excavation:

WATER
Groundwater in excavation:

Free product present:

Groundwater:

City water:

Wells private/municipal:

Surface water:

VAPOR
Sewers:

Buildings:

SITE INFORMATION
Description of the area:

Previous release:

Other possible sources:

INSTRUCTIONS GIVEN	CONTACTS
Hire consultant	Local Fire/Police
Submit report	Local Officials
Staff will call	Regional Staff
Contact staff	Other

INFORMATION SENT

CONCLUSIONS
The fluid in the tanks does not appear to be fuel oil, but one of the tanks allegedly held fuel oil in the past. D.F.

STAFF DKM	SUPERVISOR DAF for DTR DATE 7/20/10	PRIORITY

265 - 3802
ext - 49602

- Stillwater Prison
- 150 yd^3
- P.O. # 33.6 ppm hot .374 ppm Stockpile

Want to take it to clean soils

Will be at workshop next.

Could give Removal

Fax

Shelley Novak
469 - 8377
APTUS

- She will fax report.

- low amounts of volatiles

Thursday.

6. Distribute PIO forms to be filled out by Section hydros and enforcement personnel after HRS packages are completed.

7. Send (certified mail) letter to PRPs indicating scoring/proposed listing. Delay sending cc's a copy for one day to better ensure PRPs have information first. In addition to the letter, provide an attachment of Superfund process with flow charts, time frames, explanation of work needed to be accomplished; then

8. Recall PRPs to assure they understand process and indicate our willingness to meet with then;

9. Submit draft site HRS packages and accompanying information to lead Hydro III for review/changes. Discuss changes with Superfund Unit supervisor.

10. Submit final draft site HRS packages to the Site Assessment Unit, Program Development Section for final review;

11. Following HRS package approval by both the Solid Waste Section lead hydro III and the Site Assessment Unit revision, send PIO forms to PIO. Forms must be consistent with HRS packages.

12. Public Notice Period - In addition to news release, etc., send copy of HRS document to responsible party(ies).

13. If requested, discuss HRS scoring packages with PRPs;

5-18-90

Pete Gjerstrom
Tanks out of ground

15'x30' - 9000 gal tank

Vault tank - had
100 gal of liquid on floor of vault.
Will sample

Other Tank - soil samples taken -
soil smelled like fuel oil

Pete is going to write a letter with follow-up
sample results.

MINNESOTA POLLUTION CONTROL AGENCY
TANKS AND SPILLS SECTION
SPILLS REPORT

1/90

Report taken by: KT
Date/time of report: 5-2-90 8m

Date/time occurred:
Date/time discovered:

CALLER
name: Pete Bjurstrom
phone: 779-2738
relationship to site:

LOCATION
name:
street:
city, zip:
county:

MATERIAL RELEASED/AMOUNT
UNK

SITE OWNER/RESPONSIBLE PARTY
name: Stillwater Prison
street: Box 55
city, zip: Stillwater MN 55082
contact person:
phone:

SITUATION (HOW/WHY) Tanks inside walls in the industry area outside.
One tank 8,000 gal
other ≈8,000 gal
Tanks put in ≈ 1915

Aptus pumping tanks down.
Tested substance - UNK
substance - F.P. 131°F >200°F
Pete will send me analysis.
When it rains - water enters the tanks.

INSTRUCTIONS GIVEN (circle)
hire consultant - Aptus
submit report
staff will call
contact staff

AREAS AFFECTED
surface water
groundwater ?
~~sanitary sewer~~
~~storm sewer~~
soil ?
wells
other

ACTIVITIES TO DATE
Emergency Declared? Y N
vapor water other
Funding: RP State
Work Order # _____

Clean up (specify):

Disposal:

Date Case Closed: _____

CONTACTS
Local Fire/Police
Local Officials
Emergency Services
MPCA Region
MDA
MDOT
Other

20-FEB-1992 13:07:04

MPCA Leaksite Remarks Screen | Leak ID: 2802 Site N

05/02/90: Leak notification - Pete Bjurstrom (RP; 779-2738)
07/16/90: Submitted "Soil Treatment Approval" letter for typing.
07/17/90: Submitted "Soil Treatment Approval" letter for approval by Bob Dullinger.
07/18/90: Mailed "Soil Treatment Approval" letter.
07/26/90: Standard Letter
08/13/90: Received "Post Burn" analysis from Clean Soils.
09/11/90: Received report dated 8/30/90, from Stillwater Prison.
12/24/90: DKM-Received copy of lab results for base of excavation (not included with original report dated 8/30/90).
12/28/90: DKM-Mailed "Closure" letter.

Minnesota Correctional Facility
5500 Ficket Avenue
Stillwater, MN 55082
P.O. Box 55

CLIENT ID: South - UST
Water Yellowish Liquid
LABORATORY NO: 110534-002
DATE RECEIVED: 2/21/90
SAMPLE MATRIX: Liquid

ATTN: Dan Harder

PARAMETER	RESULT	UNIT	LOD
Ash	0.02	%	0.01
Chloride, Free	BDL	%	0.1
Density	0.99	g/mL	N/A
Flash Point	133	°F	70-200
Halogen, Total (as Chloride)	BDL	%	0.1
Heat of Combustion	BDL	BTU/lb	1000
Moisture	97.3	%	0.1
PCB	ND	µg/L	1
pH	4.30	N/A	0.5-14
Total Analytes:			
Arsenic	0.05	mg/L	0.01
Barium	0.21	mg/L	0.03
Cadmium	0.1	mg/L	0.1
Chromium	ND	mg/L	0.1
Lead	2.0	mg/L	0.3
Mercury	ND	mg/L	0.004
Potassium	10.1	mg/L	0.7
Selenium	ND	mg/L	0.01
Silver	ND	mg/L	0.07
Sodium	96.0	mg/L	0.7
Sulfur	59.7	mg/L	0.7
Viscosity	BDL	cps	10

Miscibility in Water
- Top & bottom layers: Not Miscible
- Middle layer: Miscible

Reactivity Screen:
- Cyanide: Negative
- Sulfide: Negative
- Water: Negative

Physical Description
Top layer - Brown liquid (2%)
Middle layer - Amber liquid (96%)
Bottom layer - Brown sediment (2%)

BDL = Below Detection Limit
LOD = Level of Detection
N/A = Not Applicable
ND = Not Detected

APTUS
21750 Cedar Avenue • Lakeville, MN 55044 • 612-469-3475
— A Mechanical Company —

Minnesota Correctional Facility
5500 Picket Avenue
Stillwater, MN 55082
P.O. Box 55

CLIENT ID: North - UST
Water Clear Liquid
LABORATORY NO: 110534-001
DATE RECEIVED: 2/21/90
SAMPLE MATRIX: Liquid

ATTN: Dan Harder

PARAMETER	RESULT	UNIT	LOD
Ash	0.02	%	0.01
Chloride, Free	BDL	%	0.1
Density	0.94	g/mL	N/A
Flash Point	>200	°F	70-200
Halogen, Total (as Chloride)	BDL	%	0.1
Heat of Combustion	BDL	BTU/lb	1000
Moisture	>99.0	%	0.1
PCB	ND	µg/L	1
pH	6.50	N/A	0.5-14
Total Analytes:			
Arsenic	BDL	mg/L	0.008
Barium	1.38	mg/L	0.02
Cadmium	ND	mg/L	0.08
Chromium	0.13	mg/L	0.08
Lead	0.7	mg/L	0.2
Mercury	ND	mg/L	0.003
Potassium	7.7	mg/L	0.4
Selenium	ND	mg/L	0.008
Silver	ND	mg/L	0.04
Sodium	21.7	mg/L	0.4
Sulfur	2.2	mg/L	0.4
Viscosity	BDL	cps	10

Miscibility in Water
- Top layer: Miscible
- Bottom layer: Not Miscible

Reactivity Screen:
- Cyanide: Negative
- Sulfide: Negative
- Water: Negative

Physical Description: Top layer - Clear liquid (98%)
Bottom layer - Brown sediment (2%)

BDL = Below Detection Limit
LOD = Level of Detection
N/A = Not Applicable
ND = Not Detected

APTUS
21750 Cedar Avenue • Lakeville, MN 55044 • 612-469-3475
— A Chemfluent Company —

Aptus
Environmental Services

21750 Cedar Avenue
P.O. Box 550
Lakeville, MN 55044
612-469-3475
FAX 612-469-5140

FAX TRANSMITTAL SHEET

APTUS

DATE: July 6, 1990

To: ~~Jim~~ Don Milless

Company: MPCA

Fax Number: 642-0465

From: Aptus - Shelley Novak

Number of Pages: 12
(Including Cover Sheet)

LEAK # 2802
Stillwater Correctional Facil

Comments: Thanks, Call If You Need Anything Else

IF THERE ARE ANY PROBLEMS WITH THIS TRANSMITTAL, PLEASE CALL 612/469-3475, EXTENSION: 372. THANK YOU!

Aptus
Environmental Services

21750 Cedar Avenue
P.O. Box 550
Lakeville, MN 55044
612-469-3475
FAX 612-469-5140

APTUS

MCF-STILLWATER LAB RESULTS

In reference to the MCF-Stillwater lab results it should be noted that two separate samples were taken and not composited in the field. Sample 111408-003 is a general representative sample and comprises approximately 90% of the total. Sample 111408-002 was taken in a known hotspot and comprises approximately 10% of the total.

CASE NARRATIVE

Aptus Lakeville Laboratory
Project Number: 111408

The samples submitted were analyzed in accordance with the following methods as identified by parameter. Unless otherwise noted, all quality control criteria were within acceptable limits.

Chain-of-Custody was initiated in the field and continued while in the laboratory for analysis.

A reagent blank is analyzed with each batch of samples. The reagent blank is carried through the entire analytical procedure. The blank analysis will indicate whether any background laboratory contamination exists. The process of blank correction subtracts any reagent blank concentrations from the quantity detected in the associated samples. When blank correction is applied to an analysis the analytical report will indicate so.

General Lab

PARAMETER	REFERENCE	METHOD
Ash Content	ASTM	D482
Density	ASTM	D1429
Halogen, Total (as Chloride)	ASTM	D808
Heat of Combustion (BTU)	ASTM	D240
Hydrogen Ion (pH)	SW-846	9040,9041,9045
Miscibility in Water	In-House	Qualitative
Physical Description	In-House	Descriptive
Reactivity Screens (Cyanide, Sulfide, Water)	In-House	Qualitative

Instrument Lab

GC Group:

PARAMETER	REFERENCE	METHOD
Extraction, Sonication	SW-846	3550

PARAMETER	MATRIX	REFERENCE	METHOD
PCB	Soil	ASTM	D3304

SURROGATE SPIKE RECOVERY ACCEPTANCE LIMITS

Surrogate Compound	Relative Percent Recovery
Bromochloromethane	70-130
Bromofluorobenzene	74-121

Case Narrative
Project: 111408

GC/MS Group:

PARAMETER	REFERENCE	METHOD
Extraction, Sonication	SW-846	3550
Volatile Organic Analysis (VOAs)	SW-846	8260
Total Petroleum Hydrocarbons No. 2 Fuel Oil	MDH*	463 Rev B

* Minnesota Department of Health method 463 is for the analysis of gasoline and No. 2 fuel oil by purge & trap/GC.

SURROGATE SPIKE RECOVERY ACCEPTANCE LIMITS

Fraction	Surrogate Compound	Water	Low/Medium Soil
VOA	Toluene-d_8	88-110	81-117
VOA	Bromofluorobenzene	86-115	74-121
VOA	1,2-Dichloroethane-d_4	76-114	70-121

ICP/AA Group:

PARAMETER	REFERENCE	METHOD
Acid Digestion	SW-846	3050
Arsenic	SW-846	7060
Barium	SW-846	6010
Cadmium	SW-846	6010
Chromium	SW-846	6010
Lead	SW-846	6010
Mercury	SW-846	7471
Potassium	SW-846	6010
Selenium	SW-846	7740
Silver	SW-846	6010
Sodium	SW-846	6010
Sulfur	SW-846	6010

Minnesota Correctional Facility
5500 Pickett Avenue
Stillwater, MN 55082

CLIENT ID: Bermed Area 1A 2 of 2
LABORATORY NO: 111408-002
DATE SAMPLED: 5/16/90
DATE RECEIVED: 5/17/90
DATE ANALYZED:
METHOD: SW-846 8260
SAMPLE MATRIX: Soil

ATTN: Pete Bjurstrom

PARAMETER	RESULT	UNITS	LOD
Chloromethane	ND	µg/Kg	1000
Bromomethane	ND	µg/Kg	1000
Vinyl Chloride	ND	µg/Kg	1000
Chloroethane	ND	µg/Kg	1000
Trichlorofluoromethane	ND	µg/Kg	1000
Methylene Chloride	570 *	µg/Kg	500
Acetone	BDL *	µg/Kg	2500
Carbon Disulfide	ND	µg/Kg	500
1,1-Dichloroethene	ND	µg/Kg	500
1,1-Dichloroethane	ND	µg/Kg	500
trans-1,2-Dichloroethene	ND	µg/Kg	500
cis-1,2-Dichloroethene	ND	µg/Kg	500
Chloroform	ND	µg/Kg	500
1,2-Dichloroethane	ND	µg/Kg	500
2-Butanone	ND	µg/Kg	2500
1,1,1-Trichloroethane	ND	µg/Kg	500
Carbon Tetrachloride	ND	µg/Kg	500
Vinyl Acetate	ND	µg/Kg	2500
Bromodichloromethane	ND	µg/Kg	500
1,2-Dichloropropane	ND	µg/Kg	500
cis-1,3-Dichloropropene	ND	µg/Kg	500
Trichloroethene	ND	µg/Kg	500
Dibromochloromethane	ND	µg/Kg	500
1,1,2-Trichloroethane	ND	µg/Kg	500
Benzene	ND	µg/Kg	500
trans-1,3-Dichloropropene	ND	µg/Kg	500
2-Chloroethyl vinyl ether	ND	µg/Kg	1000
Bromoform	ND	µg/Kg	500

APTUS
21750 Cedar Avenue • Lakeville, MN 55044 • 612-469-3475
A Westinghouse Company

Rev. 0 4/89
Form 111000

Minnesota Correctional Facility
5500 Pickett Avenue
Stillwater, MN 55082

CLIENT ID: Bermed Area 1A 2 of 2
LABORATORY NO: 111408-002
DATE SAMPLED: 5/16/90
DATE RECEIVED: 5/17/90
METHOD: SW-846 8260
SAMPLE MATRIX: Soil

ATTN: Pete Bjurstrom

PARAMETER	RESULT	UNITS	LOD
4-Methyl-2-Pentanone	ND	µg/Kg	1000
2-Hexanone	ND	µg/Kg	1000
Tetrachloroethene	ND	µg/Kg	500
1,1,2,2-Tetrachloroethane	ND	µg/Kg	500
Toluene	BDL *	µg/Kg	500
Chlorobenzene	ND	µg/Kg	500
Ethylbenzene	BDL *	µg/Kg	500
Styrene	ND	µg/Kg	500
m- & p-Xylenes	BDL *	µg/Kg	500
o-Xylene	BDL *	µg/Kg	500
1,3-Dichlorobenzene	ND	µg/Kg	500
1,4-Dichlorobenzene	ND	µg/Kg	500
1,2-Dichlorobenzene	BDL	µg/Kg	500

SURROGATES	RESULT	UNITS	% RECOVERY
1,2-Dichloroethane-d_4	3,000	µg/Kg	120
Toluene-d_8	3,000	µg/Kg	118
Bromofluorobenzene	-	µg/Kg	-

* The reported value is blank corrected. See Case Narrative.

BDL = Below Detection Limit LOD = Level of Detection ND = Not Detected

APTUS
21750 Cedar Avenue • Lakeville, MN 55044 • 612-469-3475
A Westinghouse Company

Rev. 0 4/89
Form - LLQ0004.02

Minnesota Correctional Facility
5500 Pickett Avenue
Stillwater, MN 55082

CLIENT ID: Bermed Area 1A 2 of 2
LABORATORY NO: 111408-002
DATE RECEIVED: 5/17/90
SAMPLE MATRIX: Solid

ATTN: Pete Bjurstrom

PARAMETER	RESULT	UNIT	LOD
Ash	81.01	%	0.01
Density	1.87	g/mL	N/A
Halogen, Total (as Chloride)	0.2	%	0.1
Heat of Combustion	1,400	BTU/lb	1000
PCB	ND	µg/g	1
pH	6.50	N/A	0.5-14
EP Toxicity:			
Arsenic	ND	mg/L	0.2
Barium	0.420	mg/L	0.004
Cadmium	ND	mg/L	0.01
Chromium	ND	mg/L	0.03
Lead	ND	mg/L	0.08
Mercury	ND	mg/L	0.003
Potassium	5.8	mg/L	0.2
Selenium	ND	mg/L	0.2
Silver	ND	mg/L	0.01
Sodium	0.6	mg/L	0.2
Sulfur	1.9	mg/L	0.2
Miscibility in Water	Not Miscible		
Reactivity Screen:			
Cyanide	Negative		
Sulfide	Negative		
Water	Negative		
Physical Description	Dark brown sand (100%)		

BDL = Below Detection Limit
LOD = Level of Detection
N/A = Not Applicable
ND = Not Detected

Minnesota Correctional Facility
5500 Pickett Avenue
Stillwater, MN 55082

CLIENT ID:	Bermed Area 1a 2 of 2
LABORATORY NO:	111408-002
DATE SAMPLED:	5/16/90
DATE RECEIVED:	5/17/90
METHOD:	See Case Narrative
SAMPLE MATRIX:	Soil

ATTN: Pete Bjurstrom

PARAMETER	RESULT	UNITS	LOD
Number 2 Fuel Oil	33,600	µg/Kg	200

SURROGATES	RESULT	UNITS	% RECOVERY
Bromofluorobenzene	3,170	µg/Kg	79.2
Bromochloromethane	8,880	µg/Kg	88.8

* The reported value is blank corrected. See Case Narrative.

BDL = Below Detection Limit
LOD = Level of Detection
N/A = Not Applicable
ND = Not Detected

APTUS
21750 Cedar Avenue • Lakeville, MN 55044 • 612-469-3475
A Westinghouse Company

Minnesota Correctional Facility
5500 Pickett Avenue
Stillwater, MN 55082

CLIENT ID: Bermed Area 1B 1 of 1
LABORATORY NO: 111408-003
DATE SAMPLED: 5/16/90
DATE RECEIVED: 5/17/90
DATE ANALYZED:
METHOD: SW-846 8260
SAMPLE MATRIX: Soil

ATTN: Pete Bjurstrom

PARAMETER	RESULT	UNITS	LOD
Chloromethane	ND	µg/Kg	100
Bromomethane	BDL *	µg/Kg	100
Vinyl Chloride	ND	µg/Kg	100
Chloroethane	ND	µg/Kg	100
Trichlorofluoromethane	BDL *	µg/Kg	100
Methylene Chloride	760 *	µg/Kg	50
Acetone	ND	µg/Kg	250
Carbon Disulfide	ND	µg/Kg	50
1,1-Dichloroethene	150	µg/Kg	50
1,1-Dichloroethane	ND	µg/Kg	50
trans-1,2-Dichloroethene	ND	µg/Kg	50
cis-1,2-Dichloroethene	ND	µg/Kg	50
Chloroform	300	µg/Kg	50
1,2-Dichloroethane	ND	µg/Kg	50
2-Butanone	BDL *	µg/Kg	250
1,1,1-Trichloroethane	110	µg/Kg	50
Carbon Tetrachloride	ND	µg/Kg	50
Vinyl Acetate	ND	µg/Kg	250
Bromodichloromethane	ND	µg/Kg	50
1,2-Dichloropropane	ND	µg/Kg	50
cis-1,3-Dichloropropene	ND	µg/Kg	50
Trichloroethene	75 *	µg/Kg	50
Dibromochloromethane	ND	µg/Kg	50
1,1,2-Trichloroethane	ND	µg/Kg	50
Benzene	ND	µg/Kg	50
trans-1,3-Dichloropropene	ND	µg/Kg	50
2-Chloroethyl vinyl ether	ND	µg/Kg	100
Bromoform	ND	µg/Kg	50

APTUS
21750 Cedar Avenue • Lakeville, MN 55044 • 612-469-3475
A Westinghouse Company

Minnesota Correctional Facility
5500 Pickett Avenue
Stillwater, MN 55082

CLIENT ID:	Bermed Area 1B 1 of 1
LABORATORY NO:	111408-003
DATE SAMPLED:	5/16/90
DATE RECEIVED:	5/17/90
DATE ANALYZED:	
METHOD:	SW-846 8260
SAMPLE MATRIX:	Soil

ATTN: Pete Bjurstrom

PARAMETER	RESULT	UNITS	LOD
4-Methyl-2-Pentanone	ND	µg/Kg	250
2-Hexanone	ND	µg/Kg	250
Tetrachloroethene	BDL *	µg/Kg	50
1,1,2,2-Tetrachloroethane	ND	µg/Kg	50
Toluene	170 *	µg/Kg	50
Chlorobenzene	ND	µg/Kg	50
Ethylbenzene	83 *	µg/Kg	50
Styrene	ND	µg/Kg	50
m- & p-Xylenes	550 *	µg/Kg	50
o-Xylene	140 *	µg/Kg	50
1,3-Dichlorobenzene	ND	µg/Kg	50
1,4-Dichlorobenzene	ND	µg/Kg	50
1,2-Dichlorobenzene	ND	µg/Kg	50

SURROGATES	RESULT	UNITS	% RECOVERY
1,2-Dichloroethane-d_4	2,800	µg/Kg	112
Toluene-d_8	2,600	µg/Kg	104
Bromofluorobenzene	2,400	µg/Kg	95

* The reported value is blank corrected. See Case Narrative.

BDL = Below Detection Limit LOD = Level of Detection ND = Not Detected

APTUS
21750 Cedar Avenue • Lakeville, MN 55044 • 612-469-3475
A Westinghouse Company

Minnesota Correctional Facility
5500 Pickett Avenue
Stillwater, MN 55082

CLIENT ID: Bermed Area 1B 1 of 1
LABORATORY NO: 111408-003
DATE RECEIVED: 6/29/90
SAMPLE MATRIX: Solid

ATTN: Pete Bjurstrom

PARAMETER	RESULT	UNIT	LOD
Ash	91.39	%	0.01
Density	1.70	g/mL	N/A
Halogen, Total (as Chloride)	0.1	%	0.1
Heat of Combustion	BDL	BTU/lb	1000
PCB	ND	µg/g	1
pH	7.00	N/A	0.5-14
EP Toxicity:			
Arsenic	ND	mg/L	0.2
Barium	0.070	mg/L	0.004
Cadmium	ND	mg/L	0.01
Chromium	ND	mg/L	0.03
Lead	ND	mg/L	0.08
Mercury	ND	mg/L	0.003
Potassium	2.4	mg/L	0.2
Selenium	ND	mg/L	0.2
Silver	ND	mg/L	0.01
Sodium	2.6	mg/L	0.2
Sulfur	0.5	mg/L	0.2
Miscibility in Water	Not Miscible		
Reactivity Screen:			
Cyanide	Negative		
Sulfide	Negative		
Water	Negative		
Physical Description	Light brown sand (100%)		

BDL = Below Detection Limit
LOD = Level of Detection
N/A = Not Applicable
ND = Not Detected

APTUS
21750 Cedar Avenue • Lakeville, MN 55044 • 612-469-3475
A Westinghouse Company

Minnesota Correctional Facility
5500 Pickett Avenue
Stillwater, MN 55082

CLIENT ID:	Bermed Area 1B 1 of 1
LABORATORY NO:	111408-003
DATE SAMPLED:	5/16/90
DATE RECEIVED:	5/17/90
METHOD:	See Case Narrative
SAMPLE MATRIX:	Soil

ATTN: Pete Bjurstrom

PARAMETER	RESULT	UNITS	LOD
Number 2 Fuel Oil	374	µg/Kg	200

SURROGATES	RESULT	UNITS	% RECOVERY
Bromofluorobenzene	3,800	µg/Kg	95.0
Bromochloromethane	10,900	µg/Kg	109

* The reported value is blank corrected. See Case Narrative.

BDL = Below Detection Limit
LOD = Level of Detection
N/A = Not Applicable
ND = Not Detected

PCS - DKM

CleanSoils Inc. 84 2nd Avenue S.E., New Brighton, MN 55112 • (612) 639-8811 • FAX (612) 639-8813

August 9, 1990

RECEIVED
AUG 13 1990
MPCA, HAZARDOUS
WASTE DIVISION

Ms. Shelly Novak
APTUS
P.O. Box 55
21750 Cedar Avenue
Lakeville, MN 55044

Dear Ms. Novak:

RE: Final Report on Soil Treatment and Notification of Post-Burn Sampling Results

Site: Stillwater Prison, Stillwater, MN
MPCA Leak ID#: LEAK00002802
CleanSoils Project #: 90.030

CleanSoils has completed the thermal treatment of petroleum contaminated soil from the above referenced site. The treated soil meets all MPCA requirements. Attached please find a copy of independent post-burn soil analyses for BTEX and TPH. Below is other information regarding the soil treated.

Quantity of Soil: 120.76 tons
Completion Date: July 30, 1990
Post-Burn Samples: 90.030-01
Final Disposition of Soil: Road Base

If you should have any questions regarding this project, please contact me at (612) 639-8811.

Sincerely,

David H. Kress

David H. Kress
Project Manager

attachments

pc: File
Bob Dullinger, MPCA

SERCO Laboratories

1931 West County Road C2, St. Paul, Minnesota 55113 (612) 636-7173

LABORATORY ANALYSIS REPORT NO: 2104 PAGE 1
08/07/90

CleanSoils, Inc.
84 2nd Ave. SE
New Brighton, MN 55112

DATE RECEIVED: 07/31/90
COLLECTED BY : CLIENT
DELIVERED BY : CLIENT
SAMPLE TYPE : SOIL

Attn: Dr. Robert Wills

ANALYSIS:	SERCO SAMPLE NO:	SAMPLE DESCRIPTION:
	62020	90.030-1
Benzene, mg/kg		0.036
Ethylbenzene, mg/kg		<0.005
Toluene, mg/kg		0.014
Xylene, mg/kg		<0.005
FID Scan, mg/kg, as #2 fuel oil		<2.0
FID Scan, mg/kg, as gasoline		<0.50

< means "not detected at this level". 1 mg = 1000 ug.

Member

Minnesota Pollution Control Agency
520 Lafayette Road, Saint Paul, Minnesota 55155
Telephone (612) 296-6300

Celebrate MINNESOTA 1990

July 26, 1990

Mr. Pete Bjurstrom
Stillwater Prison
Stillwater, Minnesota 55082

Dear Mr. Bjurstrom:

RE: Petroleum Storage Tank Release Investigation and Corrective Action
Site: Stillwater Prison, Stillwater
Site ID#: LEAK00002802

The Minnesota Pollution Control Agency (MPCA) has received notification that a release of petroleum has occurred from storage tank facilities which you own and/or operate.

Federal and state laws require that persons legally responsible for storage tank releases notify the MPCA of the release, investigate the extent of the release and take actions needed to ensure that the release is cleaned up. A person is generally considered legally responsible for a tank release if the person owned or operated the tank either during or after the release.

We are aware that an initial investigation of the site has occurred and petroleum contaminated soils and/or ground water have been identified. The MPCA staff is therefore requesting you to take the necessary steps to investigate and clean up the release in accordance with the enclosed MPCA technical guidance documents. If you have not already done so, we recommend that you hire a qualified consulting firm who has experience in conducting petroleum release site investigations and taking corrective actions. In addition, you must notify the MPCA within 24 hours if you discover free-floating petroleum product on the surface of the ground water.

If you do perform the requested work, the state may reimburse you for a major portion of your costs. The Petroleum Tank Release Cleanup Act establishes a fund which in certain circumstances provides partial reimbursement for petroleum tank release cleanup costs. This fund is administered by the Petroleum Tank Release Compensation Board (Petro Board). More specific eligibility rules are available from the Petro Board (612/297-4017).

Please respond to this letter either in writing or by telephone within 30 days after you receive it. Indicate whether or not you intend to proceed with the necessary actions, whom you have chosen to do the work, and a schedule for implementation. Please use the site ID number at the top of this page on all written communication.

If you do not respond within 30 days, MPCA staff will assume you do not intend to comply with this request. In this event, the MPCA Commissioner may order you to take corrective action at the site. If you do not comply with the Commissioner's order, it may be enforced in court or, alternatively, the MPCA could spend its own money cleaning up the release and then seek to recover its costs from you or other responsible persons through legal action. Failure to cooperate with the MPCA in a timely manner may also result in reduced reimbursement from the Petro Board.

If you conclude that the release in question is not from any tank which you have owned or operated, please notify the MPCA immediately and explain the basis of your conclusion.

A packet of fact sheets is enclosed for your information.

For site specific questions, contact the site's project manager, Don Milless, at 612/643-3429. In addition, all future correspondence should be addressed to the above mentioned project manager. If you have any general questions regarding the leaking underground storage tank program please call me at 612/643-3435.

Thank you.

Sincerely,

Daniel L. Blasczyk
Pollution Control Specialist
Tanks and Spills Section
Hazardous Waste Division

DLB:mm

Enclosures

cc: Mary Lou Johnson, City Clerk, Stillwater
Gordy Seim, Fire Chief, Stillwater

CleanSoils

CleanSoils Inc.
14120 23rd Avenue North
Minneapolis, MN 55447

FAX TRANSMITTAL

TO: Don Milles
MPCA

LOCATION: Stillwater Correctional Facility

TELEPHONE:

FAX: 642-0465

FROM: Jim Balls
CLEAN SOILS

TELEPHONE: (612) ~~557-7106~~ 639-8811

FAX: (612) ~~557-1593~~ 639-8813

COMMENTS:

DATE: 7/6 TIME: 10:00 A.M.

NUMBER OF PAGES INCLUDING COVER: 2



CleanSoils Inc.
14120 23rd Avenue North
Minneapolis, MN 55447
(612) 557-7106

May 18, 1990

Mr. Louis Chamberlain
MPCA
Division Air Quality
Regulatory/Compliance
520 Lafayette Road
St. Paul, MN 55155

RE: CleanSoils Statement of Compliance

Dear Lou:

In satisfying MPCA requirements to process contaminated soils, CleanSoils certifies that thermal desorber equipment utilized by CleanSoils will be maintained properly and operated in compliance with all MPCA permit conditions and rules. The CleanSoils thermal desorber is specially designed with state of the art air quality control equipment and will be operated under the direction of Dr. Robert Wills, CleanSoils Vice President of Engineering.

Sincerely,

James K. Poucher, P.E.
President

JKP:ds

Minnesota Pollution Control Agency
520 Lafayette Road, Saint Paul, Minnesota 55155
Telephone (612) 296-6300

Celebrate MINNESOTA 1990

July 17, 1990

Mr. Peter Bjurstrom
Stillwater Prison
Box 55
Stillwater, Minnesota 55082

Dear Mr. Bjurstrom:

RE: Approval for Thermal Treatment of Petroleum Contaminated Soil
Site: Stillwater Prison, Box 55, Stillwater
Site ID#: LEAK00002802

The application dated June 8, 1990, for treatment of 150 cubic yards of petroleum contaminated soil from the above site is hereby approved by staff of the Minnesota Pollution Control Agency (MPCA) subject to the following conditions.

1. Soils will be treated by CleanSoils, Inc. Air Quality Permit Number 2307-90-OT-1.
2. Protection from run-on, infiltration and run-off shall be provided for contaminated soils stored prior to treatment.
3. Soil treatment will be completed by September 14, 1990.
4. MPCA staff must be notified of the proposed date of the soil treatment prior to the actual treatment date. Please notify Bob Dullinger of the proposed treatment date.

Within 30 days of soil treatment, MPCA staff shall be provided with a site summary including the MPCA Site ID number, date soil treatment was completed, the volume of contaminated soil processed, post-burn analyses, and final disposition of the processed soil.

Failure to comply with the conditions of this approval may result in enforcement actions against either the generator of the contaminated soil or the facility operators or both. Failure to comply may also result in refusal by the MPCA to approve of similar applications for contaminated soil treatment by the facility or generator in the future.

Please contact Bob Dullinger at 612/643-3454 or me at 612/643-3429, if you have questions about this approval or cannot meet any of the above conditions. Thank you.

Sincerely,

Donald K. Milless

Donald K. Milless
Pollution Control Specialist
Tanks and Spills Section
Hazardous Waste Division
DKM:jr

Thermal Treatment Permission Granted

Bob Dullinger, Supervisor
Cleanup Unit II
Tanks and Spills Section
Hazardous Waste Division

cc: Zack Hansen, Ramsey County Solid Waste Officer, Roseville
Al Olson, City Clerk, St. Paul
Dave Kress, CleanSoils, Inc., Minneapolis
Shelly Novac, Aptus, Lakeville

Exhibit 3

MPCA Leak Site #11315

BRAUN INTERTEC

May. 26. 1998 4:15PM MN DIV OF EMERG MGT No. 2218 P. 1/1

To: MPCA TANKS

STATE OF MINNESOTA

DEPARTMENT OF PUBLIC SAFETY - DIVISION OF EMERGENCY MANAGEMENT
B-5 STATE CAPITOL, SAINT PAUL, MN 55155-1049

MINNESOTA DUTY OFFICER

HAZARDOUS MATERIALS INCIDENT REPORT: *TANKS*

REPORT DATE: 26MAY98 **TIME:** 1600 **DUTY OFFICER:** CHERNY

REPORTED BY:

NAME: ROSS OHMAN
C/O: OHMAN
ADDRESS: 21990 TRAIL AVE N.
CITY: FOREST LAKE STATE: MN
PHONE: 612-464-0188 ZIP: 55025
ALT. PHONE:

RESPONSIBLE PARTY/PROPERTY OWNER:

CONTACT: DOUG GREENE
C/O: STATE OF MN CORRECTIONAL
ADDRESS: P.O. BOX 55
CITY: STILLWATER STATE: MN
PHONE: 351-3601 ZIP: 55082
ALT. PHONE:

DISCOVERY DATE: 26MAY98 **TIME:** 1430 **PREVIOUSLY REPORTED SITE?:** Y (N) / UNK --**LEAK#** _____

SITE NAME & ADDRESS: MAINTENANCE 5500 PICKETT AVE N

CITY: STILLWATER/BAYPORT **ZIP:** _____ **COUNTY:** WASHINGTON

NUMBER/SIZE OF TANK'S):	TANK CONTENTS:	AGE OF TANK'S):	TYPE:
1 @ 4000	DIESEL	16	(U.S.T) / A.S.T.-- STEEL/(FIBRE GLASS)
2 @ 4000	UNLEAD	16	(U.S.T) A.S.T.-- STEEL/(FIBRE GLASS)
3 @ 4000	UNLEAD	16	(U.S.T) / A.S.T.-- STEEL/(FIBRE GLASS)
@			U.S.T / A.S.T.-- STEEL/FIBRE GLASS

NATIVE SOIL TYPE: GRANULAR **SURFACE WATER NEARBY?** (Y) N/ UNK POND 1/2 MILE

ARE THERE ANY MONITORING WELLS ON SITE? Y (N) UNK

WHAT IS THE SITE WATER SOURCE? (MUNICIPAL) / PRIVATE WELL/UNK

CONTAMINATED SOIL EXCAVATED?: Y (N) UNK **QUANTITY:** _____

ABLE TO DIG OUT OF CONTAMINATION?: Y (N) UNK

GROUND WATER ENCOUNTERED?: Y (N) UNK **DEPTH TO GROUND WATER?:** _____

FREE PRODUCT FOUND?: Y (N) ----- **STAINED SOILS?:** (Y) / N ------- **PETROLEUM ODORS?:** (Y) / N

HIGHEST VAPOR READING: 85 PPM **ANALYTICAL RESULTS:** _____

NARRATIVE: _____

DUTY OFFICER NOTIFICATIONS MADE: (AGENCY, NAME, TIME)

MPCA TANKS, ATTN.: STACEY VAN PATTON - FAX	

ANY QUESTIONS? CONTACT THE MINNESOTA DUTY OFFICER AT 649-5451 OR 1-800-422-0798

This Space For MPCA Use Only:
MPCA PROJECT MANAGER: JME **LEAK NUMBER:** 1/315

3/97

7710 Computer Avenue, Suite 101
Minneapolis, Minnesota 55435

(612) 831-3341
Fax (612) 831-4552

RECEIVED

JUN 21 1999

MPCA, Metro District
Site Remediation

June 17, 1999

Ms. Jessica Ebertz
Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

RE: Remedial Investigation Report
MCF - Stillwater
970 Pickett Street North
Bayport, MN 55003-1490
MPCA Leak #11315

Dear Ms. Ebertz:

Enclosed, please find the Remedial Investigation Report prepared by Peer Environmental & Engineering Resources, Inc. (PEER) for the above referenced site, recommending file closure. In summary, impacted soil was encountered beneath the dispenser island during piping upgrade activities in May 1998. Low levels of GRO (45 ppm) and DRO (16 ppm) were detected in the impacted soil. Six cubic yards of impacted soil was removed and "thin spread" on site on June 28, 1998. A Limited Site Investigation (LSI) was performed at the site on May 10, 1999 in an attempt define the extent of the identified contamination. No contamination was identified during the LSI. PEER recommends file closure.

Please contact us at 612-831-3341 if you have any questions concerning the report.

Sincerely,

Peer Environmental & Engineering Resources, Inc.

Jacob L. Neff
Environmental Geologist

Matthew J. Evans
Environmental Engineer

Enclosure

pc: Mr. Ron Kuehn, MCF - Stillwater

Tanks and Emergency Response Section
Minnesota Pollution Control Agency

Remedial Investigation Report Form

Fact Sheet #3.24
April 1996

This form must be completed for all sites in which a remedial investigation (RI) is conducted--this includes either a *Limited Site Investigation (LSI)* or a *full RI*. Completing this form will provide the MPCA with the minimum amount of information necessary for a *full RI*. Additional information should be included if deemed important for making a site cleanup decision. If the consultant has concluded that a *Limited Site Investigation* is applicable to this site, Section 6 and Section 7 may be deleted from this report.

Refer to MPCA fact sheet #3.19 "Leaking Underground Storage Tank Investigation and Cleanup Policy" for guidance for the overall objectives of an RI and other MPCA fact sheets regarding investigations.

When a tank has been excavated, refer to fact sheets #3.6 "Excavation of Petroleum Contaminated Soil" and #3.7 "Excavation Report Worksheet for Petroleum Release Sites" for reporting requirements.

If free product is discovered the initial reporting should be done in accordance with fact sheet #3.3 "Free Product: Evaluation and Recovery" and factsheet #3.4 "Free Product Recovery Report Worksheet."

Leak Number: LEAK00011315 Date: **June 17, 1999**

Responsible Party: **State of Minnesota, Corrections Department** R.P. phone #: **(651) 779-5706**

Facility Name: **Minnesota Corrections Facility - Stillwater**

Facility Address: **970 Pickett Street North** City: **Bayport**

County: **Washington** Zip Code: **55003**

Location of site: LAT: **45°01'30"** LONG: **92°47'30"** Circle one: UTM/State

TABLE OF CONTENTS

SECTION 1: Emergency and High Priority Sites

SECTION 2: Site and Release Information

SECTION 3: Excavated Soil Information

SECTION 4: Extent and Magnitude of Soil Contamination

SECTION 5: Aquifer Characteristics/Ground Water Contamination Assessment

SECTION 6: Extent and Magnitude of Groundwater Contamination **(OMITTED)**

SECTION 7: Evaluation of Natural Biodegradation **(OMITTED)**

SECTION 8: Well Receptor Information/Assessment

SECTION 9: Surface Water Risk Assessment

SECTION 10: Vapor Risk Assessment/Survey

SECTION 11: Discussion Section

SECTION 12: Conclusions and Recommendations

SECTION 13: Required Figures

SECTION 14: Appendices

SECTION 15: Consultant (or other) information

Section 1: Emergency and High Priority Sites

1. Is an existing drinking water well impacted? *NO*

2. Are there existing vapor impacts? *NO*

3. Is there an existing surface water impact as indicated by 1) a product sheen on the surface water or 2) a product sheen or volatile organic compounds in the part per million range in ground water in a well located close to the surface water. *NO*

4. Has the release occurred in the last 30 days? *NO*

5. Has free product been detected at the site? *NO*

6. Is sand or gravel aquifer impacted which is tapped by water wells within or potentially within 500 feet from the edge of the plume or does impacted soil overlie a karsted limestone or fractured bedrock? If yes, explain: *NO*

If you answered *YES* to any of questions 1 through 6 above describe below the actions taken to date to reduce or eliminate the risk posed by the release.

Section 2: Site and Release Information

2.1 Describe the land use and pertinent geographic features within 1000 feet of the site.

The site is a maintenance facility for a state correction facility located in a predominately residential area of Bayport, Minnesota. The site is relatively flat and there are wetlands located approximately 1,000 feet of the site to the northwest.

Table 1.

Provide the following for all tanks that have been at the site:

Tank #	UST or AST	Capacity	Contents	Age	Status*	Condition
1	UST	4,000	Gasoline	Installed in 1981	Currently Used	Unknown
2	UST	4,000	Gasoline	Installed in 1981	Currently Used	Unknown
3	UST	4,000	Diesel	Installed in 1981	Currently Used	Unknown
4	AST	4,000	Propane	Unk	Currently Used	Good

*Indicate: *removed (date), abandoned in place (date), or currently used*
Notes: **Unk = Unknown**

2.2 Describe the status of the other components of the tank system(s), (i.e., piping and dispensers) for those tanks listed above.

All tank system components are currently in use. The dispenser pumps appear to be in good condition. The condition of the current piping is unknown but was apparently upgraded in May 1998.

2.3 Identify and describe the source or suspected source(s) of the release.

The exact source of the release is unknown. The release is believed to be the result of piping failure beneath the fuel dispenser island. The release was detected in the soil beneath the fuel dispenser island during piping upgrade activities in May 1999.

2.4 What was the volume of the release? (if known): **Unknown.**

2.5 When did the release occur? (if known): **Unknown.**

Section 3: Excavated Soil Information

All soil monitoring and excavating completed during the fuel tank piping upgrading was conducted by Ohman Environmental Consultants (Ohman). A copy of the *Tank Contamination Evaluation* letter and the *Soil Contamination – "Thin Spread"* letter completed by Ohman are included in Appendix A. The letters give a summary of the soil monitoring results and discuss the permission to "thin spread" the excavated contaminated soil on site.

3.1 Was soil excavated for off-site treatment? ***NO****

If *YES* then complete the fact sheet #3.7 "Excavation Report Worksheet for Petroleum Release Sites" and include it as an appendix.

***Excavated soil was "thin spread" on site (Ohman).**

Date excavated: ***5/26/98 (Ohman)***

Volume removed: ***6 cubic yards (Ohman)***

3.2 Indicate soil treatment type:

__X__ land treatment
____ thermal treatment
____ composting/biopiling
____ other (_____)

Name and location of treatment facility: **Soil was thin spread on site with the permission of Ms. Stacy Hendry-VanPatten on 6/26/1998 (Ohman).**

Section 4: Extent and Magnitude of Soil Contamination

4.1 Were soil borings conducted in or immediately adjacent to all likely source areas (e.g., UST basins, AST areas, piping, dispensers, remote fill pipes, known spill areas)? ***YES***

4.2 To adequately define the vertical extent of contamination soil borings should be completed at least five feet below the water table or ten feet below the deepest measurable (field screening and visual observation) contamination, whichever is deeper. Were all soil borings completed to the required depth? ***NO****

4.3 To adequately evaluate site stratigraphy at least one boring should be completed 20 feet below the water table, unless a confining layer is present. Was this done? ***NO****

If you answered *NO* to any of the three previous questions, explain why the borings were not conducted in the required locations or to the required depths (see fact sheet #3.19 "Soil and Ground Water Investigations Performed During Remedial Investigations" regarding exceptions and MPCA approval for depth of drilling):

*** All borings were completed to approximately 20 feet below the ground surface (bgs). No detectable contamination was encountered in any of the borings and ground water was not encountered. Because there was no sign of impacts within the top 20 feet of soil and ground water is expected to be at a depth between 40 and 50 feet bgs, the borings were terminated.**

4.4 Indicate the drilling method:

__X__ hollow-stem auger
_____ sonic drilling
_____ push probes
_____ other (_____.

Note: contact MPCA staff hydro before use of flight augers)

Table 2.

Complete the following table indicating jar headspace results (in ppm) for soil samples from soil borings.

ASTM soil classification	Depth (ft)	Soil Boring				
		SB-1	SB-2	SB-3	SB-4	SB-5
See Boring Logs	0-2	0.0	0.0	0.0	0.0	0.0
	2-4	0.0	0.0	0.0	0.0	0.0
	4-6	0.0	0.0	0.0	0.0	0.0
	6-8	0.0	0.0	0.0	0.0	0.0
	8-10	0.0	0.0	0.0	0.0	0.0
	10-12	0.0	0.0	0.0	0.0	0.0
	12-14	0.0	0.0	0.0	0.0	0.0
	14-16	0.0	0.0	0.0	0.0	0.0
	16-18	0.0	0.0	0.0	0.0	0.0
	18-20	0.0	0.0	0.0	0.0	---

Notes:(type of PID/FID): **Readings were taken using an OVM 580B PID equipped with a 10.6 eV lamp.**
"---"= Spoon refusal encountered, therefore, no soil sample was taken from interval.

No petroleum odors, staining or other visual indications of potential soil contamination were encountered in any of the soil samples collected at the site.

Table 3.

Indicate the laboratory analytical results for soil samples in mg/kg.

Well/Boring, Depth(ft)	Date Analyzed	Benzene	Toluene	Ethylbenzene	Xylene	GRO
SB-1 (18-20')	5/14/99	<0.05	<0.05	<0.05	<0.05	<10
SB-2 (18-20')	5/14/99	<0.05	<0.05	<0.05	<0.05	<10
SB-3 (18-20')	5/14/99	<0.05	<0.05	<0.05	<0.05	<10
SB-4 (18-20')	5/14/99	<0.05	<0.05	<0.05	<0.05	<10
SB-5 (16-18')	5/14/99	<0.05	<0.05	<0.05	<0.05	<10

Notes: **< = Concentrations below laboratory detection limits.**

Table 4.

Indicate other notable contaminants (either petroleum or non-petroleum derived) detected in soil samples. Indicate contaminant and list in reported units mg/kg.

Well/Boring, Depth (ft)	Date Analyzed						

Notes:

4.5 If any non-petroleum compounds were detected list them below and identify possible sources of these compounds.

N/A

4.6 Describe the vertical and horizontal extent and magnitude of soil contamination.

No petroleum odors, staining or other indications of potential soil contamination were encountered in any of the soil samples collected at the site. Laboratory analysis detected no GRO or BTEX concentrations in any of the soil samples collected. Since no soil impacts were encountered in any of the soil borings within the vicinity of the current tank basin, the extent of the soil contamination appears to be minimal if any exists at all. If any soil impacts remain at the site, they would appear to be limited to the vicinity of the current tank basin and/or current dispenser island area.

Section 5: Aquifer Characteristics/Ground Water Contamination Assessment

5.1 Hydraulic conductivity is used to evaluate risk to present or potential ground water receptors. The level of potential risk determines the level of confidence required of the hydraulic conductivity values. Indicate average hydraulic conductivity and methods used for measurement and estimation.

Ground water was not encountered at the site and is not believed to be impacted.

Indicate the measurement or estimation use: **N/A**

____ Pumping test analysis by _____ method(s).
____ Slug tests by _____ method(s).
____ Permeability tests by _____ method(s).
____ Grain size distribution approximations by _____ method(s).
____ *Reference from
*provide author(s), year published, title, publisher and page(s).

5.2 Indicate the thickness of the aquifer. If the investigation does not provide enough information to determine the aquifer thickness, assume the aquifer is greater than 20 feet thick: **N/A**

____ less than 10 feet
____ between 10 and 20 feet
____ 20 feet or greater

5.3 Describe in detail the geology underlying the site including confining layers, bedrock formations and the lateral extent of these formations:

According to published hydrogeologic and geologic references, the surficial deposits are Lower Terrace Deposits made up of coarse sand and gravel. The surficial deposits are estimated to be approximately 50 feet thick and are underlain by bedrock consisting of the Jordon Sandstone.

Regional ground water flow within the unconsolidated deposits is likely to be flowing to the east toward Lake St. Croix. Ground water is expected to be approximately 40 to 50 feet bgs.

Based on site observations, the surficial soils encountered during the soil investigation consisted of sand and gravel.

The impacted aquifer or the aquifer that is likely to be impacted at the site is considered a resource aquifer if one of the following situations exist:

- The aquifer is a current water supply source.
- The water bearing unit has a hydraulic conductivity greater than 1 X 10^{-2} cm/sec and a minimum thickness of 10 feet.
- The water bearing unit has a hydraulic conductivity between 1 X 10^{-4} cm/sec and 1 X 10^{-2} cm/sec and a minimum thickness of 20 feet.
- The water bearing unit has a hydraulic conductivity less than 1 X 10^{-4} cm/sec and no other viable source of water supply is available. (*Bedrock may be considered a resource aquifer if it is the only water supply available.)*

5.4 Based on the aquifer characteristics and water supply availability, is the aquifer at the site a resource aquifer? **N/A**

5.5 If other water supplies are available, explain.

The site is connected to a private water well located approximately ¼ mile north of the area of the investigation. It is very unlikely that this well has been, or will be impacted as a result of the identified petroleum release.

5.6 Are there any other reasons the impacted aquifer should not be considered a resource aquifer?

Ground water is not believed to be impacted.

Table 5.

Indicate the water level measured in all of the soil borings.

	Soil Boring									
	1	2	3	4	5	6	7	8	9	10
Water level depth, ft										

Notes: **Ground was not encountered in the soil borings.**

5.7 Is contaminated soil in contact with ground water? ***NO***

If *YES* or if ground water contamination appears likely then complete tables 6 and 7 below.

Table 6.

Indicate the laboratory analytical results for water samples collected from the borings, temporary wells or push probes.

Well/Boring Number	Date Analyzed	Benzene	Toluene	Ethylbenzene	Xylene	GRO	DRO

Notes: **Ground water samples were not collected.**

Table 7.

Indicate other notable contaminants (either petroleum or non-petroleum derived) detected in water samples collected from the borings, temporary wells or push probes. Indicate contaminant and report in units of ug/l (ppb).

Well/Boring Number	Date Analyzed						

Notes: **Ground water samples were not collected.**

5.8 If any non-petroleum compounds were detected list them below and indicate whether they exceed the HRLs. Also, identify possible sources of these compounds.

N/A

5.9 If contaminated soil is not in contact with ground water, what is the distance separating the deepest contamination from the surface of the water table? Was this distance measured during site activities, referenced from geologic information, or estimated based on professional opinion during a site visit?

> 20 feet, measured during site activities.

5.10 Describe observations of any evidence of a fluctuating water table and a seasonal high water table (e.g., mottling). Also, from other sources of information describe the range of natural water table fluctuations in the area.

No evidence of a fluctuating water table or a seasonally high water table was observed in the borings.

5.11 In your judgment, is there a sufficient distance separating the petroleum contaminated soil (or an impacted non-resource aquifer) from the underlying resource aquifer to prevent petroleum contamination of the resource aquifer? Please explain in detail. In your explanation consider the data and information of this section as well as the nature of the petroleum release (i.e., volume, when it occurred, petroleum product).

***YES**

***All borings were advanced to approximately 20 feet bgs. No soil contamination was encountered in the borings and ground water was not encountered.**

Section 8: Well Receptor Information/Assessment

Include in the appendices of this report: 1) a list of addresses within 500 feet from the edge of the plume and confirmation of status of water supply from the city utility billing department; 2) well logs; and 3) map showing ½ mile radius, 500 foot radius, water supply wells, other potential petroleum sources, and addresses for properties within 500 feet.

Table 13.

Complete the following table for all water supply wells located within 500 feet of the edge of the plume and any municipal or industrial wells found within ½ mile.

A ground water receptor survey was not completed since ground water is not believed to be impacted.

Unique Well #	Ground Elevation	Total Depth (ft)	Base of Casing (ft)	Static Elevation	Aquifer	Use	Owner	Distance & Direction from site

Notes:

8.1 Is municipal water available in the area? *NO*

8.2 Were all property owners within 500 feet of the nearest edge of the contaminant plume successfully contacted to determine if water wells are present? If No, please explain. *NO*

An attempt to contact property owners within 500 feet of the site was not made because ground water is not believed to be impacted from the identified petroleum release.

8.3 Discuss the results of the ground water receptor survey and any analytical results from sampling conducted at nearby water wells. Comment on the risks to water supply wells identified within 500 feet from the edge of the plume as well as the risk posed by or to any municipal or industrial wells found within ½ mile. Specifically indicate whether water supply wells identified utilize the impacted aquifer. (Note: an impacted aquifer separated from another aquifer by a clay lens is not considered a separate aquifer.)

N/A

8.4 Are there any plans for groundwater development in the impacted aquifer within one half mile of the site, or one mile down gradient of the site if the aquifer is fractured? Please give the name, title and phone number of the person that was contacted for this information. *N/A**

_____ Phone _____

***Ground water was not impacted.**

Section 9: Surface Water Risk Assessment

9.1 Are there any surface waters or wetlands located within ¼ mile of the site? *YES*

If *YES*, indicate its name: **Unknown**

9.2 If surface water is present downgradient of the site, is there a clean down gradient soil boring or monitoring well located between the site and the surface water? *YES*

The wetlands are located up gradient approximately 1000 feet to the north and northwest.

If *NO*, we assume that contamination discharges to surface water. Therefore, complete the following information: **N/A**

Name of receiving water: _____

Plume width, (W): _____ feet

Plume thickness, (H): _____ feet

Hydraulic conductivity, (K): _____ gal/day/ft^2

Horizontal gradient, (dh/dl): _____ (unitless)

Discharge, (Q) = H*W*K*(dh/dl)/1440 _____ gal/min

If *YES*, identify them and indicate the distance to these features and discuss the contamination risk potential.

Section 10: Vapor Risk Assessment/Survey

10.1 Is there a history of vapor impacts in the vicinity of the site ? *NO*

If *YES*, describe:

10.2 Is there any indication that free product or highly contaminated groundwater may be traveling off-site within the utility corridors? If YES, have they been investigated with borings or push probes? *NO*

10.3 Discuss the potential for vapor migration/accumulation near the site. In your discussion consider: soil types, product type, presence and distribution of free product or high concentrations of dissolved product. Also, compare the depth of contamination with the location of underground utility lines, location and depth of storm and sanitary sewers and location of nearby basements.

Because no petroleum vapors, odors, soil staining, or other indications of potential soil contamination were detected during the investigation, the potential for vapor migration/accumulation appears to be minimal.

If the vapor risk assessment indicated a risk of vapor impacts to buildings or utilities, complete the following table with vapor monitoring data collected. Location numbers should be mapped on an accompanying figure of the surveyed area.

Table 14.

Location #	Date	PID reading (ppm)	Percent of the LEL

Notes:
The vapor risk assessment did not indicate a risk of vapor impacts to buildings or utilities.

10.4 Describe and interpret the results of the vapor survey.

A vapor survey was not completed at the site.

Section 11: Discussion

11.1 Discuss the risks associated with the remaining soil contamination?

Risks related to the remaining soil contamination are low because the soil contamination appears to be limited to the current tank basin and/or current dispenser island area. Vapor impacts are not anticipated to occur.

11.2 Discuss the risks associated with the impacted ground water?

Ground water is not believed to be impacted.

11.3 Discuss other concerns not mentioned above:

None.

Section 12: Conclusions and Recommendations

Recommendation for site:

__X__ site closure
____ additional vapor monitoring
____ additional ground water monitoring
____ active cleanup

The recommendation above should be based on fact sheet #3.1 "Leaking Underground Storage Tank Investigation and Cleanup Policy." Describe below how you applied the policy to support your recommendation.

No petroleum odors, staining or other visual indications of potential soil contamination were encountered in any of the soil samples collected during the LSI. The magnitude and extent of soil contamination is very limited and appears to be confined to the immediate vicinity of the current tank basin and or current dispenser island. Ground water does not appear to be impacted and vapor migration or accumulation is not anticipated to occur. Based on these factors, PEER recommends site closure.

If additional monitoring is recommended, indicate the proposed monitoring schedule and frequency:

If active cleanup is proposed then MPCA staff will review this remedial investigation report at a higher than normal priority to determine if active cleanup is required. We will respond with either a request for proposal for additional monitoring or a corrective action design report. Please indicate below what cleanup technology you are considering at this time.

Section 13: Required Figures

Indicate attached figures:

X	*Figure 1, 1a:*	Site location map (*approximate scale is not acceptable) and* a large scale site map show all potential receptors within 300 feet of the site. The large scale site map should show those properties with basements and wells.
X	*Figure 2, 2a, 2b, etc.:*	One or more site map showing: structures; all past and present petroleum storage tanks, piping, and dispensers; extent of soil excavation; boring and well locations (including any drinking water wells on site); horizontal extent of soil contamination; horizontal extent of ground water contamination; and location of end points for all geologic cross sections.
	Figure 3, 3a:	Ground water gradient contour maps (for sites with monitoring wells).
	Figure 4	Well receptor survey map showing 1/2 mile radius, 500 foot radius, water supply wells, other potential sources of contamination.
	Figure 5:	Vapor survey map showing utilities and buildings with basements and monitoring locations (if a survey was required).
	Figure 6:	Geologic cross sections.

Section 14: Appendices

Indicate attached appendices.

X	*Appendix A*	Excavation Report Worksheet for Petroleum Release Sites.
X	*Appendix B*	Laboratory analytical reports for soil and ground water.
X	*Appendix C*	Methodologies and procedures, including field screening of soil, other field analyses, soil boring, soil sampling, well installation, and water sampling.
X	*Appendix D*	Geologic logs for each well or boring using attached template.
	Appendix E	Well construction diagrams and copies of the Minnesota Department of Health Well Record using attached template.
	Appendix F	Copies of water supply well logs with legible unique numbers.
	Appendix G	A list of addresses within 500 feet from the edge of the plume and confirmation of status of water supply from the city utility billing department.

Section 15: Consultant (or other) information

By signing this document, I/we acknowledge that we are submitting this document on behalf of and as agents of the responsible person or volunteer for this leaksite. I/we acknowledge that if information in this document is inaccurate or incomplete, it will delay the completion of remediation and may harm the environment and may result in reduction of reimbursement awards. In addition, I/we acknowledge on behalf of the responsible person or volunteer for this leaksite that if this document is determined to contain a false material statement, representation, or certification, or if it omits material information, the responsible person or volunteer may be found to be in violation of Minn. Stat. § 115.075 (1994) or Minn. Rules 7000.0300 (Duty of Candor), and that the responsible person or volunteer may be liable for civil penalties.

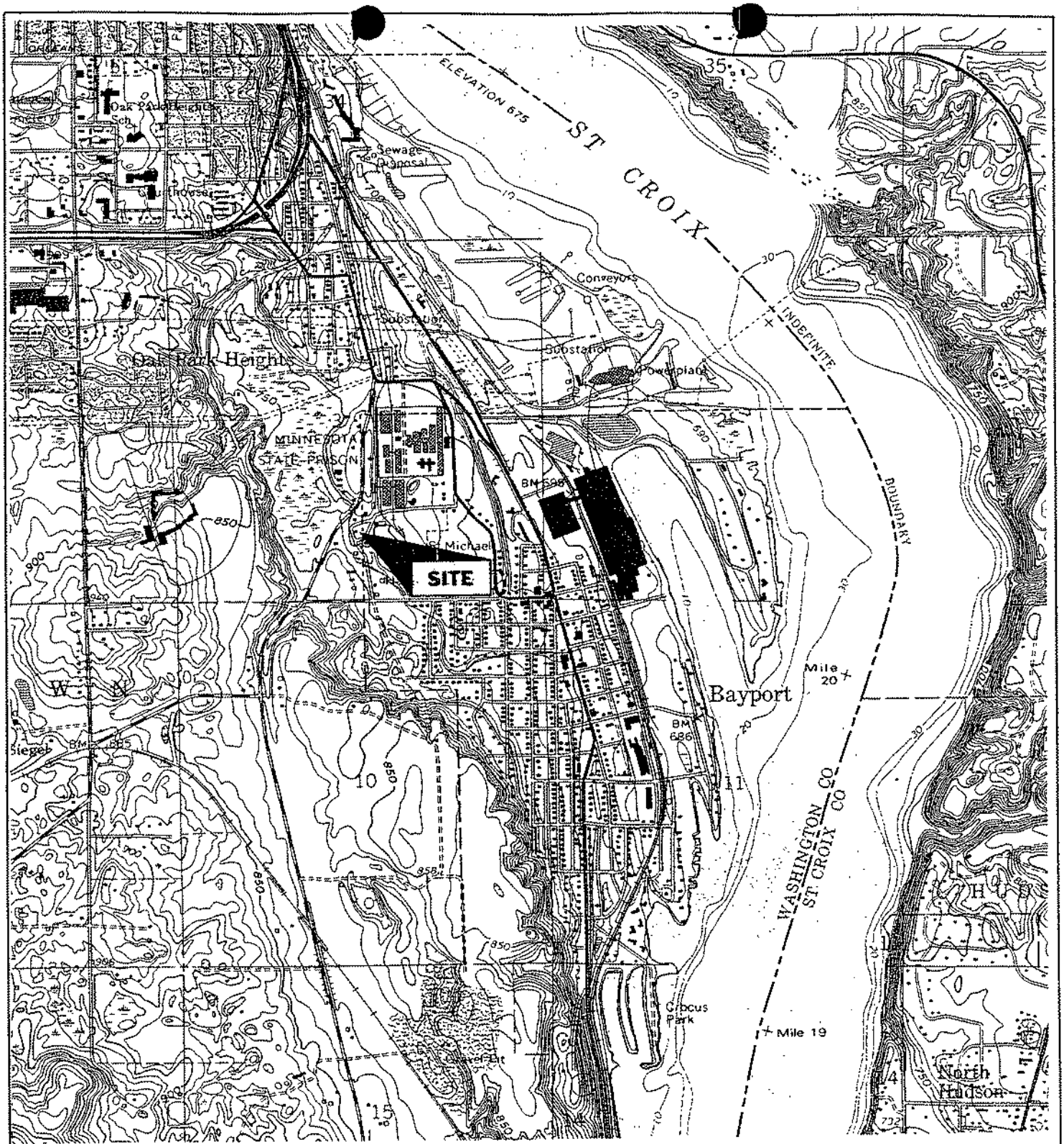
Standard of Care:

Services performed by Peer Environmental & Engineering Resources, Inc. (PEER) have been conducted in accordance with generally recognized industry standards and current Minnesota Pollution Control Agency (MPCA) Tanks and Spills guidelines, where applicable. In connection with the services performed, PEER has used and relied upon data and information provided by others, and PEER cannot and does not guarantee the correctness or accuracy of such data or information. The services performed by PEER have been conducted with the level of care and skill ordinarily exercised by reputable members of the profession, practicing is the same locality under similar budget and time constraints. No other warranty is made or intended.

Name and Title:	Signature:	Date signed:
Jacob L. Neff **Environmental Geologist**		6/17/99
Matthew J. Evans **Environmental Engineer**		6/17/99

Company and mailing address:

Peer Environmental & Engineering Resources, Inc.
7710 Computer Avenue, suite 101
Minneapolis, MN 55435
(612) 831-3341
FAX (612) 831-4552



TAKEN FROM:
STILLWATER, MINNESOTA - WISCONSIN 1967, REVISED 1993;
7.5 MINUTE SERIES TOPOGRAPHICAL MAP,
UNITED STATES GEOLOGICAL SURVEY

PEER

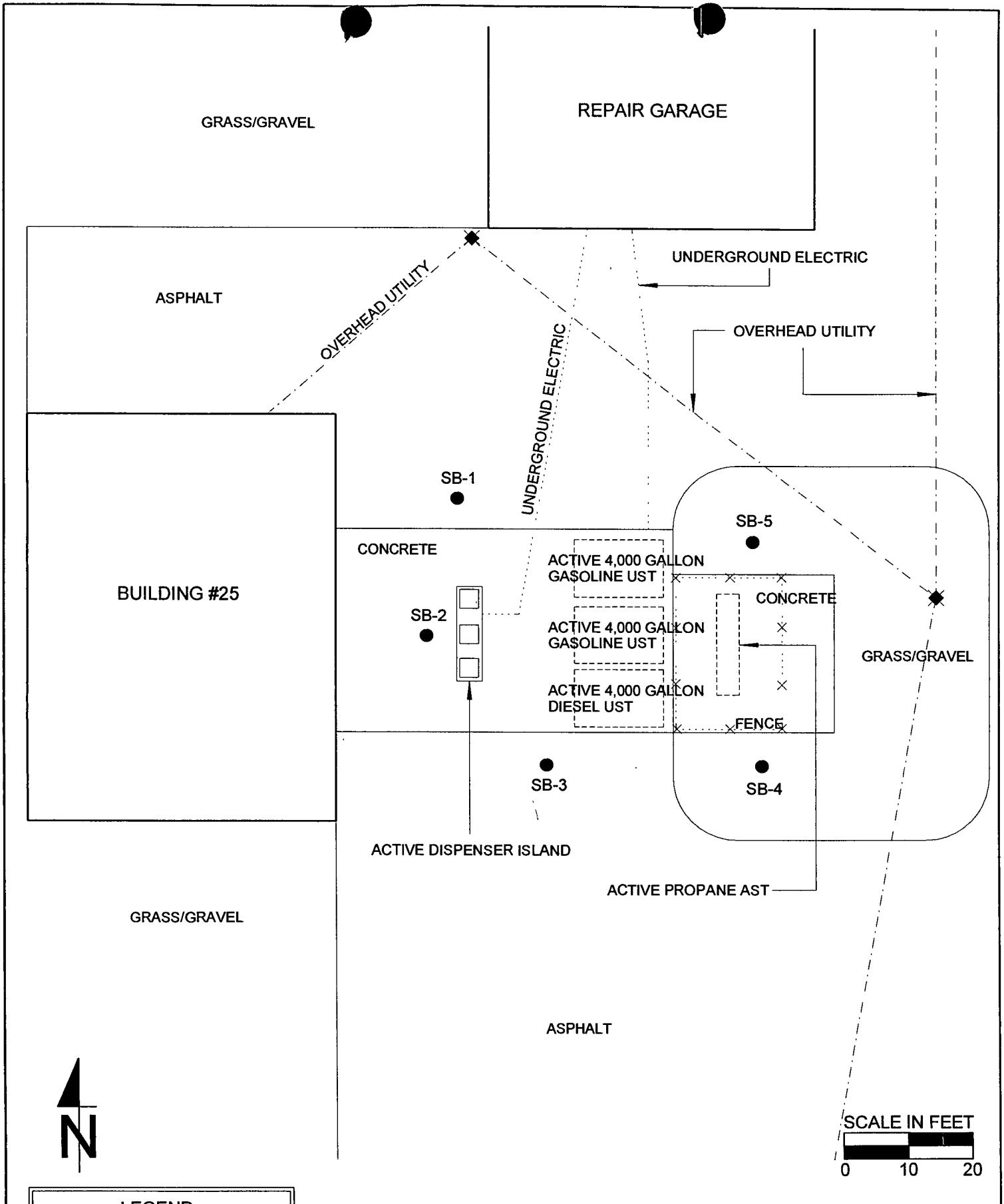
PROJECT #9115

SITE LOCATION MAP

MCF - STILLWATER
970 PICKETT STREET NORTH
BAYPORT, MINNESOTA

JUNE 99

FIGURE
1



PEER PROJECT #: 9115	**SITE MAP**	JUNE 99
	MCF - STILLWATER 970 PICKETT STREET NORTH BAYPORT, MINNESOTA	FIGURE 2

OHMAN ENVIRONMENTAL CONSULTANTS

June 23, 1998

Mr. Doug Greene
MCF-Stillwater
PO Box 55
Stillwater, MN 55082-0055

Re: Tank Contamination Evaluation
Garage Building #25
MPCA Leak Number 00011315

Dear Mr. Greene:

We have completed our evaluation of the soil samples collected under the fuel Dispenser Island near Building 25. As predicted, the laboratory results indicate an elevated amount of gasoline type contaminates remaining in the soils.

In accordance with the Minnesota Pollution Control Agency (MPCA) rules for responding to petroleum product releases, a Limited Site Investigation (LSI) is the next step in defining the extent of the contamination.

At sites where contaminated soil is in contact with ground water, or ground water contamination appears likely, a ground water contamination assessment is necessary as part of the LSI in order to determine if additional Remedial Investigation (RI) is necessary. If contamination levels in a resource aquifer are found to be above the Minnesota Department of Health (MDH) Health Risk Limits (HRL's), a full RI will be required by the MPCA.

MINNEAPOLIS • ST. PAUL • KANSAS CITY
ENVIRONMENTAL & INDUSTRIAL HYGIENE SERVICES
21990 IDEAL AVENUE NORTH • FOREST LAKE, MINNESOTA 55025-9211
PHONE/FAX: 612 • 464 • 0188

The MDH HRL's in ground water are:

Benzene	10 parts per billion (ppb) or 0.01 parts per million (ppm)
Ethylbenzene	700 ppb or 0.7 ppm
Toluene	1,000 ppb or 1 ppm
Xylenes	10,000 ppb or 10 ppm
Gas Range Organics (GRO)	1,000 ppb or 1 ppm
Diesel Range Organics (DRO)	1,000 ppb or 1 ppm

The minimum requirement of a LSI ground water assessment includes the collection of soil and ground water samples from temporary soil borings and monitoring wells. The samples collected from these borings are then analyzed for the appropriate chemical parameters such as gasoline or diesel. These samples are to be collected from the "worst case" areas and a sufficient number of other points to document the contaminant concentrations and distribution at and around the site.

We will prepare for you our proposal to complete a LSI for Building #25 utilizing soil borings and hollow stem augers. This proposal will be estimated on a Petrofund form appropriate for a LSI study (Initial Site Assessment Form) with the potential for expanding to a full RI in the event ground water contamination is identified.

Please contact us at 464-0188 if you have any questions or would like to discuss the proposed LSI in greater detail. I look forward to the opportunity to be of service to you again soon.

Sincerely,

Ohman Environmental Consultants, Inc.

Ross L. Ohman, PE

OHMAN ENVIRONMENTAL CONSULTANTS

June 30, 1998

Mr. Doug Greene
MCF-Stillwater
PO Box 55
Stillwater, MN 55082-0055

Re: Soil Contamination – "Thin Spread"
Garage Building #25
MPCA Leak Number 00011315

Dear Mr. Greene:

The contaminated soil generated during the fuel tank-piping upgrade performed by Zahl Equipment May 26, 1998 was covered with plastic and stored on the asphalt surface near Building #25. Permission from Ms. Stacy VanPatten of the MPCA on behalf of Ms. Jessica Ebertz was received June 26, 1998 to thin spread this soil on-site. This contaminated soil (approximately 6 cubic yards) was successfully "thin spread" behind Construction Building #45/Garage Building #44 on June 29, 1998. The thin spread area is isolated and more than 200 ft. away from surface water, drinking wells and/or sewers.

The contaminated soils should be worked into the existing surface soils at the thin spread location by disking, raking or dragging once every three (3) months after the initial application. A follow-up evaluation should also be preformed in June 1999 to assess the biodegradation process.

Please contact me at 464-0188 if you have any questions or would like to discuss this project in greater detail. I look forward to the opportunity to be of continued service to you.

Sincerely,
Ohman Environmental Consultants, Inc.

Ross L. Ohman, PE.
President
Enc.

GLOBAL ENVIRONMENTAL INNOVATION
ENVIRONMENTAL & INDUSTRIAL HYGIENE SERVICES
21990 IDEAL AVENUE NORTH • FOREST LAKE, MINNESOTA 55025-9211
PHONE/FAX: 651 • 464 • 0188
WWW.OHMAN.COM

SPECTRUM LABS INC
301 West County Road E2 • St. Paul, MN 55112
(612) 633-0101 • FAX (612) 633-1402

LABORATORY ANALYSIS REPORT

DATE: June 10, 1998 **PAGE:** 1 Of 2

CLIENT: Ohman Environmental
21990 Ideal Ave. N
Forest Lake, MN 55025

CONTACT: Ross Ohman

PROJECT NO.: 052698-200880
COLLECTION DATE: 5/26/98
COLLECTED BY: Client
RECEIVED DATE: 5/26/98
PROJECT DESCRP.: MCF-Stillwater

ANALYSIS	UNITS	Sample No.: / Sample ID.: MDL	PQL	L12417-1 Soil Pile Comp RESULT
EPA 8020/WIS DNR GRO				
Date Analyzed: 6/09-10/98				
Benzene	mg/kg	0.034	0.17	ND
Toluene	mg/kg	0.12	0.60	ND
Ethylbenzene	mg/kg	0.12	0.61	ND
Xylenes, Total	mg/kg	0.22	1.1	ND
Gasoline Range Organics	mg/kg	0.65	3.3	45
Moisture Content	%	0.1	---	3.4

ANALYSIS	UNITS	MDL	PQL	RESULT
WIS DNR DRO				
Date Preserved: 6/01/98				
Date Extracted: 6/01/98				
Date Analyzed: 6/02/98				
Diesel Range Organics	mg/kg	2	10	16

Surrogate Recovery	Detector	% Recovery
n-Nonane (C-9)	FID	43.7%
n-Triacontane (C-30)	FID	134%

ND means Not Detected or below reported MDL
MDL means Method Detection Limit
PQL means Practical Quantification Limit
mg/kg means Milligrams Per Kilogram which is equivalent to Parts Per Million (ppm)

As a mutual protection, all reports are submitted in confidentiality and may not be reproduced except in full without written authorization.

BRAUN INTERTEC

Braun Intertec Corporation
6875 W[illegible]ington Avenue South
Minneapolis, Minnesota 55439-0108
612.941.5600 Fax: 942-4844

Engineers and Scientists Serving the Built and Natural Environments

May 14, 1999

Report 99-03360
Project CVXX-95-117M

Mr. Mark A. Zuber
Peer Environmental, Inc.
7710 Computer Avenue
Suite 101
Minneapolis, MN 55435

Dear Mr. Zuber:

Re: 9115/MCF-Stillwater

Braun Intertec Corporation received your analytical request on May 11, 1999. Analytical results are summarized on the following laboratory report.

Routine Braun Intertec Corporation QA/QC was followed. Quality control data have been reviewed.

When possible these samples will be held by the laboratory for 14 days from the date of this report. The process of disposing or returning the samples will occur at that time. Arrangements can be made for extended sample storage by contacting us at this time.

We appreciate the opportunity to meet your analytical needs. If you have any questions or would like additional information, please call William Scruton at 612-942-4946.

Sincerely,

William H. Scruton
Project Manager

Attachments
Chain of Custody
Laboratory Results
Electronic ASCII File

Client:	Peer Environmental, Inc.	**Laboratory:**	Braun Intertec Corporati	**Date Sampled:**	05/10/99
Log-in:	99-03360	**Lab Contact/Phone:**	W. Scruton/612-942-4946	**Date Received:**	05/11/99
Project Number:	CVXX-95-117M	**Sampler:**	Client	**Date Reported:**	05/14/99
PO Number:		**% Moisture:**	3%		
Client Reference:	9115/MCF-Stillwater	**MDL:**	Method Detection Limit		
Matrix:	Solid	**RL:**	Reporting Limit		
Lab Sample ID:	99-03360-01				

Client Sample ID/Description: SB-1 (18-20')

Compound	Extract Method	Extract Date	Analysis Method	Analysis Date	Dilution Factor	MDL	RL	Sample Result	
Volatile Organic Compounds									
Benzene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
Ethyl Benzene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
Toluene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
m,p-Xylene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
o-Xylene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
Petroleum Hydrocarbons									
Gasoline Range Organics (dry weight)	SW-846 5030	05/12/99	WI GRO	05/12/99	1.0	0.86	10	<10	mg/kg
Inorganic									
Solids, Total	-	-	EPA 160.3	05/11/99	1.0	-	-	97	%

(Report continued on next page)

Client:	Peer Environmental, Inc.	**Laboratory:**	Braun Intertec Corporatio	**Date Sampled:**	05/10/99
Log-in:	99-03360	**Lab Contact/Phone:**	W. Scruton/612-942-4946	**Date Received:**	05/11/99
Project Number:	CVXX-95-117M	**Sampler:**	Client	**Date Reported:**	05/14/99
PO Number:		**% Moisture:**	4%		
Client Reference:	9115/MCF-Stillwater	**MDL:**	Method Detection Limit		
Matrix:	Solid	**RL:**	Reporting Limit		
Lab Sample ID:	99-03360-02				

Client Sample ID/Description: SB-2 (18-20')

Compound	Extract Method	Extract Date	Analysis Method	Analysis Date	Dilution Factor	MDL	RL	Sample Result	
Volatile Organic Compounds									
Benzene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
Ethyl Benzene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
Toluene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
m,p-Xylene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
o-Xylene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
Petroleum Hydrocarbons									
Gasoline Range Organics (dry weight)	SW-846 5030	05/12/99	WI GRO	05/12/99	1.0	0.86	10	< 10	mg/kg
Inorganic									
Solids, Total	-	-	EPA 160.3	05/11/99	1.0	-	-	96	%

(Report continued on next page)

Client:	Peer Environmental, Inc.	**Laboratory:**	Braun Intertec Corporati	**Date Sampled:**	05/10/99
Log-in:	99-03360	**Lab Contact/Phone:**	W. Scruton/612-942-4946	**Date Received:**	05/11/99
Project Number:	CVXX-95-117M	**Sampler:**	Client	**Date Reported:**	05/14/99
PO Number:		**% Moisture:**	2%		
Client Reference:	9115/MCF-Stillwater	**MDL:**	Method Detection Limit		
Matrix:	Solid	**RL:**	Reporting Limit		
Lab Sample ID:	99-03360-03				

Client Sample ID/Description: SB-3 (18-20')

Compound	Extract Method	Extract Date	Analysis Method	Analysis Date	Dilution Factor	MDL	RL	Sample Result	
Volatile Organic Compounds									
Benzene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
Ethyl Benzene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
Toluene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
m,p-Xylene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
o-Xylene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
Petroleum Hydrocarbons									
Gasoline Range Organics (dry weight)	SW-846 5030	05/12/99	WI GRO	05/12/99	1.0	0.86	10	< 10	mg/kg
Inorganic									
Solids, Total	-	-	EPA 160.3	05/11/99	1.0	-	-	98	%

(Report continued on next page)

Client:	Peer Environmental, Inc.	**Laboratory:**	Braun Intertec Corporati	**Date Sampled:**	05/10/99
Log-in:	99-03360	**Lab Contact/Phone:**	W. Scruton/612-942-4946	**Date Received:**	05/11/99
Project Number:	CVXX-95-117M	**Sampler:**	Client	**Date Reported:**	05/14/99
PO Number:		**% Moisture:**	2%		
Client Reference:	9115/MCF-Stillwater	**MDL:**	Method Detection Limit		
Matrix:	Solid	**RL:**	Reporting Limit		
Lab Sample ID:	99-03360-04				

Client Sample ID/Description: SB-4 (18-20')

Compound	Extract Method	Extract Date	Analysis Method	Analysis Date	Dilution Factor	MDL	RL	Sample Result	
Volatile Organic Compounds									
Benzene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
Ethyl Benzene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
Toluene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
m,p-Xylene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
o-Xylene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
Petroleum Hydrocarbons									
Gasoline Range Organics (dry weight)	SW-846 5030	05/12/99	WI GRO	05/12/99	1.0	0.86	10	<10	mg/kg
Inorganic									
Solids, Total	-	-	EPA 160.3	05/11/99	1.0	-	-	98	%

(Report continued on next page)

Client:	Peer Environmental, Inc.	**Laboratory:**	Braun Intertec Corporati	**Date Sampled:**	05/10/99
Log-in:	99-03360	**Lab Contact/Phone:**	W. Scruton/612-942-494	**Date Received:**	05/11/99
Project Number:	CVXX-95-117M	**Sampler:**	Client	**Date Reported:**	05/14/99
PO Number:		**% Moisture:**	5%		
Client Reference:	9115/MCF-Stillwater	**MDL:**	Method Detection Limit		
Matrix:	Solid	**RL:**	Reporting Limit		
Lab Sample ID:	99-03360-05				

Client Sample ID/Description: SB-5 (16-18')

Compound	Extract Method	Extract Date	Analysis Method	Analysis Date	Dilution Factor	MDL	RL	Sample Result	
Volatile Organic Compounds									
Benzene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
Ethyl Benzene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
Toluene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
m,p-Xylene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
o-Xylene	SW-846 5030	05/12/99	SW-846 8020	05/12/99	1.0	0.05	0.05	<0.05	mg/kg
Petroleum Hydrocarbons									
Gasoline Range Organics (dry weight)	SW-846 5030	05/12/99	WI GRO	05/12/99	1.0	0.86	10	<10	mg/kg
Inorganic									
Solids, Total	-	-	EPA 160.3	05/11/99	1.0	-	-	95	%

(End of Report)

BRAUN INTERTEC
6875 Washington Ave. S.
Edina, MN 55439-0108
Bottle orders and sampling inquires:
labservices@brauncorp.com
Phone: 612-942-4930 Fax: 612-942-4844

REQUEST FOR LABORATORY ANALYTICAL SERVICES

IMPORTANT
Date Results Requested: Normal TAT
Time
Rush Charges Authorized? ____ Yes ____ No
Rush / Quote #

Page 1 of 1

For Braun Intertec Use Only
Braun Intertec Project No.
99-03360
CXXX-95-11777

REPORT RESULTS TO
Contact Name: Mark Tuhar
Company: Peer
Mailing Address: 7710 Computer Ave, Suite 101
City, State, Zip: Mpls, MN 55435
Telephone #: (612)831-3341 Fax #: (612)831-4552

Project ID/Project Name: 9115 / MCF-Stillwater
P.O. #

SEND INVOICE TO
Contact Name: Same
Company
Address
City, State, Zip
Telephone # Fax #

Special Instructions and/or Specific Regulatory Requirements:
(method, limit of detection, petrofund, reporting units)

Circle metals that require low detection limits
Ag | As | Be | Cd | Cr | Pb | Ni | Sb | Se | Tl | V | Other

ANALYSIS REQUESTED
(Enter an 'X' in the box below to indicate request)

	CLIENT SAMPLE IDENTIFICATION	DATE SAMPLED	TIME SAMPLED	MATRIX/ MEDIA	AIR VOLUME (specify units)	Number of Containers	Metals Field Filtered Y/N	GRO/BTEX	Moisture	FOR LAB USE ONLY
1	SB-1 (18-20')	5/10/99		S		2		X	X	99-03360-01
2	SB-2 (18-20')					2		X	X	-02
3	SB-3 (18-20')					2		X	X	-03
4	SB-4 (18-20')					2		X	X	-04
5	SB-5 (16-18')					2		X	X	-05
6										
7										
8										
9										
10										
11										
12										
13										
14										
15										

CHAIN OF CUSTODY
Collected by: (Print) Jacob Neff
Relinquished by: Date/Time 5/11/99 - 8:15A
Relinquished by: Date/Time

Collector's Signature:
Received by: Date/Time 5/11/99 1130
Received Contents Not Verified: Date/Time
Received Contents Verified: Date/Time 5/11/99 1310

Evidence Tape Intact ☐ Yes ☐ No ☒ N/A
Sample Condition Upon Receipt: ☒ Acceptable ☐ Other
Temperature ____ °C ☒ Received on Ice
Matrix Spike Samples Received: ☒ Yes ☐ No ☐ N/A

Comments:

APPENDIX C
METHODS AND PROCEDURES
TABLE OF CONTENTS

I. SOP 211 Field Soil Classification

II. SOP 212 Organic Vapor Screening

III. SOP 215 Collecting Soil Samples for Laboratory Analysis

IV. SOP 224 Soil Sampling – Split Spoon Sampling

V. SOP 620 Chain of Custody Procedures

IV. SOP 630 Sample Shipping – PEER or local carrier

© Peer Environmental & Engineering Resources, Inc., 1998

Standard Operating Procedure 211
Field Soil Classification

Purpose

As soil samples are collected in the field, a visual identification and description will be completed in accordance with ASTM D2488-93. Logs are later prepared from the field notes, and since soil samples are not commonly sent to a lab for further identification and verification of the field classification, the proper description of soils in the field becomes even more important.

Required Equipment

- Log form (Boring, Sampling Probe, Trench, etc.) or field notebook.

Procedure

When visually describing soils in the field, the following information should be included (in the order shown):

1. A description of the main soil group within the sample in all capitol letters (e.g., SILTY SAND, CLAY, SILT, etc.).
2. If the soil group is sand or gravel (coarse-grained), include a brief description of the particle grain size (i.e., fine, medium, coarse).
3. Any other soil group present should be described based on the percentages present within the sample (e.g., with few gravel, with trace sand).
4. Describe the color of the main soil group (e.g., brown, gray, etc.).
5. Describe the overall moisture of the soil sample using dry, moist, or wet.
6. Describe the consistency of fine-grained soil (i.e., very soft, soft, firm, hard, very hard).
7. If any unusual occurrences are encountered, information should also be included (e.g., bricks, glass, petroleum odor present, fill).

Examples

The following are examples of correct visual soil classifications:

- *SILTY SAND: fine to medium grained, with few gravel, dark brown, moist.*
- *SANDY CLAY: with trace silt, gray, wet, soft, petroleum odor.*

© Peer Environmental & Engineering Resources, Inc., 1998

ASTM Group Symbol

Once a field soil classification is completed, a group symbol (e.g., CL, MH) should be assigned to each soil sample in accordance with ASTM D 2488-93. This group symbol should be included on the final sampling log.

© Peer Environmental & Engineering Resources, Inc., 1998

Standard Operating Procedure 212
Organic Vapor Screening

Purpose

Use this procedure to obtain a fast, general measurement of volatile organic compounds in soil.

Safety Equipment

- Wear nitrile gloves to reduce the incidence of skin contact with potentially contaminated soil and to reduce the risk of cross-contamination.

- Refer to the site-specific Health and Safety Plan for other safety concerns and applicable personal protective equipment.

Required Equipment

- Photoionization detector (PID) equipped with a 10.6 or an 11.8 eV lamp (refer to the site-specific sampling and analysis plan or proposal for proper lamp size)

- PID calibration equipment

- One quart sealable bags, or soil jars, lids and aluminum foil

- Appropriate log forms or note pad for field notes

- Sharpie or permanent marker

Procedure

1. Select a PID equipped with the proper lamp size the afternoon before the field work is scheduled and charge the battery overnight by plugging in the adapter. As the PIDs have no battery gauge, failure to recharge the battery may leave you with a discharged battery and an unusable PID.

© Peer Environmental & Engineering Resources, Inc., 1998

2. Calibrate the PID upon arrival at the site or prior to leaving the office. Record all pertinent information on the calibration record located in the case of each PID and record the calibration on the Field Report form.

3. With a gloved hand, fill a dedicated sealable bag or soil jar approximately half full with soil to be screened. Refer to the site-specific sampling and analysis plan or work plan for appropriate sample container. Manually break up the soil clumps within the bag. Seal the bag, or cover the opening of the soil jar with aluminum foil and screw on a lid. Use a marker to write the sample identifier and depth on the bag or jar lid.

4. Shake the sealed bag or soil jar for approximately 15 seconds, then allow the soil to volatilize for at least 10 minutes in an atmosphere of at least 70°F. On cold days it may be necessary place the bag or soil jar inside a heated room or vehicle.

5. After headspace development, shake the sample for another 15 seconds.

6. Complete organic vapor screening within approximately 20 minutes of sample collection. If using soil jars, remove the lid. Pierce the aluminum foil or plastic bag with the probe of the PID. Record the highest meter response within a time period of two to five seconds.

7. Discard the soil samples on-site and dispose of used bags, soil jars, foil, and lids as trash.

© Peer Environmental & Engineering Resources, Inc., 1998

Standard Operating Procedure 215
Collecting Soil Samples for Laboratory Analysis

Purpose

Use this procedure to collect soil or other solid media samples for laboratory analysis. Proper sample collection technique will improve the accuracy of results and will help avoid cross contamination.

Safety Equipment

- Wear nitrile gloves to reduce the incidence of skin contact with potentially contaminated soil and to reduce the risk of cross-contamination.
- Refer to the site-specific Health and Safety Plan for other safety concerns and applicable personal protective equipment.

Required Equipment

- Laboratory sample containers and clean cooler
- Ice or frozen cold-packs
- Electronic scale (DRO, GRO, BTEX, and VOC samples)
- Permanent marker
- Sealable bags
- Laboratory chain-of-custody form

Procedure

1. Several days before field work is scheduled to begin, call or FAX the laboratory to order sample containers. Be sure to order extra bottles to allow for breakage, extra samples, etc. If you are unsure of the required sample volumes or proper laboratory sample containers for specific analytical parameters, ask that a written description be included with the bottle order which clarifies sample requirements.

2. Before you leave for the field be sure that the bottle order is complete and that extra bottles are included. Be sure you are aware of sample volume and bottle requirements.

3. Prior to sample collecting activities, obtain ice or a frozen cold pack and place it in the sample cooler. Double-bag the ice in sealable gallon bags to avoid potential contact of water in the cooler with sample containers.

4. Before taking a sample, put on a new pair of nitrile gloves.

5. Samples taken for organic analysis are to be taken immediately after the soil is exposed (i.e., directly from the split spoon, excavation side wall, hand auger, etc.).

6. With a gloved hand, remove the sample container lid and carefully add sample media to the container. Remove large stones or gravel and organic matter from the soil samples.

   a. Samples collected for GRO, BTEX, or VOCs need to be placed into two pre-weighed glass containers containing the preservative methanol and one plastic vial (if necessary). Place one empty glass container on the scale and zero the scale. Carefully add approximately 25 grams of soil to the jar. Sample containers with more than 35 grams of soil or less than 20 grams of soil may be rejected or flagged as outside testing parameters by the laboratory. Fill the second glass container in the same manner as the first; be sure to re-zero the scale between samples. In addition, if there is no non-volatile analysis, fill a plastic vial with soil to be used to by the lab to calculate the moisture content of the soil. The soil in the plastic vial need not be weighed.

   b. Samples collected for DRO need to be placed in two pre-weighed glass containers with *no methanol* and one plastic vial (if necessary), using the procedure described in step a, above.

   c. Sample containers for non-volatile analysis (i.e., metals, PCBs, pesticides, semi-VOCs, etc.) should be filled, but not packed, with sample media.

7. Before placing the lid back on the sample container, clean the jar threads to assure a tight seal.

© Peer Environmental & Engineering Resources, Inc., 1998

8. After collecting soil samples, use a permanent marker to label the sample containers with the project name, sample identifier including depth interval, time, date, and your initials.

9. Place the filled sample containers for each location in their own sealable bag and put it in the cooler. Larger, more fragile containers should be placed in bubble wrap to avoid breakage.

10. When all samples are collected, complete the laboratory chain-of-custody form and arrange for shipment to the contract laboratory (as described by SOP 620 – Chain of Custody Procedures, SOP 630 – Sample Shipping – PEER or Local Carrier, and SOP 640 – Sample Shipping – Overnight Carrier).

© Peer Environmental & Engineering Resources, Inc., 1998

Standard Operating Procedure 224
Soil Sampling – Split Barrel Sampling

Purpose

Use a drill rig and split barrel (spoon) sampler to collect soil samples for field screening and laboratory analysis.

Safety Equipment

- Hard hat
- Steel-toed boots
- Ear plugs (recommended)
- Wear a dedicated pair of nitrile gloves for each split spoon sample to reduce the risk of potential cross-contamination between samples and to reduce the incidence of skin contact with the soil.

Required Equipment

- Measuring tape
- Boring Log forms

Procedure

1. Ensure all field equipment is clean before starting.
2. Determine the appropriate location and identification prior to sampling. Use a measuring tape to determine the distance (within 1 foot) from site landmarks. Identify the boring location with the letters "SB-" (or other specified identifier) followed by a number unique to that site. Begin with number 1 and sequentially assign numbers for all soil borings advanced at the site.
3. Advance the boring to the desired sampling depth.
4. Bring the sampler to the surface and open. Record the length (in feet) of sample recovery in the split-spoon, and write a description of the soil samples recovered in the Boring Log form as described in SOP 211 - Soil Classification.
5. Use a gloved hand to transfer the soil from the sampler directly into a sample container as described in SOP 215 – Collecting Soil Samples for Laboratory Analysis. If there is a

soil change within the sampler, a sample should be taken of each stratum and note its location in your notes.

6. Record the sample identifier, depth, and time of sample collection on the sample container. Examples of properly identified samples are: SB-1 (6") or SB-2 (6-8'). Record pertinent information about the sample location and sample content in the Boring Log form.

7. The drill rig operator will decontaminate the split barrel sampler between samples to minimize cross contamination using a brush in a detergent and water wash, followed by a clean water rinse.

8. Discard gloves and use new gloves for the next sample interval.

© Peer Environmental & Engineering Resources, Inc., 1998

Standard Operating Procedure 620
Chain of Custody Procedures

Purpose

The purpose of following chain of custody procedures is to maintain the quality of all samples during collection, transportation, and storage prior to analysis. Chain of custody documentation serves three main purposes:

1. Communication of analytical instructions from PEER to the analytical laboratory.
2. Permanent record of samples provided to the laboratory.
3. Documentation that samples were not handled by unauthorized personnel or were not available for tampering prior to analysis.

Procedure

Field personnel will complete sample labels and chain of custody forms to be used for tracking samples. Each sample will be assigned a unique identification number that will be affixed to a label on the sampling container. Additional information such as sampling location, date and time of collection, and person who collected the sample will also be included on the sample labels and chain of custody forms. Labeled sample containers and chain of custody forms will be included in each cooler shipped to the laboratory.

At a minimum, the chain of custody form will include the following information:

- Client or project name, or unique identifier, if confidential
- Sample collector's name and signature
- PEER's mailing address and phone number
- Name of project manager or person who will receive data
- Analytical laboratory's name and city
- Description of each sample (i.e., unique identifier and matrix)
- Date and time of collection
- Type of analysis required
- Dated and timed signatures of persons involved in chain of possession
- Date and method of shipment

Each time the custody of a sample or group of samples is transferred, a signature, date, and time will be entered onto the chain of custody form. A sample will be considered to be in custody if it is in any one of the following states:

1. In actual physical possession
2. In view, after being in physical possession
3. In physical possession and locked up so that no one can tamper with it
4. In a secured area such as a locked storage shed or locked vehicle, restricted to authorized personnel

NOTE: While samples are in an individual's custody, they are to ensure that the cooler containing the samples has ice or a frozen cold pack.

All pertinent information about the samples will be recorded on the field sampling forms or in the field logbook. Upon completion of the chain of custody forms, the sample custodian will sign and date the forms and list the time. The sample custodian will also confirm the completeness of all descriptive information on the chain of custody forms included in the shipping container. The sample custodian will retain one copy of the chain of custody form for project files.

© Peer Environmental & Engineering Resources, Inc., 1998

Standard Operating Procedure 630
Sample Shipping – PEER or Local Carrier

Purpose

Proper packaging methods and shipment of samples by PEER or a local carrier will 1) minimize the potential for sample breakage, leakage, or cross contamination, and 2) provide a clear record of sample custody from collection to analysis.

Safety Equipment

Wear clean nitrile gloves when handling coolers or sample containers to reduce the incidence of skin contact with contaminants.

Required Equipment

- Sample containers with media
- Paper towels
- Chain of custody forms
- Sample container labels
- Coolers or similar shipping containers
- Sealable plastic bags
- Protective wrapping and packaging materials
- Ice or cold packs

Procedure

1. Verify that each sample container has been labeled with unique sample identification. The sample identification should also correspond to the chain of custody record that will accompany the sample to the laboratory (see SOP 620 Chain-of-Custody Procedures).

2. Any dirt on the outside of sample containers should be wiped clean with a paper towel.

3. Optionally, place sample containers inside of sealable plastic bags to reduce the potential for cross contamination or breakage during sample transport. If necessary, protective material should be placed between sample containers to prevent breakage during transport.

4. Reusable cold packs or ice placed in sealable plastic bags should be distributed over the top of the samples. Frozen cold packs or ice must remain in the cooler until the samples reach the laboratory.

5. Place the chain of custody record on top of or inside the cooler.

6. The filled cooler and completed chain of custody form must be delivered to the laboratory before the close of the next business day after sample collection (never longer than 72 hours). One of the following methods will be used:

   a. The sampling technician will personally deliver the samples to the laboratory.

   b. The sampling technician will bring the samples to the PEER office for later pickup by laboratory representative or bonded courier. The technician may either contact the laboratory directly to arrange pickup or transfer custody of the samples to the PEER receptionist. If custody is transferred to the receptionist, the receptionist will contact the laboratory and maintain responsibility for the sample custody, sample condition, and timely pickup.

Peer Environmental & Engineering Resources, Inc

BORING LOG

F201-6/98

BORING NO SB-1

PAGE 1 OF 1

PROJECT NO 9115 | PROJECT NAME MCF - Stillwater

DATE BEGAN 5/10/99 | DATE FINISHED 5/10/99 | PEER PERSONNEL JLN

GROUND SURFACE ELEV --- | GW DATE/TIME -- | GW DEPTH Dry

CONTRACTOR/CREW Bergerson-Caswell | DRILLING METHOD Hollow stem auger

ELEV (FT)	DEPTH (FT)	SAMPLE INTERVAL		REC (FT)	PID (ppm)	GROUP	DESCRIPTION	PROFILE	REMARKS
	0 00								
		0'-2'		1 5	0 0		Asphalt = 3"		
							Class 5 Base = 3"		
		2'-4'		6"	0 0	SP	POORLY GRADED SAND fine to medium grained, with some gravel, trace silt, brown, moist		
	-5 00	4'-6'		6"	0 0	SP	POORLY GRADED SAND fine to medium grained, with some gravel, trace silt, trace cobbles, brown, moist		Began drilling through coarse material at 4' (boulders)
		6'-8'		1 0	0 0	SP	POORLY GRADED SAND fine to coarse grained, with some gravel, trace cobbles, brown, moist		
		8'-10'		0 0	0 0		No recovery		Pushed rock, no recovery
	-10 00	10'-12'		1 5	0 0	SP	POORLY GRADED SAND fine to coarse grained, with some gravel, trace cobbles, brown, moist		
		12'-14'		6"	0 0				
	-15 00	14'-16'		1 0	0 0				
		16'-18'		1 5	0 0	GP	POORLY GRADED SAND AND GRAVEL coarse grained, with trace cobbles, brown, moist		Spoon refusal at 18 5'
	-20 00						End of Boring at 18 5'		
	-25 00								
	-30 00								
	-35 00								
	-40 00								

Peer Environmental & Engineering Resources, Inc.

BORING LOG

F201-6/98

BORING NO SB-2

PAGE 1 OF 1

PROJECT NO 9115 PROJECT NAME MCF - Stillwater

DATE BEGAN 5/10/99 DATE FINISHED 5/10/99 PEER PERSONNEL JLN

GROUND SURFACE ELEV --- GW DATE/TIME -- GW DEPTH Dry

CONTRACTOR/CREW Bergerson-Caswell DRILLING METHOD Hollow stem auger

ELEV (FT)	DEPTH (FT)	SAMPLE INTERVAL		REC (FT)	PID (ppm)	GROUP	DESCRIPTION	PROFILE	REMARKS
	0 00	0'-2'		1 5	0 0		Concrete = 6"		
		2'-4'		2 0	0 0		SILTY SAND fine to medium grained, with trace gravel, dark brown, moist		
	-5 00	4'-6'		2 0	0 0	SM			
		6'-8'		6"	0 0				
		8'-10'		0 0	---	SM	SILTY SAND fine to medium grained, with some gravel, trace cobbles, dark brown, moist		
	-10 00	10'-12'		8"	0 0		POORLY GRADED SAND fine to coarse grained, with some gravel, trace cobbles, brown, moist		
		12'-14'		0 0	---				
	-15 00	14'-16'		1 0	0 0	SP			
		16'-18'		1 0	0 0				
		18'-20'		1 0	0 0				
	-20 00						End of Boring at 20'		
	-25 00								
	-30 00								
	-35 00								
	-40 00								

Peer Environmental & Engineering Resources, Inc

BORING LOG

F201-6/98

BORING NO. SB-3

PAGE 1 OF 1

PROJECT NO: 9115 PROJECT NAME: MCF - Stillwater

DATE BEGAN: 5/10/99 DATE FINISHED: 5/10/99 PEER PERSONNEL: JLN

GROUND SURFACE ELEV: --- GW DATE/TIME: -- GW DEPTH: Dry

CONTRACTOR/CREW: Bergerson-Caswell DRILLING METHOD: Hollow stem auger

ELEV (FT)	DEPTH (FT)	SAMPLE INTERVAL		REC (FT)	PID (ppm)	GROUP	DESCRIPTION	PROFILE	REMARKS
	0.00								
		0'-2'		1.5	0.0		Asphalt = 3"		
							Class 5 Base = 3"		
		2'-4'		1.5	0.0	SM	SILTY SAND fine to medium grained, with trace gravel, dark brown, moist		
	-5.00	4'-6'		1.0	0.0				
		6'-8'		1.5	0.0				
		8'-10'		6"	0.0	SM	SILTY SAND fine to medium grained, with some gravel, trace cobbles, dark brown, moist		
	-10.00	10'-12'		0.0	0.0				Pushed rock, no recovery
							No recovery		
		12'-14'		8"	0.0	SP	POORLY GRADED SAND fine to coarse grained, with some gravel, trace cobbles, brown, moist		
	-15.00	14'-16'		1.0	0.0				
		16'-18'		1.5	0.0				
		18'-20'		1.0	0.0				
	-20.00						End of Boring at 20'		
	-25.00								
	-30.00								
	-35.00								
	-40.00								

Peer Environmental & Engineering Resources, Inc

BORING LOG

F201-6/98

BORING NO: SB-4

PAGE 1 OF 1

PROJECT NO 9115 | PROJECT NAME MCF - Stillwater

DATE BEGAN 5/10/99 | DATE FINISHED 5/10/99 | PEER PERSONNEL JLN

GROUND SURFACE ELEV --- | GW DATE/TIME -- | GW DEPTH Dry

CONTRACTOR/CREW Bergerson-Caswell | DRILLING METHOD Hollow stem auger

ELEV (FT)	DEPTH (FT)	SAMPLE INTERVAL		REC (FT)	PID (ppm)	GROUP	DESCRIPTION	PROFILE	REMARKS
	0 00								
		0'-2'		1 5	0 0		POORLY GRADED SAND fine to coarse grained, with some gravel, brown, moist		
		2'-4'		1 25	0 0	SP			
	-5 00	4'-6'		1 0	0 0				
		6'-8'		1 0	0 0		POORLY GRADED SAND fine to coarse grained, with some gravel, trace cobbles, brown, moist		
		8'-10'		1 25	0 0				
	-10 00	10'-12'		1 0	0 0				
		12'-14'		6"	0 0	SP			
	-15 00	14'-16'		1 5	0 0				
		16'-18'		8"	0 0				
		18'-20'		1 0	0 0				
	-20 00						End of Boring at 20'		
	-25 00								
	-30 00								
	-35 00								
	-40 00								

Peer Environmental & Engineering Resources, Inc

BORING LOG

F201-6/98

BORING NO SB-5

PAGE 1 OF 1

PROJECT NO 9115 PROJECT NAME MCF - Stillwater

DATE BEGAN 5/10/99 DATE FINISHED 5/10/99 PEER PERSONNEL JLN

GROUND SURFACE ELEV --- GW DATE/TIME -- GW DEPTH Dry

CONTRACTOR/CREW Bergerson-Caswell DRILLING METHOD Hollow stem auger

ELEV (FT)	DEPTH (FT)	SAMPLE INTERVAL		REC (FT)	PID (ppm)	GROUP	DESCRIPTION	PROFILE	REMARKS
	0 00	0'-2'		1 5	0 0	SP	POORLY GRADED SAND Fine to coarse grained, with some gravel, brown, moist		
		2'-4'		1 5	0 0				
	-5 00	4'-6'		1 5	0 0				
		6'-8'		1 75	0 0				
		8'-10'		1 0	0 0				
	-10 00	10'-12'		1 0	0 0				
		12'-14'		1 0	0 0	SP	POORLY GRADED SAND Fine to coarse grained, with some gravel, trace cobbles, brown, moist		
	-15 00	14'-16'		1 0	0 0				
		16'-18'		1 0	0 0				Spoon refusal at 18 5'
	-20 00						End of Boring at 18 5'		
	-25 00								
	-30 00								
	-35 00								
	-40 00								

TSR040 Remarks Listing For Leaksite = 11315
Report Date: June 29, 1999

Leaksite ID# 11315	Tank Facility ID
MAINTENANCE	STATE OF MN CORRECTIONAL
Site Name	Responsible Party

LEAKSITE REMARKS

Several fibre glass USTs ~~were removed.~~ tank were not removed! Native soil type is gravel. There is a pond 1/2 Mi from site. Water source is municipal. Soils were stained an petroleum odors were present. Highest vapor reading was 85 ppm.

6/25/98 SHV: Ross Ohmen called and requested approval to thin spread approximately 9 yrd soil on site. I went through thin spread fact sheet and Ross stated the site met all qualifications, I then gave PCA verbal approval with the understanding if conditions are not met, approval woul d be revoked.

11/6/98:(JME)Representative from Correctional Facility called to see if they need to do a LSI; they have gotten a proposal for a LSI from Ross Ohman. I told him I do not have enough info about the site to tell him whether they need to do a LSI. He thinks they dug out of contamination and I told him if that is the case and it is documented then they would not need to do a LSI. Perhaps they should submit a excavation report and have me look at it.

6/28/99:(JME)Note: Excavation report never submitted. LSI rec'd 6/21/ 99.

6/28/99:(JME)FILE REVIEW/CLOSURE: Contamination was discovered beneath the dispenser island during piping upgrade. According to the release report, there was a vapor reading of 85ppm along with stained soils and petroleum odors. Approx. 6-9 cubic yds of soil were removed and thin-spread onsite. Because an excavation report was not completed, it is unclear exactly where the soil was removed from, or where the presumed follow-up sampling was done. Letter from Ohman Env. (Appendix A of LSI report) attaches a lab report which has a "Soil Pile Comp." result of 45 ppm GRO and another result of 16 ppm DRO. It is unclear if one of these samples was from the stockpile and one from the bottom of the ex-cavation or both were from the stockpile. Subsequent LSI consisted of five soil borings to 20', around the tanks and dispenser island. No PId readings were recorded, and analytical results did not indicate any contamination (NOTE: DRO should have been analyzed for since there are two gasoline tanks and one diesel tank -- however presumably some indi-cation would have manifested itself in the form of a PID reading or odor if there was DRO contamination). Ground water was not encountered and is expected to be at approx. 40 to 50 feet below grade. There does not appear to be a threat to human health or to an underlying resource

TSR040 Remarks Listing For Leaksite = 11315
Report Date: June 29, 1999

aquifer from this piping/dispenser island release.

End of Remarks

Minnesota Pollution Control Agency

July 27, 1999

Mr. Ron Kuehn
Minnesota Corrections Facility
P.O. Box 55
Stillwater, Minnesota 55082

RE: Petroleum Tank Release Site File Closure
Site: Minnesota Corrections Facility, 970 Pickett Street North, Bayport
Site ID#: LEAK00011315

Dear Mr. Kuehn:

We are pleased to let you know that the Minnesota Pollution Control Agency (MPCA) staff has determined that your investigation and/or cleanup has adequately addressed the petroleum tank release at the site listed above. Based on the information provided, the MPCA staff has closed the release site file.

Closure of the file means that the MPCA staff does not require any additional investigation and/or cleanup work at this time or in the foreseeable future. Please be aware that file closure does not necessarily mean that all petroleum contamination has been removed from this site. However, the MPCA staff has concluded that any remaining contamination, if present, does not appear to pose a threat to public health or the environment.

The MPCA reserves the right to reopen this file and to require additional investigation and/or cleanup work if new information or changing regulatory requirements make additional work necessary. If you or other parties discover additional contamination (either petroleum or nonpetroleum) that was not previously reported to the MPCA, Minnesota law requires that the MPCA be immediately notified.

You should understand that this letter does not release any party from liability for the petroleum contamination under Minn. Stat. ch. 115C (Supp. 1997) or any other applicable state or federal law. In addition, this letter does not release any party from liability for nonpetroleum contamination, if present, under Minn. Stat. ch. 115B (1996), the Minnesota Superfund Law.

Because you performed the requested work, the state may reimburse you for a major portion of your costs. The Petroleum Tank Release Cleanup Act establishes a fund which may provide partial reimbursement for petroleum tank release cleanup costs. This fund is administered by the Department of Commerce Petro Board. Specific eligibility rules are available from the Petro Board at 651/297-1119 or 651/297-4203.

If future development of this property or the surrounding area is planned, it should be assumed that petroleum contamination may still be present. If petroleum contamination is encountered during future development work, the MPCA staff should be notified immediately.

For specific information regarding petroleum contamination that may remain at this leak site, please call the MPCA File Request Program at 651/297-8499. The MPCA fact sheet #3.35 *Leak/Spill and Underground Storage Tank File Request Form* (August 1997) must be completed prior to arranging a time for file review.

Thank you for your response to this petroleum tank release and for your cooperation with the MPCA to protect public health and the environment. If you have any questions regarding this letter, please call me at 651/297-8594.

Sincerely,

Jessica Ebertz
Project Leader
Metro Site Remediation Section

JME:tf

cc: Ken Hartung, Bayport City Clerk
Brad Carmichael, Bayport Fire Chief
Eric Magee, Washington County Solid Waste Officer
Jacob Neff, Peer Environmental & Engineering Resources, Inc., Minneapolis
Minnesota Department of Commerce Petrofund Staff

Minnesota Pollution Control Agency

July 27, 1999

Mr. Ron Kuehn
Minnesota Corrections Facility
P.O. Box 55
Stillwater, Minnesota 55082

RE: Petroleum Tank Release Site File Closure
Site: Minnesota Corrections Facility, 970 Pickett Street North, Bayport
Site ID#: LEAK00011315

Dear Mr. Kuehn:

We are pleased to let you know that the Minnesota Pollution Control Agency (MPCA) staff has determined that your investigation and/or cleanup has adequately addressed the petroleum tank release at the site listed above. Based on the information provided, the MPCA staff has closed the release site file.

Closure of the file means that the MPCA staff does not require any additional investigation and/or cleanup work at this time or in the foreseeable future. Please be aware that file closure does not necessarily mean that all petroleum contamination has been removed from this site. However, the MPCA staff has concluded that any remaining contamination, if present, does not appear to pose a threat to public health or the environment.

The MPCA reserves the right to reopen this file and to require additional investigation and/or cleanup work if new information or changing regulatory requirements make additional work necessary. If you or other parties discover additional contamination (either petroleum or nonpetroleum) that was not previously reported to the MPCA, Minnesota law requires that the MPCA be immediately notified.

You should understand that this letter does not release any party from liability for the petroleum contamination under Minn. Stat. ch. 115C (Supp. 1997) or any other applicable state or federal law. In addition, this letter does not release any party from liability for nonpetroleum contamination, if present, under Minn. Stat. ch. 115B (1996), the Minnesota Superfund Law.

Because you performed the requested work, the state may reimburse you for a major portion of your costs. The Petroleum Tank Release Cleanup Act establishes a fund which may provide partial reimbursement for petroleum tank release cleanup costs. This fund is administered by the Department of Commerce Petro Board. Specific eligibility rules are available from the Petro Board at 651/297-1119 or 651/297-4203.

If future development of this property or the surrounding area is planned, it should be assumed that petroleum contamination may still be present. If petroleum contamination is encountered during future development work, the MPCA staff should be notified immediately.

For specific information regarding petroleum contamination that may remain at this leak site, please call the MPCA File Request Program at 651/297-8499. The MPCA fact sheet #3.35 *Leak/Spill and Underground Storage Tank File Request Form* (August 1997) must be completed prior to arranging a time for file review.

Thank you for your response to this petroleum tank release and for your cooperation with the MPCA to protect public health and the environment. If you have any questions regarding this letter, please call me at 651/297-8594.

Sincerely,

Jessica Ebertz
Project Leader
Metro Site Remediation Section

JME:tf

cc: Ken Hartung, Bayport City Clerk
Brad Carmichael, Bayport Fire Chief
Eric Magee, Washington County Solid Waste Officer
Jacob Neff, Peer Environmental & Engineering Resources, Inc., Minneapolis
Minnesota Department of Commerce Petrofund Staff

Exhibit 4

MPCA Leak Site #20420

BRAUN INTERTEC

S✓

STATE OF MINNESOTA

Department of Public Safety - Bureau of Criminal Apprehension
1430 Maryland Ave. East St. Paul, MN 55106

MINNESOTA DUTY OFFICER

Bureau of Criminal Apprehension Operations Center

Report #: 167239 **Report Date:** 6/27/2017 **Report Time:** 19:12 **DO#:** 8

CALLER INFORMATION

Contact: Steve Thatcher **Company:** Thatcher Engineering
Address: 6201 Creek Valley Road
City: Edina **State:** MN **Zip:** 55439-
Phone: (612) 867-7234 **Ext:** **Alt phone:** **Ext:**
Have local police and/or fire been notified?

NARRATIVE

Tank removal; found contamination under the dispensers. Seems localized.
L#2802 - excavation rpt. - 5/90 - 12/90 AI ID: 607
L#11315 - ND - boring near SB-2
T#4295 → 6k, 8k - F.O. rem'd 1990

INCIDENT REPORT: TANK

RESPONSIBLE PARTY/PROPERTY OWNER

Name: Rob Brouhard
Company:
Address: 970 Pickett St. N.
City: Bayport **State:** MN **Zip** 55003-
Phone: (651) 779-5706 **Ext:**
Alt. phone: **Ext:**

SITE LOCATION

Name: Stillwater Prison
Address: 970 Pickett St. N.
City: BAYPORT
County: WASHINGTON **Zip:** 55003-

SITE INFORMATION

Discovery date: 6/26/2017 **Discovery time:** **Previously reported site?** YES **Leak #:** 2802
Is E85 onsite?

RELEASE INFORMATION

Number/Size of Tank(s)	Tank Contents	Age of Tank(s)	Type of Tank
1 @ 4k	diesel		U.S.T. - Fibre Glass
2 @ 4k	gasoline		U.S.T. - Fibre Glass

Native soil type: silty sand **Surface water nearby?** No
Source of Release: **Site water source:** Municipal
Contaminated soil excavated? Yes **Quantity:** 50 yds **Able to dig out contamination?** No
Ground water encountered? No **Depth to ground water:** 15+ ft
Free product found? No **Stained soils?** No **Petroleum odors?** Yes
Highest vapor reading: 2,200 ppm **Analytical results:** pending

If not tank related, specify Release Source and Product Type:

ANY QUESTIONS - PLEASE CONTACT THE MN DUTY OFFICER AT 651-649-5451 or 800-422-0798

Project Manager GW2 Leak # LS0070420

MPCA Project Manager: _____ **Leak Number:** _____

In:	Out:	Link:	Date:	Time:	Agency:	County:	Method of Contact:
☐	☑	☐	6/27/2017	19:18	MPCA Metro		Email

Narrative:

ANY QUESTIONS - PLEASE CONTACT THE MN DUTY OFFICER AT 651-649-5451 or 800-422-0798

MINNESOTA POLLUTION CONTROL AGENCY

520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300

800-657-3864 | Use your preferred relay service | info.pca@state.mn.us | Equal Opportunity Employer

July 18, 2017

Rob Brouhard
970 Pickett St N
Bayport, MN 55003-1489

RE: Petroleum Storage Tank Release
Site: Stillwater Prison, 970 Pickett St N, Bayport, Washington County 55003
MPCA Site ID: LS0020420

Dear Rob Brouhard:

The Minnesota Pollution Control Agency (MPCA) has learned there was a petroleum tank release at the Site referenced above. As the owner/operator of the tank(s), you are responsible for the contamination caused by the release. According to state law, you must investigate, and if necessary clean up the contamination.

Your first step: Complete and submit the enclosed *Leak site ownership form* **within 30 days**. If you believe that you are not legally responsible for the release, please contact me immediately.

> ***Definition of legally responsible****:* You are considered legally responsible for a petroleum tank release if you owned or operated the tank either *during or after* the release, unless specifically exempted under the law. See Minn. Stat. § 115C.021.

Next steps: Hire a qualified environmental consulting firm to help you investigate and address the contamination. A site investigation must fully define the extent and magnitude of the soil and/or groundwater contamination caused by the release. Investigation and cleanup guidance documents, standardized report forms, and related information are located on the MPCA website at https://www.pca.state.mn.us/waste/petroleum-remediation-program. Once the investigation is complete, your consultant should summarize the results in an MPCA report form, including a recommendation for additional investigation or monitoring, corrective action, or site closure. If your site is ***high priority*** (see below), you must submit the report to the MPCA **within 90 days** of the date of this letter. For all other sites, you must submit the report **within 10 months**.

High-priority sites have one or more of the following conditions. See guidance document 1-01 *Petroleum Remediation Program General Policy* for detailed descriptions of each condition. If you are uncertain whether your site is high priority, please contact me.

- Existing or high risk of drinking water contamination
- Existing or high risk of vapor intrusion into occupied buildings or risk of explosive vapor buildup
- Surface water impacts
- Recent or ongoing releases
- Petroleum free product

Paying for the work: The Minnesota Petrofund helps tank owners, operators, and volunteer property owners, pay for the cost of investigating and cleaning up contamination from petroleum tank releases.

You will receive a separate mailing from the Minnesota Department of Commerce, which administers the Petrofund, explaining eligibility criteria and how to apply for reimbursement. Please note that applicants are required to use an environmental consulting firm registered with the Petrofund and obtain written competitive bids. Read the Petrofund mailing thoroughly so you know how to be eligible for the maximum reimbursement.

Please respond: Your timely response is important. If you do not submit the completed *Leak site ownership form* within 30 days, the MPCA will assume that you do not intend to comply and will begin enforcement actions. Also, please be aware that failure to cooperate in a timely manner will reduce your reimbursement from the Petrofund. Finally, should you fail to take necessary corrective actions, the MPCA may take them on your behalf and request the Petrofund to recover the costs from you.

Contacts and more information (Please have your MPCA Site ID available when calling about your site.)

- **MPCA Project Manage**r: Questions about this letter or MPCA's requirements? Please contact Gary Zarling at 651-757-2838 or gary.zarling@state.mn.us.
- **Petrofund:** Reimbursement questions? Call 651-539-1515 or 1-800-638-0418, or go to the Minnesota Department of Commerce website at http://mn.gov/commerce/industries/fuel/petrofund/index.jsp
- **MPCA Petroleum Remediation Program guidance documents:** Found on the MPCA website at https://www.pca.state.mn.us/waste/cleanup-guidance
- **MPCA Brownfields Program**: Selling or redeveloping contaminated property? Go to the MPCA website at https://www.pca.state.mn.us/waste/brownfields

Sincerely,

Gary W. Zarling

This document has been electronically signed.

Gary W. Zarling
Project Manager
Petroleum Remediation & Redevelopment Section
Remediation Division

GWZ:kg

Enclosures

cc: Logan Martin, Administrator, City of Bayport
Allen Eisinger, Fire Chief, City of Bayport
Lowell Johnson, Public Health & Environment Director, Washington County
Steve Thatcher, Thatcher Engineering
ec: Ginger Commodore, Department of Commerce

RECEIVED
AUG 15 2017
BY:

MINNESOTA POLLUTION CONTROL AGENCY
520 Lafayette Road North
St. Paul, MN 55155-4194

Leak site ownership form

Petroleum Remediation Program

Doc Type: Responsible Party Determination

Instructions: Please complete this form and return it in the envelope provided within 30 days of receipt.

Site ID#: LS0020420

Property ownership

Do you own the property where the tank is/was located? ☒ Yes ☐ No

If no, list current property owner: _____ ☐ Individual ☐ Corporation

If the tanks have been removed from the site, who was the property owner at the time of tank removal?

Property owner at time of removal: STILLWATER PRISON ☐ Individual ☒ Corporation

Corporation name (if applicable): _____

Mailing address: 970 PICKETT ST.

City: BAYPORT State: MN Zip code: 55003

Phone: 612-779-5706 Email: ROB.BROUHARD@STATE.MN.US

Tank ownership

If the tank owner is different from the property owner, please list tank owner name: _____

Explain: _____

If the tanks have been removed from the site, who was the tank owner at the time of tank removal?

Tank owner at time of removal: STILLWATER PRISON ☐ Individual ☒ Corporation

Corporation name (if applicable): _____

Mailing address: _____

City: _____ State: _____ Zip code: _____

Phone: _____ Email: _____

Tank operator

If a separate party operates the tank, please complete the following:

Tank operator: _____ ☐ Individual ☐ Corporation

Corporation name (if applicable): _____

Mailing address: _____

City: _____ State: _____ Zip code: _____

Phone: _____ Email: _____

Environmental consultant

If you are working with an environmental consultant, please provide the following:

Consultant company name: THATCHER ENGINEERING INC Contact name: STEVEN THATCHER

Is the property undergoing development or a property transfer? ☐ Yes ☒ No

Intent to proceed

Do you intend to proceed with the necessary investigation and potential corrective action as described in the attached letter?

☒ Yes ☐ No If no, please describe why: _____

Print name: ROB BROUHARD Signature: Rob Brouhard Date: 8-11-17

Mailing address: 970 PICKETT ST.

City: BAYPORT State: MN Zip code: 55003

Phone: 612-779-5706 Email: ROB.BROUHARD@STATE.MN.US

MINNESOTA POLLUTION CONTROL AGENCY

520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300

800-657-3864 | Use your preferred relay service | info.pca@state.mn.us | Equal Opportunity Employer

June 28, 2018

CERTIFIED MAIL NO. 7016 2710 0000 3178 8988
RETURN RECEIPT REQUESTED

Bob Brouhard
MDOC Stillwater
970 Pickett St N
Bayport MN 55003

RE: Petroleum Storage Tank Release Investigation and Corrective Action
Site: Stillwater Prison, 970 Pickett St N, Bayport Washington 55003
MPCA Site ID: LS0020420

Dear Rob Brouhard:

On June 27, 2017, the Minnesota Pollution Control Agency (MPCA) received notice of a petroleum release from storage tank(s) facilities that you own and/or operate at the site referenced above. According to state law, you must investigate, and if necessary, clean up the contamination caused by the release.

We have not received an Excavation Report (EXREP) or a Limited Site Investigation Report (LSI) within the time frame outlined in our July 18, 2017, letter to you. We again request you to complete the required investigation and/or corrective action and submit an EXREP or a LSI within 60 days of receipt of this letter. Failure to meet this deadline may result in reduced reimbursement from the Petrofund and possible MPCA enforcement action.

If you have not already done so, we recommend that you hire a qualified consulting firm registered with the Petro Board that has experience in conducting petroleum tank release site investigations. For a list of registered consultants, bidding questions, or other reimbursement requirements, contact the Petrofund staff at 651-539-1515 or 800-638-0418.

Please refer to MPCA guidance documents for information regarding the scope of investigations required at petroleum release sites. The site investigation must fully define the extent and magnitude of soil and groundwater contamination caused by the release. Please contact me at 651-757-2838 or by email at gary.zarling@state.mn.us if you have any questions. Please reference the above MPCA Site ID in all correspondence.

Sincerely,

Gary Zarling

This document has been electronically signed.

Gary Zarling
Project Manager
Petroleum Remediation & Redevelopment Section
Remediation Division

GA:ah

cc: Logan Martin City of Bayport
Allen Eisinger, City of Bayport
Lowell Johnson, Washington County
Steve Thatcher, Thatcher Engineering

Minnesota Pollution Control Agency

General Excavation Report Worksheet

Guidance Document 3-02

Complete the worksheet below to document excavation and treatment of petroleum contaminated soil removed **prior to** a Site Investigation and/or during tank removals and/or upgrades. If soil is excavated as an MPCA-approved corrective action **after** a Site Investigation is conducted, complete Guidance Document 3-02a *Corrective Action Excavation Report Worksheet*. Conduct excavations in accordance with Guidance Document 3-01 *Excavation of Petroleum Contaminated Soil*. Please type or print clearly. Do not revise or delete text or questions from this report form.

The excavation worksheet 3-02 deadline is 10 months from the date of receipt of the MPCA "Petroleum Storage Tank Release Investigation and Corrective Action" letter. MPCA staff may establish a shorter deadline for high priority sites.

PART I: BACKGROUND

A. Site: MCF-Stillwater (Stillwater Prison)
MPCA Site ID#: LS0020420

Street: 970 Pickett St. N.
City, Zip: Bayport, 55003
County: Washington

B. Tank Owner/Operator: MCF-Stillwater

Mailing Address: 970 Pickett St. N.

Street/Box: 970 Pickett St. N.
City, Zip: Bayport, 55003
Telephone: (651) 201-2543

C. Excavating Contractor:
Zahl Petroleum
Contact: Scott Meyer
Telephone: 612-331-8550
Tank Contractor Certification Number: 1187

D. Consultant: Thatcher Engineering, Inc.

Contact: Steven Thatcher
Street/Box: 6201 Creek Valley Road
City, Zip: Edina, 55439
Telephone: 612-867-7234

E. Others on-site during site work (e.g., fire marshal, local officials, MPCA staff, etc.): None

F. Site Location Information: Attach Guidance Document 1-03a *Spatial Data Reporting Form* if it has not already been submitted or will not be submitted as part of Guidance Document 4-06 *Investigation Report Form*. **Guidance Document 1-03a *Spatial Data Reporting Form* is attached.**

Note: If person other than tank owner and/or operator is conducting the cleanup, provide name, address, and relationship to site on a separate attached sheet.
No other person is conducting the cleanup.

PART II: DATES

A. Date release reported to MPCA: **June 27, 2017**

B. Dates site work performed (tanks removed, piping removed, soil excavation, soil borings, etc.):

Work Performed	Date
1. Three UST removed – no contamination observed	**6-26-17**
2. Soil samples collected under USTs	**6-26-17**
3. Three dispensers removed – contamination observed	**6-26-17**
4. Soil samples collected under dispensers	**6-26-17**
5. State Duty officer notified	**6-27-17**
6. Allen Dotson of MPCA approved removal of contaminated soil so the owner can seek reimbursement from the Petrofund	**6-28-17**
7. Excavated and stockpiled contaminated soil	**6-28-17**
8. Laboratory results of soil samples from excavation of contaminated soil show no contamination was detected in soil that remained at the site	**7-13-17**
9. Laboratory results of soil samples from stockpile	**7-13-17**
10. Transported contaminated soil to SKB Environmental	**8-24-17**

PART III: SITE AND RELEASE INFORMATION

A. Describe the land use and pertinent geographic features within 1,000 feet of the site. (i.e. residential property, industrial, wetlands, etc.)

The area around the site consists of a mix of commercial, light industrial, and residential property. A wetland is located 390 feet west of the site. No other surface water bodies or wetlands are within 1,000 feet of the site.

B. Provide the following information for all tanks removed and any remaining at the site:

Table 1.

Tank #	Tank ** Material	UST or AST	Capacity (gallons)	Contents (product type)	Year installed	Tank Status*	Condition of Tank
001 (UST 3 on Tank Pull Form in this Report)	F	UST	4,000	Gasoline	1982	Removed (6-26-17)	Good
002 (UST 2 on Tank Pull Form in this Report)	F	UST	4,000	Diesel	1982	Removed (6-26-17)	Good

003 (UST 1 on Tank Pull Form in this Report)	F	UST	4,000	Diesel	1982	Removed (6-26-17)	Good
004	F	UST	500	Diesel	1984	Removed (unknown)	Good
005	S	UST	6,000	Fuel Oil	1915	Removed (unknown)	Good
006	S	UST	8,000	Fuel Oil	1915	Removed (unknown)	Good
007	S	UST	20,000	Non-oxygenated gasoline	1900	Removed (unknown)	Good
008	S	UST	35,000	Fuel Oil	2006	Active	Good

*Indicate: *removed (date), abandoned in place (date), or currently used, upgraded tank, installation of new tank. ** F for fiberglass or S for Steel*
Notes: ***UST tank 008 is the only UST remaining at the site.***

Piping Material (check all that apply): ☒ Steel, ☐ Fiberglass, ☐ Flexible Plastic, ☐ Copper, ☐ Other

C. Describe the location and status of the other components of the tank system(s) (i.e., transfer locations, valves, piping and dispensers) for those tanks listed above.

The piping, valves, and dispensers were removed. No transfer locations at the site.

D. Identify the source(s) of the release or contamination encountered. Only check those options that were verified, if source is unknown check Other and describe:
☐ Piping, ☐ Tank, ☒ Dispenser, ☐ Pump/Turbine, ☐ Delivery Problem, ☐ Other

E. Identify the cause of the release (tank and/or piping).
Check all that apply: ☐ Corrosion, ☐ Install Problem, ☐ Spill, ☒ Unknown,
☐ Mechanical or Physical Damage, ☐ Other

F. Identify the method the release was detected.
Check all that apply: ☐Removal, ☐ Line Leak Detection, ☐ Tank Leak Detection,
☐ Visual/Olfactory, ☒ Site Assessment, ☐ Other

G. Identify any surface soil contamination. **None**

H. What was the volume of the release? (if known): **Unknown** gallons

I. Historic contamination present (unknown origin?). ☐ Yes, ☒ No

J. When did the release occur? (if known): **Unknown**

K. Describe source of on-site drinking water. **City Municipal Water System.**

L. Has the site ever, at any point had an E-85 tank? ☐ Yes, ☒No

PART IV: EXCAVATION INFORMATION

A. Dimensions of excavation(s): **(1) Excavation Area for soil under dispensers was Length 10 ft. Width 4 ft. Depth 3 ft.**

B. Original tank backfill material (sand, gravel, etc.), if applicable: **Sand**

C. Native soil type (clay, sand, etc.): **Sand**

D. Quantity of contaminated soil removed for treatment (cubic yards):
(Indicate on the site map where the petroleum contaminated soil was excavated)
Approximately 3.8 cubic yards was excavated (based on 1.4 Tons per cubic yard and manifests (attached)). Site map attached.

How many cubic yards of the removed soil was petroleum saturated? **None**
(Indicate on the site map where the petroleum saturated soil was excavated)

[**Note**: If the volume removed is more than allowed in Guidance Document 3-01 *Excavation of Petroleum Contaminated Soil*, please document MPCA staff approval.]
Volume removed is not more than allowed in Guidance Document 3-01.

E. Were new tanks and/or piping and dispensers installed? (yes/**no**) If yes, what volume of contaminated soil was excavated to accommodate the installation of the new tanks and piping?
Not Applicable

F. If contaminated soil was removed to accommodate the installation of new tanks and/or piping, show your calculations for the amount of soil removal allowed using Table 3 in Guidance Document 3-01 *Excavation of Petroleum Contaminated Soil*.
Not Applicable

G. Was ground water encountered or a suspected perched water layer or was there evidence of a seasonally high ground water table (i.e. mottling)? (yes/**no**) At what depth? **N/A**

H. If ground water was not encountered during the excavation, what is the expected depth of ground water? **The expected depth of groundwater is 78 feet based on well log of nearby well from the Minnesota Well Index (Unique Number 278499 - attached).**

I. Additional investigation to determine the need for a Limited Site Investigation is necessary at sites with sandy or silty sandy soil, a water table within 25 feet of the ground surface, and visual or other evidence of soil remaining contamination. See Table 2 in Guidance Document 3-01 *Excavation of Petroleum Contaminated Soil.* If a soil boring is necessary, describe the soil screening and analytical results. Attach the boring logs and laboratory results to this report.
Additional investigation is not necessary at this site (which has sandy soil) because of the following:

1. **The water table is not within 25 feet of the ground surface (The water table is 78 feet below the ground surface based on well log of nearby well from the Minnesota Well Index (Unique Number 278499 - attached).**
2. **No visual or other evidence of contaminated soil remains.**

J. If no soil boring was performed, explain. **Not Applicable**

K. If ground water was encountered or if a soil boring was conducted, was there evidence of ground water contamination? (yes/no) Describe this evidence of contamination, e.g., free product (specify thickness), product sheen, ground water in contact with petroleum contaminated soil, water analytical

results, etc. **Note**: If you observe free product, contact MPCA staff immediately, as outlined in Guidance Document 2-02 *Free Product: Evaluation and Recovery*.

Soil vapor headspace analysis and soil analytical results showing contamination beneath dispensers and not under UST.

L. Was bedrock encountered in the excavation? (☐yes/ ☒ no) At what depth?

M. Were other unique conditions associated with this site? (☐ yes/ ☒ no) If so, explain.

PART V: SAMPLING INFORMATION

A. Briefly describe the field screening methods used to distinguish contaminated from uncontaminated soil:

1. **Soil was observed for any visual evidence of petroleum staining**
2. **Soil was placed in a sealed plastic bag and allowed to stand to develop head space in accordance with methods and procedures specified in MPCA Guidance Document 4-04. A Mini-RAE PID was used to measure vapors in all samples.**
3. **Soil was tested by the petroleum sheen test in accordance with methods and procedures specified in MPCA Guidance Document 4-04.**

B. List soil vapor headspace analysis results collected during excavation of tanks, lines and dispensers, valves, and transfer locations. (i.e., soils left in place when excavation is complete). Code the samples with sampling depths in parentheses as follows: sidewall samples S-1 (8 feet), S-2 (4 feet), etc.; bottom samples B-1 (13 feet), B-2 (14 feet), removed soil R-1 (4 feet), R-1 (8 feet), etc.; stockpile samples SP-1, etc; line samples L-1, L2, etc.; transfer locations T-1 (4 feet), T-1 (8 feet), etc.; dispensers D-1 (4 feet), etc. **Be sure the sample codes correspond with the site map in part VI, below.**

Note: Soil from D1(2), D2(2), D3(2), R-1(2) and R-2(2) was removed from site.

Sample Code	Soil Type	Reading ppm	Sample Code	Soil Type	Reading ppm
B1(12)	**Sand**	**4.8**	**B-1(3)**	**Sand**	**0.7**
B2(12)	**Sand**	**4.7**	**B-2(3)**	**Sand**	**0.6**
B3(15)	**Sand**	**7.9**	**S-1(2)**	**Sand**	**0.6**
D1(2)	**Sand**	**1,200**	**S-2(2)**	**Sand**	**0.4**
D2(2)	**Sand**	**1,600**	**S-3(2)**	**Sand**	**0.8**
D3(2)	**Sand**	**2,200**	**S-4(2)**	**Sand**	**0.7**
			R-1(2)	**Sand**	**216.0**
			R-2(2)	**Sand**	**215.0**

C. Was the "removed soil" placed back into the excavation basin? (☐ yes/ ☒ no)
If no, please complete Part VIII: Soil Treatment Information section. If yes, a Limited Site Investigation is necessary (see Guidance Document 4-01 *Soil and Ground Water Assessments Performed during Site Investigations*).

D. Briefly describe the soil analytical sampling and handling procedures used:

Nitrile gloves were used during handling of soils. Approximately 25 grams of soil was placed in a laboratory jar without preservative for analysis of DRO and 10 grams of soil was placed into a 40 ml vial with methanol for GRO and VOC analysis. All jars are placed in a cooler and chilled to 4 degrees Celsius for transport to the laboratory.

E. List below all soil sample analytical results from bottom and side wall samples collected after excavation of tanks, lines and dispensers, valves, and transfer locations (i.e., soils left in place when excavation is complete). Code the samples with sampling depths in parentheses as follows: sidewall samples S-1 (8 feet), S-2 (4 feet), etc.; bottom samples B-1 (13 feet), B-2 (14 feet), removed soil R-1 (4 feet), R-1 (8 feet), etc.; stockpile samples SP-1, etc; line samples L-1, L2, etc.; transfer locations T-1 (4 feet), T-1 (8 feet), etc.; dispensers D-1 (4 feet), etc.; **Be sure the sample codes correspond to the site map required in part VI.**

Sample Code	GRO/ DRO	Benzene mg/kg	Ethyl-benzene mg/kg	Toluene Mg/kg	Xylene mg/kg	MTBE mg/kg	Lead mg/kg
B-1(3)	**ND/30.0**	**ND**	**ND**	**ND**	**0.331**	**ND**	**NA**
B-2(3)	**ND/12.4**	**ND**	**ND**	**ND**	**0.0573**	**ND**	**NA**
S-1(2)	**ND/9.8**	**ND**	**ND**	**ND**	**ND**	**ND**	**NA**
S-2(2)	**ND/ND**	**ND**	**ND**	**ND**	**ND**	**ND**	**NA**
S-3(2)	**ND/14.0**	**ND**	**ND**	**0.0805**	**ND**	**ND**	**NA**
S-4(2)	**ND/ND**	**ND**	**ND**	**ND**	**ND**	**ND**	**NA**
SP-1	**ND/61.1**	**ND**	**ND**	**ND**	**ND**	**ND**	**NA**
SP-2	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**40.3**

ND = no detect
NA = not tested

Note: Attach copies of laboratory reports and chain of custody forms.

PART VI: FIGURES

Attach the following figures to this report:

1. Site location map.
2. Site map(s) drawn to scale illustrating the following:
   a. Location of all present and former tanks, piping, and dispensers;
   b. Location of surface soil contamination
   c. Location of other structures (buildings, canopies, etc.);
   d. Adjacent city, township, or county roadways;
   e. Dimensions of excavation(s), including contour lines (maximum 2-foot contour intervals) to represent the depths of the final excavation(s);

f. Location of soil screening samples (e.g. R-1), soil analytical samples (e.g., S-1 or B-1), and any soil borings (e.g., SB-1). Also, attach all boring logs.
g. North arrow, bar scale and map legend.
h. Provide location of any on-site water wells. If on-site water wells exist, please provide well logs and/or construction diagrams.
i. Locations of new tanks, piping and dispensers, if installed.

PART VII: CONCLUSIONS AND RECOMMENDATIONS

Recommendation for site: ☒ site closure
☐ additional investigation

Justify the recommendations for the site. If no further action is necessary, the MPCA staff will review this report following notification of soil treatment.

No further action is necessary and site closure is recommended because of the following:

1. **The soil contamination has been removed from the site.**
2. **No other exposure pathways were identified at this site.**
3. **Groundwater is not considered to be at risk because soil contamination has been removed from the site and the thickness of soils before any contamination would encountered the water table.**
4. **No contamination was detected in the soil remaining in the site.**

PART VIII: SOIL TREATMENT INFORMATION

A. Soil treatment method used (thermal, land application, composting, other). If you choose "other" specify treatment method: **Transported to SKB Environmental**

B. Location of treatment site/facility: **SKB Environmental, 13425 Courthouse Blvd., Rosemount, MN 55068**

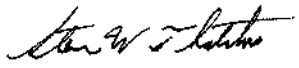
C. Date MPCA approved soil treatment (if thermal treatment was used, indicate date that the MPCA-permitted thermal treatment facility agreed to accept soil): **NA**

D. Identify the location of stockpiled contaminated soil:
See attached map

PART IX: CONSULTANT (OR OTHER) PREPARING THIS REPORT

By signing this document, I/we acknowledge that we are submitting this document on behalf of and as agents of the responsible person or volunteer for this leak site. I/we acknowledge that if information in this document is inaccurate or incomplete, it will delay the completion of remediation and may harm the environment and may result in reduction of reimbursement awards. In addition, I/we acknowledge on behalf of the responsible person or volunteer for this leak site that if this document is determined to contain a false material statement, representation, or certification, or if it omits material information, the responsible person or volunteer may be found to be in violation of Minn. Stat. § 115.075 (1994) or Minn. 7000.0300 (Duty of Candor), and that the responsible person or volunteer may be liable for civil penalties.

MPCA staff are instructed to reject unsigned excavation reports or if the report form has been altered.

Name and Title:	Signature:	Date signed:
Steven W. Thatcher, P.E., Project Manager		9-25-18

Company and mailing address: Thatcher Engineering, Inc.
6201 Creek Valley Road
Edina, MN 55439

Telephone 612-867-7234 Fax: 612-781-2188

If additional investigation is not necessary, please mail this form and all necessary attachments to the MPCA project manager. If additional investigation is necessary, include this form as an appendix to Guidance Document 4-06 *Investigation Report Form*. **MPCA staff will not review excavation reports indicating a limited site investigation is necessary unless the limited site investigation has been completed.**

Web pages and phone numbers

MPCA staff	http://pca.state.mn.us/pca/staff/index.cfm
MPCA toll free	**1-800-657-3864**
Petroleum Remediation Program web page	http://www.pca.state.mn.us/programs/lust_p.html
MPCA Infor. Request	http://www.pca.state.mn.us/about/inforequest.html
MPCA Petroleum Brownfields Program	http://www.pca.state.mn.us/programs/vpic_p.html
PetroFund Web Page	http://www.state.mn.us/cgi-bin/portal/mn/jsp/content.do?id=-536881377&agency=Commerce
PetroFund Phone	**651-297-1119**, or **1-800-638-0418**
State Duty Officer	**651-649-5451 or 1-800-422-0798**

Upon request, this document can be made available in other formats, including Braille, large print and audio tape. TTY users call 651/282-5332 or 1-800-657-3864 (voice/TTY).

Printed on recycled paper containing at least 10 percent fibers from paper recycled by consumers.

FIGURES

STILLWATER PRISON
970
Google Maps Pickett Ave N
BAYPORT, MN 55003



SITE LOCATION MAP

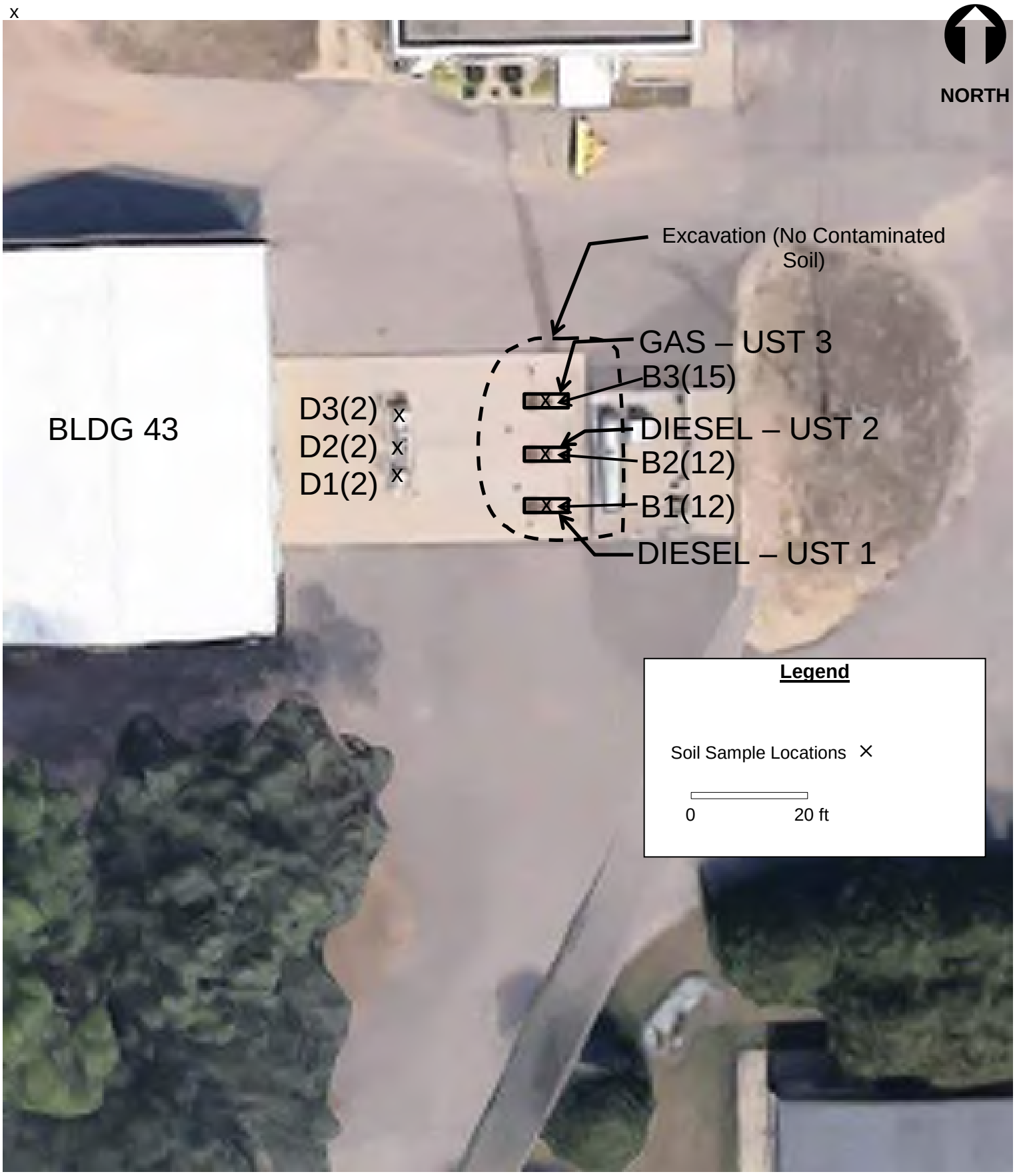
6/26/17



Thatcher
engineering + environmental solutions

Thatcher Engineering, Inc.
6201 Creek Valley Road
Edina, MN 55439
Phone: (612) 781-2188
www.thatcher-eng.com
sthatcher@thatcher-eng.com

FIGURE: 2	PROJECT TITLE: Stillwater Prison
	DRAWING TITLE: Site Location Map
	PROJECT LOCATION: Bayport, MN
	DRAWN BY: CCU / SCALE: 1" = 345'



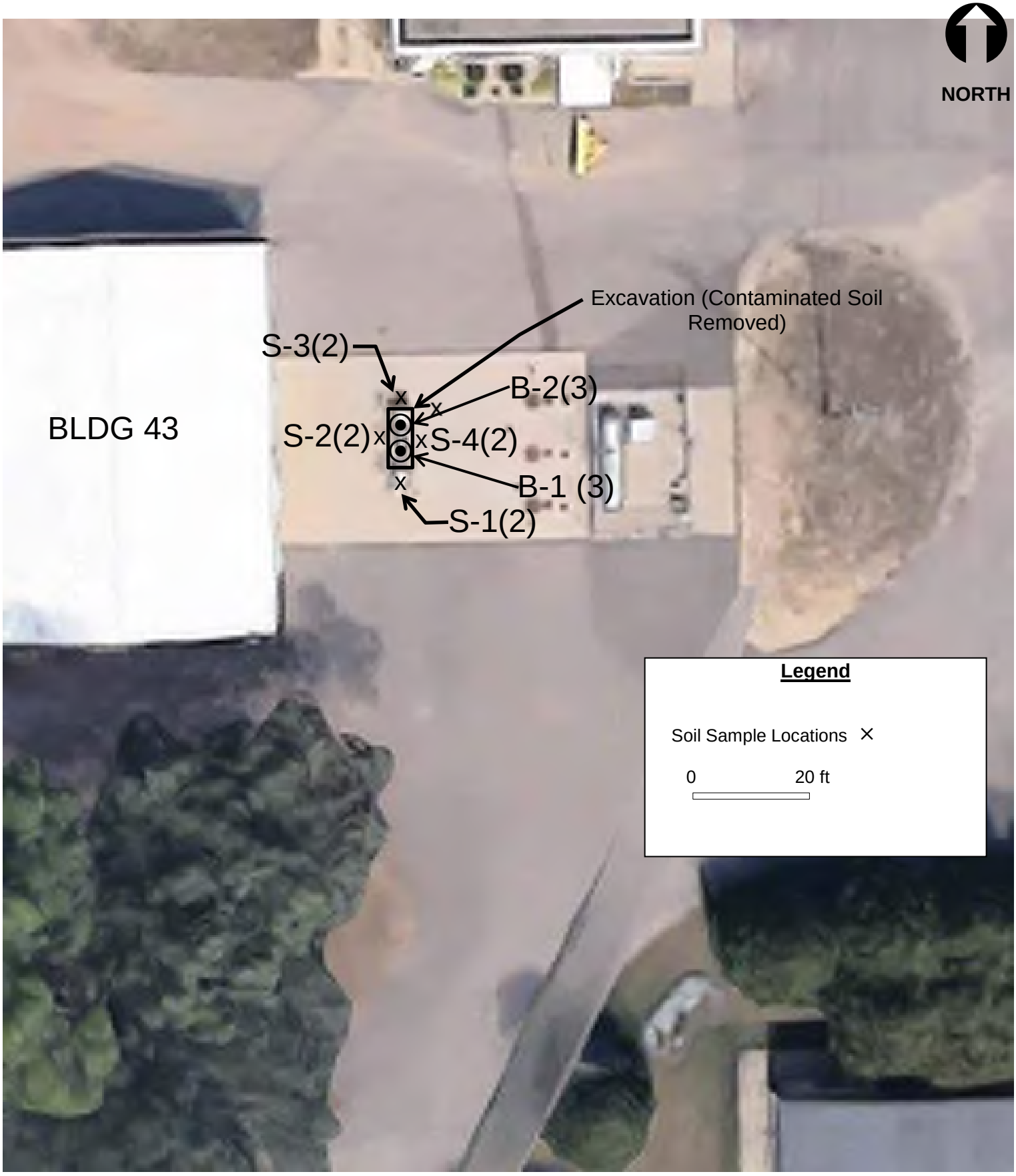
Thatcher
engineering + environmental solutions

Thatcher Engineering, Inc.
6201 Creek Valley Road
Edina, MN 55439
Phone: (612) 781-2188
www.thatcher-eng.com
sthatcher@thatcher-eng.com

FIGURE:

2.1

PROJECT TITLE: Stillwater Prison	
DRAWING TITLE: Site Map 1 - 6/26/17	
PROJECT LOCATION: Bayport, MN	
DRAWN BY: CCU	SCALE: On Map



Thatcher
engineering + environmental solutions

Thatcher Engineering, Inc.
6201 Creek Valley Road
Edina, MN 55439
Phone: (612) 781-2188
www.thatcher-eng.com
sthatcher@thatcher-eng.com

FIGURE:

2.2

PROJECT TITLE: Stillwater Prison	
DRAWING TITLE: Site Map 2 - 6/28/17	
PROJECT LOCATION: Bayport, MN	
DRAWN BY: CCU	SCALE: On Map



Thatcher
engineering + environmental solutions

Thatcher Engineering, Inc.
6201 Creek Valley Road
Edina, MN 55439
Phone: (612) 781-2188
www.thatcher-eng.com
sthatcher@thatcher-eng.com

FIGURE:

2.3

PROJECT TITLE: Stillwater Prison	
DRAWING TITLE: Location of all Tanks	
PROJECT LOCATION: Bayport, MN	
DRAWN BY: CCU	SCALE: 1" = 345'

APPENDIX A

Tank Pull Form with Maps

TANK PULL FORM

Site Information:

Date: 6/26/17 Weather Conditions: 70°F SUNNY

Name of Site: STILLWATER PRISON Address:
(MN CORRECTIONAL FACILITY) 970 PICKETT AVE. N, BAYPORT, MN 55003

On-site Contact, Title, Phone #

Owner/Operator: Mailing Address:

Owner/Operator Phone Number: Fax Number:

Dates Owner operated Tank(s): Others onsite:

Date Tank(s) pulled:

10 day notif. to MPCA: Tank Supervisor & #:

Tank Remover: ZAHL ,Contractor certification #:

The tank(s) disposed at: P.O. Number

Tank Information:

1. Capac: 4,000 Gall, Steel/(Fiber), Tank Dimensions 15x8' Contents: DIESEL
Age: Date Registered Leak Detection: (Sticking/Gauging):
Corros.Protec.(anodes/impresed) Spill Bucket? Overfill Protec (float valve/alarm):
Suction/pressure piping? Check valve at pump/tank? Pipe leak detec?: Corros. Protect?:
Amount sludge removed from tank:

2. Capac: 4,000 Gall, Steel/(Fiber), Tank Dimensions 15'x8' Contents: DIESEL
Age: Date Registered Leak Detection: (Sticking/Gauging):
Corros.Protec.(anodes/impresed) Spill Bucket? Overfill Protec (float valve/alarm):
Suction/pressure piping? Check valve at pump/tank? Pipe leak detec?: Corros. Protect?:
Amount sludge removed from tank:

3. Capac: 4,000 Gall, Steel/(Fiber), Tank Dimensions 15'x8' Contents: GAS
Age: Date Registered Leak Detection: (Sticking/Gauging):
Corros.Protec.(anodes/impresed) Spill Bucket? Overfill Protec (float valve/alarm):
Suction/pressure piping? Check valve at pump/tank? Pipe leak detec?: Corros. Protect?:
Amount sludge removed from tank:

4. Capac: Gall, Steel/Fiber, Tank Dimensions Contents:
Age: Date Registered Leak Detection: (Sticking/Gauging):
Corros.Protec.(anodes/impresed) Spill Bucket? Overfill Protec (float valve/alarm):
Suction/pressure piping? Check valve at pump/tank? Pipe leak detec?: Corros. Protect?:
Amount sludge removed from tank:

5. Capac: Gall, Steel/Fiber, Tank Dimensions Contents:
Age: Date Registered Leak Detection: (Sticking/Gauging):
Corros.Protec.(anodes/impresed) Spill Bucket? Overfill Protec (float valve/alarm):
Suction/pressure piping? Check valve at pump/tank? Pipe leak detec?: Corros. Protect?:
Amount sludge removed from tank:

UST Assessment Form
May 1, 2001
Page 2

UST Assessment

UST 1 = good
UST 2 = good
UST 3 = good

- Tank(s)Condition
- Describe pump island/dispenser/location(s): 3 dispensers located west of tank - 3\15'
  Excavation Dimensions: 30' x 25' x 12-15' Depth (estim.) to GW: None encountered
- Tank fill material: SP light brn fine-coarse w/pebbles Native Soil: SMSP light brn fine-to coarse
- Surface Cover at and near excavation: Concrete pad (demoed) SMSP light brown fine-coarse
  Any visible/odor/OVM contamination present? Describe: Yes at dispenser locations
  When Called in to Duty Officer: 11/15 Steve Trattner
  Probable Source of Contam.: ~~leaked~~ from tanks
- Source of Drinking Water (location) ~~COLOR~~ WELLS - MN CORRECTIONAL FACILITY - STILLWATER DRINKING WATER SUPPLY MANAGEMENT AREA
  ~~Other Unique conditions (utilities over basin, Etc.)~~:

Site Sketch-Showing Sampling Locations:

(SEE ATTACHMENT)

SAMPLE	PID
B1 (12')	4.8
B2 (12')	4.7
B3 (15')	7.9
D1 (2')	1200+
D2 (2')	1600+
D3 (2')	2200+

(BACKGROUND = 0.0)

SMSP dk brn fine to coarse, no odor, moist

↓

SM dk brn fine-coarse, odor, moist

↓

STILLWATER PRISON
970
Google Maps Pickett Ave N
BAYPORT, MN 55003



SITE LOCATION MAP

6/26/17

Google Maps

STILLWATER PRISON
970 Pickett Ave N
BAYPORT, MN 55003

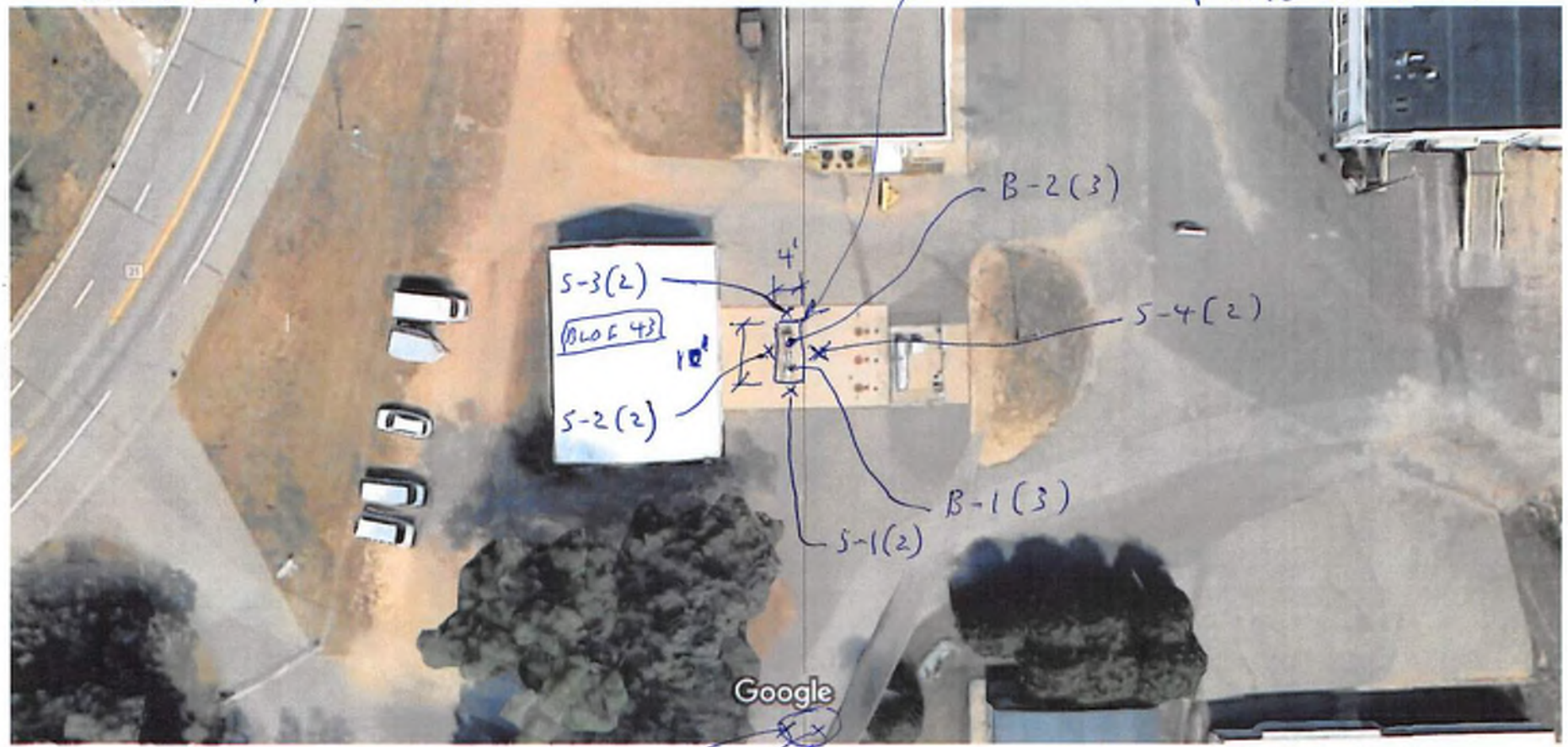


Imagery ©2017 Google, Map data ©2017 Google 20 ft

SITE MAP 1

6/26/17

STILLWATER PRISON
970 Pickett Ave N
BAYPORT, MN 55003



SITE MAP 2

6/28/17

APPENDIX B

Laboratory Analytical Reports

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

July 05, 2017

Mr. Steve Thatcher
Thatcher Engineering
6201 Creek Valley Road
Edina, MN 55439

RE: Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Dear Mr. Thatcher:
Enclosed are the analytical results for sample(s) received by the laboratory on June 26, 2017. The results relate only to the samples included in this report. Results reported herein conform to the most current, applicable TNI/NELAC standards and the laboratory's Quality Assurance Manual, where applicable, unless otherwise noted in the body of the report.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Kang Khang for
Amanda Albrecht
amanda.albrecht@pacelabs.com
(612)607-6382
Project Manager

Enclosures

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

CERTIFICATIONS

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Minnesota Certification IDs

1700 Elm Street SE, Suite 200, Minneapolis, MN 55414
A2LA Certification #: 2926.01
Alabama Certification #: 40770
Alaska Contaminated Sites Certification #: UST-078
Alaska DW Certification #: MN00064
Arizona Certification #: AZ0014
Arkansas Certification #: 88-0680
California Certification #: MN00064
CNMI Saipan Certification #:MP0003
Colorado Certification #: MN00064
Connecticut Certification #: PH-0256
EPA Region 8 Certification #: 8TMS-L
Florida Certification #: E87605
Georgia Certification #: 959
Guam EPA Certification #: MN00064
Hawaii Certification #: MN00064
Idaho Certification #: MN00064
Illinois Certification #: 200011
Indiana Certification #: C-MN-01
Iowa Certification #: 368
Kansas Certification #: E-10167
Kentucky DW Certification #: 90062
Kentucky WW Certification #: 90062
Louisiana DEQ Certification #: 03086
Louisiana DW Certification #: MN00064
Maine Certification #: MN00064
Maryland Certification #: 322
Michigan Certification #: 9909
Minnesota Certification #: 027-053-137
Mississippi Certification #: MN00064
Montana Certification #: CERT0092
Nebraska Certification #: NE-OS-18-06
Nevada Certification #: MN00064
New Hampshire Certification #: 2081
New Jersey Certification #: MN002
New York Certification #: 11647
North Carolina DW Certification #: 27700
North Carolina WW Certification #: 530
North Dakota Certification #: R-036
Ohio DW Certification #: 41244
Ohio VAP Certification #: CL101
Oklahoma Certification #: 9507
Oregon NwTPH Certification #: MN300001
Oregon Secondary Certification #: MN200001
Pennsylvania Certification #: 68-00563
Puerto Rico Certification #: MN00064
South Carolina Certification #:74003001
Tennessee Certification #: TN02818
Texas Certification #: T104704192
Utah Certification #: MN00064
Virginia Certification #: 460163
Washington Certification #: C486
West Virginia DW Certification #: 9952 C
West Virginia WW Certification #: 382
Wisconsin Certification #: 999407970
Wyoming via EPA Region 8 Certification #: 8TMS-L

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

SAMPLE SUMMARY

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Lab ID	Sample ID	Matrix	Date Collected	Date Received
10393656001	**B1 (12')**	Solid	06/26/17 15:29	06/26/17 17:25
10393656002	**B2 (12')**	Solid	06/26/17 15:30	06/26/17 17:25
10393656003	**B3 (15')**	Solid	06/26/17 15:38	06/26/17 17:25
10393656004	**D1 (2')**	Solid	06/26/17 15:21	06/26/17 17:25
10393656005	**D2 (2')**	Solid	06/26/17 15:24	06/26/17 17:25
10393656006	**D3 (2')**	Solid	06/26/17 15:25	06/26/17 17:25
10393656007	**MeOH Trip Blank**	Solid	06/26/17 00:00	06/26/17 17:25

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

SAMPLE ANALYTE COUNT

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Lab ID	Sample ID	Method	Analysts	Analytes Reported
10393656001	**B1 (12')**	WI MOD DRO	MT	2
		WI MOD GRO	KMZ	2
		ASTM D2974	JDL	1
		EPA 8260B	CD2	8
10393656002	**B2 (12')**	WI MOD DRO	MT	2
		WI MOD GRO	KMZ	2
		ASTM D2974	JDL	1
		EPA 8260B	CD2	8
10393656003	**B3 (15')**	WI MOD DRO	MT	2
		WI MOD GRO	KMZ	2
		ASTM D2974	JDL	1
		EPA 8260B	CD2	8
10393656004	**D1 (2')**	WI MOD DRO	MT	2
		WI MOD GRO	KMZ	2
		ASTM D2974	JDL	1
		EPA 8260B	CD2	8
10393656005	**D2 (2')**	WI MOD DRO	MT	2
		WI MOD GRO	KMZ	2
		ASTM D2974	JDL	1
		EPA 8260B	CD2	8
10393656006	**D3 (2')**	WI MOD DRO	MT	2
		WI MOD GRO	KMZ	2
		ASTM D2974	JDL	1
		EPA 8260B	CD2	8
10393656007	**MeOH Trip Blank**	WI MOD GRO	KMZ	2
		EPA 8260B	CD2	8

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Sample: B1 (12') **Lab ID: 10393656001** Collected: 06/26/17 15:29 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	**7.9**	mg/kg	7.9	1	06/28/17 08:56	07/03/17 13:29		T6
Surrogates								
n-Triacontane (S)	91	%.	50-150	1	06/28/17 08:56	07/03/17 13:29	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	10.3	1	06/29/17 09:25	06/30/17 08:12		
Surrogates								
a,a,a-Trifluorotoluene (S)	101	%.	80-150	1	06/29/17 09:25	06/30/17 08:12	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**4.5**	%	0.10	1		06/29/17 17:49		
8260B MSV UST	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Benzene	ND	ug/kg	52.3	1	06/28/17 11:42	06/29/17 06:08	71-43-2	
Ethylbenzene	ND	ug/kg	52.3	1	06/28/17 11:42	06/29/17 06:08	100-41-4	
Methyl-tert-butyl ether	ND	ug/kg	52.3	1	06/28/17 11:42	06/29/17 06:08	1634-04-4	
Toluene	ND	ug/kg	52.3	1	06/28/17 11:42	06/29/17 06:08	108-88-3	
Xylene (Total)	ND	ug/kg	157	1	06/28/17 11:42	06/29/17 06:08	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	82	%.	75-125	1	06/28/17 11:42	06/29/17 06:08	17060-07-0	
Toluene-d8 (S)	95	%.	75-125	1	06/28/17 11:42	06/29/17 06:08	2037-26-5	
4-Bromofluorobenzene (S)	93	%.	75-125	1	06/28/17 11:42	06/29/17 06:08	460-00-4	

Sample: B2 (12') **Lab ID: 10393656002** Collected: 06/26/17 15:30 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	ND	mg/kg	8.0	1	06/28/17 08:56	07/03/17 14:19		
Surrogates								
n-Triacontane (S)	92	%.	50-150	1	06/28/17 08:56	07/03/17 14:19	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	10.4	1	06/29/17 09:43	06/29/17 20:32		
Surrogates								
a,a,a-Trifluorotoluene (S)	108	%.	80-150	1	06/29/17 09:43	06/29/17 20:32	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**6.0**	%	0.10	1		06/29/17 17:49		
8260B MSV UST	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Benzene	ND	ug/kg	52.0	1	06/28/17 11:42	06/29/17 06:25	71-43-2	
Ethylbenzene	ND	ug/kg	52.0	1	06/28/17 11:42	06/29/17 06:25	100-41-4	
Methyl-tert-butyl ether	ND	ug/kg	52.0	1	06/28/17 11:42	06/29/17 06:25	1634-04-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Sample: B2 (12') **Lab ID: 10393656002** Collected: 06/26/17 15:30 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV UST	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Toluene	ND	ug/kg	52.0	1	06/28/17 11:42	06/29/17 06:25	108-88-3	
Xylene (Total)	ND	ug/kg	156	1	06/28/17 11:42	06/29/17 06:25	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	86	%.	75-125	1	06/28/17 11:42	06/29/17 06:25	17060-07-0	
Toluene-d8 (S)	94	%.	75-125	1	06/28/17 11:42	06/29/17 06:25	2037-26-5	
4-Bromofluorobenzene (S)	93	%.	75-125	1	06/28/17 11:42	06/29/17 06:25	460-00-4	

Sample: B3 (15') **Lab ID: 10393656003** Collected: 06/26/17 15:38 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	ND	mg/kg	9.2	1	06/28/17 08:56	07/03/17 14:12		
Surrogates								
n-Triacontane (S)	94	%.	50-150	1	06/28/17 08:56	07/03/17 14:12	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	10.1	1	06/29/17 09:43	06/29/17 20:55		
Surrogates								
a,a,a-Trifluorotoluene (S)	107	%.	80-150	1	06/29/17 09:43	06/29/17 20:55	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**3.7**	%	0.10	1		06/29/17 18:15		
8260B MSV UST	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Benzene	ND	ug/kg	52.2	1	06/28/17 11:42	06/29/17 06:42	71-43-2	
Ethylbenzene	ND	ug/kg	52.2	1	06/28/17 11:42	06/29/17 06:42	100-41-4	
Methyl-tert-butyl ether	ND	ug/kg	52.2	1	06/28/17 11:42	06/29/17 06:42	1634-04-4	
Toluene	ND	ug/kg	52.2	1	06/28/17 11:42	06/29/17 06:42	108-88-3	
Xylene (Total)	ND	ug/kg	156	1	06/28/17 11:42	06/29/17 06:42	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	85	%.	75-125	1	06/28/17 11:42	06/29/17 06:42	17060-07-0	
Toluene-d8 (S)	94	%.	75-125	1	06/28/17 11:42	06/29/17 06:42	2037-26-5	
4-Bromofluorobenzene (S)	94	%.	75-125	1	06/28/17 11:42	06/29/17 06:42	460-00-4	

Sample: D1 (2') **Lab ID: 10393656004** Collected: 06/26/17 15:21 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	**47800**	mg/kg	5510	100	06/28/17 08:56	07/05/17 08:34		

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Sample: D1 (2') **Lab ID: 10393656004** Collected: 06/26/17 15:21 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
Surrogates								
n-Triacontane (S)	0	%.	50-150	100	06/28/17 08:56	07/05/17 08:34	638-68-6	S4
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	**1610**	mg/kg	143	10	06/29/17 09:43	06/29/17 19:19		
Surrogates								
a,a,a-Trifluorotoluene (S)	101	%.	80-150	10	06/29/17 09:43	06/29/17 19:19	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**12.0**	%	0.10	1		06/29/17 18:15		
8260B MSV UST	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Benzene	**401**	ug/kg	401	5	06/28/17 11:42	06/29/17 13:10	71-43-2	
Ethylbenzene	**10500**	ug/kg	401	5	06/28/17 11:42	06/29/17 13:10	100-41-4	
Methyl-tert-butyl ether	ND	ug/kg	401	5	06/28/17 11:42	06/29/17 13:10	1634-04-4	
Toluene	**7710**	ug/kg	401	5	06/28/17 11:42	06/29/17 13:10	108-88-3	
Xylene (Total)	**60100**	ug/kg	1200	5	06/28/17 11:42	06/29/17 13:10	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	82	%.	75-125	5	06/28/17 11:42	06/29/17 13:10	17060-07-0	
Toluene-d8 (S)	100	%.	75-125	5	06/28/17 11:42	06/29/17 13:10	2037-26-5	
4-Bromofluorobenzene (S)	106	%.	75-125	5	06/28/17 11:42	06/29/17 13:10	460-00-4	

Sample: D2 (2') **Lab ID: 10393656005** Collected: 06/26/17 15:24 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	**31300**	mg/kg	5250	100	06/28/17 08:56	07/05/17 08:27		
Surrogates								
n-Triacontane (S)	0	%.	50-150	100	06/28/17 08:56	07/05/17 08:27	638-68-6	S4
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	**2060**	mg/kg	143	10	06/29/17 09:43	06/29/17 19:44		
Surrogates								
a,a,a-Trifluorotoluene (S)	97	%.	80-150	10	06/29/17 09:43	06/29/17 19:44	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**11.4**	%	0.10	1		06/29/17 18:15		
8260B MSV UST	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Benzene	**420**	ug/kg	275	5	06/28/17 11:42	06/29/17 08:10	71-43-2	
Ethylbenzene	**7940**	ug/kg	275	5	06/28/17 11:42	06/29/17 08:10	100-41-4	
Methyl-tert-butyl ether	ND	ug/kg	275	5	06/28/17 11:42	06/29/17 08:10	1634-04-4	
Toluene	**9570**	ug/kg	275	5	06/28/17 11:42	06/29/17 08:10	108-88-3	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Sample: D2 (2') **Lab ID: 10393656005** Collected: 06/26/17 15:24 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV UST	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Xylene (Total)	**42000**	ug/kg	826	5	06/28/17 11:42	06/29/17 08:10	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	84	%.	75-125	5	06/28/17 11:42	06/29/17 08:10	17060-07-0	
Toluene-d8 (S)	100	%.	75-125	5	06/28/17 11:42	06/29/17 08:10	2037-26-5	
4-Bromofluorobenzene (S)	106	%.	75-125	5	06/28/17 11:42	06/29/17 08:10	460-00-4	

Sample: D3 (2') **Lab ID: 10393656006** Collected: 06/26/17 15:25 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	**675**	mg/kg	91.3	10	06/28/17 08:56	07/05/17 08:20		T6,T7
Surrogates								
n-Triacontane (S)	0	%.	50-150	10	06/28/17 08:56	07/05/17 08:20	638-68-6	S4
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	**1250**	mg/kg	210	20	06/29/17 09:43	06/30/17 10:15		
Surrogates								
a,a,a-Trifluorotoluene (S)	107	%.	80-150	20	06/29/17 09:43	06/30/17 10:15	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**8.7**	%	0.10	1		06/29/17 18:15		
8260B MSV UST	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Benzene	**1690**	ug/kg	53.8	1	06/28/17 11:42	06/29/17 07:00	71-43-2	
Ethylbenzene	**21500**	ug/kg	538	10	06/28/17 11:42	06/29/17 13:27	100-41-4	
Methyl-tert-butyl ether	ND	ug/kg	53.8	1	06/28/17 11:42	06/29/17 07:00	1634-04-4	
Toluene	**42400**	ug/kg	538	10	06/28/17 11:42	06/29/17 13:27	108-88-3	
Xylene (Total)	**128000**	ug/kg	1610	10	06/28/17 11:42	06/29/17 13:27	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	94	%.	75-125	1	06/28/17 11:42	06/29/17 07:00	17060-07-0	
Toluene-d8 (S)	101	%.	75-125	1	06/28/17 11:42	06/29/17 07:00	2037-26-5	
4-Bromofluorobenzene (S)	102	%.	75-125	1	06/28/17 11:42	06/29/17 07:00	460-00-4	

Sample: MeOH Trip Blank **Lab ID: 10393656007** Collected: 06/26/17 00:00 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "wet-weight" basis

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	10.0	1	06/29/17 09:43	06/30/17 03:22		
Surrogates								
a,a,a-Trifluorotoluene (S)	108	%.	80-150	1	06/29/17 09:43	06/30/17 03:22	98-08-8	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Sample: MeOH Trip Blank **Lab ID: 10393656007** Collected: 06/26/17 00:00 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "wet-weight" basis

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV UST	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Benzene	ND	ug/kg	50.0	1	06/28/17 11:42	06/29/17 04:40	71-43-2	
Ethylbenzene	ND	ug/kg	50.0	1	06/28/17 11:42	06/29/17 04:40	100-41-4	
Methyl-tert-butyl ether	ND	ug/kg	50.0	1	06/28/17 11:42	06/29/17 04:40	1634-04-4	
Toluene	ND	ug/kg	50.0	1	06/28/17 11:42	06/29/17 04:40	108-88-3	
Xylene (Total)	ND	ug/kg	150	1	06/28/17 11:42	06/29/17 04:40	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	84	%.	75-125	1	06/28/17 11:42	06/29/17 04:40	17060-07-0	
Toluene-d8 (S)	95	%.	75-125	1	06/28/17 11:42	06/29/17 04:40	2037-26-5	
4-Bromofluorobenzene (S)	94	%.	75-125	1	06/28/17 11:42	06/29/17 04:40	460-00-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

QC Batch: 482402 — Analysis Method: WI MOD GRO
QC Batch Method: EPA 5030 Medium Soil — Analysis Description: WIGRO Solid GCV
Associated Lab Samples: 10393656001

METHOD BLANK: 2627640 — Matrix: Solid
Associated Lab Samples: 10393656001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Gasoline Range Organics	mg/kg	ND	10.0	06/30/17 01:32	
a,a,a-Trifluorotoluene (S)	%.	101	80-150	06/30/17 01:32	

LABORATORY CONTROL SAMPLE & LCSD: 2627641 2627642

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Gasoline Range Organics	mg/kg	50	44.4	47.6	89	95	80-120	7	20	
a,a,a-Trifluorotoluene (S)	%.				101	102	80-150			

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2627643 2627644

Parameter	Units	10393655011 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Gasoline Range Organics	mg/kg	ND	60.3	60.7	61.2	67.6	100	110	80-120	10	20	
a,a,a-Trifluorotoluene (S)	%.						102	101	80-150			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

QC Batch: 482405 Analysis Method: WI MOD GRO
QC Batch Method: EPA 5030 Medium Soil Analysis Description: WIGRO Solid GCV
Associated Lab Samples: 10393656002, 10393656003, 10393656004, 10393656005, 10393656006, 10393656007

METHOD BLANK: 2627648 Matrix: Solid
Associated Lab Samples: 10393656002, 10393656003, 10393656004, 10393656005, 10393656006, 10393656007

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Gasoline Range Organics	mg/kg	ND	10.0	06/29/17 17:13	
a,a,a-Trifluorotoluene (S)	%.	108	80-150	06/29/17 17:13	

LABORATORY CONTROL SAMPLE & LCSD: 2627649 2627650

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Gasoline Range Organics	mg/kg	50	56.1	57.3	112	115	80-120	2	20	
a,a,a-Trifluorotoluene (S)	%.				108	109	80-150			

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2627651 2627652

Parameter	Units	10393664003 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Gasoline Range Organics	mg/kg	ND	56.4	56	67.7	69.1	118	121	80-120	2	20	M1
a,a,a-Trifluorotoluene (S)	%.						109	108	80-150			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

QC Batch: 482549 Analysis Method: ASTM D2974
QC Batch Method: ASTM D2974 Analysis Description: Dry Weight/Percent Moisture
Associated Lab Samples: 10393656001, 10393656002

SAMPLE DUPLICATE: 2628517

Parameter	Units	10393483001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	4.8	4.7	3	30	

SAMPLE DUPLICATE: 2628831

Parameter	Units	10392962001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	15.1	13.4	12	30	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

QC Batch: 482569 Analysis Method: ASTM D2974
QC Batch Method: ASTM D2974 Analysis Description: Dry Weight/Percent Moisture
Associated Lab Samples: 10393656003, 10393656004, 10393656005, 10393656006

SAMPLE DUPLICATE: 2628577

Parameter	Units	10394126001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	23.9	20.8	14	30	

SAMPLE DUPLICATE: 2628578

Parameter	Units	10393733001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	6.3	6.0	5	30	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

QC Batch: 482123 Analysis Method: EPA 8260B
QC Batch Method: EPA 5035/5030B Analysis Description: 8260B MSV UST
Associated Lab Samples: 10393656001, 10393656002, 10393656003, 10393656004, 10393656005, 10393656006, 10393656007

METHOD BLANK: 2625888 Matrix: Solid
Associated Lab Samples: 10393656001, 10393656002, 10393656003, 10393656004, 10393656005, 10393656006, 10393656007

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Benzene	ug/kg	ND	50.0	06/29/17 04:23	
Ethylbenzene	ug/kg	ND	50.0	06/29/17 04:23	
Methyl-tert-butyl ether	ug/kg	ND	50.0	06/29/17 04:23	
Toluene	ug/kg	ND	50.0	06/29/17 04:23	
Xylene (Total)	ug/kg	ND	150	06/29/17 04:23	
1,2-Dichloroethane-d4 (S)	%.	84	75-125	06/29/17 04:23	
4-Bromofluorobenzene (S)	%.	94	75-125	06/29/17 04:23	
Toluene-d8 (S)	%.	95	75-125	06/29/17 04:23	

LABORATORY CONTROL SAMPLE & LCSD: 2625889 2625890

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Benzene	ug/kg	1000	812	807	81	81	61-125	1	20	
Ethylbenzene	ug/kg	1000	843	866	84	87	65-125	3	20	
Methyl-tert-butyl ether	ug/kg	1000	822	811	82	81	60-125	1	20	
Toluene	ug/kg	1000	871	844	87	84	67-125	3	20	
Xylene (Total)	ug/kg	3000	2620	2670	87	89	67-125	2	20	
1,2-Dichloroethane-d4 (S)	%.				88	87	75-125			
4-Bromofluorobenzene (S)	%.				92	93	75-125			
Toluene-d8 (S)	%.				95	95	75-125			

MATRIX SPIKE SAMPLE: 2625891

Parameter	Units	10393330001 Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
Benzene	ug/kg	ND	812	1050	130	54-150	
Ethylbenzene	ug/kg	ND	812	1110	136	58-150	
Methyl-tert-butyl ether	ug/kg	ND	812	1020	125	60-148	
Toluene	ug/kg	ND	812	1110	136	60-150	
Xylene (Total)	ug/kg	ND	2440	3340	137	55-150	
1,2-Dichloroethane-d4 (S)	%.				83	75-125	
4-Bromofluorobenzene (S)	%.				94	75-125	
Toluene-d8 (S)	%.				96	75-125	

SAMPLE DUPLICATE: 2625892

Parameter	Units	10393330004 Result	Dup Result	RPD	Max RPD	Qualifiers
Benzene	ug/kg	ND	ND		30	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

SAMPLE DUPLICATE: 2625892

Parameter	Units	10393330004 Result	Dup Result	RPD	Max RPD	Qualifiers
Ethylbenzene	ug/kg	ND	ND		30	
Methyl-tert-butyl ether	ug/kg	ND	ND		30	
Toluene	ug/kg	ND	ND		30	
Xylene (Total)	ug/kg	ND	ND		30	
1,2-Dichloroethane-d4 (S)	%.	84	85	11		
4-Bromofluorobenzene (S)	%.	93	92	10		
Toluene-d8 (S)	%.	95	95	11		

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

QC Batch: 482080 Analysis Method: WI MOD DRO
QC Batch Method: WI MOD DRO Analysis Description: WIDRO GCS
Associated Lab Samples: 10393656001, 10393656002, 10393656003, 10393656004, 10393656005, 10393656006

METHOD BLANK: 2625770 Matrix: Solid
Associated Lab Samples: 10393656001, 10393656002, 10393656003, 10393656004, 10393656005, 10393656006

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
WDRO C10-C28	mg/kg	ND	10.0	07/03/17 12:11	
n-Triacontane (S)	%.	85	50-150	07/03/17 12:11	

LABORATORY CONTROL SAMPLE & LCSD: 2625771 2625772

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
WDRO C10-C28	mg/kg	80	68.3	70.7	85	88	70-120	3	20	
n-Triacontane (S)	%.				90	88	50-150			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALIFIERS

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

ANALYTE QUALIFIERS

M1	Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.
S4	Surrogate recovery not evaluated against control limits due to sample dilution.
T6	High boiling point hydrocarbons are present in the sample.
T7	Low boiling point hydrocarbons are present in the sample.

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
10393656001	**B1 (12')**	WI MOD DRO	482080	WI MOD DRO	483126
10393656002	**B2 (12')**	WI MOD DRO	482080	WI MOD DRO	483126
10393656003	**B3 (15')**	WI MOD DRO	482080	WI MOD DRO	483126
10393656004	**D1 (2')**	WI MOD DRO	482080	WI MOD DRO	483126
10393656005	**D2 (2')**	WI MOD DRO	482080	WI MOD DRO	483126
10393656006	**D3 (2')**	WI MOD DRO	482080	WI MOD DRO	483126
10393656001	**B1 (12')**	EPA 5030 Medium Soil	482402	WI MOD GRO	482558
10393656002	**B2 (12')**	EPA 5030 Medium Soil	482405	WI MOD GRO	482555
10393656003	**B3 (15')**	EPA 5030 Medium Soil	482405	WI MOD GRO	482555
10393656004	**D1 (2')**	EPA 5030 Medium Soil	482405	WI MOD GRO	482555
10393656005	**D2 (2')**	EPA 5030 Medium Soil	482405	WI MOD GRO	482555
10393656006	**D3 (2')**	EPA 5030 Medium Soil	482405	WI MOD GRO	482555
10393656007	**MeOH Trip Blank**	EPA 5030 Medium Soil	482405	WI MOD GRO	482555
10393656001	**B1 (12')**	ASTM D2974	482549		
10393656002	**B2 (12')**	ASTM D2974	482549		
10393656003	**B3 (15')**	ASTM D2974	482569		
10393656004	**D1 (2')**	ASTM D2974	482569		
10393656005	**D2 (2')**	ASTM D2974	482569		
10393656006	**D3 (2')**	ASTM D2974	482569		
10393656001	**B1 (12')**	EPA 5035/5030B	482123	EPA 8260B	482483
10393656002	**B2 (12')**	EPA 5035/5030B	482123	EPA 8260B	482483
10393656003	**B3 (15')**	EPA 5035/5030B	482123	EPA 8260B	482483
10393656004	**D1 (2')**	EPA 5035/5030B	482123	EPA 8260B	482483
10393656005	**D2 (2')**	EPA 5035/5030B	482123	EPA 8260B	482483
10393656006	**D3 (2')**	EPA 5035/5030B	482123	EPA 8260B	482483
10393656007	**MeOH Trip Blank**	EPA 5035/5030B	482123	EPA 8260B	482483

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical®
www.pacelabs.com

CHAIN-OF-CUSTODY / Analytical Request Document

The Chain-of-Custody is a LEGAL DOCUMENT. All relevant fields must be completed accurately.

10393656

Page: 1 of 1

2106598

Section A Required Client Information:

Company: THATCHER ENGINEERING INC
Address:
Email To: STHATCHER@THATCHER-ENG.COM
Phone: 612-867-7234 Fax:
Requested Due Date/TAT: 48 HOUR

Section B Required Project Information:

Report To:
Copy To:
Purchase Order No.:
Project Name: STILLWATER PRISON
Project Number: 970 PICKETT AVE BAYPORT, MN 55003

Section C Invoice Information:

Attention: SAME
Company Name:
Address:
Pace Quote Reference:
Pace Project Manager:
Pace Profile #: 11993

REGULATORY AGENCY

☐ NPDES ☐ GROUND WATER ☐ DRINKING WATE
☒ UST ☐ RCRA ☐ OTHER

Site Location STATE: MN

Section D Required Client Information

SAMPLE ID
(A-Z, 0-9 / ,-)
Sample IDs MUST BE UNIQUE

Matrix Codes (MATRIX / CODE): Drinking Water DW; Water WT; Waste Water WW; Product P; Soil/Solid SL; Oil OL; Wipe WP; Air AR; Tissue TS; Other OT

ITEM #	Sample ID	Matrix Code (see valid codes to left)	Sample Type (G=GRAB C=COMP)	Collected: Composite Start Date	Composite Start Time	Composite End/Grab Date	Composite End/Grab Time	Sample Temp at Collection	# of Containers	Preservatives: Unpreserved	H_2SO_4	HNO_3	HCl	NaOH	$Na_2S_2O_3$	Methanol	Other	Analysis Test Y/N: GRO/BTEX/MTBE	DRO	MOISTURE	Residual Chlorine (Y/N)	Pace Project No./ Lab I.D.
1	B1 (12')	SL	G	6/26	1529				5	3						2		X	X	X		001
2	B2 (12')				1530				5	3						2						002
3	B3 (15')				1538				5	3						2						003
4	D1 (2')				1521				5	3						2						004
5	D2 (2')				1524				5	3						2						005
6	D3 (2')			↓	1525				5	3						2						006
7																						
8																						
9																						
10																						
11																						
12																						

Requested Analysis Filtered (Y/N)

ADDITIONAL COMMENTS	RELINQUISHED BY / AFFILIATION	DATE	TIME	ACCEPTED BY / AFFILIATION	DATE	TIME	SAMPLE CONDITIONS			
	Caroline Ullom	6/26	1725	[illegible]/PACE	6/26/17	1725	4.8	Y	N	Y

ORIGINAL

SAMPLER NAME AND SIGNATURE

PRINT Name of SAMPLER: Caroline Ullom
SIGNATURE of SAMPLER: Caroline Ullom
DATE Signed (MM/DD/YY): 6/26/17

Temp in °C | Received on Ice (Y/N) | Custody Sealed Cooler (Y/N) | Samples Intact (Y/N)

*Important Note: By signing this form you are accepting Pace's NET 30 day payment terms and agreeing to late charges of 1.5% per month for any invoices not paid within 30 days.

F-ALL-Q-020rev.07, 15-May-2007

Pace Analytical	Document Name: **Sample Condition Upon Receipt Form**	Document Revised: 19Dec2016 Page 1 of 2
	Document No.: **F-MN-L-213-rev.20**	Issuing Authority: Pace Minnesota Quality Office

Sample Condition Upon Receipt

Client Name: Thatcher Eng.

Project #: WO# : 10393656

10393656

Courier: ☐ Fed Ex ☐ UPS ☐ USPS ☒ Client ☐ Commercial ☐ Pace ☐ SpeeDee ☐ Other:

Tracking Number:

Custody Seal on Cooler/Box Present? ☐ Yes ☒ No **Seals Intact?** ☐ Yes ☒ No **Optional:** Proj. Due Date: Proj. Name:

Packing Material: ☐ Bubble Wrap ☒ Bubble Bags ☐ None ☐ Other: **Temp Blank?** ☒ Yes ☐ No

Thermometer Used: ☒ 151401163 ☐ 151401164 **Type of Ice:** ☒ Wet ☐ Blue ☐ None ☐ Samples on ice, cooling process has begun

Cooler Temp Read (°C): 4.7 **Cooler Temp Corrected (°C):** 4.8 **Biological Tissue Frozen?** ☐ Yes ☐ No ☒ N/A

Temp should be above freezing to 6°C **Correction Factor:** +0.1 **Date and Initials of Person Examining Contents:** CSG 6/26/17

USDA Regulated Soil (☐ N/A, water sample)

Did samples originate in a quarantine zone within the United States: AL, AR, CA, FL, GA, ID, LA, MS, NC, NM, NY, OK, OR, SC, TN, TX or VA (check maps)? ☐ Yes ☒ No

Did samples originate from a foreign source (internationally, including Hawaii and Puerto Rico)? ☐ Yes ☒ No

If Yes to either question, fill out a Regulated Soil Checklist (F-MN-Q-338) and include with SCUR/COC paperwork.

				COMMENTS:
Chain of Custody Present?	☒ Yes	☐ No		1.
Chain of Custody Filled Out?	☒ Yes	☐ No		2.
Chain of Custody Relinquished?	☒ Yes	☐ No		3.
Sampler Name and/or Signature on COC?	☒ Yes	☐ No	☐ N/A	4.
Samples Arrived within Hold Time?	☒ Yes	☐ No		5.
Short Hold Time Analysis (<72 hr)?	☐ Yes	☒ No		6.
Rush Turn Around Time Requested?	☒ Yes	☐ No		7.
Sufficient Volume?	☒ Yes	☐ No		8.
Correct Containers Used?	☒ Yes	☐ No		9.
-Pace Containers Used?	☒ Yes	☐ No		
Containers Intact?	☒ Yes	☐ No		10.
Filtered Volume Received for Dissolved Tests?	☐ Yes	☐ No	☒ N/A	11. Note if sediment is visible in the dissolved container
Sample Labels Match COC? -Includes Date/Time/ID/Analysis Matrix: SL	☒ Yes	☐ No		12.
All containers needing acid/base preservation have been checked?	☐ Yes	☐ No	☒ N/A	13. ☐ HNO_3 ☐ H_2SO_4 ☐ NaOH Positive for Res. Chlorine? Y N
All containers needing preservation are found to be in compliance with EPA recommendation? (HNO_3, H_2SO_4, <2pH, NaOH >9 Sulfide, NaOH>12 Cyanide)	☐ Yes	☐ No	☒ N/A	Sample #
Exceptions: VOA, Coliform, TOC/DOC Oil and Grease, DRO/8015 (water) and Dioxin.	☐ Yes	☐ No	☒ N/A	Initial when completed: Lot # of added preservative:
Headspace in VOA Vials (>6mm)?	☐ Yes	☐ No	☒ N/A	14.
Trip Blank Present?	☒ Yes	☐ No	☐ N/A	15.
Trip Blank Custody Seals Present?	☒ Yes	☐ No	☐ N/A	
Pace Trip Blank Lot # (if purchased): 050817				

CLIENT NOTIFICATION/RESOLUTION **Field Data Required?** ☐ Yes ☐ No

Person Contacted: Date/Time:

Comments/Resolution:

Project Manager Review: Date: 6/27/17

Note: Whenever there is a discrepancy affecting North Carolina compliance samples, a copy of this form will be sent to the North Carolina DEHNR Certification Office (i.e out of hold, incorrect preservative, out of temp, incorrect containers).

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

July 13, 2017

Mr. Steve Thatcher
Thatcher Engineering
6201 Creek Valley Road
Edina, MN 55439

RE: Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Dear Mr. Thatcher:
Enclosed are the analytical results for sample(s) received by the laboratory on June 28, 2017. The results relate only to the samples included in this report. Results reported herein conform to the most current, applicable TNI/NELAC standards and the laboratory's Quality Assurance Manual, where applicable, unless otherwise noted in the body of the report.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Amanda Albrecht
amanda.albrecht@pacelabs.com
(612)607-6382
Project Manager

Enclosures

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

CERTIFICATIONS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Minnesota Certification IDs

1700 Elm Street SE, Suite 200, Minneapolis, MN 55414
A2LA Certification #: 2926.01
Alabama Certification #: 40770
Alaska Contaminated Sites Certification #: UST-078
Alaska DW Certification #: MN00064
Arizona Certification #: AZ0014
Arkansas Certification #: 88-0680
California Certification #: MN00064
CNMI Saipan Certification #:MP0003
Colorado Certification #: MN00064
Connecticut Certification #: PH-0256
EPA Region 8 Certification #: 8TMS-L
Florida Certification #: E87605
Georgia Certification #: 959
Guam EPA Certification #: MN00064
Hawaii Certification #: MN00064
Idaho Certification #: MN00064
Illinois Certification #: 200011
Indiana Certification #: C-MN-01
Iowa Certification #: 368
Kansas Certification #: E-10167
Kentucky DW Certification #: 90062
Kentucky WW Certification #: 90062
Louisiana DEQ Certification #: 03086
Louisiana DW Certification #: MN00064
Maine Certification #: MN00064
Maryland Certification #: 322
Michigan Certification #: 9909
Minnesota Certification #: 027-053-137
Mississippi Certification #: MN00064
Montana Certification #: CERT0092
Nebraska Certification #: NE-OS-18-06
Nevada Certification #: MN00064
New Hampshire Certification #: 2081
New Jersey Certification #: MN002
New York Certification #: 11647
North Carolina DW Certification #: 27700
North Carolina WW Certification #: 530
North Dakota Certification #: R-036
Ohio DW Certification #: 41244
Ohio VAP Certification #: CL101
Oklahoma Certification #: 9507
Oregon NwTPH Certification #: MN300001
Oregon Secondary Certification #: MN200001
Pennsylvania Certification #: 68-00563
Puerto Rico Certification #: MN00064
South Carolina Certification #:74003001
Tennessee Certification #: TN02818
Texas Certification #: T104704192
Utah Certification #: MN00064
Virginia Certification #: 460163
Washington Certification #: C486
West Virginia DW Certification #: 9952 C
West Virginia WW Certification #: 382
Wisconsin Certification #: 999407970
Wyoming via EPA Region 8 Certification #: 8TMS-L

Green Bay Certification IDs

1241 Bellevue Street, Green Bay, WI 54302
Florida/NELAP Certification #: E87948
Illinois Certification #: 200050
Kentucky UST Certification #: 82
Louisiana Certification #: 04168
Minnesota Certification #: 055-999-334
New York Certification #: 12064
North Dakota Certification #: R-150
Virginia VELAP ID: 460263
South Carolina Certification #: 83006001
Texas Certification #: T104704529-14-1
Wisconsin Certification #: 405132750
Wisconsin DATCP Certification #: 105-444
USDA Soil Permit #: P330-16-00157
Federal Fish & Wildlife Permit #: LE51774A-0

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

SAMPLE SUMMARY

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Lab ID	Sample ID	Matrix	Date Collected	Date Received
10394028001	**B-1 (3)**	Solid	06/28/17 10:00	06/28/17 15:50
10394028002	**B-2 (3)**	Solid	06/28/17 10:00	06/28/17 15:50
10394028003	**S-1 (2)**	Solid	06/28/17 10:00	06/28/17 15:50
10394028004	**S-2 (2)**	Solid	06/28/17 10:00	06/28/17 15:50
10394028005	**S-3 (2)**	Solid	06/28/17 10:00	06/28/17 15:50
10394028006	**S-4 (2)**	Solid	06/28/17 10:00	06/28/17 15:50
10394028007	**SP-1**	Solid	06/28/17 10:00	06/28/17 15:50
10394028008	**SP-2**	Solid	06/28/17 10:00	06/28/17 15:50
10394028009	**MeOH Trip Blanks**	Solid	06/28/17 00:00	06/28/17 15:50

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

SAMPLE ANALYTE COUNT

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
10394028001	**B-1 (3)**	WI MOD DRO	JRH	2	PASI-M
		WI MOD GRO	KMZ	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260B	CD2	70	PASI-M
10394028002	**B-2 (3)**	WI MOD DRO	JRH	2	PASI-M
		WI MOD GRO	KMZ	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260B	CD2	70	PASI-M
10394028003	**S-1 (2)**	WI MOD DRO	JRH	2	PASI-M
		WI MOD GRO	KMZ	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260B	CD2	70	PASI-M
10394028004	**S-2 (2)**	WI MOD DRO	JRH	2	PASI-M
		WI MOD GRO	KMZ	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260B	CD2	70	PASI-M
10394028005	**S-3 (2)**	WI MOD DRO	JRH	2	PASI-M
		WI MOD GRO	KMZ	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260B	CD2	70	PASI-M
10394028006	**S-4 (2)**	WI MOD DRO	JRH	2	PASI-M
		WI MOD GRO	KMZ	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260B	CD2	70	PASI-M
10394028007	**SP-1**	WI MOD DRO	JRH	2	PASI-M
		WI MOD GRO	KMZ	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260B	CD2	70	PASI-M
10394028008	**SP-2**	EPA 8082A	SNG	12	PASI-M
		EPA 6010C	DM	7	PASI-M
		EPA 7471B	LMW	1	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8270D by SIM	STB	18	PASI-M
		EPA 1010	DEY	1	PASI-G
10394028009	**MeOH Trip Blanks**	WI MOD GRO	KMZ	2	PASI-M
		EPA 8260B	CD2	70	PASI-M

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: B-1 (3) **Lab ID: 10394028001** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	**30.0**	mg/kg	8.3	1	07/03/17 10:14	07/06/17 10:47		T6
Surrogates								
n-Triacontane (S)	91	%.	50-150	1	07/03/17 10:14	07/06/17 10:47	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	10.6	1	07/05/17 11:57	07/06/17 03:08		
Surrogates								
a,a,a-Trifluorotoluene (S)	105	%.	80-150	1	07/05/17 11:57	07/06/17 03:08	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**6.3**	%	0.10	1		07/11/17 15:51		
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Acetone	ND	ug/kg	1060	1	07/07/17 15:07	07/08/17 21:27	67-64-1	
Allyl chloride	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	107-05-1	
Benzene	ND	ug/kg	21.3	1	07/07/17 15:07	07/08/17 21:27	71-43-2	
Bromobenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	108-86-1	
Bromochloromethane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	74-97-5	
Bromodichloromethane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	75-27-4	
Bromoform	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	75-25-2	
Bromomethane	ND	ug/kg	532	1	07/07/17 15:07	07/08/17 21:27	74-83-9	
2-Butanone (MEK)	ND	ug/kg	266	1	07/07/17 15:07	07/08/17 21:27	78-93-3	
n-Butylbenzene	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	104-51-8	
sec-Butylbenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	135-98-8	
tert-Butylbenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	98-06-6	
Carbon tetrachloride	ND	ug/kg	532	1	07/07/17 15:07	07/08/17 21:27	56-23-5	
Chlorobenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	108-90-7	
Chloroethane	ND	ug/kg	532	1	07/07/17 15:07	07/08/17 21:27	75-00-3	
Chloroform	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	67-66-3	
Chloromethane	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	74-87-3	CL
2-Chlorotoluene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	95-49-8	
4-Chlorotoluene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	1330	1	07/07/17 15:07	07/08/17 21:27	96-12-8	
Dibromochloromethane	ND	ug/kg	532	1	07/07/17 15:07	07/08/17 21:27	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	106-93-4	
Dibromomethane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	75-71-8	
1,1-Dichloroethane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	75-34-3	
1,2-Dichloroethane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	107-06-2	
1,1-Dichloroethene	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	156-60-5	
Dichlorofluoromethane	ND	ug/kg	532	1	07/07/17 15:07	07/08/17 21:27	75-43-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: B-1 (3) **Lab ID: 10394028001** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
1,2-Dichloropropane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	78-87-5	
1,3-Dichloropropane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	142-28-9	
2,2-Dichloropropane	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	594-20-7	
1,1-Dichloropropene	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	60-29-7	
Ethylbenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	266	1	07/07/17 15:07	07/08/17 21:27	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	98-82-8	
p-Isopropyltoluene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	99-87-6	
Methylene Chloride	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	266	1	07/07/17 15:07	07/08/17 21:27	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	1634-04-4	
Naphthalene	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	91-20-3	
n-Propylbenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	103-65-1	
Styrene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	79-34-5	
Tetrachloroethene	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	127-18-4	
Tetrahydrofuran	ND	ug/kg	2130	1	07/07/17 15:07	07/08/17 21:27	109-99-9	
Toluene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	79-00-5	
Trichloroethene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	79-01-6	
Trichlorofluoromethane	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	96-18-4	
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	76-13-1	
1,2,4-Trimethylbenzene	**357**	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	95-63-6	
1,3,5-Trimethylbenzene	**263**	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	108-67-8	
Vinyl chloride	ND	ug/kg	21.3	1	07/07/17 15:07	07/08/17 21:27	75-01-4	
Xylene (Total)	**331**	ug/kg	160	1	07/07/17 15:07	07/08/17 21:27	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	97	%.	75-125	1	07/07/17 15:07	07/08/17 21:27	17060-07-0	
Toluene-d8 (S)	99	%.	75-125	1	07/07/17 15:07	07/08/17 21:27	2037-26-5	
4-Bromofluorobenzene (S)	104	%.	75-125	1	07/07/17 15:07	07/08/17 21:27	460-00-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: B-2 (3) **Lab ID: 10394028002** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	**12.4**	mg/kg	8.9	1	07/03/17 10:14	07/06/17 10:54		T6
Surrogates								
n-Triacontane (S)	86	%.	50-150	1	07/03/17 10:14	07/06/17 10:54	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	10.7	1	07/06/17 10:08	07/06/17 19:07		
Surrogates								
a,a,a-Trifluorotoluene (S)	103	%.	80-150	1	07/06/17 10:08	07/06/17 19:07	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**7.0**	%	0.10	1		07/11/17 15:52		
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Acetone	ND	ug/kg	1080	1	07/07/17 15:07	07/08/17 21:45	67-64-1	
Allyl chloride	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	107-05-1	
Benzene	ND	ug/kg	21.6	1	07/07/17 15:07	07/08/17 21:45	71-43-2	
Bromobenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	108-86-1	
Bromochloromethane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	74-97-5	
Bromodichloromethane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	75-27-4	
Bromoform	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	75-25-2	
Bromomethane	ND	ug/kg	539	1	07/07/17 15:07	07/08/17 21:45	74-83-9	
2-Butanone (MEK)	ND	ug/kg	269	1	07/07/17 15:07	07/08/17 21:45	78-93-3	
n-Butylbenzene	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	104-51-8	
sec-Butylbenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	135-98-8	
tert-Butylbenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	98-06-6	
Carbon tetrachloride	ND	ug/kg	539	1	07/07/17 15:07	07/08/17 21:45	56-23-5	
Chlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	108-90-7	
Chloroethane	ND	ug/kg	539	1	07/07/17 15:07	07/08/17 21:45	75-00-3	
Chloroform	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	67-66-3	
Chloromethane	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	74-87-3	CL
2-Chlorotoluene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	95-49-8	
4-Chlorotoluene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	1350	1	07/07/17 15:07	07/08/17 21:45	96-12-8	
Dibromochloromethane	ND	ug/kg	539	1	07/07/17 15:07	07/08/17 21:45	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	106-93-4	
Dibromomethane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	75-71-8	
1,1-Dichloroethane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	75-34-3	
1,2-Dichloroethane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	107-06-2	
1,1-Dichloroethene	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	156-60-5	
Dichlorofluoromethane	ND	ug/kg	539	1	07/07/17 15:07	07/08/17 21:45	75-43-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: B-2 (3) **Lab ID: 10394028002** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
1,2-Dichloropropane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	78-87-5	
1,3-Dichloropropane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	142-28-9	
2,2-Dichloropropane	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	594-20-7	
1,1-Dichloropropene	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	60-29-7	
Ethylbenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	269	1	07/07/17 15:07	07/08/17 21:45	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	98-82-8	
p-Isopropyltoluene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	99-87-6	
Methylene Chloride	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	269	1	07/07/17 15:07	07/08/17 21:45	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	1634-04-4	
Naphthalene	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	91-20-3	
n-Propylbenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	103-65-1	
Styrene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	79-34-5	
Tetrachloroethene	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	127-18-4	
Tetrahydrofuran	ND	ug/kg	2160	1	07/07/17 15:07	07/08/17 21:45	109-99-9	
Toluene	**57.3**	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	79-00-5	
Trichloroethene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	79-01-6	
Trichlorofluoromethane	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	96-18-4	
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	76-13-1	
1,2,4-Trimethylbenzene	**70.9**	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	108-67-8	
Vinyl chloride	ND	ug/kg	21.6	1	07/07/17 15:07	07/08/17 21:45	75-01-4	
Xylene (Total)	ND	ug/kg	162	1	07/07/17 15:07	07/08/17 21:45	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	102	%.	75-125	1	07/07/17 15:07	07/08/17 21:45	17060-07-0	
Toluene-d8 (S)	98	%.	75-125	1	07/07/17 15:07	07/08/17 21:45	2037-26-5	
4-Bromofluorobenzene (S)	105	%.	75-125	1	07/07/17 15:07	07/08/17 21:45	460-00-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: S-1 (2) **Lab ID: 10394028003** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	**9.8**	mg/kg	8.1	1	07/05/17 09:14	07/09/17 19:34		T6
Surrogates								
n-Triacontane (S)	92	%.	50-150	1	07/05/17 09:14	07/09/17 19:34	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	11.1	1	07/06/17 10:08	07/06/17 19:31		
Surrogates								
a,a,a-Trifluorotoluene (S)	104	%.	80-150	1	07/06/17 10:08	07/06/17 19:31	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**8.8**	%	0.10	1		07/11/17 15:52		
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Acetone	ND	ug/kg	1100	1	07/07/17 15:07	07/08/17 22:02	67-64-1	
Allyl chloride	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	107-05-1	
Benzene	ND	ug/kg	22.0	1	07/07/17 15:07	07/08/17 22:02	71-43-2	
Bromobenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	108-86-1	
Bromochloromethane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	74-97-5	
Bromodichloromethane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	75-27-4	
Bromoform	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	75-25-2	
Bromomethane	ND	ug/kg	550	1	07/07/17 15:07	07/08/17 22:02	74-83-9	
2-Butanone (MEK)	ND	ug/kg	275	1	07/07/17 15:07	07/08/17 22:02	78-93-3	
n-Butylbenzene	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	104-51-8	
sec-Butylbenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	135-98-8	
tert-Butylbenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	98-06-6	
Carbon tetrachloride	ND	ug/kg	550	1	07/07/17 15:07	07/08/17 22:02	56-23-5	
Chlorobenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	108-90-7	
Chloroethane	ND	ug/kg	550	1	07/07/17 15:07	07/08/17 22:02	75-00-3	
Chloroform	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	67-66-3	
Chloromethane	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	74-87-3	CL
2-Chlorotoluene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	95-49-8	
4-Chlorotoluene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	1380	1	07/07/17 15:07	07/08/17 22:02	96-12-8	
Dibromochloromethane	ND	ug/kg	550	1	07/07/17 15:07	07/08/17 22:02	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	106-93-4	
Dibromomethane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	75-71-8	
1,1-Dichloroethane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	75-34-3	
1,2-Dichloroethane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	107-06-2	
1,1-Dichloroethene	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	156-60-5	
Dichlorofluoromethane	ND	ug/kg	550	1	07/07/17 15:07	07/08/17 22:02	75-43-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: S-1 (2) **Lab ID: 10394028003** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
1,2-Dichloropropane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	78-87-5	
1,3-Dichloropropane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	142-28-9	
2,2-Dichloropropane	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	594-20-7	
1,1-Dichloropropene	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	60-29-7	
Ethylbenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	275	1	07/07/17 15:07	07/08/17 22:02	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	98-82-8	
p-Isopropyltoluene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	99-87-6	
Methylene Chloride	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	275	1	07/07/17 15:07	07/08/17 22:02	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	1634-04-4	
Naphthalene	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	91-20-3	
n-Propylbenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	103-65-1	
Styrene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	79-34-5	
Tetrachloroethene	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	127-18-4	
Tetrahydrofuran	ND	ug/kg	2200	1	07/07/17 15:07	07/08/17 22:02	109-99-9	
Toluene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	79-00-5	
Trichloroethene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	79-01-6	
Trichlorofluoromethane	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	96-18-4	
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	76-13-1	
1,2,4-Trimethylbenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	108-67-8	
Vinyl chloride	ND	ug/kg	22.0	1	07/07/17 15:07	07/08/17 22:02	75-01-4	
Xylene (Total)	ND	ug/kg	165	1	07/07/17 15:07	07/08/17 22:02	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	99	%.	75-125	1	07/07/17 15:07	07/08/17 22:02	17060-07-0	
Toluene-d8 (S)	97	%.	75-125	1	07/07/17 15:07	07/08/17 22:02	2037-26-5	
4-Bromofluorobenzene (S)	105	%.	75-125	1	07/07/17 15:07	07/08/17 22:02	460-00-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: S-2 (2) **Lab ID: 10394028004** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	ND	mg/kg	8.0	1	07/05/17 09:14	07/09/17 19:41		
Surrogates								
n-Triacontane (S)	97	%.	50-150	1	07/05/17 09:14	07/09/17 19:41	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	11.2	1	07/06/17 10:08	07/06/17 19:56		
Surrogates								
a,a,a-Trifluorotoluene (S)	104	%.	80-150	1	07/06/17 10:08	07/06/17 19:56	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**8.0**	%	0.10	1		07/11/17 15:52		
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Acetone	ND	ug/kg	1070	1	07/07/17 15:07	07/08/17 22:20	67-64-1	
Allyl chloride	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	107-05-1	
Benzene	ND	ug/kg	21.4	1	07/07/17 15:07	07/08/17 22:20	71-43-2	
Bromobenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	108-86-1	
Bromochloromethane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	74-97-5	
Bromodichloromethane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	75-27-4	
Bromoform	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	75-25-2	
Bromomethane	ND	ug/kg	535	1	07/07/17 15:07	07/08/17 22:20	74-83-9	
2-Butanone (MEK)	ND	ug/kg	268	1	07/07/17 15:07	07/08/17 22:20	78-93-3	
n-Butylbenzene	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	104-51-8	
sec-Butylbenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	135-98-8	
tert-Butylbenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	98-06-6	
Carbon tetrachloride	ND	ug/kg	535	1	07/07/17 15:07	07/08/17 22:20	56-23-5	
Chlorobenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	108-90-7	
Chloroethane	ND	ug/kg	535	1	07/07/17 15:07	07/08/17 22:20	75-00-3	
Chloroform	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	67-66-3	
Chloromethane	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	74-87-3	CL
2-Chlorotoluene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	95-49-8	
4-Chlorotoluene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	1340	1	07/07/17 15:07	07/08/17 22:20	96-12-8	
Dibromochloromethane	ND	ug/kg	535	1	07/07/17 15:07	07/08/17 22:20	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	106-93-4	
Dibromomethane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	75-71-8	
1,1-Dichloroethane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	75-34-3	
1,2-Dichloroethane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	107-06-2	
1,1-Dichloroethene	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	156-60-5	
Dichlorofluoromethane	ND	ug/kg	535	1	07/07/17 15:07	07/08/17 22:20	75-43-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: S-2 (2) **Lab ID: 10394028004** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
1,2-Dichloropropane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	78-87-5	
1,3-Dichloropropane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	142-28-9	
2,2-Dichloropropane	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	594-20-7	
1,1-Dichloropropene	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	60-29-7	
Ethylbenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	268	1	07/07/17 15:07	07/08/17 22:20	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	98-82-8	
p-Isopropyltoluene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	99-87-6	
Methylene Chloride	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	268	1	07/07/17 15:07	07/08/17 22:20	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	1634-04-4	
Naphthalene	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	91-20-3	
n-Propylbenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	103-65-1	
Styrene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	79-34-5	
Tetrachloroethene	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	127-18-4	
Tetrahydrofuran	ND	ug/kg	2140	1	07/07/17 15:07	07/08/17 22:20	109-99-9	
Toluene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	79-00-5	
Trichloroethene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	79-01-6	
Trichlorofluoromethane	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	96-18-4	
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	76-13-1	
1,2,4-Trimethylbenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	108-67-8	
Vinyl chloride	ND	ug/kg	21.4	1	07/07/17 15:07	07/08/17 22:20	75-01-4	
Xylene (Total)	ND	ug/kg	161	1	07/07/17 15:07	07/08/17 22:20	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	101	%.	75-125	1	07/07/17 15:07	07/08/17 22:20	17060-07-0	
Toluene-d8 (S)	99	%.	75-125	1	07/07/17 15:07	07/08/17 22:20	2037-26-5	
4-Bromofluorobenzene (S)	103	%.	75-125	1	07/07/17 15:07	07/08/17 22:20	460-00-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: S-3 (2) **Lab ID: 10394028005** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	**14.0**	mg/kg	8.3	1	07/05/17 09:14	07/09/17 18:44		T6
Surrogates								
n-Triacontane (S)	91	%.	50-150	1	07/05/17 09:14	07/09/17 18:44	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	11.0	1	07/06/17 10:08	07/06/17 20:21		
Surrogates								
a,a,a-Trifluorotoluene (S)	103	%.	80-150	1	07/06/17 10:08	07/06/17 20:21	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**7.0**	%	0.10	1		07/11/17 15:52		
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Acetone	ND	ug/kg	1080	1	07/07/17 15:46	07/10/17 23:11	67-64-1	
Allyl chloride	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	107-05-1	
Benzene	ND	ug/kg	21.5	1	07/07/17 15:46	07/10/17 23:11	71-43-2	
Bromobenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	108-86-1	
Bromochloromethane	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	74-97-5	
Bromodichloromethane	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	75-27-4	
Bromoform	ND	ug/kg	539	1	07/07/17 15:46	07/10/17 23:11	75-25-2	
Bromomethane	ND	ug/kg	539	1	07/07/17 15:46	07/10/17 23:11	74-83-9	
2-Butanone (MEK)	ND	ug/kg	269	1	07/07/17 15:46	07/10/17 23:11	78-93-3	
n-Butylbenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	104-51-8	
sec-Butylbenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	135-98-8	
tert-Butylbenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	98-06-6	
Carbon tetrachloride	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	56-23-5	
Chlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	108-90-7	
Chloroethane	ND	ug/kg	539	1	07/07/17 15:46	07/10/17 23:11	75-00-3	
Chloroform	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	67-66-3	
Chloromethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	74-87-3	
2-Chlorotoluene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	95-49-8	
4-Chlorotoluene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	1350	1	07/07/17 15:46	07/10/17 23:11	96-12-8	
Dibromochloromethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	106-93-4	
Dibromomethane	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	75-71-8	
1,1-Dichloroethane	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	75-34-3	
1,2-Dichloroethane	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	107-06-2	
1,1-Dichloroethene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	156-60-5	
Dichlorofluoromethane	ND	ug/kg	539	1	07/07/17 15:46	07/10/17 23:11	75-43-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: S-3 (2) **Lab ID: 10394028005** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
1,2-Dichloropropane	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	78-87-5	
1,3-Dichloropropane	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	142-28-9	
2,2-Dichloropropane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	594-20-7	
1,1-Dichloropropene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	60-29-7	
Ethylbenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	269	1	07/07/17 15:46	07/10/17 23:11	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	98-82-8	
p-Isopropyltoluene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	99-87-6	
Methylene Chloride	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	269	1	07/07/17 15:46	07/10/17 23:11	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	1634-04-4	
Naphthalene	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	91-20-3	
n-Propylbenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	103-65-1	
Styrene	**104**	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	79-34-5	
Tetrachloroethene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	127-18-4	
Tetrahydrofuran	ND	ug/kg	2150	1	07/07/17 15:46	07/10/17 23:11	109-99-9	
Toluene	**80.5**	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	79-00-5	
Trichloroethene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	79-01-6	
Trichlorofluoromethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	96-18-4	
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	76-13-1	
1,2,4-Trimethylbenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	108-67-8	
Vinyl chloride	ND	ug/kg	21.5	1	07/07/17 15:46	07/10/17 23:11	75-01-4	
Xylene (Total)	ND	ug/kg	162	1	07/07/17 15:46	07/10/17 23:11	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	91	%.	75-125	1	07/07/17 15:46	07/10/17 23:11	17060-07-0	
Toluene-d8 (S)	101	%.	75-125	1	07/07/17 15:46	07/10/17 23:11	2037-26-5	
4-Bromofluorobenzene (S)	102	%.	75-125	1	07/07/17 15:46	07/10/17 23:11	460-00-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: S-4 (2) **Lab ID: 10394028006** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	ND	mg/kg	8.7	1	07/05/17 09:14	07/09/17 19:20		
Surrogates								
n-Triacontane (S)	102	%.	50-150	1	07/05/17 09:14	07/09/17 19:20	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	10.7	1	07/06/17 10:08	07/06/17 20:46		
Surrogates								
a,a,a-Trifluorotoluene (S)	103	%.	80-150	1	07/06/17 10:08	07/06/17 20:46	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**7.0**	%	0.10	1		07/11/17 15:53		
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Acetone	ND	ug/kg	1050	1	07/07/17 15:46	07/10/17 19:40	67-64-1	
Allyl chloride	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	107-05-1	
Benzene	ND	ug/kg	21.0	1	07/07/17 15:46	07/10/17 19:40	71-43-2	
Bromobenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	108-86-1	
Bromochloromethane	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	74-97-5	
Bromodichloromethane	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	75-27-4	
Bromoform	ND	ug/kg	525	1	07/07/17 15:46	07/10/17 19:40	75-25-2	
Bromomethane	ND	ug/kg	525	1	07/07/17 15:46	07/10/17 19:40	74-83-9	
2-Butanone (MEK)	ND	ug/kg	262	1	07/07/17 15:46	07/10/17 19:40	78-93-3	
n-Butylbenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	104-51-8	
sec-Butylbenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	135-98-8	
tert-Butylbenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	98-06-6	
Carbon tetrachloride	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	56-23-5	
Chlorobenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	108-90-7	
Chloroethane	ND	ug/kg	525	1	07/07/17 15:46	07/10/17 19:40	75-00-3	
Chloroform	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	67-66-3	
Chloromethane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	74-87-3	
2-Chlorotoluene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	95-49-8	
4-Chlorotoluene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	1310	1	07/07/17 15:46	07/10/17 19:40	96-12-8	
Dibromochloromethane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	106-93-4	
Dibromomethane	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	75-71-8	
1,1-Dichloroethane	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	75-34-3	
1,2-Dichloroethane	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	107-06-2	
1,1-Dichloroethene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	156-60-5	
Dichlorofluoromethane	ND	ug/kg	525	1	07/07/17 15:46	07/10/17 19:40	75-43-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: S-4 (2) **Lab ID: 10394028006** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
1,2-Dichloropropane	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	78-87-5	
1,3-Dichloropropane	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	142-28-9	
2,2-Dichloropropane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	594-20-7	
1,1-Dichloropropene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	60-29-7	
Ethylbenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	262	1	07/07/17 15:46	07/10/17 19:40	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	98-82-8	
p-Isopropyltoluene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	99-87-6	
Methylene Chloride	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	262	1	07/07/17 15:46	07/10/17 19:40	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	1634-04-4	
Naphthalene	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	91-20-3	
n-Propylbenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	103-65-1	
Styrene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	79-34-5	
Tetrachloroethene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	127-18-4	
Tetrahydrofuran	ND	ug/kg	2100	1	07/07/17 15:46	07/10/17 19:40	109-99-9	
Toluene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	79-00-5	
Trichloroethene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	79-01-6	
Trichlorofluoromethane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	96-18-4	
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	76-13-1	
1,2,4-Trimethylbenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	108-67-8	
Vinyl chloride	ND	ug/kg	21.0	1	07/07/17 15:46	07/10/17 19:40	75-01-4	
Xylene (Total)	ND	ug/kg	157	1	07/07/17 15:46	07/10/17 19:40	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	97	%.	75-125	1	07/07/17 15:46	07/10/17 19:40	17060-07-0	
Toluene-d8 (S)	99	%.	75-125	1	07/07/17 15:46	07/10/17 19:40	2037-26-5	
4-Bromofluorobenzene (S)	99	%.	75-125	1	07/07/17 15:46	07/10/17 19:40	460-00-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: SP-1 **Lab ID: 10394028007** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	**61.1**	mg/kg	8.6	1	07/05/17 09:14	07/09/17 19:27		T6
Surrogates								
n-Triacontane (S)	87	%.	50-150	1	07/05/17 09:14	07/09/17 19:27	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	10.6	1	07/06/17 10:08	07/06/17 21:10		
Surrogates								
a,a,a-Trifluorotoluene (S)	104	%.	80-150	1	07/06/17 10:08	07/06/17 21:10	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**7.6**	%	0.10	1		07/11/17 15:53		
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Acetone	ND	ug/kg	1070	1	07/07/17 15:46	07/10/17 19:58	67-64-1	
Allyl chloride	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	107-05-1	
Benzene	ND	ug/kg	21.5	1	07/07/17 15:46	07/10/17 19:58	71-43-2	
Bromobenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	108-86-1	
Bromochloromethane	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	74-97-5	
Bromodichloromethane	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	75-27-4	
Bromoform	ND	ug/kg	536	1	07/07/17 15:46	07/10/17 19:58	75-25-2	
Bromomethane	ND	ug/kg	536	1	07/07/17 15:46	07/10/17 19:58	74-83-9	
2-Butanone (MEK)	ND	ug/kg	268	1	07/07/17 15:46	07/10/17 19:58	78-93-3	
n-Butylbenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	104-51-8	
sec-Butylbenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	135-98-8	
tert-Butylbenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	98-06-6	
Carbon tetrachloride	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	56-23-5	
Chlorobenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	108-90-7	
Chloroethane	ND	ug/kg	536	1	07/07/17 15:46	07/10/17 19:58	75-00-3	
Chloroform	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	67-66-3	
Chloromethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	74-87-3	
2-Chlorotoluene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	95-49-8	
4-Chlorotoluene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	1340	1	07/07/17 15:46	07/10/17 19:58	96-12-8	
Dibromochloromethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	106-93-4	
Dibromomethane	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	75-71-8	
1,1-Dichloroethane	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	75-34-3	
1,2-Dichloroethane	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	107-06-2	
1,1-Dichloroethene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	156-60-5	
Dichlorofluoromethane	ND	ug/kg	536	1	07/07/17 15:46	07/10/17 19:58	75-43-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: SP-1 **Lab ID: 10394028007** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
1,2-Dichloropropane	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	78-87-5	
1,3-Dichloropropane	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	142-28-9	
2,2-Dichloropropane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	594-20-7	
1,1-Dichloropropene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	60-29-7	
Ethylbenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	268	1	07/07/17 15:46	07/10/17 19:58	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	98-82-8	
p-Isopropyltoluene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	99-87-6	
Methylene Chloride	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	268	1	07/07/17 15:46	07/10/17 19:58	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	1634-04-4	
Naphthalene	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	91-20-3	
n-Propylbenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	103-65-1	
Styrene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	79-34-5	
Tetrachloroethene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	127-18-4	
Tetrahydrofuran	ND	ug/kg	2150	1	07/07/17 15:46	07/10/17 19:58	109-99-9	
Toluene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	79-00-5	
Trichloroethene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	79-01-6	
Trichlorofluoromethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	96-18-4	
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	76-13-1	
1,2,4-Trimethylbenzene	**77.9**	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	108-67-8	
Vinyl chloride	ND	ug/kg	21.5	1	07/07/17 15:46	07/10/17 19:58	75-01-4	
Xylene (Total)	ND	ug/kg	161	1	07/07/17 15:46	07/10/17 19:58	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	95	%.	75-125	1	07/07/17 15:46	07/10/17 19:58	17060-07-0	
Toluene-d8 (S)	100	%.	75-125	1	07/07/17 15:46	07/10/17 19:58	2037-26-5	
4-Bromofluorobenzene (S)	101	%.	75-125	1	07/07/17 15:46	07/10/17 19:58	460-00-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: SP-2 **Lab ID: 10394028008** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8082A GCS PCB	Analytical Method: EPA 8082A Preparation Method: EPA 3550							
PCB-1016 (Aroclor 1016)	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	12674-11-2	
PCB-1221 (Aroclor 1221)	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	11104-28-2	
PCB-1232 (Aroclor 1232)	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	11141-16-5	
PCB-1242 (Aroclor 1242)	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	53469-21-9	
PCB-1248 (Aroclor 1248)	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	12672-29-6	
PCB-1254 (Aroclor 1254)	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	11097-69-1	
PCB-1260 (Aroclor 1260)	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	11096-82-5	
PCB-1262 (Aroclor 1262)	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	37324-23-5	
PCB-1268 (Aroclor 1268)	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	11100-14-4	
PCB, Total	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	1336-36-3	
Surrogates								
Tetrachloro-m-xylene (S)	70	%.	41-135	1	07/07/17 08:21	07/11/17 17:56	877-09-8	
Decachlorobiphenyl (S)	91	%.	45-144	1	07/07/17 08:21	07/11/17 17:56	2051-24-3	
6010C MET ICP	Analytical Method: EPA 6010C Preparation Method: EPA 3050							
Arsenic	**1.7**	mg/kg	1.1	1	06/29/17 13:10	06/30/17 11:00	7440-38-2	
Barium	**89.7**	mg/kg	0.53	1	06/29/17 13:10	06/30/17 11:00	7440-39-3	
Cadmium	**0.22**	mg/kg	0.16	1	06/29/17 13:10	06/30/17 11:00	7440-43-9	
Chromium	**12.7**	mg/kg	0.53	1	06/29/17 13:10	06/30/17 11:00	7440-47-3	
Lead	**40.3**	mg/kg	0.53	1	06/29/17 13:10	06/30/17 11:00	7439-92-1	
Selenium	ND	mg/kg	1.1	1	06/29/17 13:10	06/30/17 11:00	7782-49-2	
Silver	ND	mg/kg	0.53	1	06/29/17 13:10	06/30/17 11:00	7440-22-4	
7471B Mercury	Analytical Method: EPA 7471B Preparation Method: EPA 7471B							
Mercury	ND	mg/kg	0.018	1	07/05/17 06:23	07/05/17 13:36	7439-97-6	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**7.1**	%	0.10	1		07/11/17 15:53		
8270D MSSV PAH by SIM	Analytical Method: EPA 8270D by SIM Preparation Method: EPA 3550							
Acenaphthene	**13.4**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	83-32-9	
Acenaphthylene	ND	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	208-96-8	
Anthracene	ND	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	120-12-7	
Benzo(a)anthracene	**38.2**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	56-55-3	
Benzo(a)pyrene	**41.7**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	50-32-8	
Benzo(b)fluoranthene	**58.5**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	205-99-2	
Benzo(g,h,i)perylene	**36.9**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	191-24-2	
Benzo(k)fluoranthene	**22.6**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	207-08-9	
Chrysene	**46.1**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	218-01-9	
Dibenz(a,h)anthracene	ND	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	53-70-3	
Fluoranthene	**75.5**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	206-44-0	
Fluorene	**16.9**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	86-73-7	
Indeno(1,2,3-cd)pyrene	**24.2**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	193-39-5	
Naphthalene	ND	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	91-20-3	
Phenanthrene	**62.3**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	85-01-8	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: SP-2 **Lab ID: 10394028008** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8270D MSSV PAH by SIM	Analytical Method: EPA 8270D by SIM Preparation Method: EPA 3550							
Pyrene	**104**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	129-00-0	
Surrogates								
2-Fluorobiphenyl (S)	73	%.	47-125	1	07/05/17 10:50	07/07/17 22:09	321-60-8	
p-Terphenyl-d14 (S)	83	%.	55-125	1	07/05/17 10:50	07/07/17 22:09	1718-51-0	
1010 Flashpoint,Closed Cup	Analytical Method: EPA 1010							
Flashpoint	**>210**	deg F		1		07/06/17 10:16		

Sample: MeOH Trip Blanks **Lab ID: 10394028009** Collected: 06/28/17 00:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "wet-weight" basis

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	10.0	1	07/06/17 10:08	07/07/17 01:35		
Surrogates								
a,a,a-Trifluorotoluene (S)	104	%.	80-150	1	07/06/17 10:08	07/07/17 01:35	98-08-8	
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Acetone	ND	ug/kg	1000	1	07/07/17 15:46	07/10/17 19:05	67-64-1	
Allyl chloride	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	107-05-1	
Benzene	ND	ug/kg	20.0	1	07/07/17 15:46	07/10/17 19:05	71-43-2	
Bromobenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	108-86-1	
Bromochloromethane	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	74-97-5	
Bromodichloromethane	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	75-27-4	
Bromoform	ND	ug/kg	500	1	07/07/17 15:46	07/10/17 19:05	75-25-2	
Bromomethane	ND	ug/kg	500	1	07/07/17 15:46	07/10/17 19:05	74-83-9	
2-Butanone (MEK)	ND	ug/kg	250	1	07/07/17 15:46	07/10/17 19:05	78-93-3	
n-Butylbenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	104-51-8	
sec-Butylbenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	135-98-8	
tert-Butylbenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	98-06-6	
Carbon tetrachloride	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	56-23-5	
Chlorobenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	108-90-7	
Chloroethane	ND	ug/kg	500	1	07/07/17 15:46	07/10/17 19:05	75-00-3	
Chloroform	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	67-66-3	
Chloromethane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	74-87-3	
2-Chlorotoluene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	95-49-8	
4-Chlorotoluene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	1250	1	07/07/17 15:46	07/10/17 19:05	96-12-8	
Dibromochloromethane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	106-93-4	
Dibromomethane	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	106-46-7	

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: MeOH Trip Blanks **Lab ID: 10394028009** Collected: 06/28/17 00:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "wet-weight" basis

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Dichlorodifluoromethane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	75-71-8	
1,1-Dichloroethane	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	75-34-3	
1,2-Dichloroethane	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	107-06-2	
1,1-Dichloroethene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	156-60-5	
Dichlorofluoromethane	ND	ug/kg	500	1	07/07/17 15:46	07/10/17 19:05	75-43-4	
1,2-Dichloropropane	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	78-87-5	
1,3-Dichloropropane	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	142-28-9	
2,2-Dichloropropane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	594-20-7	
1,1-Dichloropropene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	60-29-7	
Ethylbenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	250	1	07/07/17 15:46	07/10/17 19:05	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	98-82-8	
p-Isopropyltoluene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	99-87-6	
Methylene Chloride	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	250	1	07/07/17 15:46	07/10/17 19:05	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	1634-04-4	
Naphthalene	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	91-20-3	
n-Propylbenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	103-65-1	
Styrene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	79-34-5	
Tetrachloroethene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	127-18-4	
Tetrahydrofuran	ND	ug/kg	2000	1	07/07/17 15:46	07/10/17 19:05	109-99-9	
Toluene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	79-00-5	
Trichloroethene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	79-01-6	
Trichlorofluoromethane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	96-18-4	
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	76-13-1	
1,2,4-Trimethylbenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	108-67-8	
Vinyl chloride	ND	ug/kg	20.0	1	07/07/17 15:46	07/10/17 19:05	75-01-4	
Xylene (Total)	ND	ug/kg	150	1	07/07/17 15:46	07/10/17 19:05	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	93	%.	75-125	1	07/07/17 15:46	07/10/17 19:05	17060-07-0	
Toluene-d8 (S)	99	%.	75-125	1	07/07/17 15:46	07/10/17 19:05	2037-26-5	
4-Bromofluorobenzene (S)	101	%.	75-125	1	07/07/17 15:46	07/10/17 19:05	460-00-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 483174
QC Batch Method: EPA 5030 Medium Soil
Analysis Method: WI MOD GRO
Analysis Description: WIGRO Solid GCV
Associated Lab Samples: 10394028001

METHOD BLANK: 2631865 Matrix: Solid
Associated Lab Samples: 10394028001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Gasoline Range Organics	mg/kg	ND	10.0	07/05/17 17:27	
a,a,a-Trifluorotoluene (S)	%.	106	80-150	07/05/17 17:27	

LABORATORY CONTROL SAMPLE & LCSD: 2631866 2631867

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Gasoline Range Organics	mg/kg	50	56.7	56.5	113	113	80-120	0	20	
a,a,a-Trifluorotoluene (S)	%.				106	104	80-150			

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2631868 2631869

Parameter	Units	10394450004 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Gasoline Range Organics	mg/kg	ND	63.9	60.6	56.6	52.4	85	83	80-120	8	20	
a,a,a-Trifluorotoluene (S)	%.						104	104	80-150			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 483425 Analysis Method: WI MOD GRO
QC Batch Method: EPA 5030 Medium Soil Analysis Description: WIGRO Solid GCV
Associated Lab Samples: 10394028002, 10394028003, 10394028004, 10394028005, 10394028006, 10394028007, 10394028009

METHOD BLANK: 2632681 Matrix: Solid
Associated Lab Samples: 10394028002, 10394028003, 10394028004, 10394028005, 10394028006, 10394028007, 10394028009

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Gasoline Range Organics	mg/kg	ND	10.0	07/06/17 16:38	
a,a,a-Trifluorotoluene (S)	%.	103	80-150	07/06/17 16:38	

LABORATORY CONTROL SAMPLE & LCSD: 2632682 2632683

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Gasoline Range Organics	mg/kg	50	48.0	48.7	96	97	80-120	2	20	
a,a,a-Trifluorotoluene (S)	%.				104	105	80-150			

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2632684 2632685

Parameter	Units	10394443005 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Gasoline Range Organics	mg/kg	ND	51.9	50.7	59.2	56.0	112	108	80-120	6	20	
a,a,a-Trifluorotoluene (S)	%.						104	104	80-150			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 483053 Analysis Method: EPA 7471B
QC Batch Method: EPA 7471B Analysis Description: 7471B Mercury Solids
Associated Lab Samples: 10394028008

METHOD BLANK: 2631484 Matrix: Solid
Associated Lab Samples: 10394028008

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Mercury	mg/kg	ND	0.018	07/05/17 13:07	

LABORATORY CONTROL SAMPLE: 2631485

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Mercury	mg/kg	.5	0.48	95	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2631486 2631487

Parameter	Units	10394176001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Mercury	mg/kg	ND	.5	.49	0.48	0.47	95	95	75-125	3	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 482335
QC Batch Method: EPA 3050
Analysis Method: EPA 6010C
Analysis Description: 6010C Solids
Associated Lab Samples: 10394028008

METHOD BLANK: 2627476
Matrix: Solid
Associated Lab Samples: 10394028008

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Arsenic	mg/kg	ND	0.98	06/30/17 09:47	
Barium	mg/kg	ND	0.49	06/30/17 09:47	
Cadmium	mg/kg	ND	0.15	06/30/17 09:47	
Chromium	mg/kg	ND	0.49	06/30/17 09:47	
Lead	mg/kg	ND	0.49	06/30/17 09:47	
Selenium	mg/kg	ND	0.98	06/30/17 09:47	
Silver	mg/kg	ND	0.49	06/30/17 09:47	

LABORATORY CONTROL SAMPLE: 2627477

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Arsenic	mg/kg	48.5	45.1	93	80-120	
Barium	mg/kg	48.5	49.4	102	80-120	
Cadmium	mg/kg	48.5	46.4	96	80-120	
Chromium	mg/kg	48.5	49.5	102	80-120	
Lead	mg/kg	48.5	48.1	99	80-120	
Selenium	mg/kg	48.5	42.4	87	80-120	
Silver	mg/kg	24.3	23.0	95	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2627478 2627479

Parameter	Units	10393860007 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Arsenic	mg/kg	4.3	54.9	54.3	52.7	52.6	88	89	75-125	0	20	
Barium	mg/kg	69.4	54.9	54.3	123	123	97	98	75-125	0	20	
Cadmium	mg/kg	0.23	54.9	54.3	49.6	50.0	90	92	75-125	1	20	
Chromium	mg/kg	7.8	54.9	54.3	59.2	59.9	94	96	75-125	1	20	
Lead	mg/kg	35.5	54.9	54.3	80.3	80.5	82	83	75-125	0	20	
Selenium	mg/kg	ND	54.9	54.3	46.3	46.4	83	84	75-125	0	20	
Silver	mg/kg	ND	27.4	27.1	24.9	25.2	90	92	75-125	1	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 484256 Analysis Method: ASTM D2974
QC Batch Method: ASTM D2974 Analysis Description: Dry Weight/Percent Moisture
Associated Lab Samples: 10394028001, 10394028002, 10394028003, 10394028004, 10394028005, 10394028006, 10394028007, 10394028008

SAMPLE DUPLICATE: 2637083

Parameter	Units	10393759001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	23.6	23.6	0	30	

SAMPLE DUPLICATE: 2637084

Parameter	Units	10393998004 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	3.5	3.6	2	30	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 483792 Analysis Method: EPA 8260B
QC Batch Method: EPA 5035/5030B Analysis Description: 8260B MSV 5030 Med Level
Associated Lab Samples: 10394028001, 10394028002, 10394028003, 10394028004

METHOD BLANK: 2634325 Matrix: Solid
Associated Lab Samples: 10394028001, 10394028002, 10394028003, 10394028004

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
1,1,1,2-Tetrachloroethane	ug/kg	ND	50.0	07/08/17 15:38	
1,1,1-Trichloroethane	ug/kg	ND	200	07/08/17 15:38	MN
1,1,2,2-Tetrachloroethane	ug/kg	ND	50.0	07/08/17 15:38	
1,1,2-Trichloroethane	ug/kg	ND	50.0	07/08/17 15:38	
1,1,2-Trichlorotrifluoroethane	ug/kg	ND	200	07/08/17 15:38	
1,1-Dichloroethane	ug/kg	ND	50.0	07/08/17 15:38	
1,1-Dichloroethene	ug/kg	ND	200	07/08/17 15:38	MN
1,1-Dichloropropene	ug/kg	ND	200	07/08/17 15:38	MN
1,2,3-Trichlorobenzene	ug/kg	ND	50.0	07/08/17 15:38	
1,2,3-Trichloropropane	ug/kg	ND	200	07/08/17 15:38	
1,2,4-Trichlorobenzene	ug/kg	ND	50.0	07/08/17 15:38	
1,2,4-Trimethylbenzene	ug/kg	ND	50.0	07/08/17 15:38	
1,2-Dibromo-3-chloropropane	ug/kg	ND	1250	07/08/17 15:38	MN
1,2-Dibromoethane (EDB)	ug/kg	ND	50.0	07/08/17 15:38	
1,2-Dichlorobenzene	ug/kg	ND	50.0	07/08/17 15:38	
1,2-Dichloroethane	ug/kg	ND	50.0	07/08/17 15:38	
1,2-Dichloropropane	ug/kg	ND	50.0	07/08/17 15:38	
1,3,5-Trimethylbenzene	ug/kg	ND	50.0	07/08/17 15:38	
1,3-Dichlorobenzene	ug/kg	ND	50.0	07/08/17 15:38	
1,3-Dichloropropane	ug/kg	ND	50.0	07/08/17 15:38	
1,4-Dichlorobenzene	ug/kg	ND	50.0	07/08/17 15:38	
2,2-Dichloropropane	ug/kg	ND	200	07/08/17 15:38	
2-Butanone (MEK)	ug/kg	ND	250	07/08/17 15:38	
2-Chlorotoluene	ug/kg	ND	50.0	07/08/17 15:38	
4-Chlorotoluene	ug/kg	ND	50.0	07/08/17 15:38	
4-Methyl-2-pentanone (MIBK)	ug/kg	ND	250	07/08/17 15:38	
Acetone	ug/kg	ND	1000	07/08/17 15:38	
Allyl chloride	ug/kg	ND	200	07/08/17 15:38	
Benzene	ug/kg	ND	20.0	07/08/17 15:38	
Bromobenzene	ug/kg	ND	50.0	07/08/17 15:38	
Bromochloromethane	ug/kg	ND	50.0	07/08/17 15:38	
Bromodichloromethane	ug/kg	ND	50.0	07/08/17 15:38	
Bromoform	ug/kg	ND	200	07/08/17 15:38	
Bromomethane	ug/kg	ND	500	07/08/17 15:38	
Carbon tetrachloride	ug/kg	ND	500	07/08/17 15:38	MN
Chlorobenzene	ug/kg	ND	50.0	07/08/17 15:38	
Chloroethane	ug/kg	ND	500	07/08/17 15:38	
Chloroform	ug/kg	ND	50.0	07/08/17 15:38	
Chloromethane	ug/kg	ND	200	07/08/17 15:38	CL
cis-1,2-Dichloroethene	ug/kg	ND	50.0	07/08/17 15:38	
cis-1,3-Dichloropropene	ug/kg	ND	50.0	07/08/17 15:38	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

METHOD BLANK: 2634325 Matrix: Solid
Associated Lab Samples: 10394028001, 10394028002, 10394028003, 10394028004

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Dibromochloromethane	ug/kg	ND	500	07/08/17 15:38	MN
Dibromomethane	ug/kg	ND	50.0	07/08/17 15:38	
Dichlorodifluoromethane	ug/kg	ND	200	07/08/17 15:38	
Dichlorofluoromethane	ug/kg	ND	500	07/08/17 15:38	
Diethyl ether (Ethyl ether)	ug/kg	ND	200	07/08/17 15:38	
Ethylbenzene	ug/kg	ND	50.0	07/08/17 15:38	
Hexachloro-1,3-butadiene	ug/kg	ND	250	07/08/17 15:38	
Isopropylbenzene (Cumene)	ug/kg	ND	50.0	07/08/17 15:38	
Methyl-tert-butyl ether	ug/kg	ND	50.0	07/08/17 15:38	
Methylene Chloride	ug/kg	ND	200	07/08/17 15:38	
n-Butylbenzene	ug/kg	ND	200	07/08/17 15:38	MN
n-Propylbenzene	ug/kg	ND	50.0	07/08/17 15:38	
Naphthalene	ug/kg	ND	200	07/08/17 15:38	
p-Isopropyltoluene	ug/kg	ND	50.0	07/08/17 15:38	
sec-Butylbenzene	ug/kg	ND	50.0	07/08/17 15:38	
Styrene	ug/kg	ND	50.0	07/08/17 15:38	
tert-Butylbenzene	ug/kg	ND	50.0	07/08/17 15:38	
Tetrachloroethene	ug/kg	ND	200	07/08/17 15:38	MN
Tetrahydrofuran	ug/kg	ND	2000	07/08/17 15:38	
Toluene	ug/kg	ND	50.0	07/08/17 15:38	
trans-1,2-Dichloroethene	ug/kg	ND	50.0	07/08/17 15:38	
trans-1,3-Dichloropropene	ug/kg	ND	200	07/08/17 15:38	
Trichloroethene	ug/kg	ND	50.0	07/08/17 15:38	
Trichlorofluoromethane	ug/kg	ND	200	07/08/17 15:38	
Vinyl chloride	ug/kg	ND	20.0	07/08/17 15:38	
Xylene (Total)	ug/kg	ND	150	07/08/17 15:38	
1,2-Dichloroethane-d4 (S)	%.	97	75-125	07/08/17 15:38	
4-Bromofluorobenzene (S)	%.	102	75-125	07/08/17 15:38	
Toluene-d8 (S)	%.	99	75-125	07/08/17 15:38	

LABORATORY CONTROL SAMPLE & LCSD: 2634326 2634327

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
1,1,1,2-Tetrachloroethane	ug/kg	1000	1000	1010	100	101	58-125	1	20	
1,1,1-Trichloroethane	ug/kg	1000	1000	1000	100	100	55-125	0	20	
1,1,2,2-Tetrachloroethane	ug/kg	1000	900	891	90	89	66-125	1	20	
1,1,2-Trichloroethane	ug/kg	1000	899	889	90	89	65-125	1	20	
1,1,2-Trichlorotrifluoroethane	ug/kg	1000	1120	1130	112	113	57-125	1	20	
1,1-Dichloroethane	ug/kg	1000	920	927	92	93	60-125	1	20	
1,1-Dichloroethene	ug/kg	1000	1070	1050	107	105	56-125	2	20	
1,1-Dichloropropene	ug/kg	1000	920	903	92	90	55-129	2	20	
1,2,3-Trichlorobenzene	ug/kg	1000	800	838	80	84	59-125	5	20	
1,2,3-Trichloropropane	ug/kg	1000	912	946	91	95	65-125	4	20	
1,2,4-Trichlorobenzene	ug/kg	1000	856	911	86	91	61-125	6	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

LABORATORY CONTROL SAMPLE & LCSD: 2634326 2634327

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
1,2,4-Trimethylbenzene	ug/kg	1000	974	1020	97	102	66-125	4	20	
1,2-Dibromo-3-chloropropane	ug/kg	2500	2360	2350	94	94	53-125	0	20	
1,2-Dibromoethane (EDB)	ug/kg	1000	933	896	93	90	68-125	4	20	
1,2-Dichlorobenzene	ug/kg	1000	888	934	89	93	63-125	5	20	
1,2-Dichloroethane	ug/kg	1000	877	893	88	89	46-125	2	20	
1,2-Dichloropropane	ug/kg	1000	929	913	93	91	65-125	2	20	
1,3,5-Trimethylbenzene	ug/kg	1000	995	1040	100	104	66-125	4	20	
1,3-Dichlorobenzene	ug/kg	1000	919	975	92	98	64-125	6	20	
1,3-Dichloropropane	ug/kg	1000	912	887	91	89	66-125	3	20	
1,4-Dichlorobenzene	ug/kg	1000	919	982	92	98	64-125	7	20	
2,2-Dichloropropane	ug/kg	1000	991	984	99	98	53-125	1	20	
2-Butanone (MEK)	ug/kg	5000	3230	3010	65	60	48-138	7	20	
2-Chlorotoluene	ug/kg	1000	954	1000	95	100	60-125	5	20	
4-Chlorotoluene	ug/kg	1000	972	1020	97	102	65-125	5	20	
4-Methyl-2-pentanone (MIBK)	ug/kg	5000	3590	3560	72	71	54-141	1	20	
Acetone	ug/kg	5000	4100	4140	82	83	68-125	1	20	
Allyl chloride	ug/kg	1000	824	815	82	81	49-130	1	20	
Benzene	ug/kg	1000	912	924	91	92	61-125	1	20	
Bromobenzene	ug/kg	1000	961	999	96	100	63-125	4	20	
Bromochloromethane	ug/kg	1000	911	917	91	92	65-125	1	20	
Bromodichloromethane	ug/kg	1000	1050	1040	105	104	55-125	1	20	
Bromoform	ug/kg	1000	903	934	90	93	37-125	3	20	
Bromomethane	ug/kg	1000	1270	1210	127	121	47-125	5	20	L3
Carbon tetrachloride	ug/kg	1000	1030	1020	103	102	51-125	1	20	
Chlorobenzene	ug/kg	1000	946	948	95	95	63-125	0	20	
Chloroethane	ug/kg	1000	1140	1170	114	117	30-150	2	20	
Chloroform	ug/kg	1000	968	920	97	92	57-125	5	20	
Chloromethane	ug/kg	1000	565	565	56	57	45-125	0	20	CL
cis-1,2-Dichloroethene	ug/kg	1000	983	930	98	93	62-125	6	20	
cis-1,3-Dichloropropene	ug/kg	1000	976	988	98	99	59-125	1	20	
Dibromochloromethane	ug/kg	1000	983	961	98	96	51-125	2	20	
Dibromomethane	ug/kg	1000	920	955	92	96	62-125	4	20	
Dichlorodifluoromethane	ug/kg	1000	630	579	63	58	30-125	8	20	
Dichlorofluoromethane	ug/kg	1000	1330	1370	133	137	30-150	3	20	
Diethyl ether (Ethyl ether)	ug/kg	1000	1010	1040	101	104	52-125	2	20	
Ethylbenzene	ug/kg	1000	971	1000	97	100	65-125	3	20	
Hexachloro-1,3-butadiene	ug/kg	1000	1000	1050	100	105	58-125	5	20	
Isopropylbenzene (Cumene)	ug/kg	1000	1020	1040	102	104	65-125	2	20	
Methyl-tert-butyl ether	ug/kg	1000	875	881	87	88	60-125	1	20	
Methylene Chloride	ug/kg	1000	850	826	85	83	57-125	3	20	
n-Butylbenzene	ug/kg	1000	942	986	94	99	64-125	5	20	
n-Propylbenzene	ug/kg	1000	1010	1070	101	107	65-125	6	20	
Naphthalene	ug/kg	1000	805	812	80	81	61-125	1	20	
p-Isopropyltoluene	ug/kg	1000	991	1060	99	106	64-125	6	20	
sec-Butylbenzene	ug/kg	1000	1010	1080	101	108	65-125	7	20	
Styrene	ug/kg	1000	994	996	99	100	66-125	0	20	
tert-Butylbenzene	ug/kg	1000	1030	1100	103	110	65-125	7	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

LABORATORY CONTROL SAMPLE & LCSD: 2634326 2634327

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Tetrachloroethene	ug/kg	1000	917	964	92	96	65-125	5	20	
Tetrahydrofuran	ug/kg	10000	10200	9600	102	96	68-125	6	20	
Toluene	ug/kg	1000	917	914	92	91	67-125	0	20	
trans-1,2-Dichloroethene	ug/kg	1000	889	925	89	93	56-125	4	20	
trans-1,3-Dichloropropene	ug/kg	1000	987	974	99	97	63-125	1	20	
Trichloroethene	ug/kg	1000	954	979	95	98	63-125	3	20	
Trichlorofluoromethane	ug/kg	1000	1210	1230	121	123	35-141	1	20	
Vinyl chloride	ug/kg	1000	814	835	81	83	53-125	2	20	
Xylene (Total)	ug/kg	3000	2870	2890	96	96	67-125	1	20	
1,2-Dichloroethane-d4 (S)	%.				102	99	75-125			
4-Bromofluorobenzene (S)	%.				98	106	75-125			
Toluene-d8 (S)	%.				100	99	75-125			

MATRIX SPIKE SAMPLE: 2634328

Parameter	Units	10394751010 Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
1,1,1,2-Tetrachloroethane	ug/kg	ND	1100	1110	101	64-150	
1,1,1-Trichloroethane	ug/kg	ND	1100	1120	102	56-150	
1,1,2,2-Tetrachloroethane	ug/kg	ND	1100	980	89	61-150	
1,1,2-Trichloroethane	ug/kg	ND	1100	976	89	63-149	
1,1,2-Trichlorotrifluoroethane	ug/kg	ND	1100	1230	112	38-150	
1,1-Dichloroethane	ug/kg	ND	1100	1040	94	57-150	
1,1-Dichloroethene	ug/kg	ND	1100	1140	103	47-150	
1,1-Dichloropropene	ug/kg	ND	1100	1030	93	57-150	
1,2,3-Trichlorobenzene	ug/kg	ND	1100	950	86	57-150	
1,2,3-Trichloropropane	ug/kg	ND	1100	1040	95	61-150	
1,2,4-Trichlorobenzene	ug/kg	ND	1100	986	89	54-150	
1,2,4-Trimethylbenzene	ug/kg	ND	1100	1210	109	55-150	
1,2-Dibromo-3-chloropropane	ug/kg	ND	2750	2630	96	55-150	
1,2-Dibromoethane (EDB)	ug/kg	ND	1100	973	88	60-149	
1,2-Dichlorobenzene	ug/kg	ND	1100	981	89	61-148	
1,2-Dichloroethane	ug/kg	ND	1100	992	90	51-143	
1,2-Dichloropropane	ug/kg	ND	1100	1010	92	63-150	
1,3,5-Trimethylbenzene	ug/kg	ND	1100	1170	106	61-150	
1,3-Dichlorobenzene	ug/kg	ND	1100	1040	95	57-150	
1,3-Dichloropropane	ug/kg	ND	1100	922	84	62-149	
1,4-Dichlorobenzene	ug/kg	ND	1100	1060	96	58-148	
2,2-Dichloropropane	ug/kg	ND	1100	1060	96	45-149	
2-Butanone (MEK)	ug/kg	ND	5510	3500	63	55-150	
2-Chlorotoluene	ug/kg	ND	1100	1100	100	57-150	
4-Chlorotoluene	ug/kg	ND	1100	1100	99	61-150	
4-Methyl-2-pentanone (MIBK)	ug/kg	ND	5510	3880	70	61-150	
Acetone	ug/kg	ND	5510	4950	90	58-150	
Allyl chloride	ug/kg	ND	1100	878	80	51-150	
Benzene	ug/kg	ND	1100	1000	91	54-150	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

MATRIX SPIKE SAMPLE: 2634328

Parameter	Units	10394751010 Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
Bromobenzene	ug/kg	ND	1100	1060	96	59-150	
Bromochloromethane	ug/kg	ND	1100	1020	93	61-141	
Bromodichloromethane	ug/kg	ND	1100	1110	101	54-149	
Bromoform	ug/kg	ND	1100	1010	92	47-143	
Bromomethane	ug/kg	ND	1000	2140	214	36-135	M0
Carbon tetrachloride	ug/kg	ND	1100	1140	104	51-150	
Chlorobenzene	ug/kg	ND	1100	1050	95	58-150	
Chloroethane	ug/kg	ND	1000	1850	184	30-150	M1
Chloroform	ug/kg	ND	1100	1040	94	56-145	
Chloromethane	ug/kg	ND	1000	872	87	30-131	CL
cis-1,2-Dichloroethene	ug/kg	ND	1100	1040	95	59-150	
cis-1,3-Dichloropropene	ug/kg	ND	1100	1040	95	57-146	
Dibromochloromethane	ug/kg	ND	1100	1090	99	58-146	
Dibromomethane	ug/kg	ND	1100	1000	91	58-149	
Dichlorodifluoromethane	ug/kg	ND	1000	869	87	30-125	
Dichlorofluoromethane	ug/kg	ND	1000	2500	250	30-150	M1
Diethyl ether (Ethyl ether)	ug/kg	ND	1100	1130	103	43-150	
Ethylbenzene	ug/kg	ND	1100	1060	96	58-150	
Hexachloro-1,3-butadiene	ug/kg	ND	1100	1150	104	49-150	
Isopropylbenzene (Cumene)	ug/kg	ND	1100	1150	104	60-150	
Methyl-tert-butyl ether	ug/kg	ND	1100	956	87	60-148	
Methylene Chloride	ug/kg	ND	1100	883	79	52-146	
n-Butylbenzene	ug/kg	ND	1100	1120	101	58-150	
n-Propylbenzene	ug/kg	ND	1100	1140	104	61-150	
Naphthalene	ug/kg	ND	1100	954	87	54-150	
p-Isopropyltoluene	ug/kg	ND	1100	1140	104	58-150	
sec-Butylbenzene	ug/kg	ND	1100	1160	105	61-150	
Styrene	ug/kg	ND	1100	1070	98	60-150	
tert-Butylbenzene	ug/kg	ND	1100	1210	110	61-150	
Tetrachloroethene	ug/kg	ND	1100	1050	95	62-150	
Tetrahydrofuran	ug/kg	ND	11000	11000	100	57-149	
Toluene	ug/kg	ND	1100	1020	93	60-150	
trans-1,2-Dichloroethene	ug/kg	ND	1100	953	87	55-150	
trans-1,3-Dichloropropene	ug/kg	ND	1100	1050	96	60-150	
Trichloroethene	ug/kg	ND	1100	1030	94	59-150	
Trichlorofluoromethane	ug/kg	ND	1000	2130	213	30-150	M1
Vinyl chloride	ug/kg	ND	1000	1320	132	31-146	
Xylene (Total)	ug/kg	ND	3300	3190	96	55-150	
1,2-Dichloroethane-d4 (S)	%.				100	75-125	
4-Bromofluorobenzene (S)	%.				100	75-125	
Toluene-d8 (S)	%.				99	75-125	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

SAMPLE DUPLICATE: 2634329

Parameter	Units	10394751011 Result	Dup Result	RPD	Max RPD	Qualifiers
1,1,1,2-Tetrachloroethane	ug/kg	ND	ND		30	
1,1,1-Trichloroethane	ug/kg	ND	ND		30	
1,1,2,2-Tetrachloroethane	ug/kg	ND	ND		30	
1,1,2-Trichloroethane	ug/kg	ND	ND		30	
1,1,2-Trichlorotrifluoroethane	ug/kg	ND	ND		30	
1,1-Dichloroethane	ug/kg	ND	ND		30	
1,1-Dichloroethene	ug/kg	ND	ND		30	
1,1-Dichloropropene	ug/kg	ND	ND		30	
1,2,3-Trichlorobenzene	ug/kg	ND	ND		30	
1,2,3-Trichloropropane	ug/kg	ND	ND		30	
1,2,4-Trichlorobenzene	ug/kg	ND	ND		30	
1,2,4-Trimethylbenzene	ug/kg	ND	ND		30	
1,2-Dibromo-3-chloropropane	ug/kg	ND	ND		30	
1,2-Dibromoethane (EDB)	ug/kg	ND	ND		30	
1,2-Dichlorobenzene	ug/kg	ND	ND		30	
1,2-Dichloroethane	ug/kg	ND	ND		30	
1,2-Dichloropropane	ug/kg	ND	ND		30	
1,3,5-Trimethylbenzene	ug/kg	ND	ND		30	
1,3-Dichlorobenzene	ug/kg	ND	ND		30	
1,3-Dichloropropane	ug/kg	ND	ND		30	
1,4-Dichlorobenzene	ug/kg	ND	ND		30	
2,2-Dichloropropane	ug/kg	ND	ND		30	
2-Butanone (MEK)	ug/kg	ND	ND		30	
2-Chlorotoluene	ug/kg	ND	ND		30	
4-Chlorotoluene	ug/kg	ND	ND		30	
4-Methyl-2-pentanone (MIBK)	ug/kg	ND	ND		30	
Acetone	ug/kg	ND	ND		30	
Allyl chloride	ug/kg	ND	ND		30	
Benzene	ug/kg	ND	ND		30	
Bromobenzene	ug/kg	ND	ND		30	
Bromochloromethane	ug/kg	ND	ND		30	
Bromodichloromethane	ug/kg	ND	ND		30	
Bromoform	ug/kg	ND	ND		30	
Bromomethane	ug/kg	ND	ND		30	
Carbon tetrachloride	ug/kg	ND	ND		30	
Chlorobenzene	ug/kg	ND	ND		30	
Chloroethane	ug/kg	ND	ND		30	
Chloroform	ug/kg	ND	ND		30	
Chloromethane	ug/kg	ND	ND		30	CL
cis-1,2-Dichloroethene	ug/kg	ND	ND		30	
cis-1,3-Dichloropropene	ug/kg	ND	ND		30	
Dibromochloromethane	ug/kg	ND	ND		30	
Dibromomethane	ug/kg	ND	ND		30	
Dichlorodifluoromethane	ug/kg	ND	ND		30	
Dichlorofluoromethane	ug/kg	ND	ND		30	
Diethyl ether (Ethyl ether)	ug/kg	ND	ND		30	
Ethylbenzene	ug/kg	ND	ND		30	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

SAMPLE DUPLICATE: 2634329

Parameter	Units	10394751011 Result	Dup Result	RPD	Max RPD	Qualifiers
Hexachloro-1,3-butadiene	ug/kg	ND	ND		30	
Isopropylbenzene (Cumene)	ug/kg	ND	ND		30	
Methyl-tert-butyl ether	ug/kg	ND	ND		30	
Methylene Chloride	ug/kg	ND	ND		30	
n-Butylbenzene	ug/kg	ND	ND		30	
n-Propylbenzene	ug/kg	ND	ND		30	
Naphthalene	ug/kg	ND	ND		30	
p-Isopropyltoluene	ug/kg	ND	ND		30	
sec-Butylbenzene	ug/kg	ND	ND		30	
Styrene	ug/kg	ND	ND		30	
tert-Butylbenzene	ug/kg	ND	ND		30	
Tetrachloroethene	ug/kg	ND	ND		30	
Tetrahydrofuran	ug/kg	ND	ND		30	
Toluene	ug/kg	ND	ND		30	
trans-1,2-Dichloroethene	ug/kg	ND	ND		30	
trans-1,3-Dichloropropene	ug/kg	ND	ND		30	
Trichloroethene	ug/kg	ND	ND		30	
Trichlorofluoromethane	ug/kg	ND	ND		30	
Vinyl chloride	ug/kg	ND	ND		30	
Xylene (Total)	ug/kg	ND	ND		30	
1,2-Dichloroethane-d4 (S)	%.	100	99	3		
4-Bromofluorobenzene (S)	%.	102	101	4		
Toluene-d8 (S)	%.	97	97	3		

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 483801 Analysis Method: EPA 8260B
QC Batch Method: EPA 5035/5030B Analysis Description: 8260B MSV 5030 Med Level
Associated Lab Samples: 10394028005, 10394028006, 10394028007, 10394028009

METHOD BLANK: 2634477 Matrix: Solid
Associated Lab Samples: 10394028005, 10394028006, 10394028007, 10394028009

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
1,1,1,2-Tetrachloroethane	ug/kg	ND	200	07/08/17 15:55	MN
1,1,1-Trichloroethane	ug/kg	ND	200	07/08/17 15:55	MN
1,1,2,2-Tetrachloroethane	ug/kg	ND	200	07/08/17 15:55	MN
1,1,2-Trichloroethane	ug/kg	ND	50.0	07/08/17 15:55	
1,1,2-Trichlorotrifluoroethane	ug/kg	ND	200	07/08/17 15:55	
1,1-Dichloroethane	ug/kg	ND	50.0	07/08/17 15:55	
1,1-Dichloroethene	ug/kg	ND	50.0	07/08/17 15:55	MN
1,1-Dichloropropene	ug/kg	ND	50.0	07/08/17 15:55	MN
1,2,3-Trichlorobenzene	ug/kg	ND	50.0	07/08/17 15:55	
1,2,3-Trichloropropane	ug/kg	ND	200	07/08/17 15:55	
1,2,4-Trichlorobenzene	ug/kg	ND	50.0	07/08/17 15:55	
1,2,4-Trimethylbenzene	ug/kg	ND	50.0	07/08/17 15:55	
1,2-Dibromo-3-chloropropane	ug/kg	ND	1250	07/08/17 15:55	MN
1,2-Dibromoethane (EDB)	ug/kg	ND	50.0	07/08/17 15:55	
1,2-Dichlorobenzene	ug/kg	ND	50.0	07/08/17 15:55	
1,2-Dichloroethane	ug/kg	ND	50.0	07/08/17 15:55	
1,2-Dichloropropane	ug/kg	ND	50.0	07/08/17 15:55	
1,3,5-Trimethylbenzene	ug/kg	ND	50.0	07/08/17 15:55	
1,3-Dichlorobenzene	ug/kg	ND	50.0	07/08/17 15:55	
1,3-Dichloropropane	ug/kg	ND	50.0	07/08/17 15:55	
1,4-Dichlorobenzene	ug/kg	ND	50.0	07/08/17 15:55	
2,2-Dichloropropane	ug/kg	ND	200	07/08/17 15:55	
2-Butanone (MEK)	ug/kg	ND	250	07/08/17 15:55	
2-Chlorotoluene	ug/kg	ND	50.0	07/08/17 15:55	
4-Chlorotoluene	ug/kg	ND	50.0	07/08/17 15:55	
4-Methyl-2-pentanone (MIBK)	ug/kg	ND	250	07/08/17 15:55	
Acetone	ug/kg	ND	1000	07/08/17 15:55	
Allyl chloride	ug/kg	ND	200	07/08/17 15:55	
Benzene	ug/kg	ND	20.0	07/08/17 15:55	
Bromobenzene	ug/kg	ND	50.0	07/08/17 15:55	
Bromochloromethane	ug/kg	ND	50.0	07/08/17 15:55	
Bromodichloromethane	ug/kg	ND	50.0	07/08/17 15:55	
Bromoform	ug/kg	ND	500	07/08/17 15:55	MN
Bromomethane	ug/kg	ND	500	07/08/17 15:55	
Carbon tetrachloride	ug/kg	ND	200	07/08/17 15:55	MN
Chlorobenzene	ug/kg	ND	50.0	07/08/17 15:55	
Chloroethane	ug/kg	ND	500	07/08/17 15:55	
Chloroform	ug/kg	ND	50.0	07/08/17 15:55	
Chloromethane	ug/kg	ND	200	07/08/17 15:55	CL
cis-1,2-Dichloroethene	ug/kg	ND	50.0	07/08/17 15:55	
cis-1,3-Dichloropropene	ug/kg	ND	200	07/08/17 15:55	MN

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

METHOD BLANK: 2634477 Matrix: Solid
Associated Lab Samples: 10394028005, 10394028006, 10394028007, 10394028009

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Dibromochloromethane	ug/kg	ND	200	07/08/17 15:55	MN
Dibromomethane	ug/kg	ND	50.0	07/08/17 15:55	
Dichlorodifluoromethane	ug/kg	ND	200	07/08/17 15:55	
Dichlorofluoromethane	ug/kg	ND	500	07/08/17 15:55	
Diethyl ether (Ethyl ether)	ug/kg	ND	200	07/08/17 15:55	
Ethylbenzene	ug/kg	ND	50.0	07/08/17 15:55	
Hexachloro-1,3-butadiene	ug/kg	ND	250	07/08/17 15:55	
Isopropylbenzene (Cumene)	ug/kg	ND	50.0	07/08/17 15:55	
Methyl-tert-butyl ether	ug/kg	ND	50.0	07/08/17 15:55	
Methylene Chloride	ug/kg	ND	200	07/08/17 15:55	
n-Butylbenzene	ug/kg	ND	50.0	07/08/17 15:55	MN
n-Propylbenzene	ug/kg	ND	50.0	07/08/17 15:55	
Naphthalene	ug/kg	ND	200	07/08/17 15:55	
p-Isopropyltoluene	ug/kg	ND	50.0	07/08/17 15:55	
sec-Butylbenzene	ug/kg	ND	50.0	07/08/17 15:55	
Styrene	ug/kg	ND	50.0	07/08/17 15:55	
tert-Butylbenzene	ug/kg	ND	50.0	07/08/17 15:55	
Tetrachloroethene	ug/kg	ND	50.0	07/08/17 15:55	MN
Tetrahydrofuran	ug/kg	ND	2000	07/08/17 15:55	
Toluene	ug/kg	ND	50.0	07/08/17 15:55	
trans-1,2-Dichloroethene	ug/kg	ND	200	07/08/17 15:55	MN
trans-1,3-Dichloropropene	ug/kg	ND	200	07/08/17 15:55	MN
Trichloroethene	ug/kg	ND	50.0	07/08/17 15:55	
Trichlorofluoromethane	ug/kg	ND	200	07/08/17 15:55	
Vinyl chloride	ug/kg	ND	20.0	07/08/17 15:55	
Xylene (Total)	ug/kg	ND	150	07/08/17 15:55	
1,2-Dichloroethane-d4 (S)	%.	99	75-125	07/08/17 15:55	
4-Bromofluorobenzene (S)	%.	105	75-125	07/08/17 15:55	
Toluene-d8 (S)	%.	96	75-125	07/08/17 15:55	

LABORATORY CONTROL SAMPLE & LCSD: 2634478 2634479

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
1,1,1,2-Tetrachloroethane	ug/kg	1000	954	941	95	94	58-125	1	20	
1,1,1-Trichloroethane	ug/kg	1000	964	967	96	97	55-125	0	20	
1,1,2,2-Tetrachloroethane	ug/kg	1000	872	801	87	80	66-125	8	20	
1,1,2-Trichloroethane	ug/kg	1000	855	880	86	88	65-125	3	20	
1,1,2-Trichlorotrifluoroethane	ug/kg	1000	1080	1110	108	111	57-125	3	20	
1,1-Dichloroethane	ug/kg	1000	888	893	89	89	60-125	1	20	
1,1-Dichloroethene	ug/kg	1000	1020	1060	102	106	56-125	4	20	
1,1-Dichloropropene	ug/kg	1000	900	942	90	94	55-129	5	20	
1,2,3-Trichlorobenzene	ug/kg	1000	804	794	80	79	59-125	1	20	
1,2,3-Trichloropropane	ug/kg	1000	936	819	94	82	65-125	13	20	
1,2,4-Trichlorobenzene	ug/kg	1000	882	840	88	84	61-125	5	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

LABORATORY CONTROL SAMPLE & LCSD: 2634478 2634479

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
1,2,4-Trimethylbenzene	ug/kg	1000	975	960	97	96	66-125	1	20	
1,2-Dibromo-3-chloropropane	ug/kg	2500	2260	2310	90	92	53-125	2	20	
1,2-Dibromoethane (EDB)	ug/kg	1000	853	883	85	88	68-125	3	20	
1,2-Dichlorobenzene	ug/kg	1000	890	864	89	86	63-125	3	20	
1,2-Dichloroethane	ug/kg	1000	837	882	84	88	46-125	5	20	
1,2-Dichloropropane	ug/kg	1000	885	903	88	90	65-125	2	20	
1,3,5-Trimethylbenzene	ug/kg	1000	985	983	99	98	66-125	0	20	
1,3-Dichlorobenzene	ug/kg	1000	936	900	94	90	64-125	4	20	
1,3-Dichloropropane	ug/kg	1000	848	836	85	84	66-125	1	20	
1,4-Dichlorobenzene	ug/kg	1000	913	888	91	89	64-125	3	20	
2,2-Dichloropropane	ug/kg	1000	985	969	99	97	53-125	2	20	
2-Butanone (MEK)	ug/kg	5000	2950	2770	59	55	48-138	6	20	
2-Chlorotoluene	ug/kg	1000	969	948	97	95	60-125	2	20	
4-Chlorotoluene	ug/kg	1000	980	957	98	96	65-125	2	20	
4-Methyl-2-pentanone (MIBK)	ug/kg	5000	3390	3390	68	68	54-141	0	20	
Acetone	ug/kg	5000	4070	3720	81	74	68-125	9	20	
Allyl chloride	ug/kg	1000	790	800	79	80	49-130	1	20	
Benzene	ug/kg	1000	873	901	87	90	61-125	3	20	
Bromobenzene	ug/kg	1000	966	941	97	94	63-125	3	20	
Bromochloromethane	ug/kg	1000	869	898	87	90	65-125	3	20	
Bromodichloromethane	ug/kg	1000	985	1000	99	100	55-125	2	20	
Bromoform	ug/kg	1000	900	884	90	88	37-125	2	20	
Bromomethane	ug/kg	1000	1330	1350	133	135	47-125	2	20	L3
Carbon tetrachloride	ug/kg	1000	1020	1000	102	100	51-125	1	20	
Chlorobenzene	ug/kg	1000	922	931	92	93	63-125	1	20	
Chloroethane	ug/kg	1000	1110	1040	111	104	30-150	6	20	
Chloroform	ug/kg	1000	925	910	92	91	57-125	2	20	
Chloromethane	ug/kg	1000	567	544	57	54	45-125	4	20	CL
cis-1,2-Dichloroethene	ug/kg	1000	963	906	96	91	62-125	6	20	
cis-1,3-Dichloropropene	ug/kg	1000	934	936	93	94	59-125	0	20	
Dibromochloromethane	ug/kg	1000	947	919	95	92	51-125	3	20	
Dibromomethane	ug/kg	1000	876	871	88	87	62-125	1	20	
Dichlorodifluoromethane	ug/kg	1000	604	588	60	59	30-125	3	20	
Dichlorofluoromethane	ug/kg	1000	1350	1320	135	132	30-150	2	20	
Diethyl ether (Ethyl ether)	ug/kg	1000	1000	983	100	98	52-125	2	20	
Ethylbenzene	ug/kg	1000	944	950	94	95	65-125	1	20	
Hexachloro-1,3-butadiene	ug/kg	1000	985	953	99	95	58-125	3	20	
Isopropylbenzene (Cumene)	ug/kg	1000	973	1020	97	102	65-125	5	20	
Methyl-tert-butyl ether	ug/kg	1000	830	817	83	82	60-125	2	20	
Methylene Chloride	ug/kg	1000	806	777	81	78	57-125	4	20	
n-Butylbenzene	ug/kg	1000	969	935	97	94	64-125	4	20	
n-Propylbenzene	ug/kg	1000	1010	1010	101	101	65-125	0	20	
Naphthalene	ug/kg	1000	788	777	79	78	61-125	1	20	
p-Isopropyltoluene	ug/kg	1000	990	984	99	98	64-125	1	20	
sec-Butylbenzene	ug/kg	1000	1020	991	102	99	65-125	3	20	
Styrene	ug/kg	1000	942	945	94	95	66-125	0	20	
tert-Butylbenzene	ug/kg	1000	1070	1030	107	103	65-125	4	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

LABORATORY CONTROL SAMPLE & LCSD: 2634478 2634479

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Tetrachloroethene	ug/kg	1000	935	969	93	97	65-125	4	20	
Tetrahydrofuran	ug/kg	10000	9360	9050	94	90	68-125	3	20	
Toluene	ug/kg	1000	887	919	89	92	67-125	3	20	
trans-1,2-Dichloroethene	ug/kg	1000	866	928	87	93	56-125	7	20	
trans-1,3-Dichloropropene	ug/kg	1000	915	904	91	90	63-125	1	20	
Trichloroethene	ug/kg	1000	913	935	91	93	63-125	2	20	
Trichlorofluoromethane	ug/kg	1000	1240	1230	124	123	35-141	0	20	
Vinyl chloride	ug/kg	1000	833	783	83	78	53-125	6	20	
Xylene (Total)	ug/kg	3000	2800	2820	93	94	67-125	1	20	
1,2-Dichloroethane-d4 (S)	%.				98	104	75-125			
4-Bromofluorobenzene (S)	%.				103	100	75-125			
Toluene-d8 (S)	%.				97	100	75-125			

MATRIX SPIKE SAMPLE: 2634568

Parameter	Units	10394398018 Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
1,1,1,2-Tetrachloroethane	ug/kg	ND	978	1130	115	64-150	
1,1,1-Trichloroethane	ug/kg	ND	978	1120	114	56-150	
1,1,2,2-Tetrachloroethane	ug/kg	ND	978	1090	111	61-150	
1,1,2-Trichloroethane	ug/kg	ND	978	1170	120	63-149	
1,1,2-Trichlorotrifluoroethane	ug/kg	ND	978	1250	128	38-150	
1,1-Dichloroethane	ug/kg	ND	978	1010	103	57-150	
1,1-Dichloroethene	ug/kg	ND	978	1240	127	47-150	
1,1-Dichloropropene	ug/kg	ND	978	1080	111	57-150	
1,2,3-Trichlorobenzene	ug/kg	ND	978	929	95	57-150	
1,2,3-Trichloropropane	ug/kg	ND	978	991	101	61-150	
1,2,4-Trichlorobenzene	ug/kg	ND	978	986	101	54-150	
1,2,4-Trimethylbenzene	ug/kg	24800	978	17800	-716	55-150	E,M1
1,2-Dibromo-3-chloropropane	ug/kg	ND	2440	2540	104	55-150	
1,2-Dibromoethane (EDB)	ug/kg	ND	978	1010	103	60-149	
1,2-Dichlorobenzene	ug/kg	ND	978	1000	103	61-148	
1,2-Dichloroethane	ug/kg	ND	978	986	101	51-143	
1,2-Dichloropropane	ug/kg	ND	978	1110	113	63-150	
1,3,5-Trimethylbenzene	ug/kg	8880	978	8000	-90	61-150	M1
1,3-Dichlorobenzene	ug/kg	ND	978	1060	108	57-150	
1,3-Dichloropropane	ug/kg	ND	978	977	100	62-149	
1,4-Dichlorobenzene	ug/kg	ND	978	1040	107	58-148	
2,2-Dichloropropane	ug/kg	ND	978	1110	114	45-149	
2-Butanone (MEK)	ug/kg	ND	4890	4860	99	55-150	
2-Chlorotoluene	ug/kg	ND	978	1890	193	57-150	M1
4-Chlorotoluene	ug/kg	ND	978	1160	118	61-150	
4-Methyl-2-pentanone (MIBK)	ug/kg	ND	4890	5010	102	61-150	
Acetone	ug/kg	ND	4890	4860	99	58-150	
Allyl chloride	ug/kg	ND	978	927	95	51-150	
Benzene	ug/kg	ND	978	1070	108	54-150	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

MATRIX SPIKE SAMPLE: 2634568

Parameter	Units	10394398018 Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
Bromobenzene	ug/kg	ND	978	1110	114	59-150	
Bromochloromethane	ug/kg	ND	978	987	101	61-141	
Bromodichloromethane	ug/kg	ND	978	1270	130	54-149	
Bromoform	ug/kg	ND	978	987	101	47-143	
Bromomethane	ug/kg	ND	978	1240	127	36-135	
Carbon tetrachloride	ug/kg	ND	978	1150	118	51-150	
Chlorobenzene	ug/kg	ND	978	1080	111	58-150	
Chloroethane	ug/kg	ND	978	1090	112	30-150	
Chloroform	ug/kg	ND	978	1060	109	56-145	
Chloromethane	ug/kg	ND	978	501	51	30-131	CL
cis-1,2-Dichloroethene	ug/kg	ND	978	1090	111	59-150	
cis-1,3-Dichloropropene	ug/kg	ND	978	1070	109	57-146	
Dibromochloromethane	ug/kg	ND	978	1050	107	58-146	
Dibromomethane	ug/kg	ND	978	980	100	58-149	
Dichlorodifluoromethane	ug/kg	ND	978	540	55	30-125	
Dichlorofluoromethane	ug/kg	ND	978	1570	160	30-150	M1
Diethyl ether (Ethyl ether)	ug/kg	ND	978	1190	121	43-150	
Ethylbenzene	ug/kg	2420	978	2650	24	58-150	M1
Hexachloro-1,3-butadiene	ug/kg	ND	978	1510	155	49-150	M1
Isopropylbenzene (Cumene)	ug/kg	656	978	1620	98	60-150	
Methyl-tert-butyl ether	ug/kg	ND	978	979	100	60-148	
Methylene Chloride	ug/kg	ND	978	904	92	52-146	
n-Butylbenzene	ug/kg	1200	978	2020	84	58-150	
n-Propylbenzene	ug/kg	2850	978	3230	40	61-150	M1
Naphthalene	ug/kg	2780	978	3370	60	54-150	
p-Isopropyltoluene	ug/kg	353	978	1690	136	58-150	
sec-Butylbenzene	ug/kg	451	978	1590	116	61-150	
Styrene	ug/kg	ND	978	1140	116	60-150	
tert-Butylbenzene	ug/kg	ND	978	1270	130	61-150	
Tetrachloroethene	ug/kg	ND	978	1130	115	62-150	
Tetrahydrofuran	ug/kg	ND	9780	10500	107	57-149	
Toluene	ug/kg	268	978	1250	100	60-150	
trans-1,2-Dichloroethene	ug/kg	ND	978	1070	110	55-150	
trans-1,3-Dichloropropene	ug/kg	ND	978	1080	111	60-150	
Trichloroethene	ug/kg	ND	978	1030	105	59-150	
Trichlorofluoromethane	ug/kg	ND	978	1270	130	30-150	
Vinyl chloride	ug/kg	ND	978	757	77	31-146	
Xylene (Total)	ug/kg	13900	2930	12400	-52	55-150	MS
1,2-Dichloroethane-d4 (S)	%.				102	75-125	
4-Bromofluorobenzene (S)	%.				109	75-125	
Toluene-d8 (S)	%.				101	75-125	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

SAMPLE DUPLICATE: 2634569

Parameter	Units	10394398019 Result	Dup Result	RPD	Max RPD	Qualifiers
1,1,1,2-Tetrachloroethane	ug/kg	ND	ND		30	
1,1,1-Trichloroethane	ug/kg	ND	ND		30	
1,1,2,2-Tetrachloroethane	ug/kg	ND	ND		30	
1,1,2-Trichloroethane	ug/kg	ND	ND		30	
1,1,2-Trichlorotrifluoroethane	ug/kg	ND	ND		30	
1,1-Dichloroethane	ug/kg	ND	ND		30	
1,1-Dichloroethene	ug/kg	ND	ND		30	
1,1-Dichloropropene	ug/kg	ND	ND		30	
1,2,3-Trichlorobenzene	ug/kg	ND	ND		30	
1,2,3-Trichloropropane	ug/kg	ND	ND		30	
1,2,4-Trichlorobenzene	ug/kg	ND	ND		30	
1,2,4-Trimethylbenzene	ug/kg	159000	108000	38	30	D6
1,2-Dibromo-3-chloropropane	ug/kg	ND	ND		30	
1,2-Dibromoethane (EDB)	ug/kg	ND	ND		30	
1,2-Dichlorobenzene	ug/kg	ND	ND		30	
1,2-Dichloroethane	ug/kg	ND	ND		30	
1,2-Dichloropropane	ug/kg	ND	ND		30	
1,3,5-Trimethylbenzene	ug/kg	47600	37900	23	30	
1,3-Dichlorobenzene	ug/kg	ND	ND		30	
1,3-Dichloropropane	ug/kg	ND	ND		30	
1,4-Dichlorobenzene	ug/kg	ND	ND		30	
2,2-Dichloropropane	ug/kg	ND	ND		30	
2-Butanone (MEK)	ug/kg	ND	ND		30	
2-Chlorotoluene	ug/kg	ND	ND		30	
4-Chlorotoluene	ug/kg	ND	ND		30	
4-Methyl-2-pentanone (MIBK)	ug/kg	ND	ND		30	
Acetone	ug/kg	ND	ND		30	
Allyl chloride	ug/kg	ND	ND		30	
Benzene	ug/kg	1220	929	27	30	
Bromobenzene	ug/kg	ND	ND		30	
Bromochloromethane	ug/kg	ND	ND		30	
Bromodichloromethane	ug/kg	ND	ND		30	
Bromoform	ug/kg	ND	ND		30	
Bromomethane	ug/kg	ND	ND		30	
Carbon tetrachloride	ug/kg	ND	ND		30	
Chlorobenzene	ug/kg	ND	ND		30	
Chloroethane	ug/kg	ND	ND		30	
Chloroform	ug/kg	ND	ND		30	
Chloromethane	ug/kg	ND	ND		30	
cis-1,2-Dichloroethene	ug/kg	ND	ND		30	
cis-1,3-Dichloropropene	ug/kg	ND	ND		30	
Dibromochloromethane	ug/kg	ND	ND		30	
Dibromomethane	ug/kg	ND	ND		30	
Dichlorodifluoromethane	ug/kg	ND	ND		30	
Dichlorofluoromethane	ug/kg	ND	ND		30	
Diethyl ether (Ethyl ether)	ug/kg	ND	ND		30	
Ethylbenzene	ug/kg	47100	40100	16	30	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

SAMPLE DUPLICATE: 2634569

Parameter	Units	10394398019 Result	Dup Result	RPD	Max RPD	Qualifiers
Hexachloro-1,3-butadiene	ug/kg	ND	ND		30	
Isopropylbenzene (Cumene)	ug/kg	6190	5190	18	30	
Methyl-tert-butyl ether	ug/kg	ND	ND		30	
Methylene Chloride	ug/kg	ND	ND		30	
n-Butylbenzene	ug/kg	5230	4400	17	30	
n-Propylbenzene	ug/kg	25300	20100	23	30	
Naphthalene	ug/kg	13100	10600	21	30	
p-Isopropyltoluene	ug/kg	1260	956	28	30	
sec-Butylbenzene	ug/kg	ND	1950		30	
Styrene	ug/kg	ND	ND		30	
tert-Butylbenzene	ug/kg	ND	ND		30	
Tetrachloroethene	ug/kg	ND	ND		30	
Tetrahydrofuran	ug/kg	ND	ND		30	
Toluene	ug/kg	4120	3030	30	30	
trans-1,2-Dichloroethene	ug/kg	ND	ND		30	
trans-1,3-Dichloropropene	ug/kg	ND	ND		30	
Trichloroethene	ug/kg	ND	ND		30	
Trichlorofluoromethane	ug/kg	ND	ND		30	
Vinyl chloride	ug/kg	ND	ND		30	
Xylene (Total)	ug/kg	239000	199000	18	30	
1,2-Dichloroethane-d4 (S)	%.	103	99	6		
4-Bromofluorobenzene (S)	%.	104	99	8		
Toluene-d8 (S)	%.	100	101	2		

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 483681
QC Batch Method: EPA 3550
Analysis Method: EPA 8082A
Analysis Description: 8082A GCS PCB
Associated Lab Samples: 10394028008

METHOD BLANK: 2633750 Matrix: Solid
Associated Lab Samples: 10394028008

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
PCB-1016 (Aroclor 1016)	ug/kg	ND	33.0	07/11/17 15:05	
PCB-1221 (Aroclor 1221)	ug/kg	ND	33.0	07/11/17 15:05	
PCB-1232 (Aroclor 1232)	ug/kg	ND	33.0	07/11/17 15:05	
PCB-1242 (Aroclor 1242)	ug/kg	ND	33.0	07/11/17 15:05	
PCB-1248 (Aroclor 1248)	ug/kg	ND	33.0	07/11/17 15:05	
PCB-1254 (Aroclor 1254)	ug/kg	ND	33.0	07/11/17 15:05	
PCB-1260 (Aroclor 1260)	ug/kg	ND	33.0	07/11/17 15:05	
PCB-1262 (Aroclor 1262)	ug/kg	ND	33.0	07/11/17 15:05	
PCB-1268 (Aroclor 1268)	ug/kg	ND	33.0	07/11/17 15:05	
Decachlorobiphenyl (S)	%.	79	45-144	07/11/17 15:05	
Tetrachloro-m-xylene (S)	%.	80	41-135	07/11/17 15:05	

LABORATORY CONTROL SAMPLE: 2633751

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
PCB-1016 (Aroclor 1016)	ug/kg	667	551	83	57-125	
PCB-1260 (Aroclor 1260)	ug/kg	667	547	82	57-125	
Decachlorobiphenyl (S)	%.			85	45-144	
Tetrachloro-m-xylene (S)	%.			86	41-135	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2633752 2633753

Parameter	Units	1290451001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
PCB-1016 (Aroclor 1016)	ug/kg	ND	736	738	558	571	76	77	33-125	2	30	
PCB-1260 (Aroclor 1260)	ug/kg	ND	736	738	522	524	71	71	37-125	0	30	
Decachlorobiphenyl (S)	%.						91	103	45-144			
Tetrachloro-m-xylene (S)	%.						82	82	41-135			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 483209
QC Batch Method: EPA 3550
Analysis Method: EPA 8270D by SIM
Analysis Description: 8270D Solid PAH by SIM MSSV
Associated Lab Samples: 10394028008

METHOD BLANK: 2632021
Matrix: Solid
Associated Lab Samples: 10394028008

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Acenaphthene	ug/kg	ND	10.0	07/06/17 14:46	
Acenaphthylene	ug/kg	ND	10.0	07/06/17 14:46	
Anthracene	ug/kg	ND	10.0	07/06/17 14:46	
Benzo(a)anthracene	ug/kg	ND	10.0	07/06/17 14:46	
Benzo(a)pyrene	ug/kg	ND	10.0	07/06/17 14:46	
Benzo(b)fluoranthene	ug/kg	ND	10.0	07/06/17 14:46	
Benzo(g,h,i)perylene	ug/kg	ND	10.0	07/06/17 14:46	
Benzo(k)fluoranthene	ug/kg	ND	10.0	07/06/17 14:46	
Chrysene	ug/kg	ND	10.0	07/06/17 14:46	
Dibenz(a,h)anthracene	ug/kg	ND	10.0	07/06/17 14:46	
Fluoranthene	ug/kg	ND	10.0	07/06/17 14:46	
Fluorene	ug/kg	ND	10.0	07/06/17 14:46	
Indeno(1,2,3-cd)pyrene	ug/kg	ND	10.0	07/06/17 14:46	
Naphthalene	ug/kg	ND	10.0	07/06/17 14:46	
Phenanthrene	ug/kg	ND	10.0	07/06/17 14:46	
Pyrene	ug/kg	ND	10.0	07/06/17 14:46	
2-Fluorobiphenyl (S)	%.	79	47-125	07/06/17 14:46	
p-Terphenyl-d14 (S)	%.	82	55-125	07/06/17 14:46	

LABORATORY CONTROL SAMPLE: 2632022

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Acenaphthene	ug/kg	33.3	25.3	76	54-125	
Acenaphthylene	ug/kg	33.3	24.8	74	54-125	
Anthracene	ug/kg	33.3	32.5	98	67-125	
Benzo(a)anthracene	ug/kg	33.3	29.6	89	55-125	
Benzo(a)pyrene	ug/kg	33.3	31.3	94	71-125	
Benzo(b)fluoranthene	ug/kg	33.3	31.8	95	60-125	
Benzo(g,h,i)perylene	ug/kg	33.3	29.1	87	66-125	
Benzo(k)fluoranthene	ug/kg	33.3	31.6	95	75-125	
Chrysene	ug/kg	33.3	31.4	94	73-125	
Dibenz(a,h)anthracene	ug/kg	33.3	29.7	89	67-125	
Fluoranthene	ug/kg	33.3	33.4	100	69-125	
Fluorene	ug/kg	33.3	27.4	82	60-125	
Indeno(1,2,3-cd)pyrene	ug/kg	33.3	30.3	91	69-125	
Naphthalene	ug/kg	33.3	27.5	82	53-125	
Phenanthrene	ug/kg	33.3	31.3	94	59-125	
Pyrene	ug/kg	33.3	27.6	83	66-125	
2-Fluorobiphenyl (S)	%.			81	47-125	
p-Terphenyl-d14 (S)	%.			83	55-125	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2632023 2632024

Parameter	Units	10394477003 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Acenaphthene	ug/kg	ND	37.5	37.5	24.8	24.7	66	66	30-141	0	30	
Acenaphthylene	ug/kg	ND	37.5	37.5	20.8	17.5	56	47	30-130	17	30	
Anthracene	ug/kg	ND	37.5	37.5	31.8	35.1	85	94	43-136	10	30	
Benzo(a)anthracene	ug/kg	ND	37.5	37.5	30.2	28.6	80	76	30-150	5	30	
Benzo(a)pyrene	ug/kg	ND	37.5	37.5	31.3	27.7	83	74	30-150	12	30	
Benzo(b)fluoranthene	ug/kg	ND	37.5	37.5	33.1	29.7	88	79	30-150	11	30	
Benzo(g,h,i)perylene	ug/kg	ND	37.5	37.5	30.6	28.7	82	77	30-150	6	30	
Benzo(k)fluoranthene	ug/kg	ND	37.5	37.5	30.6	30.6	82	82	30-150	0	30	
Chrysene	ug/kg	ND	37.5	37.5	31.7	31.2	84	83	32-150	1	30	
Dibenz(a,h)anthracene	ug/kg	ND	37.5	37.5	30.7	28.1	82	75	30-150	9	30	
Fluoranthene	ug/kg	ND	37.5	37.5	35.7	34.5	95	92	30-150	3	30	
Fluorene	ug/kg	ND	37.5	37.5	28.8	27.2	77	73	30-142	6	30	
Indeno(1,2,3-cd)pyrene	ug/kg	ND	37.5	37.5	30.8	29.3	82	78	30-150	5	30	
Naphthalene	ug/kg	ND	37.5	37.5	22.9	24.9	61	66	30-150	8	30	
Phenanthrene	ug/kg	ND	37.5	37.5	33.4	32.7	89	87	30-150	2	30	
Pyrene	ug/kg	ND	37.5	37.5	29.0	27.0	77	72	30-150	7	30	
2-Fluorobiphenyl (S)	%.						64	65	47-125			
p-Terphenyl-d14 (S)	%.						77	76	55-125			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 482960 Analysis Method: WI MOD DRO
QC Batch Method: WI MOD DRO Analysis Description: WIDRO GCS
Associated Lab Samples: 10394028001, 10394028002

METHOD BLANK: 2631067 Matrix: Solid
Associated Lab Samples: 10394028001, 10394028002

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
WDRO C10-C28	mg/kg	ND	10.0	07/06/17 09:49	
n-Triacontane (S)	%.	91	50-150	07/06/17 09:49	

LABORATORY CONTROL SAMPLE & LCSD: 2631068 2631069

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
WDRO C10-C28	mg/kg	80	73.3	61.5	92	77	70-120	18	20	
n-Triacontane (S)	%.				93	82	50-150			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 483148 Analysis Method: WI MOD DRO
QC Batch Method: WI MOD DRO Analysis Description: WIDRO GCS
Associated Lab Samples: 10394028003, 10394028004, 10394028005, 10394028006, 10394028007

METHOD BLANK: 2631805 Matrix: Solid
Associated Lab Samples: 10394028003, 10394028004, 10394028005, 10394028006, 10394028007

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
WDRO C10-C28	mg/kg	ND	10.0	07/09/17 18:09	
n-Triacontane (S)	%.	87	50-150	07/09/17 18:09	

LABORATORY CONTROL SAMPLE & LCSD: 2631806 2631807

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
WDRO C10-C28	mg/kg	80	71.6	69.0	90	86	70-120	4	20	
n-Triacontane (S)	%.				93	93	50-150			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 260696
QC Batch Method: EPA 1010
Analysis Method: EPA 1010
Analysis Description: 1010 Flash Point, Closed Cup
Associated Lab Samples: 10394028008

LABORATORY CONTROL SAMPLE: 1535465

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Flashpoint	deg F		81.2			

SAMPLE DUPLICATE: 1535866

Parameter	Units	40152527002 Result	Dup Result	RPD	Max RPD	Qualifiers
Flashpoint	deg F	75.2	75.2			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALIFIERS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

LABORATORIES

PASI-G	Pace Analytical Services - Green Bay
PASI-M	Pace Analytical Services - Minneapolis

ANALYTE QUALIFIERS

CL	The continuing calibration for this compound is outside of Pace Analytical acceptance limits. The results may be biased low.
D6	The precision between the sample and sample duplicate exceeded laboratory control limits.
E	Analyte concentration exceeded the calibration range. The reported result is estimated.
L3	Analyte recovery in the laboratory control sample (LCS) exceeded QC limits. Analyte presence below reporting limits in associated samples.
M0	Matrix spike recovery and/or matrix spike duplicate recovery was outside laboratory control limits.
M1	Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.
MN	The reporting limit has been raised in accordance with Minnesota Statutes 4740.2100 Subpart 8. C, D. Reporting Limit Evaluation Rule.
MS	Analyte recovery in the matrix spike was outside QC limits for one or more of the constituent analytes used in the calculated result.
T6	High boiling point hydrocarbons are present in the sample.

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
10394028008	**SP-2**	EPA 3550	483681	EPA 8082A	484277
10394028001	**B-1 (3)**	WI MOD DRO	482960	WI MOD DRO	483395
10394028002	**B-2 (3)**	WI MOD DRO	482960	WI MOD DRO	483395
10394028003	**S-1 (2)**	WI MOD DRO	483148	WI MOD DRO	483902
10394028004	**S-2 (2)**	WI MOD DRO	483148	WI MOD DRO	483902
10394028005	**S-3 (2)**	WI MOD DRO	483148	WI MOD DRO	483902
10394028006	**S-4 (2)**	WI MOD DRO	483148	WI MOD DRO	483902
10394028007	**SP-1**	WI MOD DRO	483148	WI MOD DRO	483902
10394028001	**B-1 (3)**	EPA 5030 Medium Soil	483174	WI MOD GRO	483336
10394028002	**B-2 (3)**	EPA 5030 Medium Soil	483425	WI MOD GRO	483544
10394028003	**S-1 (2)**	EPA 5030 Medium Soil	483425	WI MOD GRO	483544
10394028004	**S-2 (2)**	EPA 5030 Medium Soil	483425	WI MOD GRO	483544
10394028005	**S-3 (2)**	EPA 5030 Medium Soil	483425	WI MOD GRO	483544
10394028006	**S-4 (2)**	EPA 5030 Medium Soil	483425	WI MOD GRO	483544
10394028007	**SP-1**	EPA 5030 Medium Soil	483425	WI MOD GRO	483544
10394028009	**MeOH Trip Blanks**	EPA 5030 Medium Soil	483425	WI MOD GRO	483544
10394028008	**SP-2**	EPA 3050	482335	EPA 6010C	482647
10394028008	**SP-2**	EPA 7471B	483053	EPA 7471B	483246
10394028001	**B-1 (3)**	ASTM D2974	484256		
10394028002	**B-2 (3)**	ASTM D2974	484256		
10394028003	**S-1 (2)**	ASTM D2974	484256		
10394028004	**S-2 (2)**	ASTM D2974	484256		
10394028005	**S-3 (2)**	ASTM D2974	484256		
10394028006	**S-4 (2)**	ASTM D2974	484256		
10394028007	**SP-1**	ASTM D2974	484256		
10394028008	**SP-2**	ASTM D2974	484256		
10394028008	**SP-2**	EPA 3550	483209	EPA 8270D by SIM	483547
10394028001	**B-1 (3)**	EPA 5035/5030B	483792	EPA 8260B	484033
10394028002	**B-2 (3)**	EPA 5035/5030B	483792	EPA 8260B	484033
10394028003	**S-1 (2)**	EPA 5035/5030B	483792	EPA 8260B	484033
10394028004	**S-2 (2)**	EPA 5035/5030B	483792	EPA 8260B	484033
10394028005	**S-3 (2)**	EPA 5035/5030B	483801	EPA 8260B	484150
10394028006	**S-4 (2)**	EPA 5035/5030B	483801	EPA 8260B	484150
10394028007	**SP-1**	EPA 5035/5030B	483801	EPA 8260B	484150
10394028009	**MeOH Trip Blanks**	EPA 5035/5030B	483801	EPA 8260B	484150
10394028008	**SP-2**	EPA 1010	260696		

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical®
www.pacelabs.com

CHAIN-OF-CUSTODY / Analytical Request Document

The Chain-of-Custody is a LEGAL DOCUMENT. All relevant fields must be completed accurately.

10394028

Page: 1 of 1

2113095

Section A Required Client Information:
Company: THATCHER ENGINEERING, INC
Address:
Email To: STHATCHER@THATCHER-ENG.COM
Phone: 612-867-7234 Fax:
Requested Due Date/TAT:

Section B Required Project Information:
Report To:
Copy To:
Purchase Order No.:
Project Name: STILLWATER PRISON (SP)
Project Number: 970 PICKET AVE BAYPORT, MN 55003

Section C Invoice Information:
Attention: SAME
Company Name:
Address:
Pace Quote Reference:
Pace Project Manager:
Pace Profile #: 11993

REGULATORY AGENCY
☐ NPDES ☐ GROUND WATER ☐ DRINKING WATER
☒ UST ☐ RCRA ☐ OTHER
Site Location STATE: MN

Section D Required Client Information

Matrix Codes (MATRIX / CODE)
Drinking Water DW; Water WT; Waste Water WW; Product P; Soil/Solid SL; Oil OL; Wipe WP; Air AR; Tissue TS; Other OT

SAMPLE ID (A-Z, 0-9 / ,-) Sample IDs MUST BE UNIQUE

Requested Analysis Filtered (Y/N)

ITEM #	SAMPLE ID	MATRIX CODE (see valid codes to left)	SAMPLE TYPE (G=GRAB C=COMP)	COLLECTED COMPOSITE START DATE	COMPOSITE START TIME	COMPOSITE END/GRAB DATE	COMPOSITE END/GRAB TIME	SAMPLE TEMP AT COLLECTION	# OF CONTAINERS	Preservatives: Unpreserved	H_2SO_4	HNO_3	HCl	NaOH	$Na_2S_2O_3$	Methanol	Other	Analysis Test (Y/N)	DRO	MOISTURE	GRO ~~Methanol~~	VOC	METALS (8 METALS)	PCB's	PAH	FLASH POINT	Residual Chlorine (Y/N)	Pace Project No./ Lab I.D.
1	B-1 (3)	SL	G			6/28/17	1000		7	3						4			X	X	X	X						001
2	B-2 (3)	"	G			"	1000		7	3						4			"	"	"	"						002
3	S-1 (2)	"	G			"	1000		7	3						4			"	"	"	"						003
4	S-2 (2)	"	G			"	1000		7	3						4			"	"	"	"						004
5	S-3 (2)	"	G			"	1000		7	3						4			"	"	"	"						005
6	S-4 (2)	"	G			"	1000		7	3						4			"	"	"	"						006
7	SP-1	"	G			"	1000		7	3						4			"	X	X	X	X					007
8	SP-2	"	C			"	1000		3	3									"				X	X	X	X		008
9																												
10																												
11																												
12																												

ADDITIONAL COMMENTS	RELINQUISHED BY / AFFILIATION	DATE	TIME	ACCEPTED BY / AFFILIATION	DATE	TIME	SAMPLE CONDITIONS			
	Steven Thatcher	6/28/17	1550	CHRISTINE PACE	6/29/17	1530	0.6	X	N	Y

ORIGINAL

SAMPLER NAME AND SIGNATURE
PRINT Name of SAMPLER: STEVEN W. THATCHER
SIGNATURE of SAMPLER: Steven Thatcher
DATE Signed (MM/DD/YY): 6/28/17

Temp in °C | Received on ice (Y/N) | Custody Sealed Cooler (Y/N) | Samples Intact (Y/N)

*Important Note: By signing this form you are accepting Pace's NET 30 day payment terms and agreeing to late charges of 1.5% per month for any invoices not paid within 30 days.

F-ALL-Q-020rev.07, 15-May-2007

Pace Analytical	Document Name: **Sample Condition Upon Receipt Form**	Document Revised: 19Dec2016 Page 1 of 2
	Document No.: **F-MN-L-213-rev.20**	Issuing Authority: Pace Minnesota Quality Office

Sample Condition Upon Receipt

Client Name: Thatcher Eng. **Project #:** WO# : 10394028

10394028

Courier: ☐ Fed Ex ☐ UPS ☐ USPS ☒ Client ☐ Commercial ☐ Pace ☐ SpeeDee ☐ Other:

Tracking Number:

Custody Seal on Cooler/Box Present? ☐ Yes ☒ No **Seals Intact?** ☐ Yes ☒ No **Optional:** Proj. Due Date: Proj. Name:

Packing Material: ☐ Bubble Wrap ☒ Bubble Bags ☐ None ☐ Other: **Temp Blank?** ☒ Yes ☐ No

Thermometer Used: ☒ 151401163 ☐ 151401164 **Type of Ice:** ☒ Wet ☐ Blue ☐ None ☐ Samples on Ice, cooling process has begun

Cooler Temp Read (°C): 0.6 **Cooler Temp Corrected (°C):** 0.6 **Biological Tissue Frozen?** ☐ Yes ☐ No ☒ N/A

Temp should be above freezing to 6°C **Correction Factor:** True **Date and Initials of Person Examining Contents:** CSG 6/29/17

USDA Regulated Soil (☐ N/A, water sample)

Did samples originate in a quarantine zone within the United States: AL, AR, CA, FL, GA, ID, LA, MS, NC, NM, NY, OK, OR, SC, TN, TX or VA (check maps)? ☐ Yes ☒ No

Did samples originate from a foreign source (internationally, including Hawaii and Puerto Rico)? ☐ Yes ☒ No

If Yes to either question, fill out a Regulated Soil Checklist (F-MN-Q-338) and include with SCUR/COC paperwork.

				COMMENTS:
Chain of Custody Present?	☒ Yes	☐ No		1.
Chain of Custody Filled Out?	☒ Yes	☐ No		2.
Chain of Custody Relinquished?	☒ Yes	☐ No		3.
Sampler Name and/or Signature on COC?	☒ Yes	☐ No	☐ N/A	4.
Samples Arrived within Hold Time?	☒ Yes	☐ No		5.
Short Hold Time Analysis (<72 hr)?	☐ Yes	☒ No		6.
Rush Turn Around Time Requested?	☐ Yes	☒ No		7.
Sufficient Volume?	☒ Yes	☐ No		8.
Correct Containers Used?	☒ Yes	☐ No		9.
-Pace Containers Used?	☒ Yes	☐ No		
Containers Intact?	☒ Yes	☐ No		10.
Filtered Volume Received for Dissolved Tests?	☐ Yes	☐ No	☒ N/A	11. Note if sediment is visible in the dissolved container
Sample Labels Match COC? -Includes Date/Time/ID/Analysis Matrix: SL	☒ Yes	☐ No		12.
All containers needing acid/base preservation have been checked?	☐ Yes	☐ No	☒ N/A	13. ☐ HNO_3 ☐ H_2SO_4 ☐ NaOH Positive for Res. Chlorine? Y N
All containers needing preservation are found to be in compliance with EPA recommendation? (HNO_3, H_2SO_4, <2pH, NaOH >9 Sulfide, NaOH>12 Cyanide)	☐ Yes	☐ No	☒ N/A	Sample #
Exceptions: VOA, Coliform, TOC/DOC Oil and Grease, DRO/8015 (water) and Dioxin.	☐ Yes	☐ No	☒ N/A	Initial when completed: Lot # of added preservative:
Headspace in VOA Vials (>6mm)?	☐ Yes	☐ No	☒ N/A	14.
Trip Blank Present?	☒ Yes	☐ No	☐ N/A	15.
Trip Blank Custody Seals Present?	☒ Yes	☐ No	☐ N/A	
Pace Trip Blank Lot # (if purchased): 050817				

CLIENT NOTIFICATION/RESOLUTION **Field Data Required?** ☐ Yes ☐ No

Person Contacted: Date/Time:

Comments/Resolution:

Project Manager Review: Carol Berg **Date:** 6/29/17

Note: Whenever there is a discrepancy affecting North Carolina compliance samples, a copy of this form will be sent to the North Carolina DEHNR Certification Office (i.e. out of hold, incorrect preservative, out of temp, incorrect containers).

Chain of Custody

40152668

Pace Analytical
www.pacelabs.com

Workorder: 10394028 **Workorder Name:** STILLWATER PRISON 970 Picket **Owner Received Date:** 6/28/2017 **Results Requested By:** 7/13/2017

Report To	Subcontract To
Amanda Albrecht Pace Analytical Minnesota 1700 Elm Street Suite 200 Minneapolis, MN 55414 Phone (612)607-6382	Pace Analytical Green Bay 1241 Bellevue Street Suite 9 Green Bay, WI 54302 Phone (920)469-2436

Item	Sample ID	Sample Type	Collect Date/Time	Lab ID	Matrix	Preserved Containers	Flash Point	Requested Analysis	LAB USE ONLY
1	SP-2 008	PS	6/28/2017 10.00	10394028008	Solid	1	X		1-4oz4g^
2									
3									
4									
5									

Transfers	Released By	Date/Time	Received By	Date/Time
1	[illegible] Pace Mpls	6297 1057		
2	Walker	7/1/17 0815	[illegible] Pace	7/1/17 0815
3				

Comments

Cooler Temperature on Receipt 2 °C | Custody Seal (Y) or N | Received on Ice (Y) or N | Samples Intact (Y) or N

****In order to maintain client confidentiality, location/name of the sampling site, sampler's name and signature may not be provided on this COC document.*
This chain of custody is considered complete as is since this information is available in the owner laboratory.

Sample Condition Upon Receipt

Pace Analytical Services, LLC. - Green Bay WI
1241 Bellevue Street, Suite 9
Green Bay, WI 54302

Pace Analytical

Client Name: Pace MN

Project # **WO# : 40152668**

40152668

Courier: ☐ Fed Ex ☐ UPS ☐ Client ☐ Pace Other: Walko

Tracking #: 140164G-3

Custody Seal on Cooler/Box Present: ☒ yes ☐ no Seals intact: ☒ yes ☐ no

Custody Seal on Samples Present: ☐ yes ☒ no Seals intact: ☐ yes ☐ no

Packing Material: ☒ Bubble Wrap ☒ Bubble Bags ☐ None ☐ Other

Thermometer Used SR-53 **Type of Ice:** Wet Blue Dry None ☒ Samples on ice, cooling process has begun

Cooler Temperature Uncorr: 2 /Corr: 2 **Biological Tissue is Frozen:** ☐ yes ☐ no

Temp Blank Present: ☒ yes ☐ no

Temp should be above freezing to 6°C.
Biota Samples may be received at ≤ 0°C.

Person examining contents:
Date: 7/1/17
Initials: SSM

		Comments:
Chain of Custody Present:	☒Yes ☐No ☐N/A	1.
Chain of Custody Filled Out:	☒Yes ☐No ☐N/A	2.
Chain of Custody Relinquished:	☒Yes ☐No ☐N/A	3.
Sampler Name & Signature on COC:	☐Yes ☐No ☒N/A	4. PRWD SSM 7/1/17
Samples Arrived within Hold Time:	☒Yes ☐No ☐N/A	5.
- VOA Samples frozen upon receipt	☐Yes ☐No	Date/Time:
Short Hold Time Analysis (<72hr):	☐Yes ☒No ☐N/A	6.
Rush Turn Around Time Requested:	☐Yes ☒No ☐N/A	7.
Sufficient Volume:	☒Yes ☐No ☐N/A	8.
Correct Containers Used:	☒Yes ☐No ☐N/A	9.
-Pace Containers Used:	☐Yes ☐No ☒N/A	
-Pace IR Containers Used:	☒Yes ☐No ☐N/A	
Containers Intact:	☒Yes ☐No ☐N/A	10.
Filtered volume received for Dissolved tests	☒Yes ☐No ☐N/A	11.
Sample Labels match COC:	☒Yes ☐No ☐N/A	12.
-Includes date/time/ID/Analysis Matrix: S		
All containers needing preservation have been checked. (Non-Compliance noted in 13.)	☐Yes ☐No ☒N/A	13. ☐ HNO3 ☐ H2SO4 ☐ NaOH ☐ NaOH +ZnAct
All containers needing preservation are found to be in compliance with EPA recommendation. (HNO3, H2SO4 ≤2; NaOH+ZnAct ≥9, NaOH ≥12)	☐Yes ☐No ☒N/A	
exceptions: VOA, coliform, TOC, TOX, TOH, O&G, WIDROW, Phenolics, OTHER.	☐Yes ☒No	Initial when completed / Lab Std #ID of preservative / Date/ Time:
Headspace in VOA Vials (>6mm):	☐Yes ☐No ☒N/A	14.
Trip Blank Present:	☐Yes ☐No ☒N/A	15.
Trip Blank Custody Seals Present	☐Yes ☐No ☒N/A	
Pace Trip Blank Lot # (if purchased):		

Client Notification/ Resolution: If checked, see attached form for additional comments ☐

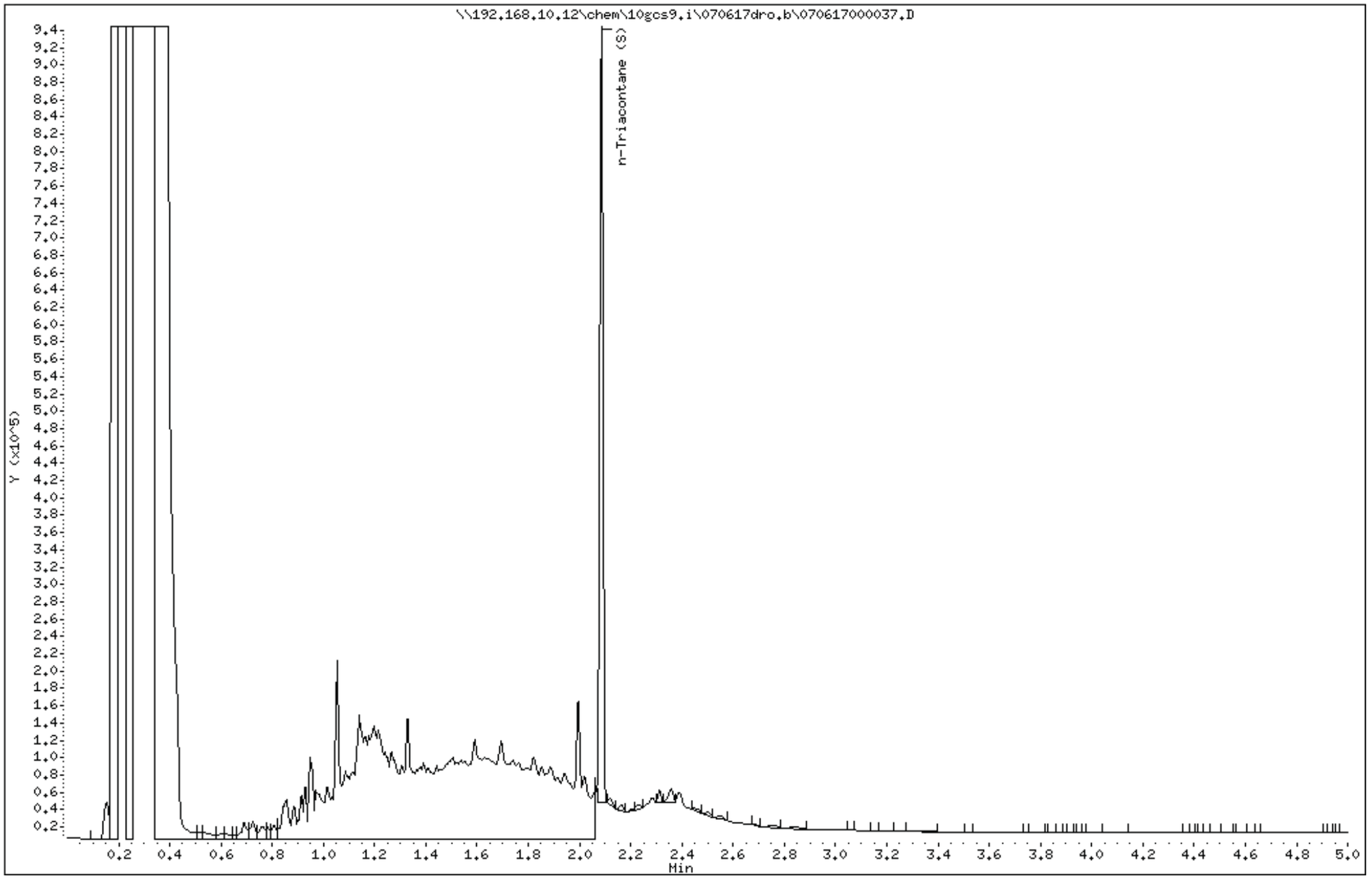
Person Contacted: Date/Time:

Comments/ Resolution:

Project Manager Review: Date: 7/3/17

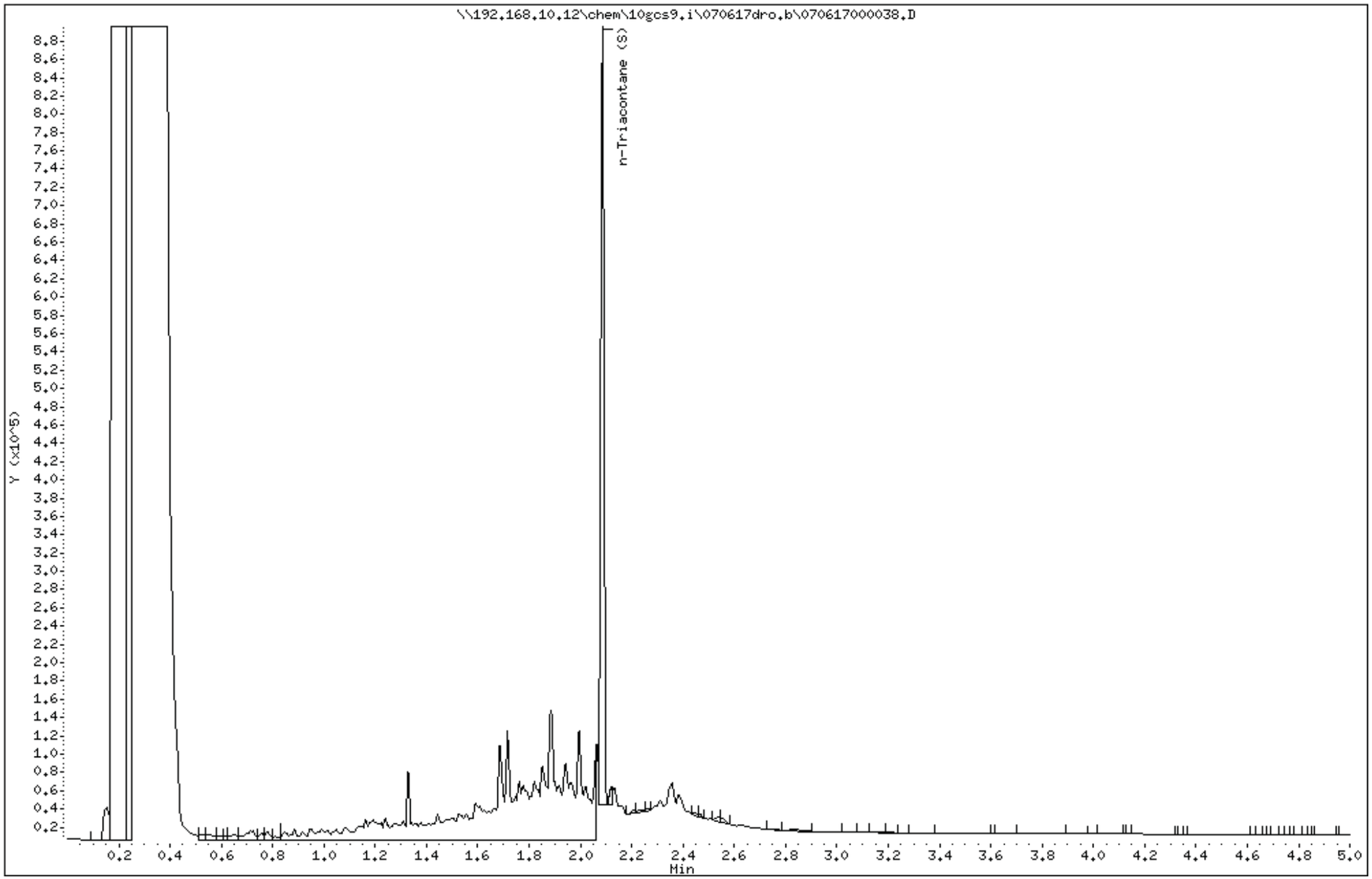
Data File: \\192.168.10.12\chem\10gcs9.i\070617dro.b\070617000037.D
Date : 06-JUL-2017 10:47
Client ID: B-1 (3)
Sample Info: 10394028001
Volume Injected (uL): 1.0
Column phase: DB-5-US17050042

Instrument: 10gcs9.i
Operator: JRH
Column diameter: 0.32



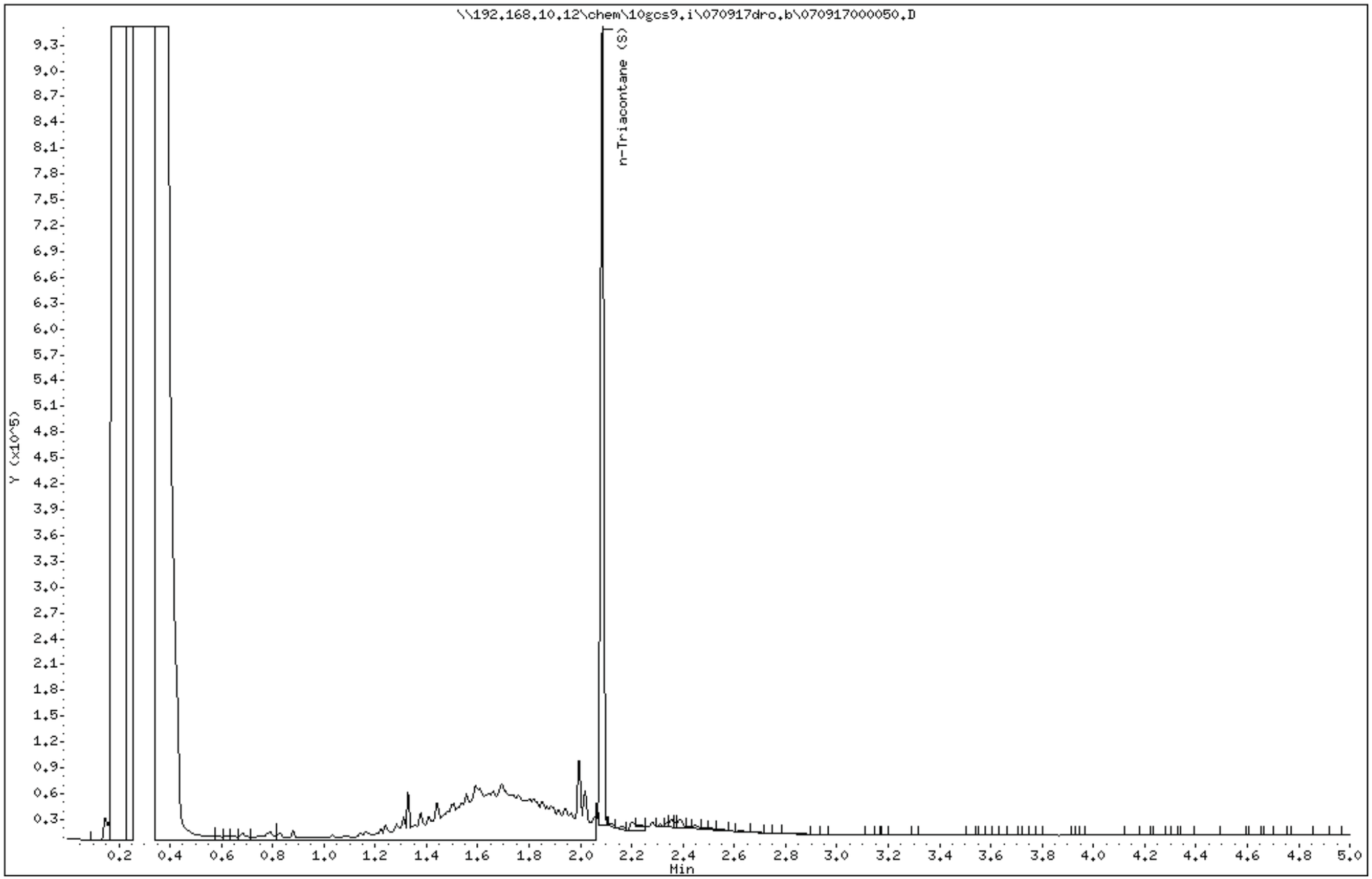
Data File: \\192.168.10.12\chem\10gcs9.i\070617dro.b\070617000038.D
Date : 06-JUL-2017 10:54
Client ID: B-2 (3)
Sample Info: 10394028002
Volume Injected (uL): 1.0
Column phase: DB-5-US17050042

Instrument: 10gcs9.i
Operator: JRH
Column diameter: 0.32



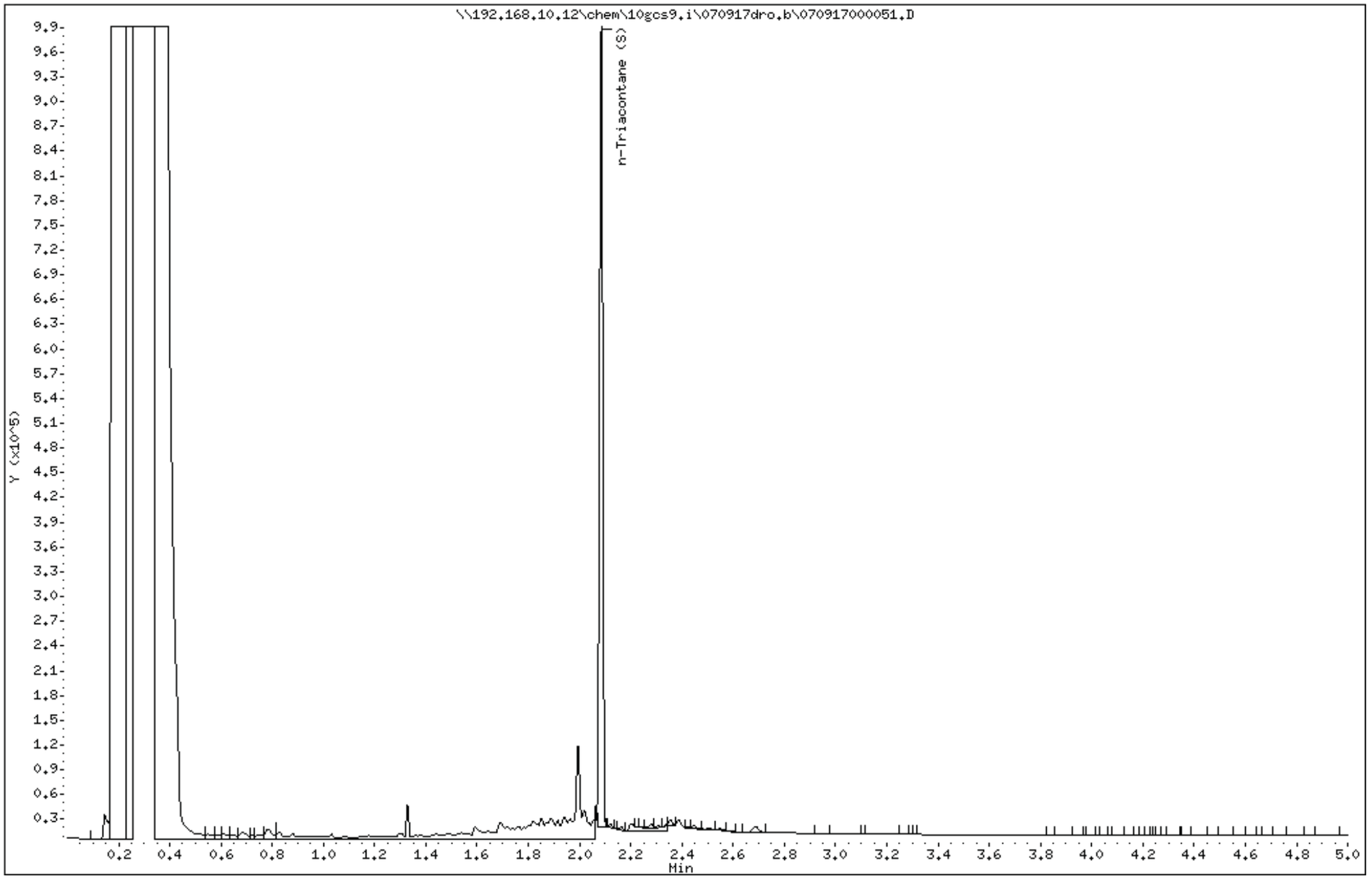
Data File: \\192.168.10.12\chem\10gcs9.i\070917dro.b\070917000050.D
Date : 09-JUL-2017 19:34
Client ID: S-1 (2)
Sample Info: 10394028003
Volume Injected (uL): 1.0
Column phase: DB-5-US17050042

Instrument: 10gcs9.i
Operator: JRH
Column diameter: 0.32



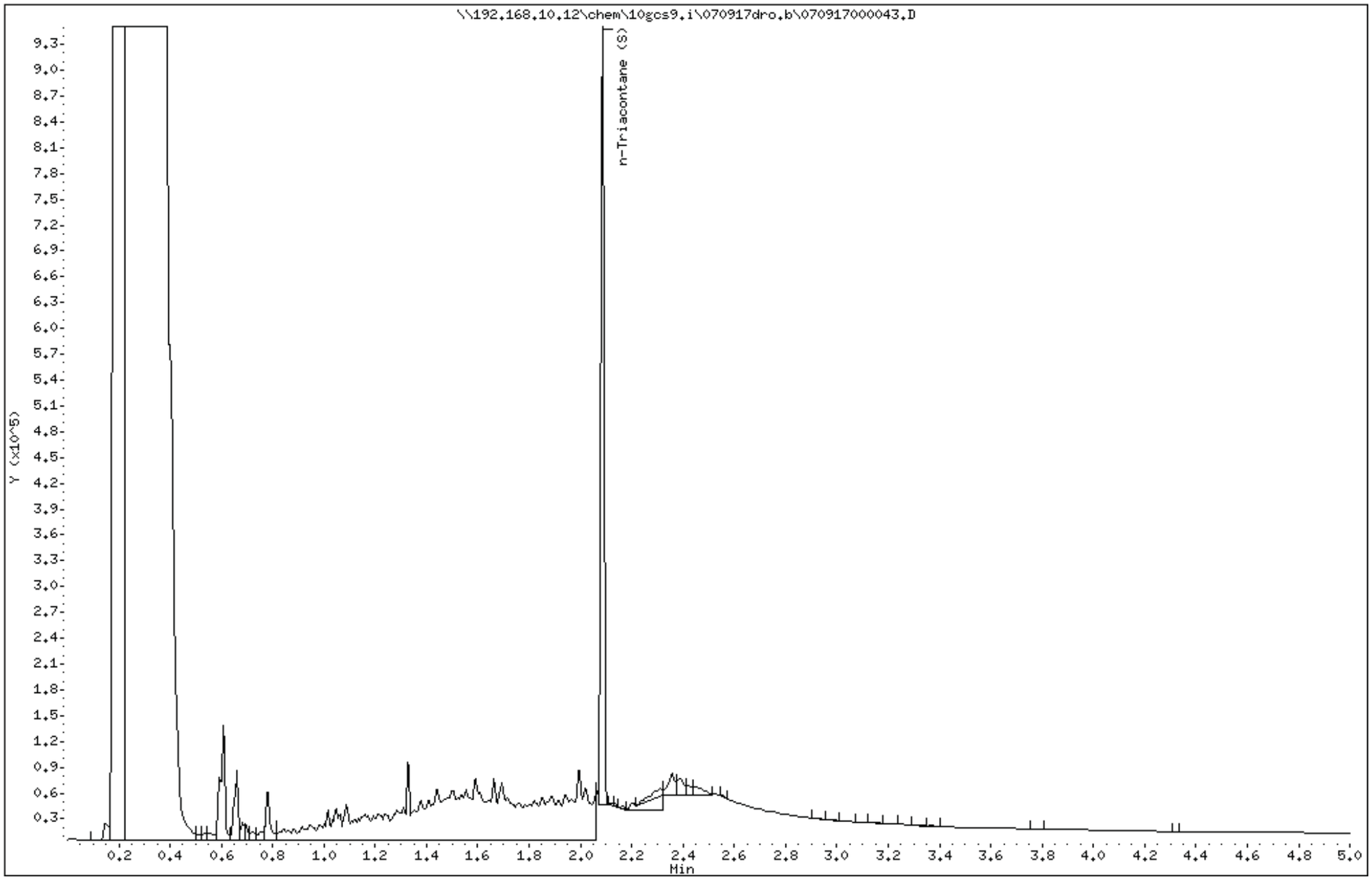
Data File: \\192.168.10.12\chem\10gcs9.i\070917dro.b\070917000051.D
Date : 09-JUL-2017 19:41
Client ID: S-2 (2)
Sample Info: 10394028004
Volume Injected (uL): 1.0
Column phase: DB-5-US17050042

Instrument: 10gcs9.i
Operator: JRH
Column diameter: 0.32



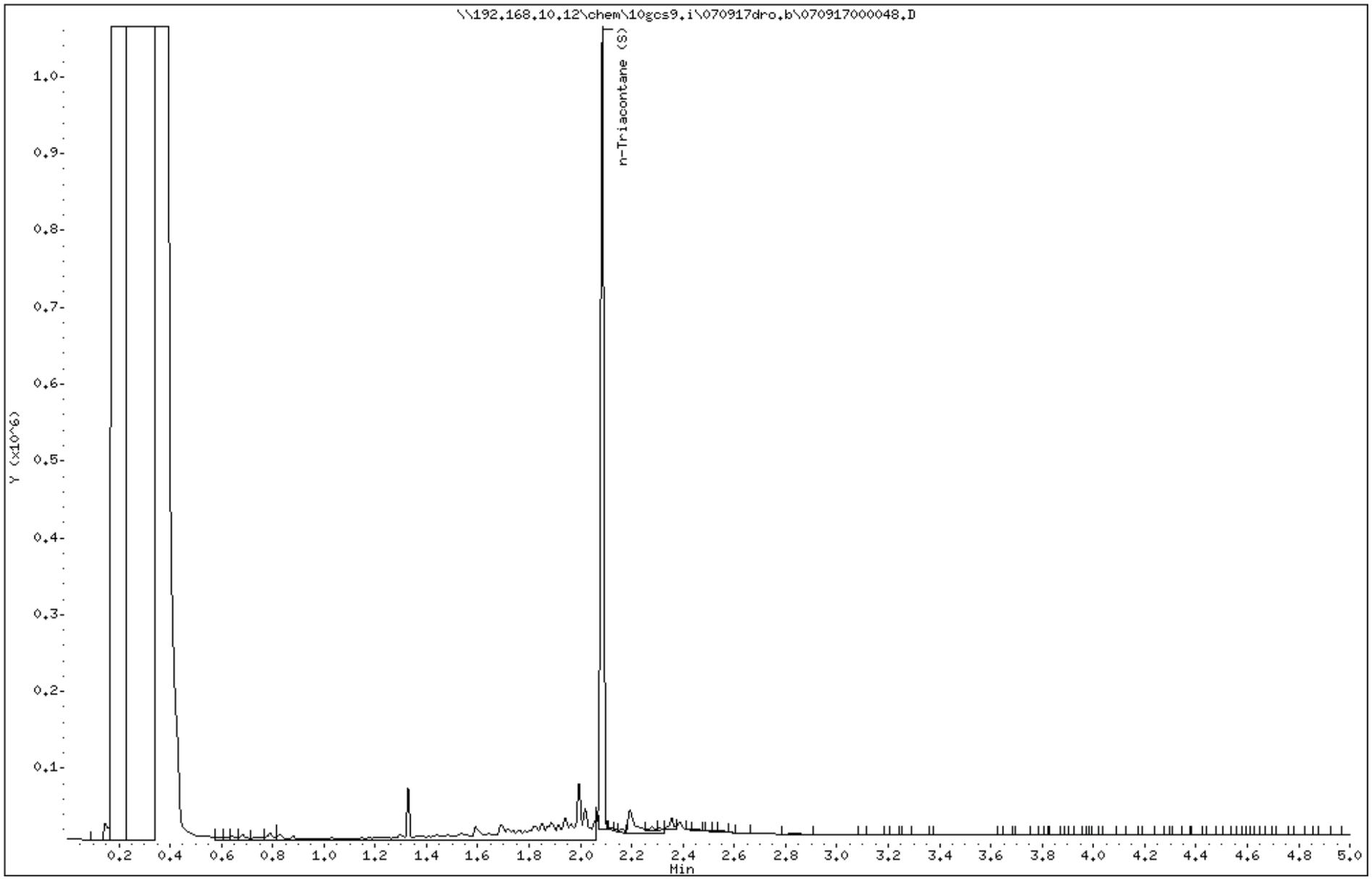
Data File: \\192.168.10.12\chem\10gcs9.i\070917dro.b\070917000043.D
Date : 09-JUL-2017 18:44
Client ID: S-3 (2)
Sample Info: 10394028005
Volume Injected (uL): 1.0
Column phase: DB-5-US17050042

Instrument: 10gcs9.i
Operator: JRH
Column diameter: 0.32



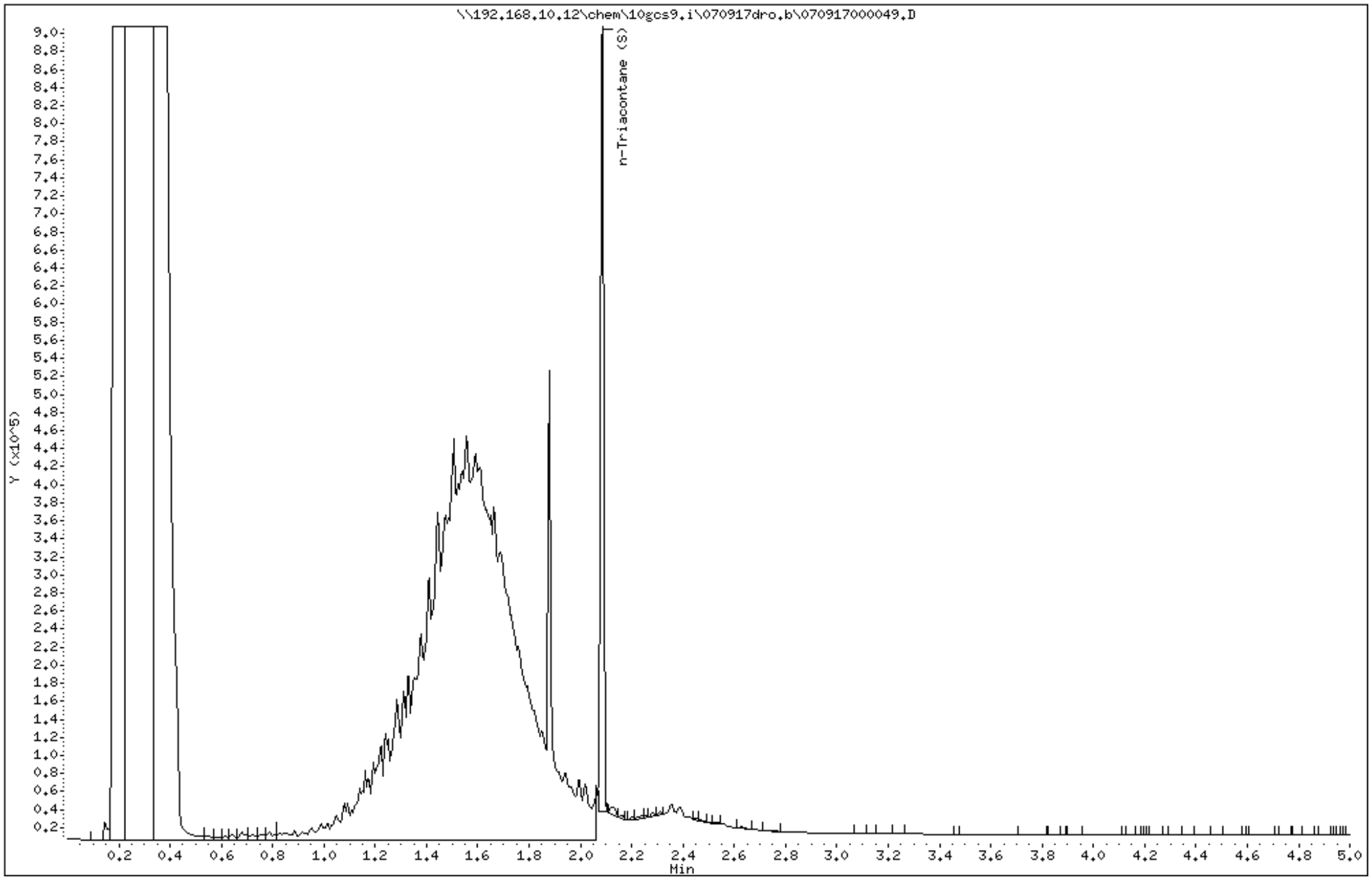
Data File: \\192.168.10.12\chem\10gcs9.i\070917dro.b\070917000048.D
Date : 09-JUL-2017 19:20
Client ID: S-4 (2)
Sample Info: 10394028006
Volume Injected (uL): 1.0
Column phase: DB-5-US17050042

Instrument: 10gcs9.i
Operator: JRH
Column diameter: 0.32



Data File: \\192.168.10.12\chem\10gcs9.i\070917dro.b\070917000049.D
Date : 09-JUL-2017 19:27
Client ID: SP-1
Sample Info: 10394028007
Volume Injected (uL): 1.0
Column phase: DB-5-US17050042

Instrument: 10gcs9.i
Operator: JRH
Column diameter: 0.32



APPENDIX C

Guidance Document 1-03a
Spatial Data Reporting Form

Petroleum Remediation Program
Minnesota Pollution Control Agency
http://www.pca.state.mn.us/programs/lust_p.html

Spatial Data Reporting Form

Guidance Document 1-03a
(For complete instructions, see Guidance Document 1-03.)

Part 1. Background

Has a site location data point been submitted for this site (circle/highlight)? YES or **NO**
If yes, you do not need to complete Part 2 of this form but should complete Part 3 if there are additional site features to report. This form can be submitted electronically if desired (e.g., as an e-mail attachment to the project manager).

MPCA Site ID: LEAK: **#LS0020420**
Site Name: **MCF-Stillwater (Stillwater Prison)**
Data Collection Date: **August 1, 2018**
Name of Person Who Collected Data: Steven Thatcher
Organization Name: Thatcher Engineering, Inc.
Organization Type: Environmental Consulting/Engineering

Part 2. Site Location (use one of the three spatial data reporting formats provided)

Point Description: Center of One 4,000 Gallon Diesel (UST 1)
Collection Method: MPCA What's in My Neighborhood mapping tool
Datum (circle/highlight): WGS84 NAD83

1) Longitude (dd mm ss.ss):	Latitude (dd mm ss.ss):
2) Longitude (dd.dddddd): -92.791308	Latitude (dd.dddddd): 45.024950
3) UTM - X (Easting):	UTM - Y (Northing):
UTM Zone:	

Part 3. Other Site Features

Point Description: Center of One 4,000 Gallon Diesel (UST 2)
Collection Method: What's in My Neighborhood mapping tool
Datum (circle/highlight): WGS84 NAD83
1) Longitude (dd mm ss.ss): Latitude (dd mm ss.ss):
2) Longitude (dd.dddddd): -92.791308 Latitude (dd.dddddd): 45.024982
3) UTM - X (Easting): UTM - Y (Northing):
UTM Zone:

Point Description: Center of One 4,000 Gallon Gas used oil (UST 3)
Collection Method: What's in My Neighborhood mapping tool
Datum (circle/highlight): WGS84 NAD83
1) Longitude (dd mm ss.ss): Latitude (dd mm ss.ss):
2) Longitude (dd.dddddd): -92.791308 Latitude (dd.dddddd): 45.025006
3) UTM - X (Easting): UTM - Y (Northing):
UTM Zone:

Point Description: Center of One Dispenser (D1)
Collection Method: What's in My Neighborhood mapping tool
Datum (circle/highlight): WGS84 NAD83
1) Longitude (dd mm ss.ss): Latitude (dd mm ss.ss):
2) Longitude (dd.dddddd): -92.791404 Latitude (dd.dddddd): 45.024951
3) UTM - X (Easting): UTM - Y (Northing):
UTM Zone:

Point Description: Center of One Dispenser (D2)
Collection Method: What's in My Neighborhood mapping tool
Datum (circle/highlight): WGS84 NAD83
1) Longitude (dd mm ss.ss): Latitude (dd mm ss.ss):
2) Longitude (dd.dddddd): -92.791404 Latitude (dd.dddddd): 45.024976
3) UTM - X (Easting): UTM - Y (Northing):
UTM Zone:

Point Description: Center of One Dispenser (D3)
Collection Method: What's in My Neighborhood mapping tool
Datum (circle/highlight): WGS84 NAD83
1) Longitude (dd mm ss.ss): Latitude (dd mm ss.ss):
2) Longitude (dd.dddddd): -92.791404 Latitude (dd.dddddd): 45.025003
3) UTM - X (Easting): UTM - Y (Northing):
UTM Zone:

APPENDIX D

Well Logs from Minnesota Well Index

Minnesota Unique Well Number

278499

County Washington
Quad
Quad ID

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING REPORT

Minnesota Statutes Chapter 1031

Entry Date 07/14/2017
Update Date 07/14/2017
Received Date

Well Name	Township	Range	Dir	Section	Subsection
MN STATE	29	20	W	3	DBB

Elevation **Elev. Method**

Address

C/W BAYPORT MN

Stratigraphy Information

Geological Material	From	To (ft.)	Color	Hardness
LIMEROCK, SHAKOPEE	0	57		
SANDROCK	57	134		
LIMEROCK	134	210		
SANDROCK	210	226		
SHALE	226	257	GREEN	
SHALE & SANDROCK	257	305	GREEN	
SHALE & SANDROCK	305	323	GRAY	
SHALE	323	350	GREEN	
SHALE & SANDROCK	350	410	GRAY	
SHALE	410	440	GRAY	
SHALE, STICKY	440	465	GRAY	
SHALE - LITTLE	465	471	GRAY	
SHALE	471	505		
SHALE & SANDROCK	505	537		
SANDROCK	537	562		
SANDROCK, SHALY	562	565		
SANDROCK	565	595		
SHALE	595	600		
SANDROCK	600	650		
SHALE & SANDROCK	650	674		
SANDROCK	674	690		
SHALE & SANDROCK	690	700		
SANDROCK	700	705		
SHALE	705	710	BROWN	
SANDROCK	710	735	BROWN	

Remarks

Well Depth null | **Depth Completed** null | **Date Well Completed** 03/09/1961

Drill Method **Drill Fluid**

Use **Status** Unknow

Well Hydrofractured? **Yes** ☐ **No** ☐ **From** **To**

Casing Type **Joint**
Drive Shoe? **Yes** ☐ **No** ☐ **Above/Below** 2 ft.

Casing Diameter **Weight** **Hole Diameter**
16 in. To 361 ft. lbs./ft. 20 in. To 735 ft.

Open Hole From ft. To ft.

Screen? ☐ **Type** **Make**

Static Water Level
78 ft. land surface Measure 02/28/1961

Pumping Level (below land surface)
139 ft. 8 hrs. Pumping at 1000 g.p.m.

Wellhead Completion
Pitless adapter manufacturer Model
☐ Casing Protection ☐ 12 in. above grade
☐ At-grade (Environmental Wells and Borings ONLY)

Grouting Information Well Grouted? ☐ Yes ☐ No ☒ Not Specified

Nearest Known Source of Contamination
feet Direction Type
Well disinfected upon completion? ☐ Yes ☐ No

Pump ☐ Not Installed Date Installed
Manufacturer's name
Model Number HP Volt
Length of drop pipe ft Capacity g.p. Typ

Abandoned
Does property have any not in use and not sealed well(s)? ☐ Yes ☐ No

Variance
Was a variance granted from the MDH for this well? ☐ Yes ☐ No

Miscellaneous
First Bedrock Aquifer
Last Strat Depth to Bedrock ft
Located by
Locate Method
System UTM - NAD83, Zone 15, Meters X Y
Unique Number Verification Input Date

Angled Drill Hole

Well Contractor
Bergerson Caswell, Inc. 1767
Licensee Business Lic. or Reg. No. Name of Driller

APPENDIX E

Manifests

Print Date: 8/26/2017

Start Date: 8/21/2017 Stop Date: 8/26/2017

BILL TO ACCOUNT 1227 ZAHL PETROLEUM
MCFBA
MCF Stillwater
970 Pickett Ave N
Bayport, MN 55003

TICKET	Manifest	DATE	Waste Stream	Waste Name	TONS
313875	1215457	8/24/17	17-0213	Contaminated Soil (C3)	5.31
	# of Loads: 1			**SUBTOTAL FOR Waste Stream**	**5.31**

SKB ENVIRONMENTAL

SKB Rosemount Industrial Waste Facility

1215457

Shipping Manifest

1. Generator's US EPA ID No. *(if any)*

2. Page 1 of page(s)

GENERATOR

3. Generator's Name and Facility Address
MCF Stillwater
970 Pickett Ave N, Bayport, MN 55003

Mailing Address

4. Generator's Phone 651/287-5375

Fax

5. Transporter 1 Company Name
Zahl-Pmc

Phone: 612 331 8550

6. Transporter 2 Company Name

Phone:

7. Designated Facility Name and Site Address
SKB Rosemount Industrial Waste Facility
13425 Courthouse Blvd.
Rosemount, MN 55068 651-438-1500

8. U.S. DOT Description *(Including Proper Shipping Name)*	9. Containers No.	Type	10. Total Quantity	11. Unit Wt/Vol	12. Waste Profile Sheet #
a. Non Hazardous Industrial Waste (Contaminated Soil)					
b.					
c.					
d.					

13. Additional Descriptions for Materials Listed Above *(indicate waste stream Approval # below)*
a. MI 17-0213 - Contaminated Soil
b. MI
c. MI
d. MI

14. Special Handling Procedures for Wastes Listed Above

15. Special Handling Instructions and Additional Information
Emergency Contact:

SKB Use Only
Load #
Scale Wt.
Tons/Yds.

16. **GENERATOR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

Printed/Typed Name	Signature	Month	Day	Year
Jordan Ey		08	24	17

TRANSPORTER

17. Transporter 1 Acknowledged of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year
Jake Locken		08	24	17

18. Transported 2 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year

FACILITY

19. Discrepancy Indication Space

20. Facility Owner or Operator: Certification of receipt of non-hazardous materials covered by this Manifest except as noted in Item 19.

Printed/Typed Name	Signature	Month	Day	Year

White - Return to Generator
Canary - Facility Copy
Pink - Transporter
Goldenrod - Generator Copy

In
13425 Courthouse Blvd.
Rosemount, MN 55068

001227 ZAHL PETROLEUM
MAINTENANCE CO.
MINNEAPOLIS MN 55413

SITE	TICKET	GRID	WEIGHMASTER
02	00313875	1	Dona Olufson

DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
08/24/17	08/24/17	15:25	15:25	ZAHL639	17-0213

REFERENCE	ORIGIN
17-0213	VIN: YBL1028_MN_4AXLES

Scale 1 Gross Wt.	39080	LB	Inbound - Charge ticket
Stored Tare Wt.	28460	LB	
Net Weight	10620	LB	

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
5.31	TON	SOIL TON C3				

This facilty will only accept non-hazardous industrial waste
recyclables or construction, and demolition waste.
We will not accept any loads containing any
non-approved wastes or hazardous waste.651-438-1500
Generator: MCF STILLWATER
Address: 970 PICKETT AVE N
City/State BAYPORT, MN 55003
Manifest: 1215457
SKB-WCI 4410 TO REORDER CONTACT ARNELL (651) 487-2861

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

Industrial-Rosemont
13425 Courthouse Blvd.
Rosemount, MN 55068

001227 ZAHL PETROLEUM
MAINTENANCE CO.
MINNEAPOLIS MN 55413

SITE	TICKET	GRID	WEIGHMASTER
02	00313875	1	Dona Olufson

DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
08/24/17	08/24/17	15:25	15:25	ZAHL639	17-0213

REFERENCE	ORIGIN
17-0213	VIN: YBL1028_MN_4AXLES

Scale 1 Gross Wt.	39080	LB	Inbound - Charge ticket
Stored Tare Wt.	28460	LB	
Net Weight	10620	LB	

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
5.31	TON	SOIL TON C3				

This facilty will only accept non-hazardous industrial waste
recyclables or construction, and demolition waste.
We will not accept any loads containing any
non-approved wastes or hazardous waste.651-438-1500
Generator: MCF STILLWATER
Address: 970 PICKETT AVE N
City/State BAYPORT, MN 55003
Manifest: 1215457
SKB-WCI 4410 TO REORDER CONTACT ARNELL (651) 487-2861

SIGNATURE 

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

APPENDIX F

MPCA Tank Information

MINNESOTA POLLUTION CONTROL AGENCY

Leaks and tanks site dashboard

Print version | New search

Minnesota Correctional Facility - Stillwater

Site ID	TS0004295
Location	970 Pickett St N Bayport, MN 55003 Washington County
Tank Count	8 tanks are (or were) located at this site.



Tank number	Install date	Registration date	Tank capacity	Tank status	Stored product	Above or underground
001	06/10/1982	06/10/1982	4000	Pending	Gasoline	Underground
002	06/10/1982	06/10/1982	4000	Pending	Diesel	Underground
003	06/10/1982	06/10/1982	4000	Pending	Diesel	Underground
004	10/05/1984	10/05/1984	500	Removed	Diesel	Underground
005	01/01/1915	12/30/1985	6000	Removed	Fuel Oil	Underground
006	01/01/1915	12/30/1985	8000	Removed	Fuel Oil	Underground
007	01/01/1900	01/01/1900	20000	Removed	Non-oxygenated gasoline	Underground
008	11/09/2006	11/09/2006	35000	Active	Fuel Oil	Underground

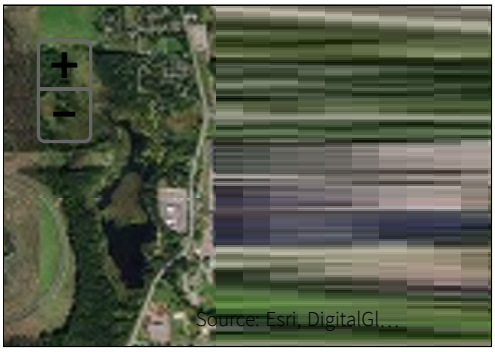
MINNESOTA POLLUTION CONTROL AGENCY

Leaks and tanks site dashboard

Print version | New search

Minnesota Correctional Facility - Stillwater

Site ID	TS0004295
Tank number	001
Location	970 Pickett St N Bayport, MN 55003 Washington County
Tank numbers	001, 002, 003, 004, 005, 006, 007, 008



For further information on storage tank systems, please visit our program page and our publications page.

General Tank Information

Tank registration date	06/10/1982
Tank storage capacity	4000
Tank status	Pending
Tank stored product	Gasoline

Tank Construction

Tank material type	Fiberglass
Tank wall type	Single-Walled
Tank corrosion protection	Not needed
Pipe material type	Fiberglass
Pipe wall type	Single-Walled
Pipe corrosion protection	Not needed
Tank dispenser type	Suction
Spill containment wall type	Single-Walled

Overfill Protection

UST Automatic shutoff

Tank Release Detection

UST Automatic tank gauging

Piping Release Detection

Safe Suction

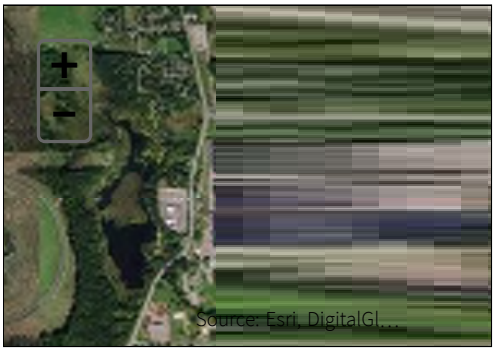
MINNESOTA POLLUTION CONTROL AGENCY

Leaks and tanks site dashboard

Print version | New search

Minnesota Correctional Facility - Stillwater

Site ID	TS0004295
Tank number	002
Location	970 Pickett St N Bayport, MN 55003 Washington County
Tank numbers	001, 002, 003, 004, 005, 006, 007, 008



For further information on storage tank systems, please visit our program page and our publications page.

General Tank Information

Tank registration date	06/10/1982
Tank storage capacity	4000
Tank status	Pending
Tank stored product	Diesel

Tank Construction

Tank material type	Fiberglass
Tank wall type	Single-Walled
Tank corrosion protection	Not needed
Pipe material type	Fiberglass
Pipe wall type	Single-Walled
Pipe corrosion protection	Not needed
Tank dispenser type	Suction
Spill containment wall type	Single-Walled

Overfill Protection

UST Automatic shutoff

Tank Release Detection

UST Automatic tank gauging

Piping Release Detection

Safe Suction

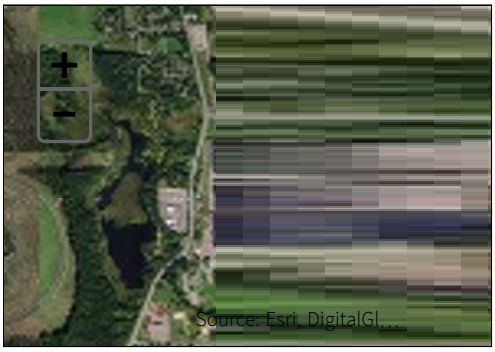
MINNESOTA POLLUTION CONTROL AGENCY

Leaks and tanks site dashboard

Print version | New search

Minnesota Correctional Facility - Stillwater

Site ID	TS0004295
Tank number	003
Location	970 Pickett St N Bayport, MN 55003 Washington County
Tank numbers	001, 002, 003, 004, 005, 006, 007, 008



For further information on storage tank systems, please visit our program page and our publications page.

General Tank Information

Tank registration date	06/10/1982
Tank storage capacity	4000
Tank status	Pending
Tank stored product	Diesel

Tank Construction

Tank material type	Fiberglass
Tank wall type	Single-Walled
Tank corrosion protection	Not needed
Pipe material type	Fiberglass
Pipe wall type	Single-Walled
Pipe corrosion protection	Not needed
Tank dispenser type	Suction
Spill containment wall type	Single-Walled

Overfill Protection

UST Automatic shutoff

Tank Release Detection

UST Automatic tank gauging

Piping Release Detection

Safe Suction

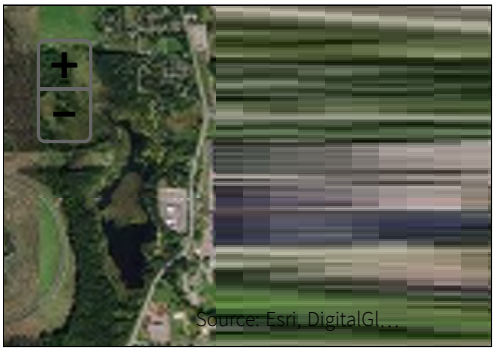
MINNESOTA POLLUTION CONTROL AGENCY

Leaks and tanks site dashboard

Print version | New search

Minnesota Correctional Facility - Stillwater

Site ID	TS0004295
Tank number	004
Location	970 Pickett St N Bayport, MN 55003 Washington County
Tank numbers	001, 002, 003, 004, 005, 006, 007, 008



For further information on storage tank systems, please visit our program page and our publications page.

General Tank Information

Tank registration date	10/05/1984
Tank storage capacity	500
Tank status	Removed
Tank stored product	Diesel

Tank Construction

Tank material type	Fiberglass
Tank wall type	Single-Walled
Tank corrosion protection	Not needed
Pipe material type	Coated steel
Pipe wall type	Single-Walled
Pipe corrosion protection	Anode
Tank dispenser type	Unknown
Spill containment wall type	Single-Walled

Overfill Protection

UST Automatic shutoff

Tank Release Detection

UST Manual tank gauging

Piping Release Detection

None

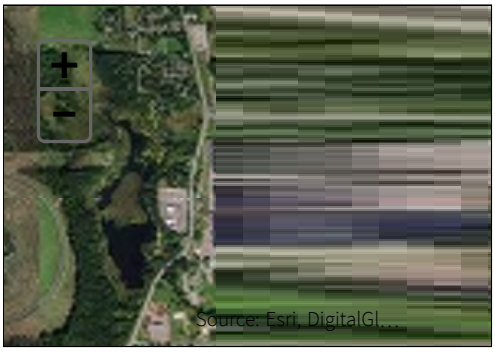
MINNESOTA POLLUTION CONTROL AGENCY

Leaks and tanks site dashboard

Print version | New search

Minnesota Correctional Facility - Stillwater

Site ID	TS0004295
Tank number	005
Location	970 Pickett St N Bayport, MN 55003 Washington County
Tank numbers	001, 002, 003, 004, 005, 006, 007, 008



For further information on storage tank systems, please visit our program page and our publications page.

General Tank Information

Tank registration date	12/30/1985
Tank storage capacity	6000
Tank status	Removed
Tank stored product	Fuel Oil

Tank Construction

Tank material type	Bare/Paint/Asph Coat Steel
Tank wall type	Single-Walled
Tank corrosion protection	Not needed
Pipe material type	Steel/Iron
Pipe wall type	Single-Walled
Pipe corrosion protection	None
Tank dispenser type	Suction
Spill containment wall type	

Overfill Protection

UST Not needed

Tank Release Detection

UST Not needed

Piping Release Detection

Safe Suction

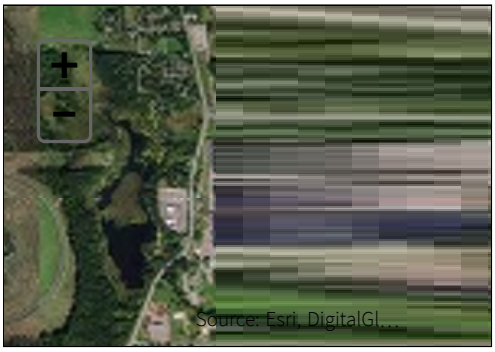
MINNESOTA POLLUTION CONTROL AGENCY

Leaks and tanks site dashboard

Print version | New search

Minnesota Correctional Facility - Stillwater

Site ID	TS0004295
Tank number	006
Location	970 Pickett St N Bayport, MN 55003 Washington County
Tank numbers	001, 002, 003, 004, 005, 006, 007, 008



For further information on storage tank systems, please visit our program page and our publications page.

General Tank Information

Tank registration date	12/30/1985
Tank storage capacity	8000
Tank status	Removed
Tank stored product	Fuel Oil

Tank Construction

Tank material type	Bare/Paint/Asph Coat Steel
Tank wall type	Single-Walled
Tank corrosion protection	Not needed
Pipe material type	Steel/Iron
Pipe wall type	Single-Walled
Pipe corrosion protection	None
Tank dispenser type	Suction
Spill containment wall type	

Overfill Protection

UST Not needed

Tank Release Detection

UST Not needed

Piping Release Detection

Safe Suction

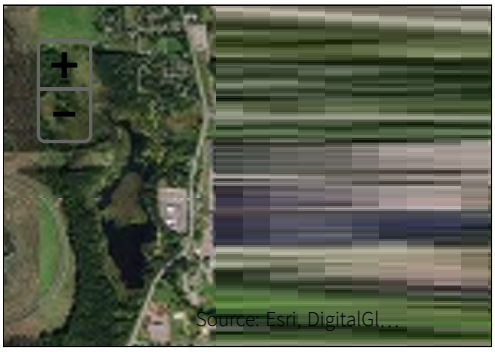
MINNESOTA POLLUTION CONTROL AGENCY

Leaks and tanks site dashboard

Print version | New search

Minnesota Correctional Facility - Stillwater

Site ID	TS0004295
Tank number	007
Location	970 Pickett St N Bayport, MN 55003 Washington County
Tank numbers	001, 002, 003, 004, 005, 006, 007, 008



For further information on storage tank systems, please visit our program page and our publications page.

General Tank Information

Tank registration date	01/01/1900
Tank storage capacity	20000
Tank status	Removed
Tank stored product	Non-oxygenated gasoline

Tank Construction

Tank material type	Bare/Paint/Asph Coat Steel
Tank wall type	Single-Walled
Tank corrosion protection	Not needed
Pipe material type	Steel/Iron
Pipe wall type	Single-Walled
Pipe corrosion protection	None
Tank dispenser type	Submersible
Spill containment wall type	

Overfill Protection

UST Not needed

Tank Release Detection

UST Not needed

Piping Release Detection

None

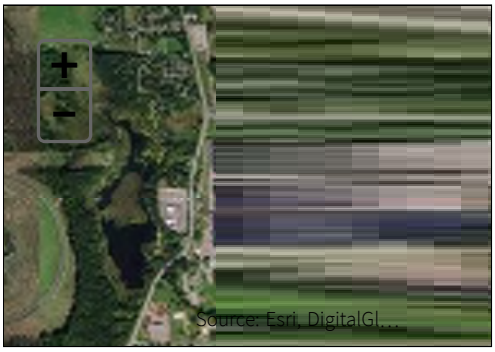
MINNESOTA POLLUTION CONTROL AGENCY

Leaks and tanks site dashboard

Print version | New search

Minnesota Correctional Facility - Stillwater

Site ID	TS0004295
Tank number	008
Location	970 Pickett St N Bayport, MN 55003 Washington County
Tank numbers	001, 002, 003, 004, 005, 006, 007, 008



For further information on storage tank systems, please visit our program page and our publications page.

General Tank Information

Tank registration date	11/09/2006
Tank storage capacity	35000
Tank status	Active
Tank stored product	Fuel Oil

Tank Construction

Tank material type	STI-P3
Tank wall type	Double-Walled
Tank corrosion protection	Anode
Pipe material type	Fiberglass
Pipe wall type	Single-Walled
Pipe corrosion protection	Not needed
Tank dispenser type	Unknown
Spill containment wall type	Single-Walled

Overfill Protection

UST Automatic shutoff

Tank Release Detection

UST Automatic tank gauging
UST Interstitial monitoring

Piping Release Detection

Safe Suction
Interstitial Monitoring

MINNESOTA POLLUTION CONTROL AGENCY

520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300
800-657-3864 | Use your preferred relay service | info.pca@state.mn.us | Equal Opportunity Employer

November 27, 2018

Bob Brouhard
MDOC Stillwater
970 Pickett St N
Bayport MN 55003

RE: Incomplete Petroleum Tank Release Report Notification
Site: Stillwater Prison, 970 Pickett St N, Bayport, MN 55003 Washington County
MPCA Site ID: LS0020420

Dear Bob Brouhard:

The Minnesota Pollution Control Agency (MPCA) has received an Investigation Report Form dated September 25, 2018, that was submitted for the above referenced site by Thatcher Engineering, Inc., your environmental consultant. Based on preliminary review of report content, it appears the report does not contain information necessary for MPCA staff to complete its review of this site. Please note Guidance Document 1-01 *Petroleum Remediation Program General Policy*, describes our risk-based policy and program's mission; Guidance Document 4-01 *Soil and Groundwater Assessments Performed During Site Investigations*, outlines site investigative procedures; and Guidance Document 4-06 *Investigation Report Form*, provides a stream-lined reporting format. The report we received did not contain the following information necessary for us to complete our review:

1) The Excavation Report is incomplete. See MPCA Guidance Documents 3-01 *Excavation of Petroleum Contaminated Soil* and 3-02 *General Excavation Report Worksheet*.

    a. There is analytical data related to the tank bottom samples and dispensers from Pace Analytical Services, LLC in the Appendix that is not included in the report. Please correct the report by including this in the related report table.

    b. There should have been field readings and analytical results for the tank basin sidewall samples. Please be sure this is completed for future tank removals.

Please submit a revised report that includes the information requested above to the MPCA within 30 days from the date of this letter. The MPCA's mandated review period of 120 days for the Investigation Report Form will commence the date we receive a complete report. Please note the information the MPCA is requesting is supported in guidance documents, and because Petrofund rules specify the maximum levels of costs for completing these tasks, the Petrofund will not support additional reimbursement for providing the MPCA with additional information.

If you have any questions concerning this letter or need additional information, please contact me at 651-757-2838 or by email at gary.zarling@state.mn.us. Please reference the above MPCA Site ID in all correspondence. If you are calling long distance, you may reach the MPCA by calling 800-657-3864.

Sincerely,

Gary Zarling
This document has been electronically signed.

Gary Zarling
Project Manager
Petroleum Remediation & Redevelopment Section
Remediation Division

GA:ah

cc: Steven Thatcher, Thatcher Engineering, Inc.

Minnesota Pollution Control Agency

General Excavation Report Worksheet

Guidance Document 3-02

Complete the worksheet below to document excavation and treatment of petroleum contaminated soil removed **prior to** a Site Investigation and/or during tank removals and/or upgrades. If soil is excavated as an MPCA-approved corrective action **after** a Site Investigation is conducted, complete Guidance Document 3-02a *Corrective Action Excavation Report Worksheet*. Conduct excavations in accordance with Guidance Document 3-01 *Excavation of Petroleum Contaminated Soil*. Please type or print clearly. Do not revise or delete text or questions from this report form.

The excavation worksheet 3-02 deadline is 10 months from the date of receipt of the MPCA "Petroleum Storage Tank Release Investigation and Corrective Action" letter. MPCA staff may establish a shorter deadline for high priority sites.

PART I: BACKGROUND

A. Site: MCF-Stillwater (Stillwater Prison)
MPCA Site ID#: LS0020420

Street: 970 Pickett St. N.
City, Zip: Bayport, 55003
County: Washington

B. Tank Owner/Operator: MCF-Stillwater

Mailing Address: 970 Pickett St. N.

Street/Box: 970 Pickett St. N.
City, Zip: Bayport, 55003
Telephone: (651) 201-2543

C. Excavating Contractor:
Zahl Petroleum
Contact: Scott Meyer
Telephone: 612-331-8550
Tank Contractor Certification Number: 1187

D. Consultant: Thatcher Engineering, Inc.

Contact: Steven Thatcher
Street/Box: 6201 Creek Valley Road
City, Zip: Edina, 55439
Telephone: 612-867-7234

E. Others on-site during site work (e.g., fire marshal, local officials, MPCA staff, etc.): None

F. Site Location Information: Attach Guidance Document 1-03a *Spatial Data Reporting Form* if it has not already been submitted or will not be submitted as part of Guidance Document 4-06 *Investigation Report Form*. **Guidance Document 1-03a *Spatial Data Reporting Form* is attached.**

Note: If person other than tank owner and/or operator is conducting the cleanup, provide name, address, and relationship to site on a separate attached sheet.
No other person is conducting the cleanup.

PART II: DATES

A. Date release reported to MPCA: **June 27, 2017**

B. Dates site work performed (tanks removed, piping removed, soil excavation, soil borings, etc.):

Work Performed	Date
1. Three UST removed – no contamination observed	**6-26-17**
2. Soil samples collected under USTs	**6-26-17**
3. Three dispensers removed – contamination observed	**6-26-17**
4. Soil samples collected under dispensers	**6-26-17**
5. State Duty officer notified	**6-27-17**
6. Allen Dotson of MPCA approved removal of contaminated soil so the owner can seek reimbursement from the Petrofund	**6-28-17**
7. Excavated and stockpiled contaminated soil	**6-28-17**
8. Laboratory results of soil samples from excavation of contaminated soil show no contamination was detected in soil that remained at the site	**7-13-17**
9. Laboratory results of soil samples from stockpile	**7-13-17**
10. Transported contaminated soil to SKB Environmental	**8-24-17**

PART III: SITE AND RELEASE INFORMATION

A. Describe the land use and pertinent geographic features within 1,000 feet of the site. (i.e. residential property, industrial, wetlands, etc.)

The area around the site consists of a mix of commercial, light industrial, and residential property. A wetland is located 390 feet west of the site. No other surface water bodies or wetlands are within 1,000 feet of the site.

B. Provide the following information for all tanks removed and any remaining at the site:

Table 1.

Tank #	Tank ** Material	UST or AST	Capacity (gallons)	Contents (product type)	Year installed	Tank Status*	Condition of Tank
001 (UST 3 on Tank Pull Form in this Report)	F	UST	4,000	Gasoline	1982	Removed (6-26-17)	Good
002 (UST 2 on Tank Pull Form in this Report)	F	UST	4,000	Diesel	1982	Removed (6-26-17)	Good

003 (UST 1 on Tank Pull Form in this Report)	F	UST	4,000	Diesel	1982	Removed (6-26-17)	Good
004	F	UST	500	Diesel	1984	Removed (unknown)	Good
005	S	UST	6,000	Fuel Oil	1915	Removed (unknown)	Good
006	S	UST	8,000	Fuel Oil	1915	Removed (unknown)	Good
007	S	UST	20,000	Non-oxygenated gasoline	1900	Removed (unknown)	Good
008	S	UST	35,000	Fuel Oil	2006	Active	Good

*Indicate: *removed (date), abandoned in place (date), or currently used, upgraded tank, installation of new tank. ** F for fiberglass or S for Steel*
Notes: ***UST tank 008 is the only UST remaining at the site.***

Piping Material (check all that apply): ☒ Steel, ☐ Fiberglass, ☐ Flexible Plastic, ☐ Copper, ☐ Other

C. Describe the location and status of the other components of the tank system(s) (i.e., transfer locations, valves, piping and dispensers) for those tanks listed above.

The piping, valves, and dispensers were removed. No transfer locations at the site.

D. Identify the source(s) of the release or contamination encountered. Only check those options that were verified, if source is unknown check Other and describe:
☐ Piping, ☐ Tank, ☒ Dispenser, ☐ Pump/Turbine, ☐ Delivery Problem, ☐ Other

E. Identify the cause of the release (tank and/or piping).
Check all that apply: ☐ Corrosion, ☐ Install Problem, ☐ Spill, ☒ Unknown,
☐ Mechanical or Physical Damage, ☐ Other

F. Identify the method the release was detected.
Check all that apply: ☐Removal, ☐ Line Leak Detection, ☐ Tank Leak Detection,
☐ Visual/Olfactory, ☒ Site Assessment, ☐ Other

G. Identify any surface soil contamination. **None**

H. What was the volume of the release? (if known): **Unknown** gallons

I. Historic contamination present (unknown origin?). ☐ Yes, ☒ No

J. When did the release occur? (if known): **Unknown**

K. Describe source of on-site drinking water. **City Municipal Water System.**

L. Has the site ever, at any point had an E-85 tank? ☐ Yes, ☒No

PART IV: EXCAVATION INFORMATION

A. Dimensions of excavation(s): **(1) Excavation Area for soil under dispensers was Length 10 ft. Width 4 ft. Depth 3 ft.**

B. Original tank backfill material (sand, gravel, etc.), if applicable: **Sand**

C. Native soil type (clay, sand, etc.): **Sand**

D. Quantity of contaminated soil removed for treatment (cubic yards):
(Indicate on the site map where the petroleum contaminated soil was excavated)
Approximately 3.8 cubic yards was excavated (based on 1.4 Tons per cubic yard and manifests (attached)). Site map attached.

How many cubic yards of the removed soil was petroleum saturated? **None**
(Indicate on the site map where the petroleum saturated soil was excavated)

[**Note**: If the volume removed is more than allowed in Guidance Document 3-01 *Excavation of Petroleum Contaminated Soil*, please document MPCA staff approval.]
Volume removed is not more than allowed in Guidance Document 3-01.

E. Were new tanks and/or piping and dispensers installed? (yes/**no**) If yes, what volume of contaminated soil was excavated to accommodate the installation of the new tanks and piping?
Not Applicable

F. If contaminated soil was removed to accommodate the installation of new tanks and/or piping, show your calculations for the amount of soil removal allowed using Table 3 in Guidance Document 3-01 *Excavation of Petroleum Contaminated Soil*.
Not Applicable

G. Was ground water encountered or a suspected perched water layer or was there evidence of a seasonally high ground water table (i.e. mottling)? (yes/**no**) At what depth? **N/A**

H. If ground water was not encountered during the excavation, what is the expected depth of ground water? **The expected depth of groundwater is 78 feet based on well log of nearby well from the Minnesota Well Index (Unique Number 278499 - attached).**

I. Additional investigation to determine the need for a Limited Site Investigation is necessary at sites with sandy or silty sandy soil, a water table within 25 feet of the ground surface, and visual or other evidence of soil remaining contamination. See Table 2 in Guidance Document 3-01 *Excavation of Petroleum Contaminated Soil.* If a soil boring is necessary, describe the soil screening and analytical results. Attach the boring logs and laboratory results to this report.
Additional investigation is not necessary at this site (which has sandy soil) because of the following:

1. **The water table is not within 25 feet of the ground surface (The water table is 78 feet below the ground surface based on well log of nearby well from the Minnesota Well Index (Unique Number 278499 - attached).**
2. **No visual or other evidence of contaminated soil remains.**

J. If no soil boring was performed, explain. **Not Applicable**

K. If ground water was encountered or if a soil boring was conducted, was there evidence of ground water contamination? (yes/no) Describe this evidence of contamination, e.g., free product (specify thickness), product sheen, ground water in contact with petroleum contaminated soil, water analytical

results, etc. **Note**: If you observe free product, contact MPCA staff immediately, as outlined in Guidance Document 2-02 *Free Product: Evaluation and Recovery*.

Soil vapor headspace analysis and soil analytical results showing contamination beneath dispensers and not under UST.

L. Was bedrock encountered in the excavation? (☐yes/ ☒ no) At what depth?

M. Were other unique conditions associated with this site? (☐ yes/ ☒ no) If so, explain.

PART V: SAMPLING INFORMATION

A. Briefly describe the field screening methods used to distinguish contaminated from uncontaminated soil:

1. **Soil was observed for any visual evidence of petroleum staining**
2. **Soil was placed in a sealed plastic bag and allowed to stand to develop head space in accordance with methods and procedures specified in MPCA Guidance Document 4-04. A Mini-RAE PID was used to measure vapors in all samples.**
3. **Soil was tested by the petroleum sheen test in accordance with methods and procedures specified in MPCA Guidance Document 4-04.**

B. List soil vapor headspace analysis results collected during excavation of tanks, lines and dispensers, valves, and transfer locations. (i.e., soils left in place when excavation is complete). Code the samples with sampling depths in parentheses as follows: sidewall samples S-1 (8 feet), S-2 (4 feet), etc.; bottom samples B-1 (13 feet), B-2 (14 feet), removed soil R-1 (4 feet), R-1 (8 feet), etc.; stockpile samples SP-1, etc; line samples L-1, L2, etc.; transfer locations T-1 (4 feet), T-1 (8 feet), etc.; dispensers D-1 (4 feet), etc. **Be sure the sample codes correspond with the site map in part VI, below.**

Note: Soil from D1(2), D2(2), D3(2), R-1(2) and R-2(2) was removed from site.

Sample Code	Soil Type	Reading ppm	Sample Code	Soil Type	Reading ppm
B1(12)	**Sand**	**4.8**	**B-1(3)**	**Sand**	**0.7**
B2(12)	**Sand**	**4.7**	**B-2(3)**	**Sand**	**0.6**
B3(15)	**Sand**	**7.9**	**S-1(2)**	**Sand**	**0.6**
D1(2)	**Sand**	**1,200**	**S-2(2)**	**Sand**	**0.4**
D2(2)	**Sand**	**1,600**	**S-3(2)**	**Sand**	**0.8**
D3(2)	**Sand**	**2,200**	**S-4(2)**	**Sand**	**0.7**
			R-1(2)	**Sand**	**216.0**
			R-2(2)	**Sand**	**215.0**

C. Was the "removed soil" placed back into the excavation basin? (☐ yes/ ☒ no)
If no, please complete Part VIII: Soil Treatment Information section. If yes, a Limited Site Investigation is necessary (see Guidance Document 4-01 *Soil and Ground Water Assessments Performed during Site Investigations*).

D. Briefly describe the soil analytical sampling and handling procedures used:

Nitrile gloves were used during handling of soils. Approximately 25 grams of soil was placed in a laboratory jar without preservative for analysis of DRO and 10 grams of soil was placed into a 40 ml vial with methanol for GRO and VOC analysis. All jars are placed in a cooler and chilled to 4 degrees Celsius for transport to the laboratory.

E. List below all soil sample analytical results from bottom and side wall samples collected after excavation of tanks, lines and dispensers, valves, and transfer locations (i.e., soils left in place when excavation is complete). Code the samples with sampling depths in parentheses as follows: sidewall samples S-1 (8 feet), S-2 (4 feet), etc.; bottom samples B-1 (13 feet), B-2 (14 feet), removed soil R-1 (4 feet), R-1 (8 feet), etc.; stockpile samples SP-1, etc; line samples L-1, L2, etc.; transfer locations T-1 (4 feet), T-1 (8 feet), etc.; dispensers D-1 (4 feet), etc.; **Be sure the sample codes correspond to the site map required in part VI.**

Sample Code	GRO/ DRO	Benzene mg/kg	Ethyl-benzene mg/kg	Toluene Mg/kg	Xylene mg/kg	MTBE mg/kg	Lead mg/kg
B1(12)	**ND/7.9**	**ND**	**ND**	**ND**	**ND**	**ND**	**NA**
B2(12)	**ND/ND**	**ND**	**ND**	**ND**	**ND**	**ND**	**NA**
B3(15)	**ND/ND**	**ND**	**ND**	**ND**	**ND**	**ND**	**NA**
B-1(3)	**ND/30.0**	**ND**	**ND**	**ND**	**0.331**	**ND**	**NA**
B-2(3)	**ND/12.4**	**ND**	**ND**	**ND**	**0.0573**	**ND**	**NA**
S-1(2)	**ND/9.8**	**ND**	**ND**	**ND**	**ND**	**ND**	**NA**
S-2(2)	**ND/ND**	**ND**	**ND**	**ND**	**ND**	**ND**	**NA**
S-3(2)	**ND/14.0**	**ND**	**ND**	**0.0805**	**ND**	**ND**	**NA**
S-4(2)	**ND/ND**	**ND**	**ND**	**ND**	**ND**	**ND**	**NA**
SP-1	**ND/61.1**	**ND**	**ND**	**ND**	**ND**	**ND**	**NA**
SP-2	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**40.3**

ND = no detect
NA = not tested

Note: Attach copies of laboratory reports and chain of custody forms.

PART VI: FIGURES

Attach the following figures to this report:

1. Site location map.
2. Site map(s) drawn to scale illustrating the following:
   a. Location of all present and former tanks, piping, and dispensers;
   b. Location of surface soil contamination
   c. Location of other structures (buildings, canopies, etc.);
   d. Adjacent city, township, or county roadways;

e. Dimensions of excavation(s), including contour lines (maximum 2-foot contour intervals) to represent the depths of the final excavation(s);
f. Location of soil screening samples (e.g. R-1), soil analytical samples (e.g., S-1 or B-1), and any soil borings (e.g., SB-1). Also, attach all boring logs.
g. North arrow, bar scale and map legend.
h. Provide location of any on-site water wells. If on-site water wells exist, please provide well logs and/or construction diagrams.
i. Locations of new tanks, piping and dispensers, if installed.

PART VII: CONCLUSIONS AND RECOMMENDATIONS

Recommendation for site: ☒ site closure
☐ additional investigation

Justify the recommendations for the site. If no further action is necessary, the MPCA staff will review this report following notification of soil treatment.

No further action is necessary and site closure is recommended because of the following:

1. **The soil contamination has been removed from the site.**
2. **No other exposure pathways were identified at this site.**
3. **Groundwater is not considered to be at risk because soil contamination has been removed from the site and the thickness of soils before any contamination would encountered the water table.**
4. **No contamination was detected in the soil remaining in the site.**

PART VIII: SOIL TREATMENT INFORMATION

A. Soil treatment method used (thermal, land application, composting, other). If you choose "other" specify treatment method: **Transported to SKB Environmental**

B. Location of treatment site/facility: **SKB Environmental, 13425 Courthouse Blvd., Rosemount, MN 55068**

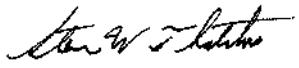
C. Date MPCA approved soil treatment (if thermal treatment was used, indicate date that the MPCA-permitted thermal treatment facility agreed to accept soil): **NA**

D. Identify the location of stockpiled contaminated soil:
See attached map

PART IX: CONSULTANT (OR OTHER) PREPARING THIS REPORT

By signing this document, I/we acknowledge that we are submitting this document on behalf of and as agents of the responsible person or volunteer for this leak site. I/we acknowledge that if information in this document is inaccurate or incomplete, it will delay the completion of remediation and may harm the environment and may result in reduction of reimbursement awards. In addition, I/we acknowledge on behalf of the responsible person or volunteer for this leak site that if this document is determined to contain a false material statement, representation, or certification, or if it omits material information, the responsible person or volunteer may be found to be in violation of Minn. Stat. § 115.075 (1994) or Minn. 7000.0300 (Duty of Candor), and that the responsible person or volunteer may be liable for civil penalties.

MPCA staff are instructed to reject unsigned excavation reports or if the report form has been altered.

Name and Title:	Signature:	Date signed:
Steven W. Thatcher, P.E., Project Manager		11-30-18

Company and mailing address: Thatcher Engineering, Inc.
6201 Creek Valley Road
Edina, MN 55439

Telephone 612-867-7234 Fax: 612-781-2188

If additional investigation is not necessary, please mail this form and all necessary attachments to the MPCA project manager. If additional investigation is necessary, include this form as an appendix to Guidance Document 4-06 *Investigation Report Form*. **MPCA staff will not review excavation reports indicating a limited site investigation is necessary unless the limited site investigation has been completed.**

Web pages and phone numbers

MPCA staff	http://pca.state.mn.us/pca/staff/index.cfm
MPCA toll free	**1-800-657-3864**
Petroleum Remediation Program web page	http://www.pca.state.mn.us/programs/lust_p.html
MPCA Infor. Request	http://www.pca.state.mn.us/about/inforequest.html
MPCA Petroleum Brownfields Program	http://www.pca.state.mn.us/programs/vpic_p.html
PetroFund Web Page	http://www.state.mn.us/cgi-bin/portal/mn/jsp/content.do?id=-536881377&agency=Commerce
PetroFund Phone	**651-297-1119**, or **1-800-638-0418**
State Duty Officer	**651-649-5451 or 1-800-422-0798**

Upon request, this document can be made available in other formats, including Braille, large print and audio tape. TTY users call 651/282-5332 or 1-800-657-3864 (voice/TTY).

Printed on recycled paper containing at least 10 percent fibers from paper recycled by consumers.

FIGURES

STILLWATER PRISON
970
Google Maps Pickett Ave N
BAYPORT, MN 55003



SITE LOCATION MAP

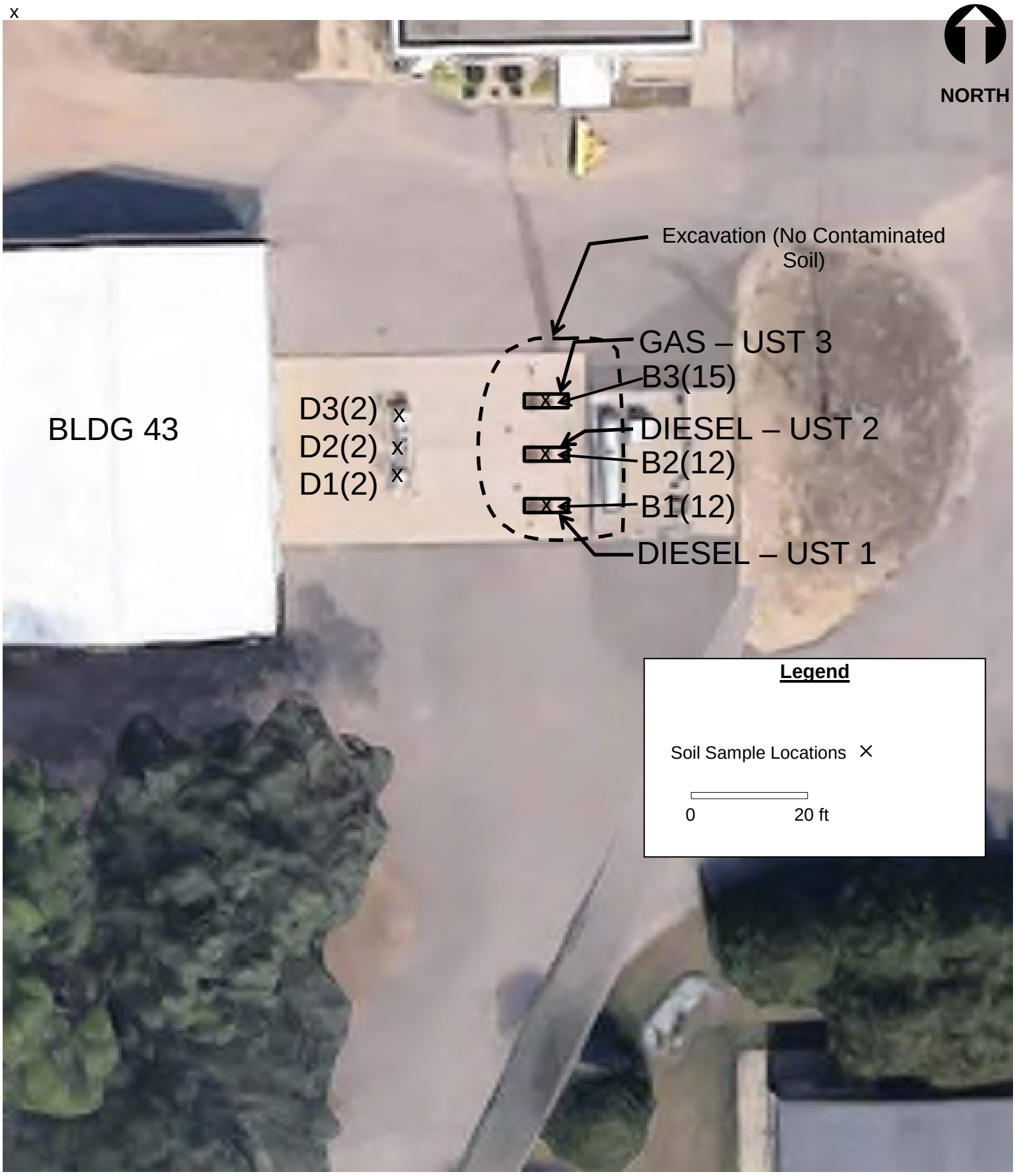
6/26/17



Thatcher
engineering + environmental solutions

Thatcher Engineering, Inc.
6201 Creek Valley Road
Edina, MN 55439
Phone: (612) 781-2188
www.thatcher-eng.com
sthatcher@thatcher-eng.com

FIGURE: 2	PROJECT TITLE: Stillwater Prison
	DRAWING TITLE: Site Location Map
	PROJECT LOCATION: Bayport, MN
	DRAWN BY: CCU / SCALE: 1" = 345'

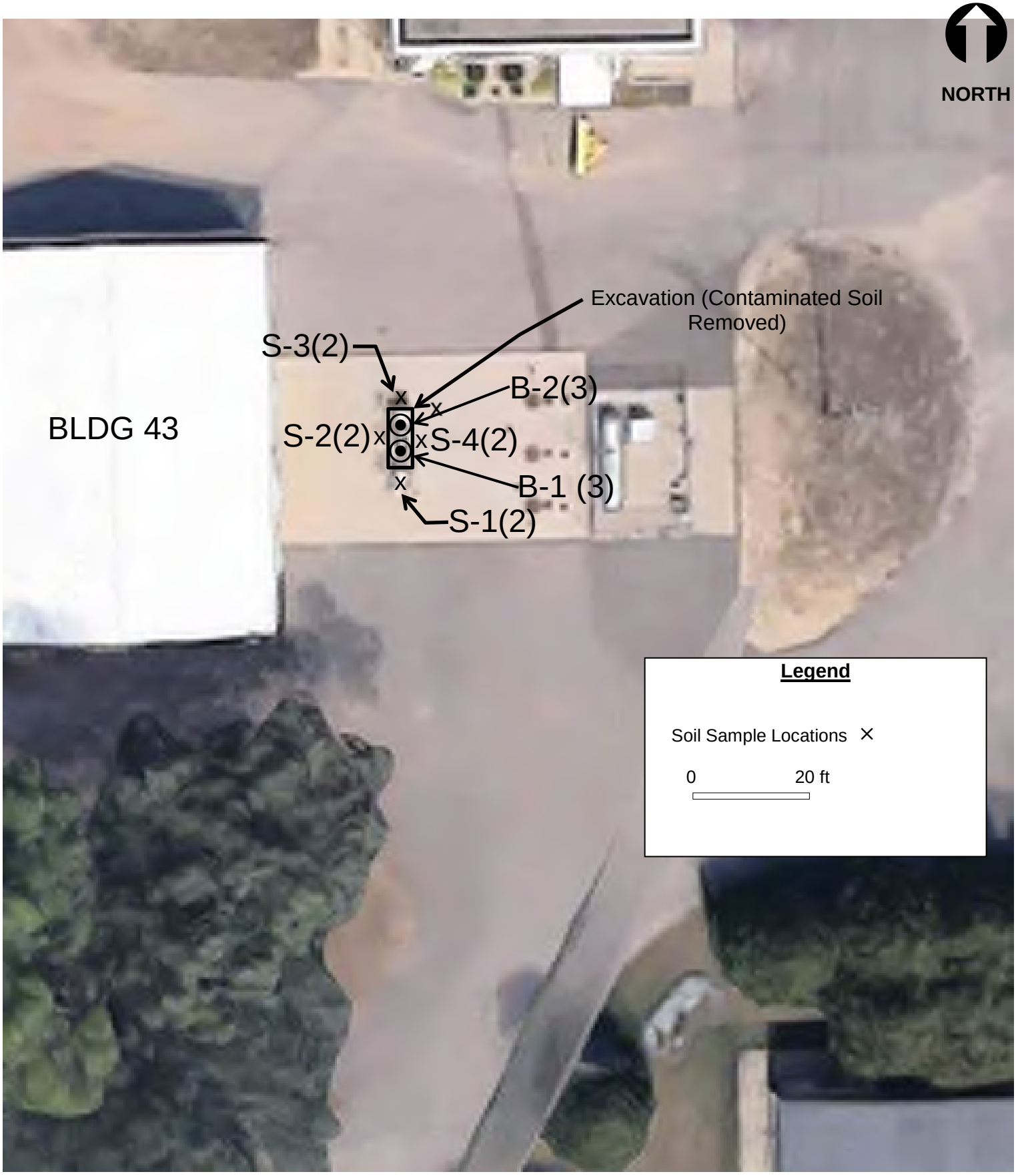


Thatcher
engineering + environmental solutions

Thatcher Engineering, Inc.
6201 Creek Valley Road
Edina, MN 55439
Phone: (612) 781-2188
www.thatcher-eng.com
sthatcher@thatcher-eng.com

FIGURE: **2.1**

PROJECT TITLE: Stillwater Prison	
DRAWING TITLE: Site Map 1 - 6/26/17	
PROJECT LOCATION: Bayport, MN	
DRAWN BY: CCU	SCALE: On Map



Thatcher
engineering + environmental solutions

Thatcher Engineering, Inc.
6201 Creek Valley Road
Edina, MN 55439
Phone: (612) 781-2188
www.thatcher-eng.com
sthatcher@thatcher-eng.com

FIGURE:

2.2

PROJECT TITLE: Stillwater Prison	
DRAWING TITLE: Site Map 2 - 6/28/17	
PROJECT LOCATION: Bayport, MN	
DRAWN BY: CCU	SCALE: On Map



Thatcher
engineering + environmental solutions

Thatcher Engineering, Inc.
6201 Creek Valley Road
Edina, MN 55439
Phone: (612) 781-2188
www.thatcher-eng.com
sthatcher@thatcher-eng.com

FIGURE:

2.3

PROJECT TITLE: Stillwater Prison	
DRAWING TITLE: Location of all Tanks	
PROJECT LOCATION: Bayport, MN	
DRAWN BY: CCU	SCALE: 1" = 345'

APPENDIX A

Tank Pull Form with Maps

TANK PULL FORM

Site Information:

Date: 6/26/17 Weather Conditions: 70°F SUNNY

Name of Site: STILLWATER PRISON Address:
(MN CORRECTIONAL FACILITY) 970 PICKETT AVE. N, BAYPORT, MN 55003

On-site Contact, Title, Phone #

Owner/Operator: Mailing Address:

Owner/Operator Phone Number: Fax Number:

Dates Owner operated Tank(s): Others onsite:

Date Tank(s) pulled:

10 day notif. to MPCA: Tank Supervisor & #:

Tank Remover: ZAHL ,Contractor certification #:

The tank(s) disposed at: P.O. Number

Tank Information:

1. Capac: 4,000 Gall, Steel/(Fiber), Tank Dimensions 15x8' Contents: DIESEL
Age: Date Registered Leak Detection: (Sticking/Gauging):
Corros.Protec.(anodes/impresed) Spill Bucket? Overfill Protec (float valve/alarm):
Suction/pressure piping? Check valve at pump/tank? Pipe leak detec?: Corros. Protect?:
Amount sludge removed from tank:

2. Capac: 4,000 Gall, Steel/(Fiber), Tank Dimensions 15'x8' Contents: DIESEL
Age: Date Registered Leak Detection: (Sticking/Gauging):
Corros.Protec.(anodes/impresed) Spill Bucket? Overfill Protec (float valve/alarm):
Suction/pressure piping? Check valve at pump/tank? Pipe leak detec?: Corros. Protect?:
Amount sludge removed from tank:

3. Capac: 4,000 Gall, Steel/(Fiber), Tank Dimensions 15'x8' Contents: GAS
Age: Date Registered Leak Detection: (Sticking/Gauging):
Corros.Protec.(anodes/impresed) Spill Bucket? Overfill Protec (float valve/alarm):
Suction/pressure piping? Check valve at pump/tank? Pipe leak detec?: Corros. Protect?:
Amount sludge removed from tank:

4. Capac: Gall, Steel/Fiber, Tank Dimensions Contents:
Age: Date Registered Leak Detection: (Sticking/Gauging):
Corros.Protec.(anodes/impresed) Spill Bucket? Overfill Protec (float valve/alarm):
Suction/pressure piping? Check valve at pump/tank? Pipe leak detec?: Corros. Protect?:
Amount sludge removed from tank:

5. Capac: Gall, Steel/Fiber, Tank Dimensions Contents:
Age: Date Registered Leak Detection: (Sticking/Gauging):
Corros.Protec.(anodes/impresed) Spill Bucket? Overfill Protec (float valve/alarm):
Suction/pressure piping? Check valve at pump/tank? Pipe leak detec?: Corros. Protect?:
Amount sludge removed from tank:

UST Assessment Form
May 1, 2001
Page 2

UST Assessment

UST 1 = good
UST 2 = good
UST 3 = good

- Tank(s)Condition
- Describe pump island/dispenser/location(s): 3 dispensers located west of tank - 3\15'
  Excavation Dimensions: 30' x 25' x 12-15' Depth (estim.) to GW: None encountered
- Tank fill material: SP light brn fine-coarse w/pebbles Native Soil: SMSP light brn fine-to coarse
- Surface Cover at and near excavation: Concrete pad (demoed) SMSP light brown fine-coarse
  Any visible/odor/OVM contamination present? Describe: Yes at dispenser locations
  When Called in to Duty Officer: 11/15 Steve Trattner
  Probable Source of Contam.: ~~leaked~~ from tanks
- Source of Drinking Water (location) ~~COLOR~~ WELLS - MN CORRECTIONAL FACILITY - STILLWATER DRINKING WATER SUPPLY MANAGEMENT AREA
  ~~Other Unique conditions (utilities over basin, Etc.)~~:

Site Sketch-Showing Sampling Locations:

(SEE ATTACHMENT)

SAMPLE	PID
B1 (12')	4.8
B2 (12')	4.7
B3 (15')	7.9
D1 (2')	1200+
D2 (2')	1600+
D3 (2')	2200+

(BACKGROUND = 0.0)

SMSP dk brn fine to coarse, no odor, moist

↓

SM dk brn fine-coarse, odor, moist

↓

STILLWATER PRISON
970
Google Maps Pickett Ave N
BAYPORT, MN 55003



SITE LOCATION MAP

6/26/17

Google Maps

STILLWATER PRISON
970 Pickett Ave N
BAYPORT, MN 55003

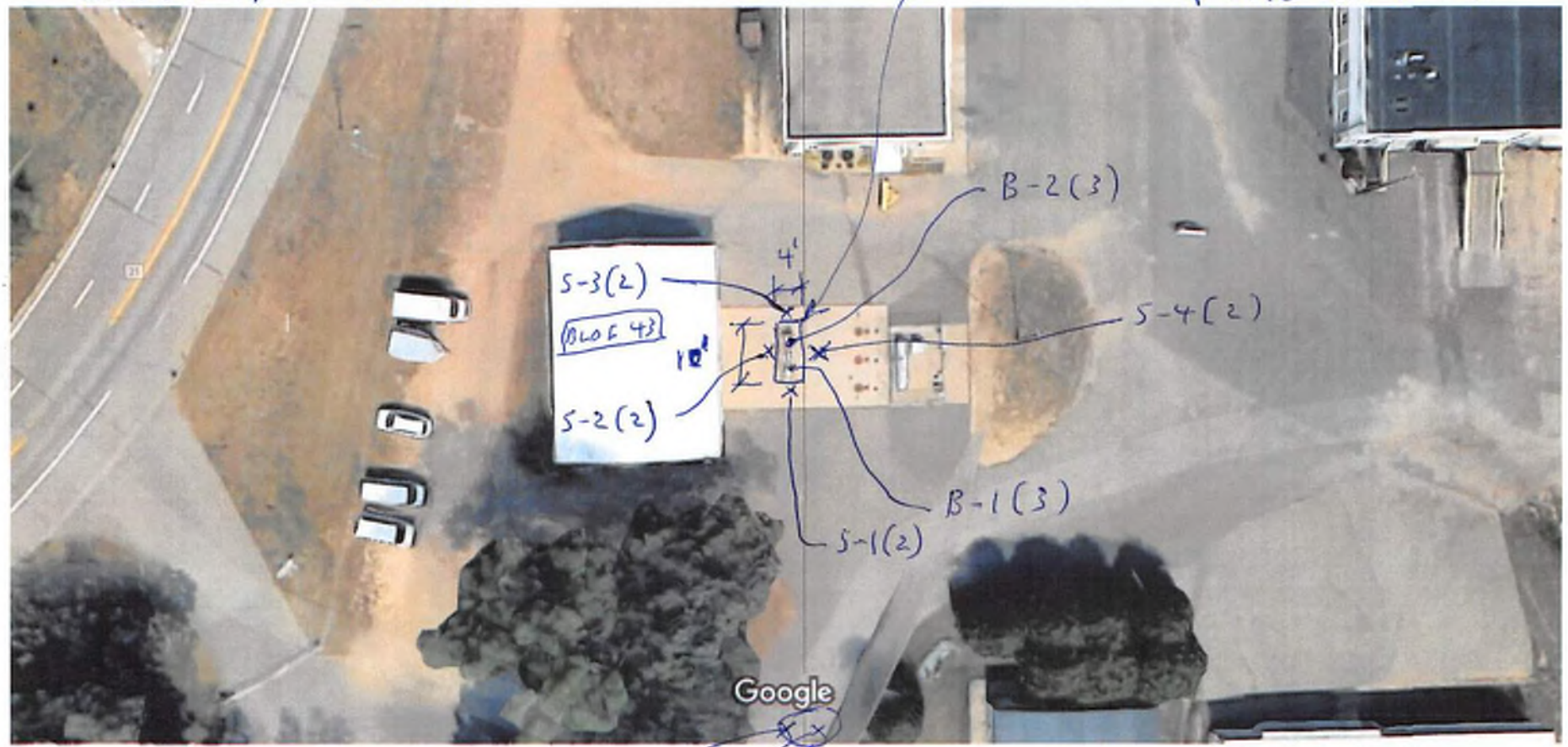


Imagery ©2017 Google, Map data ©2017 Google 20 ft

SITE MAP 1

6/26/17

STILLWATER PRISON
970 Pickett Ave N
BAYPORT, MN 55003



SITE MAP 2

6/28/17

APPENDIX B

Laboratory Analytical Reports

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

July 05, 2017

Mr. Steve Thatcher
Thatcher Engineering
6201 Creek Valley Road
Edina, MN 55439

RE: Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Dear Mr. Thatcher:
Enclosed are the analytical results for sample(s) received by the laboratory on June 26, 2017. The results relate only to the samples included in this report. Results reported herein conform to the most current, applicable TNI/NELAC standards and the laboratory's Quality Assurance Manual, where applicable, unless otherwise noted in the body of the report.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Kang Khang for
Amanda Albrecht
amanda.albrecht@pacelabs.com
(612)607-6382
Project Manager

Enclosures

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

CERTIFICATIONS

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Minnesota Certification IDs

1700 Elm Street SE, Suite 200, Minneapolis, MN 55414
A2LA Certification #: 2926.01
Alabama Certification #: 40770
Alaska Contaminated Sites Certification #: UST-078
Alaska DW Certification #: MN00064
Arizona Certification #: AZ0014
Arkansas Certification #: 88-0680
California Certification #: MN00064
CNMI Saipan Certification #:MP0003
Colorado Certification #: MN00064
Connecticut Certification #: PH-0256
EPA Region 8 Certification #: 8TMS-L
Florida Certification #: E87605
Georgia Certification #: 959
Guam EPA Certification #: MN00064
Hawaii Certification #: MN00064
Idaho Certification #: MN00064
Illinois Certification #: 200011
Indiana Certification #: C-MN-01
Iowa Certification #: 368
Kansas Certification #: E-10167
Kentucky DW Certification #: 90062
Kentucky WW Certification #: 90062
Louisiana DEQ Certification #: 03086
Louisiana DW Certification #: MN00064
Maine Certification #: MN00064
Maryland Certification #: 322
Michigan Certification #: 9909
Minnesota Certification #: 027-053-137
Mississippi Certification #: MN00064
Montana Certification #: CERT0092
Nebraska Certification #: NE-OS-18-06
Nevada Certification #: MN00064
New Hampshire Certification #: 2081
New Jersey Certification #: MN002
New York Certification #: 11647
North Carolina DW Certification #: 27700
North Carolina WW Certification #: 530
North Dakota Certification #: R-036
Ohio DW Certification #: 41244
Ohio VAP Certification #: CL101
Oklahoma Certification #: 9507
Oregon NwTPH Certification #: MN300001
Oregon Secondary Certification #: MN200001
Pennsylvania Certification #: 68-00563
Puerto Rico Certification #: MN00064
South Carolina Certification #:74003001
Tennessee Certification #: TN02818
Texas Certification #: T104704192
Utah Certification #: MN00064
Virginia Certification #: 460163
Washington Certification #: C486
West Virginia DW Certification #: 9952 C
West Virginia WW Certification #: 382
Wisconsin Certification #: 999407970
Wyoming via EPA Region 8 Certification #: 8TMS-L

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

SAMPLE SUMMARY

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Lab ID	Sample ID	Matrix	Date Collected	Date Received
10393656001	**B1 (12')**	Solid	06/26/17 15:29	06/26/17 17:25
10393656002	**B2 (12')**	Solid	06/26/17 15:30	06/26/17 17:25
10393656003	**B3 (15')**	Solid	06/26/17 15:38	06/26/17 17:25
10393656004	**D1 (2')**	Solid	06/26/17 15:21	06/26/17 17:25
10393656005	**D2 (2')**	Solid	06/26/17 15:24	06/26/17 17:25
10393656006	**D3 (2')**	Solid	06/26/17 15:25	06/26/17 17:25
10393656007	**MeOH Trip Blank**	Solid	06/26/17 00:00	06/26/17 17:25

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

SAMPLE ANALYTE COUNT

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Lab ID	Sample ID	Method	Analysts	Analytes Reported
10393656001	**B1 (12')**	WI MOD DRO	MT	2
		WI MOD GRO	KMZ	2
		ASTM D2974	JDL	1
		EPA 8260B	CD2	8
10393656002	**B2 (12')**	WI MOD DRO	MT	2
		WI MOD GRO	KMZ	2
		ASTM D2974	JDL	1
		EPA 8260B	CD2	8
10393656003	**B3 (15')**	WI MOD DRO	MT	2
		WI MOD GRO	KMZ	2
		ASTM D2974	JDL	1
		EPA 8260B	CD2	8
10393656004	**D1 (2')**	WI MOD DRO	MT	2
		WI MOD GRO	KMZ	2
		ASTM D2974	JDL	1
		EPA 8260B	CD2	8
10393656005	**D2 (2')**	WI MOD DRO	MT	2
		WI MOD GRO	KMZ	2
		ASTM D2974	JDL	1
		EPA 8260B	CD2	8
10393656006	**D3 (2')**	WI MOD DRO	MT	2
		WI MOD GRO	KMZ	2
		ASTM D2974	JDL	1
		EPA 8260B	CD2	8
10393656007	**MeOH Trip Blank**	WI MOD GRO	KMZ	2
		EPA 8260B	CD2	8

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Sample: B1 (12') **Lab ID: 10393656001** Collected: 06/26/17 15:29 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	**7.9**	mg/kg	7.9	1	06/28/17 08:56	07/03/17 13:29		T6
Surrogates								
n-Triacontane (S)	91	%.	50-150	1	06/28/17 08:56	07/03/17 13:29	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	10.3	1	06/29/17 09:25	06/30/17 08:12		
Surrogates								
a,a,a-Trifluorotoluene (S)	101	%.	80-150	1	06/29/17 09:25	06/30/17 08:12	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**4.5**	%	0.10	1		06/29/17 17:49		
8260B MSV UST	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Benzene	ND	ug/kg	52.3	1	06/28/17 11:42	06/29/17 06:08	71-43-2	
Ethylbenzene	ND	ug/kg	52.3	1	06/28/17 11:42	06/29/17 06:08	100-41-4	
Methyl-tert-butyl ether	ND	ug/kg	52.3	1	06/28/17 11:42	06/29/17 06:08	1634-04-4	
Toluene	ND	ug/kg	52.3	1	06/28/17 11:42	06/29/17 06:08	108-88-3	
Xylene (Total)	ND	ug/kg	157	1	06/28/17 11:42	06/29/17 06:08	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	82	%.	75-125	1	06/28/17 11:42	06/29/17 06:08	17060-07-0	
Toluene-d8 (S)	95	%.	75-125	1	06/28/17 11:42	06/29/17 06:08	2037-26-5	
4-Bromofluorobenzene (S)	93	%.	75-125	1	06/28/17 11:42	06/29/17 06:08	460-00-4	

Sample: B2 (12') **Lab ID: 10393656002** Collected: 06/26/17 15:30 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	ND	mg/kg	8.0	1	06/28/17 08:56	07/03/17 14:19		
Surrogates								
n-Triacontane (S)	92	%.	50-150	1	06/28/17 08:56	07/03/17 14:19	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	10.4	1	06/29/17 09:43	06/29/17 20:32		
Surrogates								
a,a,a-Trifluorotoluene (S)	108	%.	80-150	1	06/29/17 09:43	06/29/17 20:32	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**6.0**	%	0.10	1		06/29/17 17:49		
8260B MSV UST	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Benzene	ND	ug/kg	52.0	1	06/28/17 11:42	06/29/17 06:25	71-43-2	
Ethylbenzene	ND	ug/kg	52.0	1	06/28/17 11:42	06/29/17 06:25	100-41-4	
Methyl-tert-butyl ether	ND	ug/kg	52.0	1	06/28/17 11:42	06/29/17 06:25	1634-04-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Sample: B2 (12') **Lab ID: 10393656002** Collected: 06/26/17 15:30 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV UST	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Toluene	ND	ug/kg	52.0	1	06/28/17 11:42	06/29/17 06:25	108-88-3	
Xylene (Total)	ND	ug/kg	156	1	06/28/17 11:42	06/29/17 06:25	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	86	%.	75-125	1	06/28/17 11:42	06/29/17 06:25	17060-07-0	
Toluene-d8 (S)	94	%.	75-125	1	06/28/17 11:42	06/29/17 06:25	2037-26-5	
4-Bromofluorobenzene (S)	93	%.	75-125	1	06/28/17 11:42	06/29/17 06:25	460-00-4	

Sample: B3 (15') **Lab ID: 10393656003** Collected: 06/26/17 15:38 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	ND	mg/kg	9.2	1	06/28/17 08:56	07/03/17 14:12		
Surrogates								
n-Triacontane (S)	94	%.	50-150	1	06/28/17 08:56	07/03/17 14:12	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	10.1	1	06/29/17 09:43	06/29/17 20:55		
Surrogates								
a,a,a-Trifluorotoluene (S)	107	%.	80-150	1	06/29/17 09:43	06/29/17 20:55	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**3.7**	%	0.10	1		06/29/17 18:15		
8260B MSV UST	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Benzene	ND	ug/kg	52.2	1	06/28/17 11:42	06/29/17 06:42	71-43-2	
Ethylbenzene	ND	ug/kg	52.2	1	06/28/17 11:42	06/29/17 06:42	100-41-4	
Methyl-tert-butyl ether	ND	ug/kg	52.2	1	06/28/17 11:42	06/29/17 06:42	1634-04-4	
Toluene	ND	ug/kg	52.2	1	06/28/17 11:42	06/29/17 06:42	108-88-3	
Xylene (Total)	ND	ug/kg	156	1	06/28/17 11:42	06/29/17 06:42	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	85	%.	75-125	1	06/28/17 11:42	06/29/17 06:42	17060-07-0	
Toluene-d8 (S)	94	%.	75-125	1	06/28/17 11:42	06/29/17 06:42	2037-26-5	
4-Bromofluorobenzene (S)	94	%.	75-125	1	06/28/17 11:42	06/29/17 06:42	460-00-4	

Sample: D1 (2') **Lab ID: 10393656004** Collected: 06/26/17 15:21 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	**47800**	mg/kg	5510	100	06/28/17 08:56	07/05/17 08:34		

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Sample: D1 (2') **Lab ID: 10393656004** Collected: 06/26/17 15:21 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
Surrogates								
n-Triacontane (S)	0	%.	50-150	100	06/28/17 08:56	07/05/17 08:34	638-68-6	S4
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	**1610**	mg/kg	143	10	06/29/17 09:43	06/29/17 19:19		
Surrogates								
a,a,a-Trifluorotoluene (S)	101	%.	80-150	10	06/29/17 09:43	06/29/17 19:19	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**12.0**	%	0.10	1		06/29/17 18:15		
8260B MSV UST	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Benzene	**401**	ug/kg	401	5	06/28/17 11:42	06/29/17 13:10	71-43-2	
Ethylbenzene	**10500**	ug/kg	401	5	06/28/17 11:42	06/29/17 13:10	100-41-4	
Methyl-tert-butyl ether	ND	ug/kg	401	5	06/28/17 11:42	06/29/17 13:10	1634-04-4	
Toluene	**7710**	ug/kg	401	5	06/28/17 11:42	06/29/17 13:10	108-88-3	
Xylene (Total)	**60100**	ug/kg	1200	5	06/28/17 11:42	06/29/17 13:10	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	82	%.	75-125	5	06/28/17 11:42	06/29/17 13:10	17060-07-0	
Toluene-d8 (S)	100	%.	75-125	5	06/28/17 11:42	06/29/17 13:10	2037-26-5	
4-Bromofluorobenzene (S)	106	%.	75-125	5	06/28/17 11:42	06/29/17 13:10	460-00-4	

Sample: D2 (2') **Lab ID: 10393656005** Collected: 06/26/17 15:24 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	**31300**	mg/kg	5250	100	06/28/17 08:56	07/05/17 08:27		
Surrogates								
n-Triacontane (S)	0	%.	50-150	100	06/28/17 08:56	07/05/17 08:27	638-68-6	S4
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	**2060**	mg/kg	143	10	06/29/17 09:43	06/29/17 19:44		
Surrogates								
a,a,a-Trifluorotoluene (S)	97	%.	80-150	10	06/29/17 09:43	06/29/17 19:44	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**11.4**	%	0.10	1		06/29/17 18:15		
8260B MSV UST	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Benzene	**420**	ug/kg	275	5	06/28/17 11:42	06/29/17 08:10	71-43-2	
Ethylbenzene	**7940**	ug/kg	275	5	06/28/17 11:42	06/29/17 08:10	100-41-4	
Methyl-tert-butyl ether	ND	ug/kg	275	5	06/28/17 11:42	06/29/17 08:10	1634-04-4	
Toluene	**9570**	ug/kg	275	5	06/28/17 11:42	06/29/17 08:10	108-88-3	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Sample: D2 (2') **Lab ID: 10393656005** Collected: 06/26/17 15:24 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV UST	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Xylene (Total)	**42000**	ug/kg	826	5	06/28/17 11:42	06/29/17 08:10	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	84	%.	75-125	5	06/28/17 11:42	06/29/17 08:10	17060-07-0	
Toluene-d8 (S)	100	%.	75-125	5	06/28/17 11:42	06/29/17 08:10	2037-26-5	
4-Bromofluorobenzene (S)	106	%.	75-125	5	06/28/17 11:42	06/29/17 08:10	460-00-4	

Sample: D3 (2') **Lab ID: 10393656006** Collected: 06/26/17 15:25 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	**675**	mg/kg	91.3	10	06/28/17 08:56	07/05/17 08:20		T6,T7
Surrogates								
n-Triacontane (S)	0	%.	50-150	10	06/28/17 08:56	07/05/17 08:20	638-68-6	S4
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	**1250**	mg/kg	210	20	06/29/17 09:43	06/30/17 10:15		
Surrogates								
a,a,a-Trifluorotoluene (S)	107	%.	80-150	20	06/29/17 09:43	06/30/17 10:15	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**8.7**	%	0.10	1		06/29/17 18:15		
8260B MSV UST	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Benzene	**1690**	ug/kg	53.8	1	06/28/17 11:42	06/29/17 07:00	71-43-2	
Ethylbenzene	**21500**	ug/kg	538	10	06/28/17 11:42	06/29/17 13:27	100-41-4	
Methyl-tert-butyl ether	ND	ug/kg	53.8	1	06/28/17 11:42	06/29/17 07:00	1634-04-4	
Toluene	**42400**	ug/kg	538	10	06/28/17 11:42	06/29/17 13:27	108-88-3	
Xylene (Total)	**128000**	ug/kg	1610	10	06/28/17 11:42	06/29/17 13:27	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	94	%.	75-125	1	06/28/17 11:42	06/29/17 07:00	17060-07-0	
Toluene-d8 (S)	101	%.	75-125	1	06/28/17 11:42	06/29/17 07:00	2037-26-5	
4-Bromofluorobenzene (S)	102	%.	75-125	1	06/28/17 11:42	06/29/17 07:00	460-00-4	

Sample: MeOH Trip Blank **Lab ID: 10393656007** Collected: 06/26/17 00:00 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "wet-weight" basis

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	10.0	1	06/29/17 09:43	06/30/17 03:22		
Surrogates								
a,a,a-Trifluorotoluene (S)	108	%.	80-150	1	06/29/17 09:43	06/30/17 03:22	98-08-8	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Sample: MeOH Trip Blank **Lab ID: 10393656007** Collected: 06/26/17 00:00 Received: 06/26/17 17:25 Matrix: Solid

Results reported on a "wet-weight" basis

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV UST	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Benzene	ND	ug/kg	50.0	1	06/28/17 11:42	06/29/17 04:40	71-43-2	
Ethylbenzene	ND	ug/kg	50.0	1	06/28/17 11:42	06/29/17 04:40	100-41-4	
Methyl-tert-butyl ether	ND	ug/kg	50.0	1	06/28/17 11:42	06/29/17 04:40	1634-04-4	
Toluene	ND	ug/kg	50.0	1	06/28/17 11:42	06/29/17 04:40	108-88-3	
Xylene (Total)	ND	ug/kg	150	1	06/28/17 11:42	06/29/17 04:40	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	84	%.	75-125	1	06/28/17 11:42	06/29/17 04:40	17060-07-0	
Toluene-d8 (S)	95	%.	75-125	1	06/28/17 11:42	06/29/17 04:40	2037-26-5	
4-Bromofluorobenzene (S)	94	%.	75-125	1	06/28/17 11:42	06/29/17 04:40	460-00-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

QC Batch: 482402 — Analysis Method: WI MOD GRO
QC Batch Method: EPA 5030 Medium Soil — Analysis Description: WIGRO Solid GCV
Associated Lab Samples: 10393656001

METHOD BLANK: 2627640 — Matrix: Solid
Associated Lab Samples: 10393656001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Gasoline Range Organics	mg/kg	ND	10.0	06/30/17 01:32	
a,a,a-Trifluorotoluene (S)	%.	101	80-150	06/30/17 01:32	

LABORATORY CONTROL SAMPLE & LCSD: 2627641 2627642

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Gasoline Range Organics	mg/kg	50	44.4	47.6	89	95	80-120	7	20	
a,a,a-Trifluorotoluene (S)	%.				101	102	80-150			

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2627643 2627644

Parameter	Units	10393655011 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Gasoline Range Organics	mg/kg	ND	60.3	60.7	61.2	67.6	100	110	80-120	10	20	
a,a,a-Trifluorotoluene (S)	%.						102	101	80-150			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

QC Batch: 482405 Analysis Method: WI MOD GRO
QC Batch Method: EPA 5030 Medium Soil Analysis Description: WIGRO Solid GCV
Associated Lab Samples: 10393656002, 10393656003, 10393656004, 10393656005, 10393656006, 10393656007

METHOD BLANK: 2627648 Matrix: Solid
Associated Lab Samples: 10393656002, 10393656003, 10393656004, 10393656005, 10393656006, 10393656007

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Gasoline Range Organics	mg/kg	ND	10.0	06/29/17 17:13	
a,a,a-Trifluorotoluene (S)	%.	108	80-150	06/29/17 17:13	

LABORATORY CONTROL SAMPLE & LCSD: 2627649 2627650

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Gasoline Range Organics	mg/kg	50	56.1	57.3	112	115	80-120	2	20	
a,a,a-Trifluorotoluene (S)	%.				108	109	80-150			

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2627651 2627652

Parameter	Units	10393664003 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Gasoline Range Organics	mg/kg	ND	56.4	56	67.7	69.1	118	121	80-120	2	20	M1
a,a,a-Trifluorotoluene (S)	%.						109	108	80-150			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

QC Batch: 482549 Analysis Method: ASTM D2974
QC Batch Method: ASTM D2974 Analysis Description: Dry Weight/Percent Moisture
Associated Lab Samples: 10393656001, 10393656002

SAMPLE DUPLICATE: 2628517

Parameter	Units	10393483001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	4.8	4.7	3	30	

SAMPLE DUPLICATE: 2628831

Parameter	Units	10392962001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	15.1	13.4	12	30	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

QC Batch: 482569 Analysis Method: ASTM D2974
QC Batch Method: ASTM D2974 Analysis Description: Dry Weight/Percent Moisture
Associated Lab Samples: 10393656003, 10393656004, 10393656005, 10393656006

SAMPLE DUPLICATE: 2628577

Parameter	Units	10394126001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	23.9	20.8	14	30	

SAMPLE DUPLICATE: 2628578

Parameter	Units	10393733001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	6.3	6.0	5	30	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

QC Batch: 482123 Analysis Method: EPA 8260B
QC Batch Method: EPA 5035/5030B Analysis Description: 8260B MSV UST
Associated Lab Samples: 10393656001, 10393656002, 10393656003, 10393656004, 10393656005, 10393656006, 10393656007

METHOD BLANK: 2625888 Matrix: Solid
Associated Lab Samples: 10393656001, 10393656002, 10393656003, 10393656004, 10393656005, 10393656006, 10393656007

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Benzene	ug/kg	ND	50.0	06/29/17 04:23	
Ethylbenzene	ug/kg	ND	50.0	06/29/17 04:23	
Methyl-tert-butyl ether	ug/kg	ND	50.0	06/29/17 04:23	
Toluene	ug/kg	ND	50.0	06/29/17 04:23	
Xylene (Total)	ug/kg	ND	150	06/29/17 04:23	
1,2-Dichloroethane-d4 (S)	%.	84	75-125	06/29/17 04:23	
4-Bromofluorobenzene (S)	%.	94	75-125	06/29/17 04:23	
Toluene-d8 (S)	%.	95	75-125	06/29/17 04:23	

LABORATORY CONTROL SAMPLE & LCSD: 2625889 2625890

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Benzene	ug/kg	1000	812	807	81	81	61-125	1	20	
Ethylbenzene	ug/kg	1000	843	866	84	87	65-125	3	20	
Methyl-tert-butyl ether	ug/kg	1000	822	811	82	81	60-125	1	20	
Toluene	ug/kg	1000	871	844	87	84	67-125	3	20	
Xylene (Total)	ug/kg	3000	2620	2670	87	89	67-125	2	20	
1,2-Dichloroethane-d4 (S)	%.				88	87	75-125			
4-Bromofluorobenzene (S)	%.				92	93	75-125			
Toluene-d8 (S)	%.				95	95	75-125			

MATRIX SPIKE SAMPLE: 2625891

Parameter	Units	10393330001 Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
Benzene	ug/kg	ND	812	1050	130	54-150	
Ethylbenzene	ug/kg	ND	812	1110	136	58-150	
Methyl-tert-butyl ether	ug/kg	ND	812	1020	125	60-148	
Toluene	ug/kg	ND	812	1110	136	60-150	
Xylene (Total)	ug/kg	ND	2440	3340	137	55-150	
1,2-Dichloroethane-d4 (S)	%.				83	75-125	
4-Bromofluorobenzene (S)	%.				94	75-125	
Toluene-d8 (S)	%.				96	75-125	

SAMPLE DUPLICATE: 2625892

Parameter	Units	10393330004 Result	Dup Result	RPD	Max RPD	Qualifiers
Benzene	ug/kg	ND	ND		30	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

SAMPLE DUPLICATE: 2625892

Parameter	Units	10393330004 Result	Dup Result	RPD	Max RPD	Qualifiers
Ethylbenzene	ug/kg	ND	ND		30	
Methyl-tert-butyl ether	ug/kg	ND	ND		30	
Toluene	ug/kg	ND	ND		30	
Xylene (Total)	ug/kg	ND	ND		30	
1,2-Dichloroethane-d4 (S)	%.	84	85	11		
4-Bromofluorobenzene (S)	%.	93	92	10		
Toluene-d8 (S)	%.	95	95	11		

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

QC Batch: 482080 Analysis Method: WI MOD DRO
QC Batch Method: WI MOD DRO Analysis Description: WIDRO GCS
Associated Lab Samples: 10393656001, 10393656002, 10393656003, 10393656004, 10393656005, 10393656006

METHOD BLANK: 2625770 Matrix: Solid
Associated Lab Samples: 10393656001, 10393656002, 10393656003, 10393656004, 10393656005, 10393656006

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
WDRO C10-C28	mg/kg	ND	10.0	07/03/17 12:11	
n-Triacontane (S)	%.	85	50-150	07/03/17 12:11	

LABORATORY CONTROL SAMPLE & LCSD: 2625771 2625772

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
WDRO C10-C28	mg/kg	80	68.3	70.7	85	88	70-120	3	20	
n-Triacontane (S)	%.				90	88	50-150			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALIFIERS

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

ANALYTE QUALIFIERS

M1	Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.
S4	Surrogate recovery not evaluated against control limits due to sample dilution.
T6	High boiling point hydrocarbons are present in the sample.
T7	Low boiling point hydrocarbons are present in the sample.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: Stillwater Prison 970 Pickett
Pace Project No.: 10393656

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
10393656001	**B1 (12')**	WI MOD DRO	482080	WI MOD DRO	483126
10393656002	**B2 (12')**	WI MOD DRO	482080	WI MOD DRO	483126
10393656003	**B3 (15')**	WI MOD DRO	482080	WI MOD DRO	483126
10393656004	**D1 (2')**	WI MOD DRO	482080	WI MOD DRO	483126
10393656005	**D2 (2')**	WI MOD DRO	482080	WI MOD DRO	483126
10393656006	**D3 (2')**	WI MOD DRO	482080	WI MOD DRO	483126
10393656001	**B1 (12')**	EPA 5030 Medium Soil	482402	WI MOD GRO	482558
10393656002	**B2 (12')**	EPA 5030 Medium Soil	482405	WI MOD GRO	482555
10393656003	**B3 (15')**	EPA 5030 Medium Soil	482405	WI MOD GRO	482555
10393656004	**D1 (2')**	EPA 5030 Medium Soil	482405	WI MOD GRO	482555
10393656005	**D2 (2')**	EPA 5030 Medium Soil	482405	WI MOD GRO	482555
10393656006	**D3 (2')**	EPA 5030 Medium Soil	482405	WI MOD GRO	482555
10393656007	**MeOH Trip Blank**	EPA 5030 Medium Soil	482405	WI MOD GRO	482555
10393656001	**B1 (12')**	ASTM D2974	482549		
10393656002	**B2 (12')**	ASTM D2974	482549		
10393656003	**B3 (15')**	ASTM D2974	482569		
10393656004	**D1 (2')**	ASTM D2974	482569		
10393656005	**D2 (2')**	ASTM D2974	482569		
10393656006	**D3 (2')**	ASTM D2974	482569		
10393656001	**B1 (12')**	EPA 5035/5030B	482123	EPA 8260B	482483
10393656002	**B2 (12')**	EPA 5035/5030B	482123	EPA 8260B	482483
10393656003	**B3 (15')**	EPA 5035/5030B	482123	EPA 8260B	482483
10393656004	**D1 (2')**	EPA 5035/5030B	482123	EPA 8260B	482483
10393656005	**D2 (2')**	EPA 5035/5030B	482123	EPA 8260B	482483
10393656006	**D3 (2')**	EPA 5035/5030B	482123	EPA 8260B	482483
10393656007	**MeOH Trip Blank**	EPA 5035/5030B	482123	EPA 8260B	482483

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical®
www.pacelabs.com

CHAIN-OF-CUSTODY / Analytical Request Document

The Chain-of-Custody is a LEGAL DOCUMENT. All relevant fields must be completed accurately.

10393656

Appendix B
MCF-Stillwater Decommissioning Study

Page: 1 of 1

2106598

Section A Required Client Information:

Company: THATCHER ENGINEERING INC
Address:
Email To: STHATCHER@THATCHER-ENG.COM
Phone: 612-867-7234 Fax:
Requested Due Date/TAT: 48 HOUR

Section B Required Project Information:

Report To:
Copy To:
Purchase Order No.:
Project Name: STILLWATER PRISON
Project Number: 970 PICKETT AVE BAYPORT, MN 55003

Section C Invoice Information:

Attention: SAME
Company Name:
Address:
Pace Quote Reference:
Pace Project Manager:
Pace Profile #: 11993

REGULATORY AGENCY

☐ NPDES ☐ GROUND WATER ☐ DRINKING WATER
☒ UST ☐ RCRA ☐ OTHER

Site Location STATE: MN

Section D Required Client Information

SAMPLE ID
(A-Z, 0-9 / ,-)
Sample IDs MUST BE UNIQUE

Matrix Codes MATRIX / CODE

Drinking Water	DW
Water	WT
Waste Water	WW
Product	P
Soil/Solid	SL
Oil	OL
Wipe	WP
Air	AR
Tissue	TS
Other	OT

ITEM #	SAMPLE ID	MATRIX CODE (see valid codes to left)	SAMPLE TYPE (G=GRAB C=COMP)	COLLECTED COMPOSITE START DATE	COLLECTED COMPOSITE START TIME	COLLECTED COMPOSITE END/GRAB DATE	COLLECTED COMPOSITE END/GRAB TIME	SAMPLE TEMP AT COLLECTION	# OF CONTAINERS	Preservatives: Unpreserved	H_2SO_4	HNO_3	HCl	NaOH	$Na_2S_2O_3$	Methanol	Other	Analysis Test Y/N: GRO/BTEX/MTBE	DRO	MNRISK	Residual Chlorine (Y/N)	Pace Project No./ Lab I.D.
1	B1 (12')	SL	G	6/26	1529				5	3						2		X	X	X		001
2	B2 (12')				1530				5	3						2						002
3	B3 (15')				1538				5	3						2						003
4	D1 (2')				1521				5	3						2						004
5	D2 (2')				1524				5	3						2						005
6	D3 (2')			↓	1525				5	3						2						006
7																						
8																						
9																						
10																						
11																						
12																						

ADDITIONAL COMMENTS	RELINQUISHED BY / AFFILIATION	DATE	TIME	ACCEPTED BY / AFFILIATION	DATE	TIME	SAMPLE CONDITIONS			
	Caroline Ullom	6/26	1725	[illegible]/PACE	6/26/17	1725	4.8	Y	N	Y

ORIGINAL

SAMPLER NAME AND SIGNATURE

PRINT Name of SAMPLER: Caroline Ullom
SIGNATURE of SAMPLER: Caroline Ullom
DATE Signed (MM/DD/YY): 6/26/17

Temp in °C | Received on Ice (Y/N) | Custody Sealed Cooler (Y/N) | Samples Intact (Y/N)

*Important Note: By signing this form you are accepting Pace's NET 30 day payment terms and agreeing to late charges of 1.5% per month for any invoices not paid within 30 days.

Pace Analytical	Document Name: **Sample Condition Upon Receipt Form**	Document Revised: 19Dec2016 Page 1 of 2
	Document No.: **F-MN-L-213-rev.20**	Issuing Authority: Pace Minnesota Quality Office

Sample Condition Upon Receipt

Client Name: Thatcher Eng. **Project #:** WO# : 10393656

Courier: ☐ Fed Ex ☐ UPS ☐ USPS ☒ Client ☐ Commercial ☐ Pace ☐ SpeeDee ☐ Other:

Tracking Number:

Custody Seal on Cooler/Box Present? ☐ Yes ☒ No **Seals Intact?** ☐ Yes ☒ No **Optional:** Proj. Due Date: Proj. Name:

Packing Material: ☐ Bubble Wrap ☒ Bubble Bags ☐ None ☐ Other: **Temp Blank?** ☒ Yes ☐ No

Thermometer Used: ☒ 151401163 ☐ 151401164 **Type of Ice:** ☒ Wet ☐ Blue ☐ None ☐ Samples on ice, cooling process has begun

Cooler Temp Read (°C): 4.7 **Cooler Temp Corrected (°C):** 4.8 **Biological Tissue Frozen?** ☐ Yes ☐ No ☒ N/A

Temp should be above freezing to 6°C **Correction Factor:** +0.1 **Date and Initials of Person Examining Contents:** CSG 6/26/17

USDA Regulated Soil (☐ N/A, water sample)

Did samples originate in a quarantine zone within the United States: AL, AR, CA, FL, GA, ID, LA, MS, NC, NM, NY, OK, OR, SC, TN, TX or VA (check maps)? ☐ Yes ☒ No

Did samples originate from a foreign source (internationally, including Hawaii and Puerto Rico)? ☐ Yes ☒ No

If Yes to either question, fill out a Regulated Soil Checklist (F-MN-Q-338) and include with SCUR/COC paperwork.

				COMMENTS:
Chain of Custody Present?	☒ Yes	☐ No		1.
Chain of Custody Filled Out?	☒ Yes	☐ No		2.
Chain of Custody Relinquished?	☒ Yes	☐ No		3.
Sampler Name and/or Signature on COC?	☒ Yes	☐ No	☐ N/A	4.
Samples Arrived within Hold Time?	☒ Yes	☐ No		5.
Short Hold Time Analysis (<72 hr)?	☐ Yes	☒ No		6.
Rush Turn Around Time Requested?	☒ Yes	☐ No		7.
Sufficient Volume?	☒ Yes	☐ No		8.
Correct Containers Used?	☒ Yes	☐ No		9.
-Pace Containers Used?	☒ Yes	☐ No		
Containers Intact?	☒ Yes	☐ No		10.
Filtered Volume Received for Dissolved Tests?	☐ Yes	☐ No	☒ N/A	11. Note if sediment is visible in the dissolved container
Sample Labels Match COC? -Includes Date/Time/ID/Analysis Matrix: SL	☒ Yes	☐ No		12.
All containers needing acid/base preservation have been checked?	☐ Yes	☐ No	☒ N/A	13. ☐ HNO_3 ☐ H_2SO_4 ☐ NaOH Positive for Res. Chlorine? Y N
All containers needing preservation are found to be in compliance with EPA recommendation? (HNO_3, H_2SO_4, <2pH, NaOH >9 Sulfide, NaOH>12 Cyanide)	☐ Yes	☐ No	☒ N/A	Sample #
Exceptions: VOA, Coliform, TOC/DOC Oil and Grease, DRO/8015 (water) and Dioxin.	☐ Yes	☐ No	☒ N/A	Initial when completed: Lot # of added preservative:
Headspace in VOA Vials (>6mm)?	☐ Yes	☐ No	☒ N/A	14.
Trip Blank Present?	☒ Yes	☐ No	☐ N/A	15.
Trip Blank Custody Seals Present?	☒ Yes	☐ No	☐ N/A	
Pace Trip Blank Lot # (if purchased): 050817				

CLIENT NOTIFICATION/RESOLUTION **Field Data Required?** ☐ Yes ☐ No

Person Contacted: Date/Time:

Comments/Resolution:

Project Manager Review: Date: 6/27/17

Note: Whenever there is a discrepancy affecting North Carolina compliance samples, a copy of this form will be sent to the North Carolina DEHNR Certification Office (i.e out of hold, incorrect preservative, out of temp, incorrect containers).

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

July 13, 2017

Mr. Steve Thatcher
Thatcher Engineering
6201 Creek Valley Road
Edina, MN 55439

RE: Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Dear Mr. Thatcher:
Enclosed are the analytical results for sample(s) received by the laboratory on June 28, 2017. The results relate only to the samples included in this report. Results reported herein conform to the most current, applicable TNI/NELAC standards and the laboratory's Quality Assurance Manual, where applicable, unless otherwise noted in the body of the report.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Amanda J Albrecht

Amanda Albrecht
amanda.albrecht@pacelabs.com
(612)607-6382
Project Manager

Enclosures

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

CERTIFICATIONS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Minnesota Certification IDs

1700 Elm Street SE, Suite 200, Minneapolis, MN 55414
A2LA Certification #: 2926.01
Alabama Certification #: 40770
Alaska Contaminated Sites Certification #: UST-078
Alaska DW Certification #: MN00064
Arizona Certification #: AZ0014
Arkansas Certification #: 88-0680
California Certification #: MN00064
CNMI Saipan Certification #:MP0003
Colorado Certification #: MN00064
Connecticut Certification #: PH-0256
EPA Region 8 Certification #: 8TMS-L
Florida Certification #: E87605
Georgia Certification #: 959
Guam EPA Certification #: MN00064
Hawaii Certification #: MN00064
Idaho Certification #: MN00064
Illinois Certification #: 200011
Indiana Certification #: C-MN-01
Iowa Certification #: 368
Kansas Certification #: E-10167
Kentucky DW Certification #: 90062
Kentucky WW Certification #: 90062
Louisiana DEQ Certification #: 03086
Louisiana DW Certification #: MN00064
Maine Certification #: MN00064
Maryland Certification #: 322
Michigan Certification #: 9909
Minnesota Certification #: 027-053-137
Mississippi Certification #: MN00064
Montana Certification #: CERT0092
Nebraska Certification #: NE-OS-18-06
Nevada Certification #: MN00064
New Hampshire Certification #: 2081
New Jersey Certification #: MN002
New York Certification #: 11647
North Carolina DW Certification #: 27700
North Carolina WW Certification #: 530
North Dakota Certification #: R-036
Ohio DW Certification #: 41244
Ohio VAP Certification #: CL101
Oklahoma Certification #: 9507
Oregon NwTPH Certification #: MN300001
Oregon Secondary Certification #: MN200001
Pennsylvania Certification #: 68-00563
Puerto Rico Certification #: MN00064
South Carolina Certification #:74003001
Tennessee Certification #: TN02818
Texas Certification #: T104704192
Utah Certification #: MN00064
Virginia Certification #: 460163
Washington Certification #: C486
West Virginia DW Certification #: 9952 C
West Virginia WW Certification #: 382
Wisconsin Certification #: 999407970
Wyoming via EPA Region 8 Certification #: 8TMS-L

Green Bay Certification IDs

1241 Bellevue Street, Green Bay, WI 54302
Florida/NELAP Certification #: E87948
Illinois Certification #: 200050
Kentucky UST Certification #: 82
Louisiana Certification #: 04168
Minnesota Certification #: 055-999-334
New York Certification #: 12064
North Dakota Certification #: R-150
Virginia VELAP ID: 460263
South Carolina Certification #: 83006001
Texas Certification #: T104704529-14-1
Wisconsin Certification #: 405132750
Wisconsin DATCP Certification #: 105-444
USDA Soil Permit #: P330-16-00157
Federal Fish & Wildlife Permit #: LE51774A-0

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

SAMPLE SUMMARY

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Lab ID	Sample ID	Matrix	Date Collected	Date Received
10394028001	**B-1 (3)**	Solid	06/28/17 10:00	06/28/17 15:50
10394028002	**B-2 (3)**	Solid	06/28/17 10:00	06/28/17 15:50
10394028003	**S-1 (2)**	Solid	06/28/17 10:00	06/28/17 15:50
10394028004	**S-2 (2)**	Solid	06/28/17 10:00	06/28/17 15:50
10394028005	**S-3 (2)**	Solid	06/28/17 10:00	06/28/17 15:50
10394028006	**S-4 (2)**	Solid	06/28/17 10:00	06/28/17 15:50
10394028007	**SP-1**	Solid	06/28/17 10:00	06/28/17 15:50
10394028008	**SP-2**	Solid	06/28/17 10:00	06/28/17 15:50
10394028009	**MeOH Trip Blanks**	Solid	06/28/17 00:00	06/28/17 15:50

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

SAMPLE ANALYTE COUNT

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
10394028001	**B-1 (3)**	WI MOD DRO	JRH	2	PASI-M
		WI MOD GRO	KMZ	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260B	CD2	70	PASI-M
10394028002	**B-2 (3)**	WI MOD DRO	JRH	2	PASI-M
		WI MOD GRO	KMZ	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260B	CD2	70	PASI-M
10394028003	**S-1 (2)**	WI MOD DRO	JRH	2	PASI-M
		WI MOD GRO	KMZ	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260B	CD2	70	PASI-M
10394028004	**S-2 (2)**	WI MOD DRO	JRH	2	PASI-M
		WI MOD GRO	KMZ	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260B	CD2	70	PASI-M
10394028005	**S-3 (2)**	WI MOD DRO	JRH	2	PASI-M
		WI MOD GRO	KMZ	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260B	CD2	70	PASI-M
10394028006	**S-4 (2)**	WI MOD DRO	JRH	2	PASI-M
		WI MOD GRO	KMZ	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260B	CD2	70	PASI-M
10394028007	**SP-1**	WI MOD DRO	JRH	2	PASI-M
		WI MOD GRO	KMZ	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260B	CD2	70	PASI-M
10394028008	**SP-2**	EPA 8082A	SNG	12	PASI-M
		EPA 6010C	DM	7	PASI-M
		EPA 7471B	LMW	1	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8270D by SIM	STB	18	PASI-M
		EPA 1010	DEY	1	PASI-G
10394028009	**MeOH Trip Blanks**	WI MOD GRO	KMZ	2	PASI-M
		EPA 8260B	CD2	70	PASI-M

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: B-1 (3) **Lab ID: 10394028001** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	**30.0**	mg/kg	8.3	1	07/03/17 10:14	07/06/17 10:47		T6
Surrogates								
n-Triacontane (S)	91	%.	50-150	1	07/03/17 10:14	07/06/17 10:47	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	10.6	1	07/05/17 11:57	07/06/17 03:08		
Surrogates								
a,a,a-Trifluorotoluene (S)	105	%.	80-150	1	07/05/17 11:57	07/06/17 03:08	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**6.3**	%	0.10	1		07/11/17 15:51		
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Acetone	ND	ug/kg	1060	1	07/07/17 15:07	07/08/17 21:27	67-64-1	
Allyl chloride	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	107-05-1	
Benzene	ND	ug/kg	21.3	1	07/07/17 15:07	07/08/17 21:27	71-43-2	
Bromobenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	108-86-1	
Bromochloromethane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	74-97-5	
Bromodichloromethane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	75-27-4	
Bromoform	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	75-25-2	
Bromomethane	ND	ug/kg	532	1	07/07/17 15:07	07/08/17 21:27	74-83-9	
2-Butanone (MEK)	ND	ug/kg	266	1	07/07/17 15:07	07/08/17 21:27	78-93-3	
n-Butylbenzene	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	104-51-8	
sec-Butylbenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	135-98-8	
tert-Butylbenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	98-06-6	
Carbon tetrachloride	ND	ug/kg	532	1	07/07/17 15:07	07/08/17 21:27	56-23-5	
Chlorobenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	108-90-7	
Chloroethane	ND	ug/kg	532	1	07/07/17 15:07	07/08/17 21:27	75-00-3	
Chloroform	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	67-66-3	
Chloromethane	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	74-87-3	CL
2-Chlorotoluene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	95-49-8	
4-Chlorotoluene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	1330	1	07/07/17 15:07	07/08/17 21:27	96-12-8	
Dibromochloromethane	ND	ug/kg	532	1	07/07/17 15:07	07/08/17 21:27	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	106-93-4	
Dibromomethane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	75-71-8	
1,1-Dichloroethane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	75-34-3	
1,2-Dichloroethane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	107-06-2	
1,1-Dichloroethene	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	156-60-5	
Dichlorofluoromethane	ND	ug/kg	532	1	07/07/17 15:07	07/08/17 21:27	75-43-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: B-1 (3) **Lab ID: 10394028001** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
1,2-Dichloropropane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	78-87-5	
1,3-Dichloropropane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	142-28-9	
2,2-Dichloropropane	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	594-20-7	
1,1-Dichloropropene	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	60-29-7	
Ethylbenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	266	1	07/07/17 15:07	07/08/17 21:27	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	98-82-8	
p-Isopropyltoluene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	99-87-6	
Methylene Chloride	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	266	1	07/07/17 15:07	07/08/17 21:27	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	1634-04-4	
Naphthalene	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	91-20-3	
n-Propylbenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	103-65-1	
Styrene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	79-34-5	
Tetrachloroethene	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	127-18-4	
Tetrahydrofuran	ND	ug/kg	2130	1	07/07/17 15:07	07/08/17 21:27	109-99-9	
Toluene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	79-00-5	
Trichloroethene	ND	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	79-01-6	
Trichlorofluoromethane	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	96-18-4	
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	213	1	07/07/17 15:07	07/08/17 21:27	76-13-1	
1,2,4-Trimethylbenzene	**357**	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	95-63-6	
1,3,5-Trimethylbenzene	**263**	ug/kg	53.2	1	07/07/17 15:07	07/08/17 21:27	108-67-8	
Vinyl chloride	ND	ug/kg	21.3	1	07/07/17 15:07	07/08/17 21:27	75-01-4	
Xylene (Total)	**331**	ug/kg	160	1	07/07/17 15:07	07/08/17 21:27	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	97	%.	75-125	1	07/07/17 15:07	07/08/17 21:27	17060-07-0	
Toluene-d8 (S)	99	%.	75-125	1	07/07/17 15:07	07/08/17 21:27	2037-26-5	
4-Bromofluorobenzene (S)	104	%.	75-125	1	07/07/17 15:07	07/08/17 21:27	460-00-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: B-2 (3) **Lab ID: 10394028002** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	**12.4**	mg/kg	8.9	1	07/03/17 10:14	07/06/17 10:54		T6
Surrogates								
n-Triacontane (S)	86	%.	50-150	1	07/03/17 10:14	07/06/17 10:54	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	10.7	1	07/06/17 10:08	07/06/17 19:07		
Surrogates								
a,a,a-Trifluorotoluene (S)	103	%.	80-150	1	07/06/17 10:08	07/06/17 19:07	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**7.0**	%	0.10	1		07/11/17 15:52		
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Acetone	ND	ug/kg	1080	1	07/07/17 15:07	07/08/17 21:45	67-64-1	
Allyl chloride	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	107-05-1	
Benzene	ND	ug/kg	21.6	1	07/07/17 15:07	07/08/17 21:45	71-43-2	
Bromobenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	108-86-1	
Bromochloromethane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	74-97-5	
Bromodichloromethane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	75-27-4	
Bromoform	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	75-25-2	
Bromomethane	ND	ug/kg	539	1	07/07/17 15:07	07/08/17 21:45	74-83-9	
2-Butanone (MEK)	ND	ug/kg	269	1	07/07/17 15:07	07/08/17 21:45	78-93-3	
n-Butylbenzene	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	104-51-8	
sec-Butylbenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	135-98-8	
tert-Butylbenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	98-06-6	
Carbon tetrachloride	ND	ug/kg	539	1	07/07/17 15:07	07/08/17 21:45	56-23-5	
Chlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	108-90-7	
Chloroethane	ND	ug/kg	539	1	07/07/17 15:07	07/08/17 21:45	75-00-3	
Chloroform	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	67-66-3	
Chloromethane	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	74-87-3	CL
2-Chlorotoluene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	95-49-8	
4-Chlorotoluene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	1350	1	07/07/17 15:07	07/08/17 21:45	96-12-8	
Dibromochloromethane	ND	ug/kg	539	1	07/07/17 15:07	07/08/17 21:45	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	106-93-4	
Dibromomethane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	75-71-8	
1,1-Dichloroethane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	75-34-3	
1,2-Dichloroethane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	107-06-2	
1,1-Dichloroethene	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	156-60-5	
Dichlorofluoromethane	ND	ug/kg	539	1	07/07/17 15:07	07/08/17 21:45	75-43-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: B-2 (3) **Lab ID: 10394028002** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
1,2-Dichloropropane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	78-87-5	
1,3-Dichloropropane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	142-28-9	
2,2-Dichloropropane	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	594-20-7	
1,1-Dichloropropene	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	60-29-7	
Ethylbenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	269	1	07/07/17 15:07	07/08/17 21:45	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	98-82-8	
p-Isopropyltoluene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	99-87-6	
Methylene Chloride	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	269	1	07/07/17 15:07	07/08/17 21:45	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	1634-04-4	
Naphthalene	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	91-20-3	
n-Propylbenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	103-65-1	
Styrene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	79-34-5	
Tetrachloroethene	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	127-18-4	
Tetrahydrofuran	ND	ug/kg	2160	1	07/07/17 15:07	07/08/17 21:45	109-99-9	
Toluene	**57.3**	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	79-00-5	
Trichloroethene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	79-01-6	
Trichlorofluoromethane	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	96-18-4	
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	216	1	07/07/17 15:07	07/08/17 21:45	76-13-1	
1,2,4-Trimethylbenzene	**70.9**	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	53.9	1	07/07/17 15:07	07/08/17 21:45	108-67-8	
Vinyl chloride	ND	ug/kg	21.6	1	07/07/17 15:07	07/08/17 21:45	75-01-4	
Xylene (Total)	ND	ug/kg	162	1	07/07/17 15:07	07/08/17 21:45	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	102	%.	75-125	1	07/07/17 15:07	07/08/17 21:45	17060-07-0	
Toluene-d8 (S)	98	%.	75-125	1	07/07/17 15:07	07/08/17 21:45	2037-26-5	
4-Bromofluorobenzene (S)	105	%.	75-125	1	07/07/17 15:07	07/08/17 21:45	460-00-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: S-1 (2) **Lab ID: 10394028003** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	**9.8**	mg/kg	8.1	1	07/05/17 09:14	07/09/17 19:34		T6
Surrogates								
n-Triacontane (S)	92	%.	50-150	1	07/05/17 09:14	07/09/17 19:34	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	11.1	1	07/06/17 10:08	07/06/17 19:31		
Surrogates								
a,a,a-Trifluorotoluene (S)	104	%.	80-150	1	07/06/17 10:08	07/06/17 19:31	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**8.8**	%	0.10	1		07/11/17 15:52		
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Acetone	ND	ug/kg	1100	1	07/07/17 15:07	07/08/17 22:02	67-64-1	
Allyl chloride	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	107-05-1	
Benzene	ND	ug/kg	22.0	1	07/07/17 15:07	07/08/17 22:02	71-43-2	
Bromobenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	108-86-1	
Bromochloromethane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	74-97-5	
Bromodichloromethane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	75-27-4	
Bromoform	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	75-25-2	
Bromomethane	ND	ug/kg	550	1	07/07/17 15:07	07/08/17 22:02	74-83-9	
2-Butanone (MEK)	ND	ug/kg	275	1	07/07/17 15:07	07/08/17 22:02	78-93-3	
n-Butylbenzene	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	104-51-8	
sec-Butylbenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	135-98-8	
tert-Butylbenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	98-06-6	
Carbon tetrachloride	ND	ug/kg	550	1	07/07/17 15:07	07/08/17 22:02	56-23-5	
Chlorobenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	108-90-7	
Chloroethane	ND	ug/kg	550	1	07/07/17 15:07	07/08/17 22:02	75-00-3	
Chloroform	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	67-66-3	
Chloromethane	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	74-87-3	CL
2-Chlorotoluene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	95-49-8	
4-Chlorotoluene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	1380	1	07/07/17 15:07	07/08/17 22:02	96-12-8	
Dibromochloromethane	ND	ug/kg	550	1	07/07/17 15:07	07/08/17 22:02	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	106-93-4	
Dibromomethane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	75-71-8	
1,1-Dichloroethane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	75-34-3	
1,2-Dichloroethane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	107-06-2	
1,1-Dichloroethene	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	156-60-5	
Dichlorofluoromethane	ND	ug/kg	550	1	07/07/17 15:07	07/08/17 22:02	75-43-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: S-1 (2) **Lab ID: 10394028003** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
1,2-Dichloropropane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	78-87-5	
1,3-Dichloropropane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	142-28-9	
2,2-Dichloropropane	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	594-20-7	
1,1-Dichloropropene	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	60-29-7	
Ethylbenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	275	1	07/07/17 15:07	07/08/17 22:02	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	98-82-8	
p-Isopropyltoluene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	99-87-6	
Methylene Chloride	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	275	1	07/07/17 15:07	07/08/17 22:02	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	1634-04-4	
Naphthalene	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	91-20-3	
n-Propylbenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	103-65-1	
Styrene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	79-34-5	
Tetrachloroethene	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	127-18-4	
Tetrahydrofuran	ND	ug/kg	2200	1	07/07/17 15:07	07/08/17 22:02	109-99-9	
Toluene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	79-00-5	
Trichloroethene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	79-01-6	
Trichlorofluoromethane	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	96-18-4	
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	220	1	07/07/17 15:07	07/08/17 22:02	76-13-1	
1,2,4-Trimethylbenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	55.0	1	07/07/17 15:07	07/08/17 22:02	108-67-8	
Vinyl chloride	ND	ug/kg	22.0	1	07/07/17 15:07	07/08/17 22:02	75-01-4	
Xylene (Total)	ND	ug/kg	165	1	07/07/17 15:07	07/08/17 22:02	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	99	%.	75-125	1	07/07/17 15:07	07/08/17 22:02	17060-07-0	
Toluene-d8 (S)	97	%.	75-125	1	07/07/17 15:07	07/08/17 22:02	2037-26-5	
4-Bromofluorobenzene (S)	105	%.	75-125	1	07/07/17 15:07	07/08/17 22:02	460-00-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: S-2 (2) **Lab ID: 10394028004** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	ND	mg/kg	8.0	1	07/05/17 09:14	07/09/17 19:41		
Surrogates								
n-Triacontane (S)	97	%.	50-150	1	07/05/17 09:14	07/09/17 19:41	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	11.2	1	07/06/17 10:08	07/06/17 19:56		
Surrogates								
a,a,a-Trifluorotoluene (S)	104	%.	80-150	1	07/06/17 10:08	07/06/17 19:56	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**8.0**	%	0.10	1		07/11/17 15:52		
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Acetone	ND	ug/kg	1070	1	07/07/17 15:07	07/08/17 22:20	67-64-1	
Allyl chloride	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	107-05-1	
Benzene	ND	ug/kg	21.4	1	07/07/17 15:07	07/08/17 22:20	71-43-2	
Bromobenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	108-86-1	
Bromochloromethane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	74-97-5	
Bromodichloromethane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	75-27-4	
Bromoform	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	75-25-2	
Bromomethane	ND	ug/kg	535	1	07/07/17 15:07	07/08/17 22:20	74-83-9	
2-Butanone (MEK)	ND	ug/kg	268	1	07/07/17 15:07	07/08/17 22:20	78-93-3	
n-Butylbenzene	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	104-51-8	
sec-Butylbenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	135-98-8	
tert-Butylbenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	98-06-6	
Carbon tetrachloride	ND	ug/kg	535	1	07/07/17 15:07	07/08/17 22:20	56-23-5	
Chlorobenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	108-90-7	
Chloroethane	ND	ug/kg	535	1	07/07/17 15:07	07/08/17 22:20	75-00-3	
Chloroform	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	67-66-3	
Chloromethane	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	74-87-3	CL
2-Chlorotoluene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	95-49-8	
4-Chlorotoluene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	1340	1	07/07/17 15:07	07/08/17 22:20	96-12-8	
Dibromochloromethane	ND	ug/kg	535	1	07/07/17 15:07	07/08/17 22:20	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	106-93-4	
Dibromomethane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	75-71-8	
1,1-Dichloroethane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	75-34-3	
1,2-Dichloroethane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	107-06-2	
1,1-Dichloroethene	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	156-60-5	
Dichlorofluoromethane	ND	ug/kg	535	1	07/07/17 15:07	07/08/17 22:20	75-43-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: S-2 (2) **Lab ID: 10394028004** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
1,2-Dichloropropane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	78-87-5	
1,3-Dichloropropane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	142-28-9	
2,2-Dichloropropane	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	594-20-7	
1,1-Dichloropropene	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	60-29-7	
Ethylbenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	268	1	07/07/17 15:07	07/08/17 22:20	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	98-82-8	
p-Isopropyltoluene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	99-87-6	
Methylene Chloride	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	268	1	07/07/17 15:07	07/08/17 22:20	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	1634-04-4	
Naphthalene	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	91-20-3	
n-Propylbenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	103-65-1	
Styrene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	79-34-5	
Tetrachloroethene	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	127-18-4	
Tetrahydrofuran	ND	ug/kg	2140	1	07/07/17 15:07	07/08/17 22:20	109-99-9	
Toluene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	79-00-5	
Trichloroethene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	79-01-6	
Trichlorofluoromethane	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	96-18-4	
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	214	1	07/07/17 15:07	07/08/17 22:20	76-13-1	
1,2,4-Trimethylbenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	53.5	1	07/07/17 15:07	07/08/17 22:20	108-67-8	
Vinyl chloride	ND	ug/kg	21.4	1	07/07/17 15:07	07/08/17 22:20	75-01-4	
Xylene (Total)	ND	ug/kg	161	1	07/07/17 15:07	07/08/17 22:20	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	101	%.	75-125	1	07/07/17 15:07	07/08/17 22:20	17060-07-0	
Toluene-d8 (S)	99	%.	75-125	1	07/07/17 15:07	07/08/17 22:20	2037-26-5	
4-Bromofluorobenzene (S)	103	%.	75-125	1	07/07/17 15:07	07/08/17 22:20	460-00-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: S-3 (2) **Lab ID: 10394028005** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	**14.0**	mg/kg	8.3	1	07/05/17 09:14	07/09/17 18:44		T6
Surrogates								
n-Triacontane (S)	91	%.	50-150	1	07/05/17 09:14	07/09/17 18:44	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	11.0	1	07/06/17 10:08	07/06/17 20:21		
Surrogates								
a,a,a-Trifluorotoluene (S)	103	%.	80-150	1	07/06/17 10:08	07/06/17 20:21	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**7.0**	%	0.10	1		07/11/17 15:52		
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Acetone	ND	ug/kg	1080	1	07/07/17 15:46	07/10/17 23:11	67-64-1	
Allyl chloride	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	107-05-1	
Benzene	ND	ug/kg	21.5	1	07/07/17 15:46	07/10/17 23:11	71-43-2	
Bromobenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	108-86-1	
Bromochloromethane	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	74-97-5	
Bromodichloromethane	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	75-27-4	
Bromoform	ND	ug/kg	539	1	07/07/17 15:46	07/10/17 23:11	75-25-2	
Bromomethane	ND	ug/kg	539	1	07/07/17 15:46	07/10/17 23:11	74-83-9	
2-Butanone (MEK)	ND	ug/kg	269	1	07/07/17 15:46	07/10/17 23:11	78-93-3	
n-Butylbenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	104-51-8	
sec-Butylbenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	135-98-8	
tert-Butylbenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	98-06-6	
Carbon tetrachloride	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	56-23-5	
Chlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	108-90-7	
Chloroethane	ND	ug/kg	539	1	07/07/17 15:46	07/10/17 23:11	75-00-3	
Chloroform	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	67-66-3	
Chloromethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	74-87-3	
2-Chlorotoluene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	95-49-8	
4-Chlorotoluene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	1350	1	07/07/17 15:46	07/10/17 23:11	96-12-8	
Dibromochloromethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	106-93-4	
Dibromomethane	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	75-71-8	
1,1-Dichloroethane	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	75-34-3	
1,2-Dichloroethane	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	107-06-2	
1,1-Dichloroethene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	156-60-5	
Dichlorofluoromethane	ND	ug/kg	539	1	07/07/17 15:46	07/10/17 23:11	75-43-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: S-3 (2) **Lab ID: 10394028005** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
1,2-Dichloropropane	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	78-87-5	
1,3-Dichloropropane	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	142-28-9	
2,2-Dichloropropane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	594-20-7	
1,1-Dichloropropene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	60-29-7	
Ethylbenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	269	1	07/07/17 15:46	07/10/17 23:11	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	98-82-8	
p-Isopropyltoluene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	99-87-6	
Methylene Chloride	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	269	1	07/07/17 15:46	07/10/17 23:11	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	1634-04-4	
Naphthalene	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	91-20-3	
n-Propylbenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	103-65-1	
Styrene	**104**	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	79-34-5	
Tetrachloroethene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	127-18-4	
Tetrahydrofuran	ND	ug/kg	2150	1	07/07/17 15:46	07/10/17 23:11	109-99-9	
Toluene	**80.5**	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	79-00-5	
Trichloroethene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	79-01-6	
Trichlorofluoromethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	96-18-4	
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 23:11	76-13-1	
1,2,4-Trimethylbenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	53.9	1	07/07/17 15:46	07/10/17 23:11	108-67-8	
Vinyl chloride	ND	ug/kg	21.5	1	07/07/17 15:46	07/10/17 23:11	75-01-4	
Xylene (Total)	ND	ug/kg	162	1	07/07/17 15:46	07/10/17 23:11	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	91	%.	75-125	1	07/07/17 15:46	07/10/17 23:11	17060-07-0	
Toluene-d8 (S)	101	%.	75-125	1	07/07/17 15:46	07/10/17 23:11	2037-26-5	
4-Bromofluorobenzene (S)	102	%.	75-125	1	07/07/17 15:46	07/10/17 23:11	460-00-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: S-4 (2) **Lab ID: 10394028006** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	ND	mg/kg	8.7	1	07/05/17 09:14	07/09/17 19:20		
Surrogates								
n-Triacontane (S)	102	%.	50-150	1	07/05/17 09:14	07/09/17 19:20	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	10.7	1	07/06/17 10:08	07/06/17 20:46		
Surrogates								
a,a,a-Trifluorotoluene (S)	103	%.	80-150	1	07/06/17 10:08	07/06/17 20:46	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**7.0**	%	0.10	1		07/11/17 15:53		
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Acetone	ND	ug/kg	1050	1	07/07/17 15:46	07/10/17 19:40	67-64-1	
Allyl chloride	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	107-05-1	
Benzene	ND	ug/kg	21.0	1	07/07/17 15:46	07/10/17 19:40	71-43-2	
Bromobenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	108-86-1	
Bromochloromethane	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	74-97-5	
Bromodichloromethane	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	75-27-4	
Bromoform	ND	ug/kg	525	1	07/07/17 15:46	07/10/17 19:40	75-25-2	
Bromomethane	ND	ug/kg	525	1	07/07/17 15:46	07/10/17 19:40	74-83-9	
2-Butanone (MEK)	ND	ug/kg	262	1	07/07/17 15:46	07/10/17 19:40	78-93-3	
n-Butylbenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	104-51-8	
sec-Butylbenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	135-98-8	
tert-Butylbenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	98-06-6	
Carbon tetrachloride	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	56-23-5	
Chlorobenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	108-90-7	
Chloroethane	ND	ug/kg	525	1	07/07/17 15:46	07/10/17 19:40	75-00-3	
Chloroform	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	67-66-3	
Chloromethane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	74-87-3	
2-Chlorotoluene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	95-49-8	
4-Chlorotoluene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	1310	1	07/07/17 15:46	07/10/17 19:40	96-12-8	
Dibromochloromethane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	106-93-4	
Dibromomethane	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	75-71-8	
1,1-Dichloroethane	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	75-34-3	
1,2-Dichloroethane	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	107-06-2	
1,1-Dichloroethene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	156-60-5	
Dichlorofluoromethane	ND	ug/kg	525	1	07/07/17 15:46	07/10/17 19:40	75-43-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: S-4 (2) **Lab ID: 10394028006** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
1,2-Dichloropropane	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	78-87-5	
1,3-Dichloropropane	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	142-28-9	
2,2-Dichloropropane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	594-20-7	
1,1-Dichloropropene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	60-29-7	
Ethylbenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	262	1	07/07/17 15:46	07/10/17 19:40	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	98-82-8	
p-Isopropyltoluene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	99-87-6	
Methylene Chloride	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	262	1	07/07/17 15:46	07/10/17 19:40	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	1634-04-4	
Naphthalene	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	91-20-3	
n-Propylbenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	103-65-1	
Styrene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	79-34-5	
Tetrachloroethene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	127-18-4	
Tetrahydrofuran	ND	ug/kg	2100	1	07/07/17 15:46	07/10/17 19:40	109-99-9	
Toluene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	79-00-5	
Trichloroethene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	79-01-6	
Trichlorofluoromethane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	96-18-4	
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	210	1	07/07/17 15:46	07/10/17 19:40	76-13-1	
1,2,4-Trimethylbenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	52.5	1	07/07/17 15:46	07/10/17 19:40	108-67-8	
Vinyl chloride	ND	ug/kg	21.0	1	07/07/17 15:46	07/10/17 19:40	75-01-4	
Xylene (Total)	ND	ug/kg	157	1	07/07/17 15:46	07/10/17 19:40	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	97	%.	75-125	1	07/07/17 15:46	07/10/17 19:40	17060-07-0	
Toluene-d8 (S)	99	%.	75-125	1	07/07/17 15:46	07/10/17 19:40	2037-26-5	
4-Bromofluorobenzene (S)	99	%.	75-125	1	07/07/17 15:46	07/10/17 19:40	460-00-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: SP-1 **Lab ID: 10394028007** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO							
WDRO C10-C28	**61.1**	mg/kg	8.6	1	07/05/17 09:14	07/09/17 19:27		T6
Surrogates								
n-Triacontane (S)	87	%.	50-150	1	07/05/17 09:14	07/09/17 19:27	638-68-6	
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	10.6	1	07/06/17 10:08	07/06/17 21:10		
Surrogates								
a,a,a-Trifluorotoluene (S)	104	%.	80-150	1	07/06/17 10:08	07/06/17 21:10	98-08-8	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**7.6**	%	0.10	1		07/11/17 15:53		
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Acetone	ND	ug/kg	1070	1	07/07/17 15:46	07/10/17 19:58	67-64-1	
Allyl chloride	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	107-05-1	
Benzene	ND	ug/kg	21.5	1	07/07/17 15:46	07/10/17 19:58	71-43-2	
Bromobenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	108-86-1	
Bromochloromethane	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	74-97-5	
Bromodichloromethane	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	75-27-4	
Bromoform	ND	ug/kg	536	1	07/07/17 15:46	07/10/17 19:58	75-25-2	
Bromomethane	ND	ug/kg	536	1	07/07/17 15:46	07/10/17 19:58	74-83-9	
2-Butanone (MEK)	ND	ug/kg	268	1	07/07/17 15:46	07/10/17 19:58	78-93-3	
n-Butylbenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	104-51-8	
sec-Butylbenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	135-98-8	
tert-Butylbenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	98-06-6	
Carbon tetrachloride	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	56-23-5	
Chlorobenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	108-90-7	
Chloroethane	ND	ug/kg	536	1	07/07/17 15:46	07/10/17 19:58	75-00-3	
Chloroform	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	67-66-3	
Chloromethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	74-87-3	
2-Chlorotoluene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	95-49-8	
4-Chlorotoluene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	1340	1	07/07/17 15:46	07/10/17 19:58	96-12-8	
Dibromochloromethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	106-93-4	
Dibromomethane	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	75-71-8	
1,1-Dichloroethane	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	75-34-3	
1,2-Dichloroethane	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	107-06-2	
1,1-Dichloroethene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	156-60-5	
Dichlorofluoromethane	ND	ug/kg	536	1	07/07/17 15:46	07/10/17 19:58	75-43-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: SP-1 **Lab ID: 10394028007** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
1,2-Dichloropropane	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	78-87-5	
1,3-Dichloropropane	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	142-28-9	
2,2-Dichloropropane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	594-20-7	
1,1-Dichloropropene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	60-29-7	
Ethylbenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	268	1	07/07/17 15:46	07/10/17 19:58	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	98-82-8	
p-Isopropyltoluene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	99-87-6	
Methylene Chloride	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	268	1	07/07/17 15:46	07/10/17 19:58	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	1634-04-4	
Naphthalene	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	91-20-3	
n-Propylbenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	103-65-1	
Styrene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	79-34-5	
Tetrachloroethene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	127-18-4	
Tetrahydrofuran	ND	ug/kg	2150	1	07/07/17 15:46	07/10/17 19:58	109-99-9	
Toluene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	79-00-5	
Trichloroethene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	79-01-6	
Trichlorofluoromethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	96-18-4	
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	215	1	07/07/17 15:46	07/10/17 19:58	76-13-1	
1,2,4-Trimethylbenzene	**77.9**	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	53.6	1	07/07/17 15:46	07/10/17 19:58	108-67-8	
Vinyl chloride	ND	ug/kg	21.5	1	07/07/17 15:46	07/10/17 19:58	75-01-4	
Xylene (Total)	ND	ug/kg	161	1	07/07/17 15:46	07/10/17 19:58	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	95	%.	75-125	1	07/07/17 15:46	07/10/17 19:58	17060-07-0	
Toluene-d8 (S)	100	%.	75-125	1	07/07/17 15:46	07/10/17 19:58	2037-26-5	
4-Bromofluorobenzene (S)	101	%.	75-125	1	07/07/17 15:46	07/10/17 19:58	460-00-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: SP-2 **Lab ID: 10394028008** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8082A GCS PCB	Analytical Method: EPA 8082A Preparation Method: EPA 3550							
PCB-1016 (Aroclor 1016)	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	12674-11-2	
PCB-1221 (Aroclor 1221)	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	11104-28-2	
PCB-1232 (Aroclor 1232)	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	11141-16-5	
PCB-1242 (Aroclor 1242)	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	53469-21-9	
PCB-1248 (Aroclor 1248)	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	12672-29-6	
PCB-1254 (Aroclor 1254)	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	11097-69-1	
PCB-1260 (Aroclor 1260)	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	11096-82-5	
PCB-1262 (Aroclor 1262)	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	37324-23-5	
PCB-1268 (Aroclor 1268)	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	11100-14-4	
PCB, Total	ND	ug/kg	35.5	1	07/07/17 08:21	07/11/17 17:56	1336-36-3	
Surrogates								
Tetrachloro-m-xylene (S)	70	%.	41-135	1	07/07/17 08:21	07/11/17 17:56	877-09-8	
Decachlorobiphenyl (S)	91	%.	45-144	1	07/07/17 08:21	07/11/17 17:56	2051-24-3	
6010C MET ICP	Analytical Method: EPA 6010C Preparation Method: EPA 3050							
Arsenic	**1.7**	mg/kg	1.1	1	06/29/17 13:10	06/30/17 11:00	7440-38-2	
Barium	**89.7**	mg/kg	0.53	1	06/29/17 13:10	06/30/17 11:00	7440-39-3	
Cadmium	**0.22**	mg/kg	0.16	1	06/29/17 13:10	06/30/17 11:00	7440-43-9	
Chromium	**12.7**	mg/kg	0.53	1	06/29/17 13:10	06/30/17 11:00	7440-47-3	
Lead	**40.3**	mg/kg	0.53	1	06/29/17 13:10	06/30/17 11:00	7439-92-1	
Selenium	ND	mg/kg	1.1	1	06/29/17 13:10	06/30/17 11:00	7782-49-2	
Silver	ND	mg/kg	0.53	1	06/29/17 13:10	06/30/17 11:00	7440-22-4	
7471B Mercury	Analytical Method: EPA 7471B Preparation Method: EPA 7471B							
Mercury	ND	mg/kg	0.018	1	07/05/17 06:23	07/05/17 13:36	7439-97-6	
Dry Weight	Analytical Method: ASTM D2974							
Percent Moisture	**7.1**	%	0.10	1		07/11/17 15:53		
8270D MSSV PAH by SIM	Analytical Method: EPA 8270D by SIM Preparation Method: EPA 3550							
Acenaphthene	**13.4**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	83-32-9	
Acenaphthylene	ND	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	208-96-8	
Anthracene	ND	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	120-12-7	
Benzo(a)anthracene	**38.2**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	56-55-3	
Benzo(a)pyrene	**41.7**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	50-32-8	
Benzo(b)fluoranthene	**58.5**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	205-99-2	
Benzo(g,h,i)perylene	**36.9**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	191-24-2	
Benzo(k)fluoranthene	**22.6**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	207-08-9	
Chrysene	**46.1**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	218-01-9	
Dibenz(a,h)anthracene	ND	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	53-70-3	
Fluoranthene	**75.5**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	206-44-0	
Fluorene	**16.9**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	86-73-7	
Indeno(1,2,3-cd)pyrene	**24.2**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	193-39-5	
Naphthalene	ND	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	91-20-3	
Phenanthrene	**62.3**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	85-01-8	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: SP-2 **Lab ID: 10394028008** Collected: 06/28/17 10:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8270D MSSV PAH by SIM	Analytical Method: EPA 8270D by SIM Preparation Method: EPA 3550							
Pyrene	**104**	ug/kg	10.7	1	07/05/17 10:50	07/07/17 22:09	129-00-0	
Surrogates								
2-Fluorobiphenyl (S)	73	%.	47-125	1	07/05/17 10:50	07/07/17 22:09	321-60-8	
p-Terphenyl-d14 (S)	83	%.	55-125	1	07/05/17 10:50	07/07/17 22:09	1718-51-0	
1010 Flashpoint,Closed Cup	Analytical Method: EPA 1010							
Flashpoint	**>210**	deg F		1		07/06/17 10:16		

Sample: MeOH Trip Blanks **Lab ID: 10394028009** Collected: 06/28/17 00:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "wet-weight" basis

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
Gasoline Range Organics	ND	mg/kg	10.0	1	07/06/17 10:08	07/07/17 01:35		
Surrogates								
a,a,a-Trifluorotoluene (S)	104	%.	80-150	1	07/06/17 10:08	07/07/17 01:35	98-08-8	
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Acetone	ND	ug/kg	1000	1	07/07/17 15:46	07/10/17 19:05	67-64-1	
Allyl chloride	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	107-05-1	
Benzene	ND	ug/kg	20.0	1	07/07/17 15:46	07/10/17 19:05	71-43-2	
Bromobenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	108-86-1	
Bromochloromethane	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	74-97-5	
Bromodichloromethane	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	75-27-4	
Bromoform	ND	ug/kg	500	1	07/07/17 15:46	07/10/17 19:05	75-25-2	
Bromomethane	ND	ug/kg	500	1	07/07/17 15:46	07/10/17 19:05	74-83-9	
2-Butanone (MEK)	ND	ug/kg	250	1	07/07/17 15:46	07/10/17 19:05	78-93-3	
n-Butylbenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	104-51-8	
sec-Butylbenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	135-98-8	
tert-Butylbenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	98-06-6	
Carbon tetrachloride	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	56-23-5	
Chlorobenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	108-90-7	
Chloroethane	ND	ug/kg	500	1	07/07/17 15:46	07/10/17 19:05	75-00-3	
Chloroform	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	67-66-3	
Chloromethane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	74-87-3	
2-Chlorotoluene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	95-49-8	
4-Chlorotoluene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	1250	1	07/07/17 15:46	07/10/17 19:05	96-12-8	
Dibromochloromethane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	106-93-4	
Dibromomethane	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	106-46-7	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Sample: MeOH Trip Blanks **Lab ID: 10394028009** Collected: 06/28/17 00:00 Received: 06/28/17 15:50 Matrix: Solid

Results reported on a "wet-weight" basis

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260B MSV 5030 Med Level	Analytical Method: EPA 8260B Preparation Method: EPA 5035/5030B							
Dichlorodifluoromethane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	75-71-8	
1,1-Dichloroethane	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	75-34-3	
1,2-Dichloroethane	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	107-06-2	
1,1-Dichloroethene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	156-60-5	
Dichlorofluoromethane	ND	ug/kg	500	1	07/07/17 15:46	07/10/17 19:05	75-43-4	
1,2-Dichloropropane	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	78-87-5	
1,3-Dichloropropane	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	142-28-9	
2,2-Dichloropropane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	594-20-7	
1,1-Dichloropropene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	60-29-7	
Ethylbenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	250	1	07/07/17 15:46	07/10/17 19:05	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	98-82-8	
p-Isopropyltoluene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	99-87-6	
Methylene Chloride	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	250	1	07/07/17 15:46	07/10/17 19:05	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	1634-04-4	
Naphthalene	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	91-20-3	
n-Propylbenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	103-65-1	
Styrene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	79-34-5	
Tetrachloroethene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	127-18-4	
Tetrahydrofuran	ND	ug/kg	2000	1	07/07/17 15:46	07/10/17 19:05	109-99-9	
Toluene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	79-00-5	
Trichloroethene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	79-01-6	
Trichlorofluoromethane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	96-18-4	
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	200	1	07/07/17 15:46	07/10/17 19:05	76-13-1	
1,2,4-Trimethylbenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	50.0	1	07/07/17 15:46	07/10/17 19:05	108-67-8	
Vinyl chloride	ND	ug/kg	20.0	1	07/07/17 15:46	07/10/17 19:05	75-01-4	
Xylene (Total)	ND	ug/kg	150	1	07/07/17 15:46	07/10/17 19:05	1330-20-7	
Surrogates								
1,2-Dichloroethane-d4 (S)	93	%.	75-125	1	07/07/17 15:46	07/10/17 19:05	17060-07-0	
Toluene-d8 (S)	99	%.	75-125	1	07/07/17 15:46	07/10/17 19:05	2037-26-5	
4-Bromofluorobenzene (S)	101	%.	75-125	1	07/07/17 15:46	07/10/17 19:05	460-00-4	

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 483174
QC Batch Method: EPA 5030 Medium Soil
Analysis Method: WI MOD GRO
Analysis Description: WIGRO Solid GCV
Associated Lab Samples: 10394028001

METHOD BLANK: 2631865 Matrix: Solid
Associated Lab Samples: 10394028001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Gasoline Range Organics	mg/kg	ND	10.0	07/05/17 17:27	
a,a,a-Trifluorotoluene (S)	%.	106	80-150	07/05/17 17:27	

LABORATORY CONTROL SAMPLE & LCSD: 2631866 2631867

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Gasoline Range Organics	mg/kg	50	56.7	56.5	113	113	80-120	0	20	
a,a,a-Trifluorotoluene (S)	%.				106	104	80-150			

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2631868 2631869

Parameter	Units	10394450004 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Gasoline Range Organics	mg/kg	ND	63.9	60.6	56.6	52.4	85	83	80-120	8	20	
a,a,a-Trifluorotoluene (S)	%.						104	104	80-150			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 483425 Analysis Method: WI MOD GRO
QC Batch Method: EPA 5030 Medium Soil Analysis Description: WIGRO Solid GCV
Associated Lab Samples: 10394028002, 10394028003, 10394028004, 10394028005, 10394028006, 10394028007, 10394028009

METHOD BLANK: 2632681 Matrix: Solid
Associated Lab Samples: 10394028002, 10394028003, 10394028004, 10394028005, 10394028006, 10394028007, 10394028009

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Gasoline Range Organics	mg/kg	ND	10.0	07/06/17 16:38	
a,a,a-Trifluorotoluene (S)	%.	103	80-150	07/06/17 16:38	

LABORATORY CONTROL SAMPLE & LCSD: 2632682 2632683

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Gasoline Range Organics	mg/kg	50	48.0	48.7	96	97	80-120	2	20	
a,a,a-Trifluorotoluene (S)	%.				104	105	80-150			

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2632684 2632685

Parameter	Units	10394443005 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Gasoline Range Organics	mg/kg	ND	51.9	50.7	59.2	56.0	112	108	80-120	6	20	
a,a,a-Trifluorotoluene (S)	%.						104	104	80-150			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 483053 Analysis Method: EPA 7471B
QC Batch Method: EPA 7471B Analysis Description: 7471B Mercury Solids
Associated Lab Samples: 10394028008

METHOD BLANK: 2631484 Matrix: Solid
Associated Lab Samples: 10394028008

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Mercury	mg/kg	ND	0.018	07/05/17 13:07	

LABORATORY CONTROL SAMPLE: 2631485

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Mercury	mg/kg	.5	0.48	95	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2631486 2631487

Parameter	Units	10394176001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Mercury	mg/kg	ND	.5	.49	0.48	0.47	95	95	75-125	3	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 482335
QC Batch Method: EPA 3050
Analysis Method: EPA 6010C
Analysis Description: 6010C Solids
Associated Lab Samples: 10394028008

METHOD BLANK: 2627476
Matrix: Solid
Associated Lab Samples: 10394028008

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Arsenic	mg/kg	ND	0.98	06/30/17 09:47	
Barium	mg/kg	ND	0.49	06/30/17 09:47	
Cadmium	mg/kg	ND	0.15	06/30/17 09:47	
Chromium	mg/kg	ND	0.49	06/30/17 09:47	
Lead	mg/kg	ND	0.49	06/30/17 09:47	
Selenium	mg/kg	ND	0.98	06/30/17 09:47	
Silver	mg/kg	ND	0.49	06/30/17 09:47	

LABORATORY CONTROL SAMPLE: 2627477

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Arsenic	mg/kg	48.5	45.1	93	80-120	
Barium	mg/kg	48.5	49.4	102	80-120	
Cadmium	mg/kg	48.5	46.4	96	80-120	
Chromium	mg/kg	48.5	49.5	102	80-120	
Lead	mg/kg	48.5	48.1	99	80-120	
Selenium	mg/kg	48.5	42.4	87	80-120	
Silver	mg/kg	24.3	23.0	95	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2627478 2627479

Parameter	Units	10393860007 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Arsenic	mg/kg	4.3	54.9	54.3	52.7	52.6	88	89	75-125	0	20	
Barium	mg/kg	69.4	54.9	54.3	123	123	97	98	75-125	0	20	
Cadmium	mg/kg	0.23	54.9	54.3	49.6	50.0	90	92	75-125	1	20	
Chromium	mg/kg	7.8	54.9	54.3	59.2	59.9	94	96	75-125	1	20	
Lead	mg/kg	35.5	54.9	54.3	80.3	80.5	82	83	75-125	0	20	
Selenium	mg/kg	ND	54.9	54.3	46.3	46.4	83	84	75-125	0	20	
Silver	mg/kg	ND	27.4	27.1	24.9	25.2	90	92	75-125	1	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 484256 Analysis Method: ASTM D2974
QC Batch Method: ASTM D2974 Analysis Description: Dry Weight/Percent Moisture
Associated Lab Samples: 10394028001, 10394028002, 10394028003, 10394028004, 10394028005, 10394028006, 10394028007, 10394028008

SAMPLE DUPLICATE: 2637083

Parameter	Units	10393759001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	23.6	23.6	0	30	

SAMPLE DUPLICATE: 2637084

Parameter	Units	10393998004 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	3.5	3.6	2	30	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 483792 Analysis Method: EPA 8260B
QC Batch Method: EPA 5035/5030B Analysis Description: 8260B MSV 5030 Med Level
Associated Lab Samples: 10394028001, 10394028002, 10394028003, 10394028004

METHOD BLANK: 2634325 Matrix: Solid
Associated Lab Samples: 10394028001, 10394028002, 10394028003, 10394028004

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
1,1,1,2-Tetrachloroethane	ug/kg	ND	50.0	07/08/17 15:38	
1,1,1-Trichloroethane	ug/kg	ND	200	07/08/17 15:38	MN
1,1,2,2-Tetrachloroethane	ug/kg	ND	50.0	07/08/17 15:38	
1,1,2-Trichloroethane	ug/kg	ND	50.0	07/08/17 15:38	
1,1,2-Trichlorotrifluoroethane	ug/kg	ND	200	07/08/17 15:38	
1,1-Dichloroethane	ug/kg	ND	50.0	07/08/17 15:38	
1,1-Dichloroethene	ug/kg	ND	200	07/08/17 15:38	MN
1,1-Dichloropropene	ug/kg	ND	200	07/08/17 15:38	MN
1,2,3-Trichlorobenzene	ug/kg	ND	50.0	07/08/17 15:38	
1,2,3-Trichloropropane	ug/kg	ND	200	07/08/17 15:38	
1,2,4-Trichlorobenzene	ug/kg	ND	50.0	07/08/17 15:38	
1,2,4-Trimethylbenzene	ug/kg	ND	50.0	07/08/17 15:38	
1,2-Dibromo-3-chloropropane	ug/kg	ND	1250	07/08/17 15:38	MN
1,2-Dibromoethane (EDB)	ug/kg	ND	50.0	07/08/17 15:38	
1,2-Dichlorobenzene	ug/kg	ND	50.0	07/08/17 15:38	
1,2-Dichloroethane	ug/kg	ND	50.0	07/08/17 15:38	
1,2-Dichloropropane	ug/kg	ND	50.0	07/08/17 15:38	
1,3,5-Trimethylbenzene	ug/kg	ND	50.0	07/08/17 15:38	
1,3-Dichlorobenzene	ug/kg	ND	50.0	07/08/17 15:38	
1,3-Dichloropropane	ug/kg	ND	50.0	07/08/17 15:38	
1,4-Dichlorobenzene	ug/kg	ND	50.0	07/08/17 15:38	
2,2-Dichloropropane	ug/kg	ND	200	07/08/17 15:38	
2-Butanone (MEK)	ug/kg	ND	250	07/08/17 15:38	
2-Chlorotoluene	ug/kg	ND	50.0	07/08/17 15:38	
4-Chlorotoluene	ug/kg	ND	50.0	07/08/17 15:38	
4-Methyl-2-pentanone (MIBK)	ug/kg	ND	250	07/08/17 15:38	
Acetone	ug/kg	ND	1000	07/08/17 15:38	
Allyl chloride	ug/kg	ND	200	07/08/17 15:38	
Benzene	ug/kg	ND	20.0	07/08/17 15:38	
Bromobenzene	ug/kg	ND	50.0	07/08/17 15:38	
Bromochloromethane	ug/kg	ND	50.0	07/08/17 15:38	
Bromodichloromethane	ug/kg	ND	50.0	07/08/17 15:38	
Bromoform	ug/kg	ND	200	07/08/17 15:38	
Bromomethane	ug/kg	ND	500	07/08/17 15:38	
Carbon tetrachloride	ug/kg	ND	500	07/08/17 15:38	MN
Chlorobenzene	ug/kg	ND	50.0	07/08/17 15:38	
Chloroethane	ug/kg	ND	500	07/08/17 15:38	
Chloroform	ug/kg	ND	50.0	07/08/17 15:38	
Chloromethane	ug/kg	ND	200	07/08/17 15:38	CL
cis-1,2-Dichloroethene	ug/kg	ND	50.0	07/08/17 15:38	
cis-1,3-Dichloropropene	ug/kg	ND	50.0	07/08/17 15:38	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

METHOD BLANK: 2634325 Matrix: Solid
Associated Lab Samples: 10394028001, 10394028002, 10394028003, 10394028004

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Dibromochloromethane	ug/kg	ND	500	07/08/17 15:38	MN
Dibromomethane	ug/kg	ND	50.0	07/08/17 15:38	
Dichlorodifluoromethane	ug/kg	ND	200	07/08/17 15:38	
Dichlorofluoromethane	ug/kg	ND	500	07/08/17 15:38	
Diethyl ether (Ethyl ether)	ug/kg	ND	200	07/08/17 15:38	
Ethylbenzene	ug/kg	ND	50.0	07/08/17 15:38	
Hexachloro-1,3-butadiene	ug/kg	ND	250	07/08/17 15:38	
Isopropylbenzene (Cumene)	ug/kg	ND	50.0	07/08/17 15:38	
Methyl-tert-butyl ether	ug/kg	ND	50.0	07/08/17 15:38	
Methylene Chloride	ug/kg	ND	200	07/08/17 15:38	
n-Butylbenzene	ug/kg	ND	200	07/08/17 15:38	MN
n-Propylbenzene	ug/kg	ND	50.0	07/08/17 15:38	
Naphthalene	ug/kg	ND	200	07/08/17 15:38	
p-Isopropyltoluene	ug/kg	ND	50.0	07/08/17 15:38	
sec-Butylbenzene	ug/kg	ND	50.0	07/08/17 15:38	
Styrene	ug/kg	ND	50.0	07/08/17 15:38	
tert-Butylbenzene	ug/kg	ND	50.0	07/08/17 15:38	
Tetrachloroethene	ug/kg	ND	200	07/08/17 15:38	MN
Tetrahydrofuran	ug/kg	ND	2000	07/08/17 15:38	
Toluene	ug/kg	ND	50.0	07/08/17 15:38	
trans-1,2-Dichloroethene	ug/kg	ND	50.0	07/08/17 15:38	
trans-1,3-Dichloropropene	ug/kg	ND	200	07/08/17 15:38	
Trichloroethene	ug/kg	ND	50.0	07/08/17 15:38	
Trichlorofluoromethane	ug/kg	ND	200	07/08/17 15:38	
Vinyl chloride	ug/kg	ND	20.0	07/08/17 15:38	
Xylene (Total)	ug/kg	ND	150	07/08/17 15:38	
1,2-Dichloroethane-d4 (S)	%.	97	75-125	07/08/17 15:38	
4-Bromofluorobenzene (S)	%.	102	75-125	07/08/17 15:38	
Toluene-d8 (S)	%.	99	75-125	07/08/17 15:38	

LABORATORY CONTROL SAMPLE & LCSD: 2634326 2634327

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
1,1,1,2-Tetrachloroethane	ug/kg	1000	1000	1010	100	101	58-125	1	20	
1,1,1-Trichloroethane	ug/kg	1000	1000	1000	100	100	55-125	0	20	
1,1,2,2-Tetrachloroethane	ug/kg	1000	900	891	90	89	66-125	1	20	
1,1,2-Trichloroethane	ug/kg	1000	899	889	90	89	65-125	1	20	
1,1,2-Trichlorotrifluoroethane	ug/kg	1000	1120	1130	112	113	57-125	1	20	
1,1-Dichloroethane	ug/kg	1000	920	927	92	93	60-125	1	20	
1,1-Dichloroethene	ug/kg	1000	1070	1050	107	105	56-125	2	20	
1,1-Dichloropropene	ug/kg	1000	920	903	92	90	55-129	2	20	
1,2,3-Trichlorobenzene	ug/kg	1000	800	838	80	84	59-125	5	20	
1,2,3-Trichloropropane	ug/kg	1000	912	946	91	95	65-125	4	20	
1,2,4-Trichlorobenzene	ug/kg	1000	856	911	86	91	61-125	6	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

LABORATORY CONTROL SAMPLE & LCSD: 2634326 2634327

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
1,2,4-Trimethylbenzene	ug/kg	1000	974	1020	97	102	66-125	4	20	
1,2-Dibromo-3-chloropropane	ug/kg	2500	2360	2350	94	94	53-125	0	20	
1,2-Dibromoethane (EDB)	ug/kg	1000	933	896	93	90	68-125	4	20	
1,2-Dichlorobenzene	ug/kg	1000	888	934	89	93	63-125	5	20	
1,2-Dichloroethane	ug/kg	1000	877	893	88	89	46-125	2	20	
1,2-Dichloropropane	ug/kg	1000	929	913	93	91	65-125	2	20	
1,3,5-Trimethylbenzene	ug/kg	1000	995	1040	100	104	66-125	4	20	
1,3-Dichlorobenzene	ug/kg	1000	919	975	92	98	64-125	6	20	
1,3-Dichloropropane	ug/kg	1000	912	887	91	89	66-125	3	20	
1,4-Dichlorobenzene	ug/kg	1000	919	982	92	98	64-125	7	20	
2,2-Dichloropropane	ug/kg	1000	991	984	99	98	53-125	1	20	
2-Butanone (MEK)	ug/kg	5000	3230	3010	65	60	48-138	7	20	
2-Chlorotoluene	ug/kg	1000	954	1000	95	100	60-125	5	20	
4-Chlorotoluene	ug/kg	1000	972	1020	97	102	65-125	5	20	
4-Methyl-2-pentanone (MIBK)	ug/kg	5000	3590	3560	72	71	54-141	1	20	
Acetone	ug/kg	5000	4100	4140	82	83	68-125	1	20	
Allyl chloride	ug/kg	1000	824	815	82	81	49-130	1	20	
Benzene	ug/kg	1000	912	924	91	92	61-125	1	20	
Bromobenzene	ug/kg	1000	961	999	96	100	63-125	4	20	
Bromochloromethane	ug/kg	1000	911	917	91	92	65-125	1	20	
Bromodichloromethane	ug/kg	1000	1050	1040	105	104	55-125	1	20	
Bromoform	ug/kg	1000	903	934	90	93	37-125	3	20	
Bromomethane	ug/kg	1000	1270	1210	127	121	47-125	5	20	L3
Carbon tetrachloride	ug/kg	1000	1030	1020	103	102	51-125	1	20	
Chlorobenzene	ug/kg	1000	946	948	95	95	63-125	0	20	
Chloroethane	ug/kg	1000	1140	1170	114	117	30-150	2	20	
Chloroform	ug/kg	1000	968	920	97	92	57-125	5	20	
Chloromethane	ug/kg	1000	565	565	56	57	45-125	0	20	CL
cis-1,2-Dichloroethene	ug/kg	1000	983	930	98	93	62-125	6	20	
cis-1,3-Dichloropropene	ug/kg	1000	976	988	98	99	59-125	1	20	
Dibromochloromethane	ug/kg	1000	983	961	98	96	51-125	2	20	
Dibromomethane	ug/kg	1000	920	955	92	96	62-125	4	20	
Dichlorodifluoromethane	ug/kg	1000	630	579	63	58	30-125	8	20	
Dichlorofluoromethane	ug/kg	1000	1330	1370	133	137	30-150	3	20	
Diethyl ether (Ethyl ether)	ug/kg	1000	1010	1040	101	104	52-125	2	20	
Ethylbenzene	ug/kg	1000	971	1000	97	100	65-125	3	20	
Hexachloro-1,3-butadiene	ug/kg	1000	1000	1050	100	105	58-125	5	20	
Isopropylbenzene (Cumene)	ug/kg	1000	1020	1040	102	104	65-125	2	20	
Methyl-tert-butyl ether	ug/kg	1000	875	881	87	88	60-125	1	20	
Methylene Chloride	ug/kg	1000	850	826	85	83	57-125	3	20	
n-Butylbenzene	ug/kg	1000	942	986	94	99	64-125	5	20	
n-Propylbenzene	ug/kg	1000	1010	1070	101	107	65-125	6	20	
Naphthalene	ug/kg	1000	805	812	80	81	61-125	1	20	
p-Isopropyltoluene	ug/kg	1000	991	1060	99	106	64-125	6	20	
sec-Butylbenzene	ug/kg	1000	1010	1080	101	108	65-125	7	20	
Styrene	ug/kg	1000	994	996	99	100	66-125	0	20	
tert-Butylbenzene	ug/kg	1000	1030	1100	103	110	65-125	7	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

LABORATORY CONTROL SAMPLE & LCSD: 2634326 2634327

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Tetrachloroethene	ug/kg	1000	917	964	92	96	65-125	5	20	
Tetrahydrofuran	ug/kg	10000	10200	9600	102	96	68-125	6	20	
Toluene	ug/kg	1000	917	914	92	91	67-125	0	20	
trans-1,2-Dichloroethene	ug/kg	1000	889	925	89	93	56-125	4	20	
trans-1,3-Dichloropropene	ug/kg	1000	987	974	99	97	63-125	1	20	
Trichloroethene	ug/kg	1000	954	979	95	98	63-125	3	20	
Trichlorofluoromethane	ug/kg	1000	1210	1230	121	123	35-141	1	20	
Vinyl chloride	ug/kg	1000	814	835	81	83	53-125	2	20	
Xylene (Total)	ug/kg	3000	2870	2890	96	96	67-125	1	20	
1,2-Dichloroethane-d4 (S)	%.				102	99	75-125			
4-Bromofluorobenzene (S)	%.				98	106	75-125			
Toluene-d8 (S)	%.				100	99	75-125			

MATRIX SPIKE SAMPLE: 2634328

Parameter	Units	10394751010 Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
1,1,1,2-Tetrachloroethane	ug/kg	ND	1100	1110	101	64-150	
1,1,1-Trichloroethane	ug/kg	ND	1100	1120	102	56-150	
1,1,2,2-Tetrachloroethane	ug/kg	ND	1100	980	89	61-150	
1,1,2-Trichloroethane	ug/kg	ND	1100	976	89	63-149	
1,1,2-Trichlorotrifluoroethane	ug/kg	ND	1100	1230	112	38-150	
1,1-Dichloroethane	ug/kg	ND	1100	1040	94	57-150	
1,1-Dichloroethene	ug/kg	ND	1100	1140	103	47-150	
1,1-Dichloropropene	ug/kg	ND	1100	1030	93	57-150	
1,2,3-Trichlorobenzene	ug/kg	ND	1100	950	86	57-150	
1,2,3-Trichloropropane	ug/kg	ND	1100	1040	95	61-150	
1,2,4-Trichlorobenzene	ug/kg	ND	1100	986	89	54-150	
1,2,4-Trimethylbenzene	ug/kg	ND	1100	1210	109	55-150	
1,2-Dibromo-3-chloropropane	ug/kg	ND	2750	2630	96	55-150	
1,2-Dibromoethane (EDB)	ug/kg	ND	1100	973	88	60-149	
1,2-Dichlorobenzene	ug/kg	ND	1100	981	89	61-148	
1,2-Dichloroethane	ug/kg	ND	1100	992	90	51-143	
1,2-Dichloropropane	ug/kg	ND	1100	1010	92	63-150	
1,3,5-Trimethylbenzene	ug/kg	ND	1100	1170	106	61-150	
1,3-Dichlorobenzene	ug/kg	ND	1100	1040	95	57-150	
1,3-Dichloropropane	ug/kg	ND	1100	922	84	62-149	
1,4-Dichlorobenzene	ug/kg	ND	1100	1060	96	58-148	
2,2-Dichloropropane	ug/kg	ND	1100	1060	96	45-149	
2-Butanone (MEK)	ug/kg	ND	5510	3500	63	55-150	
2-Chlorotoluene	ug/kg	ND	1100	1100	100	57-150	
4-Chlorotoluene	ug/kg	ND	1100	1100	99	61-150	
4-Methyl-2-pentanone (MIBK)	ug/kg	ND	5510	3880	70	61-150	
Acetone	ug/kg	ND	5510	4950	90	58-150	
Allyl chloride	ug/kg	ND	1100	878	80	51-150	
Benzene	ug/kg	ND	1100	1000	91	54-150	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

MATRIX SPIKE SAMPLE: 2634328

Parameter	Units	10394751010 Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
Bromobenzene	ug/kg	ND	1100	1060	96	59-150	
Bromochloromethane	ug/kg	ND	1100	1020	93	61-141	
Bromodichloromethane	ug/kg	ND	1100	1110	101	54-149	
Bromoform	ug/kg	ND	1100	1010	92	47-143	
Bromomethane	ug/kg	ND	1000	2140	214	36-135	M0
Carbon tetrachloride	ug/kg	ND	1100	1140	104	51-150	
Chlorobenzene	ug/kg	ND	1100	1050	95	58-150	
Chloroethane	ug/kg	ND	1000	1850	184	30-150	M1
Chloroform	ug/kg	ND	1100	1040	94	56-145	
Chloromethane	ug/kg	ND	1000	872	87	30-131	CL
cis-1,2-Dichloroethene	ug/kg	ND	1100	1040	95	59-150	
cis-1,3-Dichloropropene	ug/kg	ND	1100	1040	95	57-146	
Dibromochloromethane	ug/kg	ND	1100	1090	99	58-146	
Dibromomethane	ug/kg	ND	1100	1000	91	58-149	
Dichlorodifluoromethane	ug/kg	ND	1000	869	87	30-125	
Dichlorofluoromethane	ug/kg	ND	1000	2500	250	30-150	M1
Diethyl ether (Ethyl ether)	ug/kg	ND	1100	1130	103	43-150	
Ethylbenzene	ug/kg	ND	1100	1060	96	58-150	
Hexachloro-1,3-butadiene	ug/kg	ND	1100	1150	104	49-150	
Isopropylbenzene (Cumene)	ug/kg	ND	1100	1150	104	60-150	
Methyl-tert-butyl ether	ug/kg	ND	1100	956	87	60-148	
Methylene Chloride	ug/kg	ND	1100	883	79	52-146	
n-Butylbenzene	ug/kg	ND	1100	1120	101	58-150	
n-Propylbenzene	ug/kg	ND	1100	1140	104	61-150	
Naphthalene	ug/kg	ND	1100	954	87	54-150	
p-Isopropyltoluene	ug/kg	ND	1100	1140	104	58-150	
sec-Butylbenzene	ug/kg	ND	1100	1160	105	61-150	
Styrene	ug/kg	ND	1100	1070	98	60-150	
tert-Butylbenzene	ug/kg	ND	1100	1210	110	61-150	
Tetrachloroethene	ug/kg	ND	1100	1050	95	62-150	
Tetrahydrofuran	ug/kg	ND	11000	11000	100	57-149	
Toluene	ug/kg	ND	1100	1020	93	60-150	
trans-1,2-Dichloroethene	ug/kg	ND	1100	953	87	55-150	
trans-1,3-Dichloropropene	ug/kg	ND	1100	1050	96	60-150	
Trichloroethene	ug/kg	ND	1100	1030	94	59-150	
Trichlorofluoromethane	ug/kg	ND	1000	2130	213	30-150	M1
Vinyl chloride	ug/kg	ND	1000	1320	132	31-146	
Xylene (Total)	ug/kg	ND	3300	3190	96	55-150	
1,2-Dichloroethane-d4 (S)	%.				100	75-125	
4-Bromofluorobenzene (S)	%.				100	75-125	
Toluene-d8 (S)	%.				99	75-125	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

SAMPLE DUPLICATE: 2634329

Parameter	Units	10394751011 Result	Dup Result	RPD	Max RPD	Qualifiers
1,1,1,2-Tetrachloroethane	ug/kg	ND	ND		30	
1,1,1-Trichloroethane	ug/kg	ND	ND		30	
1,1,2,2-Tetrachloroethane	ug/kg	ND	ND		30	
1,1,2-Trichloroethane	ug/kg	ND	ND		30	
1,1,2-Trichlorotrifluoroethane	ug/kg	ND	ND		30	
1,1-Dichloroethane	ug/kg	ND	ND		30	
1,1-Dichloroethene	ug/kg	ND	ND		30	
1,1-Dichloropropene	ug/kg	ND	ND		30	
1,2,3-Trichlorobenzene	ug/kg	ND	ND		30	
1,2,3-Trichloropropane	ug/kg	ND	ND		30	
1,2,4-Trichlorobenzene	ug/kg	ND	ND		30	
1,2,4-Trimethylbenzene	ug/kg	ND	ND		30	
1,2-Dibromo-3-chloropropane	ug/kg	ND	ND		30	
1,2-Dibromoethane (EDB)	ug/kg	ND	ND		30	
1,2-Dichlorobenzene	ug/kg	ND	ND		30	
1,2-Dichloroethane	ug/kg	ND	ND		30	
1,2-Dichloropropane	ug/kg	ND	ND		30	
1,3,5-Trimethylbenzene	ug/kg	ND	ND		30	
1,3-Dichlorobenzene	ug/kg	ND	ND		30	
1,3-Dichloropropane	ug/kg	ND	ND		30	
1,4-Dichlorobenzene	ug/kg	ND	ND		30	
2,2-Dichloropropane	ug/kg	ND	ND		30	
2-Butanone (MEK)	ug/kg	ND	ND		30	
2-Chlorotoluene	ug/kg	ND	ND		30	
4-Chlorotoluene	ug/kg	ND	ND		30	
4-Methyl-2-pentanone (MIBK)	ug/kg	ND	ND		30	
Acetone	ug/kg	ND	ND		30	
Allyl chloride	ug/kg	ND	ND		30	
Benzene	ug/kg	ND	ND		30	
Bromobenzene	ug/kg	ND	ND		30	
Bromochloromethane	ug/kg	ND	ND		30	
Bromodichloromethane	ug/kg	ND	ND		30	
Bromoform	ug/kg	ND	ND		30	
Bromomethane	ug/kg	ND	ND		30	
Carbon tetrachloride	ug/kg	ND	ND		30	
Chlorobenzene	ug/kg	ND	ND		30	
Chloroethane	ug/kg	ND	ND		30	
Chloroform	ug/kg	ND	ND		30	
Chloromethane	ug/kg	ND	ND		30	CL
cis-1,2-Dichloroethene	ug/kg	ND	ND		30	
cis-1,3-Dichloropropene	ug/kg	ND	ND		30	
Dibromochloromethane	ug/kg	ND	ND		30	
Dibromomethane	ug/kg	ND	ND		30	
Dichlorodifluoromethane	ug/kg	ND	ND		30	
Dichlorofluoromethane	ug/kg	ND	ND		30	
Diethyl ether (Ethyl ether)	ug/kg	ND	ND		30	
Ethylbenzene	ug/kg	ND	ND		30	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

SAMPLE DUPLICATE: 2634329

Parameter	Units	10394751011 Result	Dup Result	RPD	Max RPD	Qualifiers
Hexachloro-1,3-butadiene	ug/kg	ND	ND		30	
Isopropylbenzene (Cumene)	ug/kg	ND	ND		30	
Methyl-tert-butyl ether	ug/kg	ND	ND		30	
Methylene Chloride	ug/kg	ND	ND		30	
n-Butylbenzene	ug/kg	ND	ND		30	
n-Propylbenzene	ug/kg	ND	ND		30	
Naphthalene	ug/kg	ND	ND		30	
p-Isopropyltoluene	ug/kg	ND	ND		30	
sec-Butylbenzene	ug/kg	ND	ND		30	
Styrene	ug/kg	ND	ND		30	
tert-Butylbenzene	ug/kg	ND	ND		30	
Tetrachloroethene	ug/kg	ND	ND		30	
Tetrahydrofuran	ug/kg	ND	ND		30	
Toluene	ug/kg	ND	ND		30	
trans-1,2-Dichloroethene	ug/kg	ND	ND		30	
trans-1,3-Dichloropropene	ug/kg	ND	ND		30	
Trichloroethene	ug/kg	ND	ND		30	
Trichlorofluoromethane	ug/kg	ND	ND		30	
Vinyl chloride	ug/kg	ND	ND		30	
Xylene (Total)	ug/kg	ND	ND		30	
1,2-Dichloroethane-d4 (S)	%.	100	99	3		
4-Bromofluorobenzene (S)	%.	102	101	4		
Toluene-d8 (S)	%.	97	97	3		

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 483801 Analysis Method: EPA 8260B
QC Batch Method: EPA 5035/5030B Analysis Description: 8260B MSV 5030 Med Level
Associated Lab Samples: 10394028005, 10394028006, 10394028007, 10394028009

METHOD BLANK: 2634477 Matrix: Solid
Associated Lab Samples: 10394028005, 10394028006, 10394028007, 10394028009

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
1,1,1,2-Tetrachloroethane	ug/kg	ND	200	07/08/17 15:55	MN
1,1,1-Trichloroethane	ug/kg	ND	200	07/08/17 15:55	MN
1,1,2,2-Tetrachloroethane	ug/kg	ND	200	07/08/17 15:55	MN
1,1,2-Trichloroethane	ug/kg	ND	50.0	07/08/17 15:55	
1,1,2-Trichlorotrifluoroethane	ug/kg	ND	200	07/08/17 15:55	
1,1-Dichloroethane	ug/kg	ND	50.0	07/08/17 15:55	
1,1-Dichloroethene	ug/kg	ND	50.0	07/08/17 15:55	MN
1,1-Dichloropropene	ug/kg	ND	50.0	07/08/17 15:55	MN
1,2,3-Trichlorobenzene	ug/kg	ND	50.0	07/08/17 15:55	
1,2,3-Trichloropropane	ug/kg	ND	200	07/08/17 15:55	
1,2,4-Trichlorobenzene	ug/kg	ND	50.0	07/08/17 15:55	
1,2,4-Trimethylbenzene	ug/kg	ND	50.0	07/08/17 15:55	
1,2-Dibromo-3-chloropropane	ug/kg	ND	1250	07/08/17 15:55	MN
1,2-Dibromoethane (EDB)	ug/kg	ND	50.0	07/08/17 15:55	
1,2-Dichlorobenzene	ug/kg	ND	50.0	07/08/17 15:55	
1,2-Dichloroethane	ug/kg	ND	50.0	07/08/17 15:55	
1,2-Dichloropropane	ug/kg	ND	50.0	07/08/17 15:55	
1,3,5-Trimethylbenzene	ug/kg	ND	50.0	07/08/17 15:55	
1,3-Dichlorobenzene	ug/kg	ND	50.0	07/08/17 15:55	
1,3-Dichloropropane	ug/kg	ND	50.0	07/08/17 15:55	
1,4-Dichlorobenzene	ug/kg	ND	50.0	07/08/17 15:55	
2,2-Dichloropropane	ug/kg	ND	200	07/08/17 15:55	
2-Butanone (MEK)	ug/kg	ND	250	07/08/17 15:55	
2-Chlorotoluene	ug/kg	ND	50.0	07/08/17 15:55	
4-Chlorotoluene	ug/kg	ND	50.0	07/08/17 15:55	
4-Methyl-2-pentanone (MIBK)	ug/kg	ND	250	07/08/17 15:55	
Acetone	ug/kg	ND	1000	07/08/17 15:55	
Allyl chloride	ug/kg	ND	200	07/08/17 15:55	
Benzene	ug/kg	ND	20.0	07/08/17 15:55	
Bromobenzene	ug/kg	ND	50.0	07/08/17 15:55	
Bromochloromethane	ug/kg	ND	50.0	07/08/17 15:55	
Bromodichloromethane	ug/kg	ND	50.0	07/08/17 15:55	
Bromoform	ug/kg	ND	500	07/08/17 15:55	MN
Bromomethane	ug/kg	ND	500	07/08/17 15:55	
Carbon tetrachloride	ug/kg	ND	200	07/08/17 15:55	MN
Chlorobenzene	ug/kg	ND	50.0	07/08/17 15:55	
Chloroethane	ug/kg	ND	500	07/08/17 15:55	
Chloroform	ug/kg	ND	50.0	07/08/17 15:55	
Chloromethane	ug/kg	ND	200	07/08/17 15:55	CL
cis-1,2-Dichloroethene	ug/kg	ND	50.0	07/08/17 15:55	
cis-1,3-Dichloropropene	ug/kg	ND	200	07/08/17 15:55	MN

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

METHOD BLANK: 2634477 Matrix: Solid
Associated Lab Samples: 10394028005, 10394028006, 10394028007, 10394028009

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Dibromochloromethane	ug/kg	ND	200	07/08/17 15:55	MN
Dibromomethane	ug/kg	ND	50.0	07/08/17 15:55	
Dichlorodifluoromethane	ug/kg	ND	200	07/08/17 15:55	
Dichlorofluoromethane	ug/kg	ND	500	07/08/17 15:55	
Diethyl ether (Ethyl ether)	ug/kg	ND	200	07/08/17 15:55	
Ethylbenzene	ug/kg	ND	50.0	07/08/17 15:55	
Hexachloro-1,3-butadiene	ug/kg	ND	250	07/08/17 15:55	
Isopropylbenzene (Cumene)	ug/kg	ND	50.0	07/08/17 15:55	
Methyl-tert-butyl ether	ug/kg	ND	50.0	07/08/17 15:55	
Methylene Chloride	ug/kg	ND	200	07/08/17 15:55	
n-Butylbenzene	ug/kg	ND	50.0	07/08/17 15:55	MN
n-Propylbenzene	ug/kg	ND	50.0	07/08/17 15:55	
Naphthalene	ug/kg	ND	200	07/08/17 15:55	
p-Isopropyltoluene	ug/kg	ND	50.0	07/08/17 15:55	
sec-Butylbenzene	ug/kg	ND	50.0	07/08/17 15:55	
Styrene	ug/kg	ND	50.0	07/08/17 15:55	
tert-Butylbenzene	ug/kg	ND	50.0	07/08/17 15:55	
Tetrachloroethene	ug/kg	ND	50.0	07/08/17 15:55	MN
Tetrahydrofuran	ug/kg	ND	2000	07/08/17 15:55	
Toluene	ug/kg	ND	50.0	07/08/17 15:55	
trans-1,2-Dichloroethene	ug/kg	ND	200	07/08/17 15:55	MN
trans-1,3-Dichloropropene	ug/kg	ND	200	07/08/17 15:55	MN
Trichloroethene	ug/kg	ND	50.0	07/08/17 15:55	
Trichlorofluoromethane	ug/kg	ND	200	07/08/17 15:55	
Vinyl chloride	ug/kg	ND	20.0	07/08/17 15:55	
Xylene (Total)	ug/kg	ND	150	07/08/17 15:55	
1,2-Dichloroethane-d4 (S)	%.	99	75-125	07/08/17 15:55	
4-Bromofluorobenzene (S)	%.	105	75-125	07/08/17 15:55	
Toluene-d8 (S)	%.	96	75-125	07/08/17 15:55	

LABORATORY CONTROL SAMPLE & LCSD: 2634478 2634479

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
1,1,1,2-Tetrachloroethane	ug/kg	1000	954	941	95	94	58-125	1	20	
1,1,1-Trichloroethane	ug/kg	1000	964	967	96	97	55-125	0	20	
1,1,2,2-Tetrachloroethane	ug/kg	1000	872	801	87	80	66-125	8	20	
1,1,2-Trichloroethane	ug/kg	1000	855	880	86	88	65-125	3	20	
1,1,2-Trichlorotrifluoroethane	ug/kg	1000	1080	1110	108	111	57-125	3	20	
1,1-Dichloroethane	ug/kg	1000	888	893	89	89	60-125	1	20	
1,1-Dichloroethene	ug/kg	1000	1020	1060	102	106	56-125	4	20	
1,1-Dichloropropene	ug/kg	1000	900	942	90	94	55-129	5	20	
1,2,3-Trichlorobenzene	ug/kg	1000	804	794	80	79	59-125	1	20	
1,2,3-Trichloropropane	ug/kg	1000	936	819	94	82	65-125	13	20	
1,2,4-Trichlorobenzene	ug/kg	1000	882	840	88	84	61-125	5	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

LABORATORY CONTROL SAMPLE & LCSD: 2634478 2634479

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
1,2,4-Trimethylbenzene	ug/kg	1000	975	960	97	96	66-125	1	20	
1,2-Dibromo-3-chloropropane	ug/kg	2500	2260	2310	90	92	53-125	2	20	
1,2-Dibromoethane (EDB)	ug/kg	1000	853	883	85	88	68-125	3	20	
1,2-Dichlorobenzene	ug/kg	1000	890	864	89	86	63-125	3	20	
1,2-Dichloroethane	ug/kg	1000	837	882	84	88	46-125	5	20	
1,2-Dichloropropane	ug/kg	1000	885	903	88	90	65-125	2	20	
1,3,5-Trimethylbenzene	ug/kg	1000	985	983	99	98	66-125	0	20	
1,3-Dichlorobenzene	ug/kg	1000	936	900	94	90	64-125	4	20	
1,3-Dichloropropane	ug/kg	1000	848	836	85	84	66-125	1	20	
1,4-Dichlorobenzene	ug/kg	1000	913	888	91	89	64-125	3	20	
2,2-Dichloropropane	ug/kg	1000	985	969	99	97	53-125	2	20	
2-Butanone (MEK)	ug/kg	5000	2950	2770	59	55	48-138	6	20	
2-Chlorotoluene	ug/kg	1000	969	948	97	95	60-125	2	20	
4-Chlorotoluene	ug/kg	1000	980	957	98	96	65-125	2	20	
4-Methyl-2-pentanone (MIBK)	ug/kg	5000	3390	3390	68	68	54-141	0	20	
Acetone	ug/kg	5000	4070	3720	81	74	68-125	9	20	
Allyl chloride	ug/kg	1000	790	800	79	80	49-130	1	20	
Benzene	ug/kg	1000	873	901	87	90	61-125	3	20	
Bromobenzene	ug/kg	1000	966	941	97	94	63-125	3	20	
Bromochloromethane	ug/kg	1000	869	898	87	90	65-125	3	20	
Bromodichloromethane	ug/kg	1000	985	1000	99	100	55-125	2	20	
Bromoform	ug/kg	1000	900	884	90	88	37-125	2	20	
Bromomethane	ug/kg	1000	1330	1350	133	135	47-125	2	20	L3
Carbon tetrachloride	ug/kg	1000	1020	1000	102	100	51-125	1	20	
Chlorobenzene	ug/kg	1000	922	931	92	93	63-125	1	20	
Chloroethane	ug/kg	1000	1110	1040	111	104	30-150	6	20	
Chloroform	ug/kg	1000	925	910	92	91	57-125	2	20	
Chloromethane	ug/kg	1000	567	544	57	54	45-125	4	20	CL
cis-1,2-Dichloroethene	ug/kg	1000	963	906	96	91	62-125	6	20	
cis-1,3-Dichloropropene	ug/kg	1000	934	936	93	94	59-125	0	20	
Dibromochloromethane	ug/kg	1000	947	919	95	92	51-125	3	20	
Dibromomethane	ug/kg	1000	876	871	88	87	62-125	1	20	
Dichlorodifluoromethane	ug/kg	1000	604	588	60	59	30-125	3	20	
Dichlorofluoromethane	ug/kg	1000	1350	1320	135	132	30-150	2	20	
Diethyl ether (Ethyl ether)	ug/kg	1000	1000	983	100	98	52-125	2	20	
Ethylbenzene	ug/kg	1000	944	950	94	95	65-125	1	20	
Hexachloro-1,3-butadiene	ug/kg	1000	985	953	99	95	58-125	3	20	
Isopropylbenzene (Cumene)	ug/kg	1000	973	1020	97	102	65-125	5	20	
Methyl-tert-butyl ether	ug/kg	1000	830	817	83	82	60-125	2	20	
Methylene Chloride	ug/kg	1000	806	777	81	78	57-125	4	20	
n-Butylbenzene	ug/kg	1000	969	935	97	94	64-125	4	20	
n-Propylbenzene	ug/kg	1000	1010	1010	101	101	65-125	0	20	
Naphthalene	ug/kg	1000	788	777	79	78	61-125	1	20	
p-Isopropyltoluene	ug/kg	1000	990	984	99	98	64-125	1	20	
sec-Butylbenzene	ug/kg	1000	1020	991	102	99	65-125	3	20	
Styrene	ug/kg	1000	942	945	94	95	66-125	0	20	
tert-Butylbenzene	ug/kg	1000	1070	1030	107	103	65-125	4	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

LABORATORY CONTROL SAMPLE & LCSD: 2634478 2634479

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Tetrachloroethene	ug/kg	1000	935	969	93	97	65-125	4	20	
Tetrahydrofuran	ug/kg	10000	9360	9050	94	90	68-125	3	20	
Toluene	ug/kg	1000	887	919	89	92	67-125	3	20	
trans-1,2-Dichloroethene	ug/kg	1000	866	928	87	93	56-125	7	20	
trans-1,3-Dichloropropene	ug/kg	1000	915	904	91	90	63-125	1	20	
Trichloroethene	ug/kg	1000	913	935	91	93	63-125	2	20	
Trichlorofluoromethane	ug/kg	1000	1240	1230	124	123	35-141	0	20	
Vinyl chloride	ug/kg	1000	833	783	83	78	53-125	6	20	
Xylene (Total)	ug/kg	3000	2800	2820	93	94	67-125	1	20	
1,2-Dichloroethane-d4 (S)	%.				98	104	75-125			
4-Bromofluorobenzene (S)	%.				103	100	75-125			
Toluene-d8 (S)	%.				97	100	75-125			

MATRIX SPIKE SAMPLE: 2634568

Parameter	Units	10394398018 Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
1,1,1,2-Tetrachloroethane	ug/kg	ND	978	1130	115	64-150	
1,1,1-Trichloroethane	ug/kg	ND	978	1120	114	56-150	
1,1,2,2-Tetrachloroethane	ug/kg	ND	978	1090	111	61-150	
1,1,2-Trichloroethane	ug/kg	ND	978	1170	120	63-149	
1,1,2-Trichlorotrifluoroethane	ug/kg	ND	978	1250	128	38-150	
1,1-Dichloroethane	ug/kg	ND	978	1010	103	57-150	
1,1-Dichloroethene	ug/kg	ND	978	1240	127	47-150	
1,1-Dichloropropene	ug/kg	ND	978	1080	111	57-150	
1,2,3-Trichlorobenzene	ug/kg	ND	978	929	95	57-150	
1,2,3-Trichloropropane	ug/kg	ND	978	991	101	61-150	
1,2,4-Trichlorobenzene	ug/kg	ND	978	986	101	54-150	
1,2,4-Trimethylbenzene	ug/kg	24800	978	17800	-716	55-150	E,M1
1,2-Dibromo-3-chloropropane	ug/kg	ND	2440	2540	104	55-150	
1,2-Dibromoethane (EDB)	ug/kg	ND	978	1010	103	60-149	
1,2-Dichlorobenzene	ug/kg	ND	978	1000	103	61-148	
1,2-Dichloroethane	ug/kg	ND	978	986	101	51-143	
1,2-Dichloropropane	ug/kg	ND	978	1110	113	63-150	
1,3,5-Trimethylbenzene	ug/kg	8880	978	8000	-90	61-150	M1
1,3-Dichlorobenzene	ug/kg	ND	978	1060	108	57-150	
1,3-Dichloropropane	ug/kg	ND	978	977	100	62-149	
1,4-Dichlorobenzene	ug/kg	ND	978	1040	107	58-148	
2,2-Dichloropropane	ug/kg	ND	978	1110	114	45-149	
2-Butanone (MEK)	ug/kg	ND	4890	4860	99	55-150	
2-Chlorotoluene	ug/kg	ND	978	1890	193	57-150	M1
4-Chlorotoluene	ug/kg	ND	978	1160	118	61-150	
4-Methyl-2-pentanone (MIBK)	ug/kg	ND	4890	5010	102	61-150	
Acetone	ug/kg	ND	4890	4860	99	58-150	
Allyl chloride	ug/kg	ND	978	927	95	51-150	
Benzene	ug/kg	ND	978	1070	108	54-150	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

MATRIX SPIKE SAMPLE: 2634568

Parameter	Units	10394398018 Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
Bromobenzene	ug/kg	ND	978	1110	114	59-150	
Bromochloromethane	ug/kg	ND	978	987	101	61-141	
Bromodichloromethane	ug/kg	ND	978	1270	130	54-149	
Bromoform	ug/kg	ND	978	987	101	47-143	
Bromomethane	ug/kg	ND	978	1240	127	36-135	
Carbon tetrachloride	ug/kg	ND	978	1150	118	51-150	
Chlorobenzene	ug/kg	ND	978	1080	111	58-150	
Chloroethane	ug/kg	ND	978	1090	112	30-150	
Chloroform	ug/kg	ND	978	1060	109	56-145	
Chloromethane	ug/kg	ND	978	501	51	30-131	CL
cis-1,2-Dichloroethene	ug/kg	ND	978	1090	111	59-150	
cis-1,3-Dichloropropene	ug/kg	ND	978	1070	109	57-146	
Dibromochloromethane	ug/kg	ND	978	1050	107	58-146	
Dibromomethane	ug/kg	ND	978	980	100	58-149	
Dichlorodifluoromethane	ug/kg	ND	978	540	55	30-125	
Dichlorofluoromethane	ug/kg	ND	978	1570	160	30-150	M1
Diethyl ether (Ethyl ether)	ug/kg	ND	978	1190	121	43-150	
Ethylbenzene	ug/kg	2420	978	2650	24	58-150	M1
Hexachloro-1,3-butadiene	ug/kg	ND	978	1510	155	49-150	M1
Isopropylbenzene (Cumene)	ug/kg	656	978	1620	98	60-150	
Methyl-tert-butyl ether	ug/kg	ND	978	979	100	60-148	
Methylene Chloride	ug/kg	ND	978	904	92	52-146	
n-Butylbenzene	ug/kg	1200	978	2020	84	58-150	
n-Propylbenzene	ug/kg	2850	978	3230	40	61-150	M1
Naphthalene	ug/kg	2780	978	3370	60	54-150	
p-Isopropyltoluene	ug/kg	353	978	1690	136	58-150	
sec-Butylbenzene	ug/kg	451	978	1590	116	61-150	
Styrene	ug/kg	ND	978	1140	116	60-150	
tert-Butylbenzene	ug/kg	ND	978	1270	130	61-150	
Tetrachloroethene	ug/kg	ND	978	1130	115	62-150	
Tetrahydrofuran	ug/kg	ND	9780	10500	107	57-149	
Toluene	ug/kg	268	978	1250	100	60-150	
trans-1,2-Dichloroethene	ug/kg	ND	978	1070	110	55-150	
trans-1,3-Dichloropropene	ug/kg	ND	978	1080	111	60-150	
Trichloroethene	ug/kg	ND	978	1030	105	59-150	
Trichlorofluoromethane	ug/kg	ND	978	1270	130	30-150	
Vinyl chloride	ug/kg	ND	978	757	77	31-146	
Xylene (Total)	ug/kg	13900	2930	12400	-52	55-150	MS
1,2-Dichloroethane-d4 (S)	%.				102	75-125	
4-Bromofluorobenzene (S)	%.				109	75-125	
Toluene-d8 (S)	%.				101	75-125	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

SAMPLE DUPLICATE: 2634569

Parameter	Units	10394398019 Result	Dup Result	RPD	Max RPD	Qualifiers
1,1,1,2-Tetrachloroethane	ug/kg	ND	ND		30	
1,1,1-Trichloroethane	ug/kg	ND	ND		30	
1,1,2,2-Tetrachloroethane	ug/kg	ND	ND		30	
1,1,2-Trichloroethane	ug/kg	ND	ND		30	
1,1,2-Trichlorotrifluoroethane	ug/kg	ND	ND		30	
1,1-Dichloroethane	ug/kg	ND	ND		30	
1,1-Dichloroethene	ug/kg	ND	ND		30	
1,1-Dichloropropene	ug/kg	ND	ND		30	
1,2,3-Trichlorobenzene	ug/kg	ND	ND		30	
1,2,3-Trichloropropane	ug/kg	ND	ND		30	
1,2,4-Trichlorobenzene	ug/kg	ND	ND		30	
1,2,4-Trimethylbenzene	ug/kg	159000	108000	38	30	D6
1,2-Dibromo-3-chloropropane	ug/kg	ND	ND		30	
1,2-Dibromoethane (EDB)	ug/kg	ND	ND		30	
1,2-Dichlorobenzene	ug/kg	ND	ND		30	
1,2-Dichloroethane	ug/kg	ND	ND		30	
1,2-Dichloropropane	ug/kg	ND	ND		30	
1,3,5-Trimethylbenzene	ug/kg	47600	37900	23	30	
1,3-Dichlorobenzene	ug/kg	ND	ND		30	
1,3-Dichloropropane	ug/kg	ND	ND		30	
1,4-Dichlorobenzene	ug/kg	ND	ND		30	
2,2-Dichloropropane	ug/kg	ND	ND		30	
2-Butanone (MEK)	ug/kg	ND	ND		30	
2-Chlorotoluene	ug/kg	ND	ND		30	
4-Chlorotoluene	ug/kg	ND	ND		30	
4-Methyl-2-pentanone (MIBK)	ug/kg	ND	ND		30	
Acetone	ug/kg	ND	ND		30	
Allyl chloride	ug/kg	ND	ND		30	
Benzene	ug/kg	1220	929	27	30	
Bromobenzene	ug/kg	ND	ND		30	
Bromochloromethane	ug/kg	ND	ND		30	
Bromodichloromethane	ug/kg	ND	ND		30	
Bromoform	ug/kg	ND	ND		30	
Bromomethane	ug/kg	ND	ND		30	
Carbon tetrachloride	ug/kg	ND	ND		30	
Chlorobenzene	ug/kg	ND	ND		30	
Chloroethane	ug/kg	ND	ND		30	
Chloroform	ug/kg	ND	ND		30	
Chloromethane	ug/kg	ND	ND		30	
cis-1,2-Dichloroethene	ug/kg	ND	ND		30	
cis-1,3-Dichloropropene	ug/kg	ND	ND		30	
Dibromochloromethane	ug/kg	ND	ND		30	
Dibromomethane	ug/kg	ND	ND		30	
Dichlorodifluoromethane	ug/kg	ND	ND		30	
Dichlorofluoromethane	ug/kg	ND	ND		30	
Diethyl ether (Ethyl ether)	ug/kg	ND	ND		30	
Ethylbenzene	ug/kg	47100	40100	16	30	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

SAMPLE DUPLICATE: 2634569

Parameter	Units	10394398019 Result	Dup Result	RPD	Max RPD	Qualifiers
Hexachloro-1,3-butadiene	ug/kg	ND	ND		30	
Isopropylbenzene (Cumene)	ug/kg	6190	5190	18	30	
Methyl-tert-butyl ether	ug/kg	ND	ND		30	
Methylene Chloride	ug/kg	ND	ND		30	
n-Butylbenzene	ug/kg	5230	4400	17	30	
n-Propylbenzene	ug/kg	25300	20100	23	30	
Naphthalene	ug/kg	13100	10600	21	30	
p-Isopropyltoluene	ug/kg	1260	956	28	30	
sec-Butylbenzene	ug/kg	ND	1950		30	
Styrene	ug/kg	ND	ND		30	
tert-Butylbenzene	ug/kg	ND	ND		30	
Tetrachloroethene	ug/kg	ND	ND		30	
Tetrahydrofuran	ug/kg	ND	ND		30	
Toluene	ug/kg	4120	3030	30	30	
trans-1,2-Dichloroethene	ug/kg	ND	ND		30	
trans-1,3-Dichloropropene	ug/kg	ND	ND		30	
Trichloroethene	ug/kg	ND	ND		30	
Trichlorofluoromethane	ug/kg	ND	ND		30	
Vinyl chloride	ug/kg	ND	ND		30	
Xylene (Total)	ug/kg	239000	199000	18	30	
1,2-Dichloroethane-d4 (S)	%.	103	99	6		
4-Bromofluorobenzene (S)	%.	104	99	8		
Toluene-d8 (S)	%.	100	101	2		

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 483681
QC Batch Method: EPA 3550
Analysis Method: EPA 8082A
Analysis Description: 8082A GCS PCB
Associated Lab Samples: 10394028008

METHOD BLANK: 2633750 Matrix: Solid
Associated Lab Samples: 10394028008

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
PCB-1016 (Aroclor 1016)	ug/kg	ND	33.0	07/11/17 15:05	
PCB-1221 (Aroclor 1221)	ug/kg	ND	33.0	07/11/17 15:05	
PCB-1232 (Aroclor 1232)	ug/kg	ND	33.0	07/11/17 15:05	
PCB-1242 (Aroclor 1242)	ug/kg	ND	33.0	07/11/17 15:05	
PCB-1248 (Aroclor 1248)	ug/kg	ND	33.0	07/11/17 15:05	
PCB-1254 (Aroclor 1254)	ug/kg	ND	33.0	07/11/17 15:05	
PCB-1260 (Aroclor 1260)	ug/kg	ND	33.0	07/11/17 15:05	
PCB-1262 (Aroclor 1262)	ug/kg	ND	33.0	07/11/17 15:05	
PCB-1268 (Aroclor 1268)	ug/kg	ND	33.0	07/11/17 15:05	
Decachlorobiphenyl (S)	%.	79	45-144	07/11/17 15:05	
Tetrachloro-m-xylene (S)	%.	80	41-135	07/11/17 15:05	

LABORATORY CONTROL SAMPLE: 2633751

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
PCB-1016 (Aroclor 1016)	ug/kg	667	551	83	57-125	
PCB-1260 (Aroclor 1260)	ug/kg	667	547	82	57-125	
Decachlorobiphenyl (S)	%.			85	45-144	
Tetrachloro-m-xylene (S)	%.			86	41-135	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2633752 2633753

Parameter	Units	1290451001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
PCB-1016 (Aroclor 1016)	ug/kg	ND	736	738	558	571	76	77	33-125	2	30	
PCB-1260 (Aroclor 1260)	ug/kg	ND	736	738	522	524	71	71	37-125	0	30	
Decachlorobiphenyl (S)	%.						91	103	45-144			
Tetrachloro-m-xylene (S)	%.						82	82	41-135			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 483209
QC Batch Method: EPA 3550
Analysis Method: EPA 8270D by SIM
Analysis Description: 8270D Solid PAH by SIM MSSV
Associated Lab Samples: 10394028008

METHOD BLANK: 2632021
Matrix: Solid
Associated Lab Samples: 10394028008

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Acenaphthene	ug/kg	ND	10.0	07/06/17 14:46	
Acenaphthylene	ug/kg	ND	10.0	07/06/17 14:46	
Anthracene	ug/kg	ND	10.0	07/06/17 14:46	
Benzo(a)anthracene	ug/kg	ND	10.0	07/06/17 14:46	
Benzo(a)pyrene	ug/kg	ND	10.0	07/06/17 14:46	
Benzo(b)fluoranthene	ug/kg	ND	10.0	07/06/17 14:46	
Benzo(g,h,i)perylene	ug/kg	ND	10.0	07/06/17 14:46	
Benzo(k)fluoranthene	ug/kg	ND	10.0	07/06/17 14:46	
Chrysene	ug/kg	ND	10.0	07/06/17 14:46	
Dibenz(a,h)anthracene	ug/kg	ND	10.0	07/06/17 14:46	
Fluoranthene	ug/kg	ND	10.0	07/06/17 14:46	
Fluorene	ug/kg	ND	10.0	07/06/17 14:46	
Indeno(1,2,3-cd)pyrene	ug/kg	ND	10.0	07/06/17 14:46	
Naphthalene	ug/kg	ND	10.0	07/06/17 14:46	
Phenanthrene	ug/kg	ND	10.0	07/06/17 14:46	
Pyrene	ug/kg	ND	10.0	07/06/17 14:46	
2-Fluorobiphenyl (S)	%.	79	47-125	07/06/17 14:46	
p-Terphenyl-d14 (S)	%.	82	55-125	07/06/17 14:46	

LABORATORY CONTROL SAMPLE: 2632022

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Acenaphthene	ug/kg	33.3	25.3	76	54-125	
Acenaphthylene	ug/kg	33.3	24.8	74	54-125	
Anthracene	ug/kg	33.3	32.5	98	67-125	
Benzo(a)anthracene	ug/kg	33.3	29.6	89	55-125	
Benzo(a)pyrene	ug/kg	33.3	31.3	94	71-125	
Benzo(b)fluoranthene	ug/kg	33.3	31.8	95	60-125	
Benzo(g,h,i)perylene	ug/kg	33.3	29.1	87	66-125	
Benzo(k)fluoranthene	ug/kg	33.3	31.6	95	75-125	
Chrysene	ug/kg	33.3	31.4	94	73-125	
Dibenz(a,h)anthracene	ug/kg	33.3	29.7	89	67-125	
Fluoranthene	ug/kg	33.3	33.4	100	69-125	
Fluorene	ug/kg	33.3	27.4	82	60-125	
Indeno(1,2,3-cd)pyrene	ug/kg	33.3	30.3	91	69-125	
Naphthalene	ug/kg	33.3	27.5	82	53-125	
Phenanthrene	ug/kg	33.3	31.3	94	59-125	
Pyrene	ug/kg	33.3	27.6	83	66-125	
2-Fluorobiphenyl (S)	%.			81	47-125	
p-Terphenyl-d14 (S)	%.			83	55-125	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2632023 2632024

Parameter	Units	10394477003 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Acenaphthene	ug/kg	ND	37.5	37.5	24.8	24.7	66	66	30-141	0	30	
Acenaphthylene	ug/kg	ND	37.5	37.5	20.8	17.5	56	47	30-130	17	30	
Anthracene	ug/kg	ND	37.5	37.5	31.8	35.1	85	94	43-136	10	30	
Benzo(a)anthracene	ug/kg	ND	37.5	37.5	30.2	28.6	80	76	30-150	5	30	
Benzo(a)pyrene	ug/kg	ND	37.5	37.5	31.3	27.7	83	74	30-150	12	30	
Benzo(b)fluoranthene	ug/kg	ND	37.5	37.5	33.1	29.7	88	79	30-150	11	30	
Benzo(g,h,i)perylene	ug/kg	ND	37.5	37.5	30.6	28.7	82	77	30-150	6	30	
Benzo(k)fluoranthene	ug/kg	ND	37.5	37.5	30.6	30.6	82	82	30-150	0	30	
Chrysene	ug/kg	ND	37.5	37.5	31.7	31.2	84	83	32-150	1	30	
Dibenz(a,h)anthracene	ug/kg	ND	37.5	37.5	30.7	28.1	82	75	30-150	9	30	
Fluoranthene	ug/kg	ND	37.5	37.5	35.7	34.5	95	92	30-150	3	30	
Fluorene	ug/kg	ND	37.5	37.5	28.8	27.2	77	73	30-142	6	30	
Indeno(1,2,3-cd)pyrene	ug/kg	ND	37.5	37.5	30.8	29.3	82	78	30-150	5	30	
Naphthalene	ug/kg	ND	37.5	37.5	22.9	24.9	61	66	30-150	8	30	
Phenanthrene	ug/kg	ND	37.5	37.5	33.4	32.7	89	87	30-150	2	30	
Pyrene	ug/kg	ND	37.5	37.5	29.0	27.0	77	72	30-150	7	30	
2-Fluorobiphenyl (S)	%.						64	65	47-125			
p-Terphenyl-d14 (S)	%.						77	76	55-125			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 482960 Analysis Method: WI MOD DRO
QC Batch Method: WI MOD DRO Analysis Description: WIDRO GCS
Associated Lab Samples: 10394028001, 10394028002

METHOD BLANK: 2631067 Matrix: Solid
Associated Lab Samples: 10394028001, 10394028002

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
WDRO C10-C28	mg/kg	ND	10.0	07/06/17 09:49	
n-Triacontane (S)	%.	91	50-150	07/06/17 09:49	

LABORATORY CONTROL SAMPLE & LCSD: 2631068 2631069

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
WDRO C10-C28	mg/kg	80	73.3	61.5	92	77	70-120	18	20	
n-Triacontane (S)	%.				93	82	50-150			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 483148 Analysis Method: WI MOD DRO
QC Batch Method: WI MOD DRO Analysis Description: WIDRO GCS
Associated Lab Samples: 10394028003, 10394028004, 10394028005, 10394028006, 10394028007

METHOD BLANK: 2631805 Matrix: Solid
Associated Lab Samples: 10394028003, 10394028004, 10394028005, 10394028006, 10394028007

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
WDRO C10-C28	mg/kg	ND	10.0	07/09/17 18:09	
n-Triacontane (S)	%.	87	50-150	07/09/17 18:09	

LABORATORY CONTROL SAMPLE & LCSD: 2631806 2631807

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
WDRO C10-C28	mg/kg	80	71.6	69.0	90	86	70-120	4	20	
n-Triacontane (S)	%.				93	93	50-150			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

QC Batch: 260696
QC Batch Method: EPA 1010
Analysis Method: EPA 1010
Analysis Description: 1010 Flash Point, Closed Cup
Associated Lab Samples: 10394028008

LABORATORY CONTROL SAMPLE: 1535465

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Flashpoint	deg F		81.2			

SAMPLE DUPLICATE: 1535866

Parameter	Units	40152527002 Result	Dup Result	RPD	Max RPD	Qualifiers
Flashpoint	deg F	75.2	75.2			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALIFIERS

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

LABORATORIES

PASI-G	Pace Analytical Services - Green Bay
PASI-M	Pace Analytical Services - Minneapolis

ANALYTE QUALIFIERS

CL	The continuing calibration for this compound is outside of Pace Analytical acceptance limits. The results may be biased low.
D6	The precision between the sample and sample duplicate exceeded laboratory control limits.
E	Analyte concentration exceeded the calibration range. The reported result is estimated.
L3	Analyte recovery in the laboratory control sample (LCS) exceeded QC limits. Analyte presence below reporting limits in associated samples.
M0	Matrix spike recovery and/or matrix spike duplicate recovery was outside laboratory control limits.
M1	Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.
MN	The reporting limit has been raised in accordance with Minnesota Statutes 4740.2100 Subpart 8. C, D. Reporting Limit Evaluation Rule.
MS	Analyte recovery in the matrix spike was outside QC limits for one or more of the constituent analytes used in the calculated result.
T6	High boiling point hydrocarbons are present in the sample.

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: STILLWATER PRISON 970 Picket
Pace Project No.: 10394028

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
10394028008	**SP-2**	EPA 3550	483681	EPA 8082A	484277
10394028001	**B-1 (3)**	WI MOD DRO	482960	WI MOD DRO	483395
10394028002	**B-2 (3)**	WI MOD DRO	482960	WI MOD DRO	483395
10394028003	**S-1 (2)**	WI MOD DRO	483148	WI MOD DRO	483902
10394028004	**S-2 (2)**	WI MOD DRO	483148	WI MOD DRO	483902
10394028005	**S-3 (2)**	WI MOD DRO	483148	WI MOD DRO	483902
10394028006	**S-4 (2)**	WI MOD DRO	483148	WI MOD DRO	483902
10394028007	**SP-1**	WI MOD DRO	483148	WI MOD DRO	483902
10394028001	**B-1 (3)**	EPA 5030 Medium Soil	483174	WI MOD GRO	483336
10394028002	**B-2 (3)**	EPA 5030 Medium Soil	483425	WI MOD GRO	483544
10394028003	**S-1 (2)**	EPA 5030 Medium Soil	483425	WI MOD GRO	483544
10394028004	**S-2 (2)**	EPA 5030 Medium Soil	483425	WI MOD GRO	483544
10394028005	**S-3 (2)**	EPA 5030 Medium Soil	483425	WI MOD GRO	483544
10394028006	**S-4 (2)**	EPA 5030 Medium Soil	483425	WI MOD GRO	483544
10394028007	**SP-1**	EPA 5030 Medium Soil	483425	WI MOD GRO	483544
10394028009	**MeOH Trip Blanks**	EPA 5030 Medium Soil	483425	WI MOD GRO	483544
10394028008	**SP-2**	EPA 3050	482335	EPA 6010C	482647
10394028008	**SP-2**	EPA 7471B	483053	EPA 7471B	483246
10394028001	**B-1 (3)**	ASTM D2974	484256		
10394028002	**B-2 (3)**	ASTM D2974	484256		
10394028003	**S-1 (2)**	ASTM D2974	484256		
10394028004	**S-2 (2)**	ASTM D2974	484256		
10394028005	**S-3 (2)**	ASTM D2974	484256		
10394028006	**S-4 (2)**	ASTM D2974	484256		
10394028007	**SP-1**	ASTM D2974	484256		
10394028008	**SP-2**	ASTM D2974	484256		
10394028008	**SP-2**	EPA 3550	483209	EPA 8270D by SIM	483547
10394028001	**B-1 (3)**	EPA 5035/5030B	483792	EPA 8260B	484033
10394028002	**B-2 (3)**	EPA 5035/5030B	483792	EPA 8260B	484033
10394028003	**S-1 (2)**	EPA 5035/5030B	483792	EPA 8260B	484033
10394028004	**S-2 (2)**	EPA 5035/5030B	483792	EPA 8260B	484033
10394028005	**S-3 (2)**	EPA 5035/5030B	483801	EPA 8260B	484150
10394028006	**S-4 (2)**	EPA 5035/5030B	483801	EPA 8260B	484150
10394028007	**SP-1**	EPA 5035/5030B	483801	EPA 8260B	484150
10394028009	**MeOH Trip Blanks**	EPA 5035/5030B	483801	EPA 8260B	484150
10394028008	**SP-2**	EPA 1010	260696		

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical®
www.pacelabs.com

CHAIN-OF-CUSTODY / Analytical Request Document

The Chain-of-Custody is a LEGAL DOCUMENT. All relevant fields must be completed accurately.

10394028

Page: 1 of 1

2113095

Section A Required Client Information:
Company: THATCHER ENGINEERING, INC
Address:
Email To: STHATCHER@THATCHER-ENG.COM
Phone: 612-867-7234 Fax:
Requested Due Date/TAT:

Section B Required Project Information:
Report To:
Copy To:
Purchase Order No.:
Project Name: STILLWATER PRISON (SP)
Project Number: 970 PICKET AVE BAYPORT, MN 55003

Section C Invoice Information:
Attention: SAME
Company Name:
Address:
Pace Quote Reference:
Pace Project Manager:
Pace Profile #: 11993

REGULATORY AGENCY
☐ NPDES ☐ GROUND WATER ☐ DRINKING WATER
☒ UST ☐ RCRA ☐ OTHER
Site Location STATE: MN

Section D Required Client Information

SAMPLE ID (A-Z, 0-9 / ,-) Sample IDs MUST BE UNIQUE

Matrix Codes (MATRIX / CODE): Drinking Water DW; Water WT; Waste Water WW; Product P; Soil/Solid SL; Oil OL; Wipe WP; Air AR; Tissue TS; Other OT

ITEM #	SAMPLE ID	MATRIX CODE (see valid codes to left)	SAMPLE TYPE (G=GRAB C=COMP)	COLLECTED COMPOSITE START DATE	COMPOSITE START TIME	COMPOSITE END/GRAB DATE	COMPOSITE END/GRAB TIME	SAMPLE TEMP AT COLLECTION	# OF CONTAINERS	Preservatives: Unpreserved	H_2SO_4	HNO_3	HCl	NaOH	$Na_2S_2O_3$	Methanol	Other	Analysis Test (Y/N)	DRO	MOISTURE	GRO ~~Methanol~~	VOC	METALS (8 METALS)	PCBs	PAH	FLASH POINT	Residual Chlorine (Y/N)	Pace Project No./ Lab I.D.
1	B-1 (3)	SL	G			6/28/17	1000		7	3						4			X	X	X	X						001
2	B-2 (3)	"	G			"	1000		7	3						4			"	"	"	"						002
3	S-1 (2)	"	G			"	1000		7	3						4			"	"								003
4	S-2 (2)	"	G			"	1000		7	3						4			"	"								004
5	S-3 (2)	"	G			"	1000		7	3						4			"	"								005
6	S-4 (2)	"	G			"	1000		7	3						4			"	"								006
7	SP-1	"	G			"	1000		7	3						4			X	X	X	X						007
8	SP-2	"	C			"	1000		3	3													X	X	X	X		008
9																												
10																												
11																												
12																												

Requested Analysis Filtered (Y/N)

ADDITIONAL COMMENTS	RELINQUISHED BY / AFFILIATION	DATE	TIME	ACCEPTED BY / AFFILIATION	DATE	TIME	SAMPLE CONDITIONS			
	Steven Thatcher	6/28/17	1550	CHRISTINE PACE	6/29/17	1530	0.6	X	N	Y

Temp in °C | Received on Ice (Y/N) | Custody Sealed Cooler (Y/N) | Samples Intact (Y/N)

ORIGINAL

SAMPLER NAME AND SIGNATURE
PRINT Name of SAMPLER: STEVEN W. THATCHER
SIGNATURE of SAMPLER: Steven Thatcher
DATE Signed (MM/DD/YY): 6/28/17

*Important Note: By signing this form you are accepting Pace's NET 30 day payment terms and agreeing to late charges of 1.5% per month for any invoices not paid within 30 days.

F-ALL-Q-020rev.07, 15-May-2007

Pace Analytical	Document Name: **Sample Condition Upon Receipt Form**	Document Revised: 19Dec2016 Page 1 of 2
	Document No.: **F-MN-L-213-rev.20**	Issuing Authority: Pace Minnesota Quality Office

Sample Condition Upon Receipt

Client Name: Thatcher Eng. **Project #:** WO# : 10394028

10394028

Courier: ☐ Fed Ex ☐ UPS ☐ USPS ☒ Client ☐ Commercial ☐ Pace ☐ SpeeDee ☐ Other:

Tracking Number:

Custody Seal on Cooler/Box Present? ☐ Yes ☒ No **Seals Intact?** ☐ Yes ☒ No **Optional:** Proj. Due Date: Proj. Name:

Packing Material: ☐ Bubble Wrap ☒ Bubble Bags ☐ None ☐ Other: **Temp Blank?** ☒ Yes ☐ No

Thermometer Used: ☒ 151401163 ☐ 151401164 **Type of Ice:** ☒ Wet ☐ Blue ☐ None ☐ Samples on Ice, cooling process has begun

Cooler Temp Read (°C): 0.6 **Cooler Temp Corrected (°C):** 0.6 **Biological Tissue Frozen?** ☐ Yes ☐ No ☒ N/A

Temp should be above freezing to 6°C **Correction Factor:** True **Date and Initials of Person Examining Contents:** CSG 6/29/17

USDA Regulated Soil (☐ N/A, water sample)

Did samples originate in a quarantine zone within the United States: AL, AR, CA, FL, GA, ID, LA, MS, NC, NM, NY, OK, OR, SC, TN, TX or VA (check maps)? ☐ Yes ☒ No

Did samples originate from a foreign source (internationally, including Hawaii and Puerto Rico)? ☐ Yes ☒ No

If Yes to either question, fill out a Regulated Soil Checklist (F-MN-Q-338) and include with SCUR/COC paperwork.

				COMMENTS:
Chain of Custody Present?	☒ Yes	☐ No		1.
Chain of Custody Filled Out?	☒ Yes	☐ No		2.
Chain of Custody Relinquished?	☒ Yes	☐ No		3.
Sampler Name and/or Signature on COC?	☒ Yes	☐ No	☐ N/A	4.
Samples Arrived within Hold Time?	☒ Yes	☐ No		5.
Short Hold Time Analysis (<72 hr)?	☐ Yes	☒ No		6.
Rush Turn Around Time Requested?	☐ Yes	☒ No		7.
Sufficient Volume?	☒ Yes	☐ No		8.
Correct Containers Used?	☒ Yes	☐ No		9.
-Pace Containers Used?	☒ Yes	☐ No		
Containers Intact?	☒ Yes	☐ No		10.
Filtered Volume Received for Dissolved Tests?	☐ Yes	☐ No	☒ N/A	11. Note if sediment is visible in the dissolved container
Sample Labels Match COC? -Includes Date/Time/ID/Analysis Matrix: SL	☒ Yes	☐ No		12.
All containers needing acid/base preservation have been checked?	☐ Yes	☐ No	☒ N/A	13. ☐ HNO_3 ☐ H_2SO_4 ☐ NaOH Positive for Res. Chlorine? Y N
All containers needing preservation are found to be in compliance with EPA recommendation? (HNO_3, H_2SO_4, <2pH, NaOH >9 Sulfide, NaOH>12 Cyanide)	☐ Yes	☐ No	☒ N/A	Sample #
Exceptions: VOA, Coliform, TOC/DOC Oil and Grease, DRO/8015 (water) and Dioxin.	☐ Yes	☐ No	☒ N/A	Initial when completed: Lot # of added preservative:
Headspace in VOA Vials (>6mm)?	☐ Yes	☐ No	☒ N/A	14.
Trip Blank Present?	☒ Yes	☐ No	☐ N/A	15.
Trip Blank Custody Seals Present?	☒ Yes	☐ No	☐ N/A	
Pace Trip Blank Lot # (if purchased): 050817				

CLIENT NOTIFICATION/RESOLUTION **Field Data Required?** ☐ Yes ☐ No

Person Contacted: Date/Time:

Comments/Resolution:

Project Manager Review: Carol Berg **Date:** 6/29/17

Note: Whenever there is a discrepancy affecting North Carolina compliance samples, a copy of this form will be sent to the North Carolina DEHNR Certification Office (i.e. out of hold, incorrect preservative, out of temp, incorrect containers).

Chain of Custody

40152668

Pace Analytical
www.pacelabs.com

Workorder: 10394028 **Workorder Name:** STILLWATER PRISON 970 Picket **Owner Received Date:** 6/28/2017 **Results Requested By:** 7/13/2017

Report To	Subcontract To
Amanda Albrecht Pace Analytical Minnesota 1700 Elm Street Suite 200 Minneapolis, MN 55414 Phone (612)607-6382	Pace Analytical Green Bay 1241 Bellevue Street Suite 9 Green Bay, WI 54302 Phone (920)469-2436

Item	Sample ID	Sample Type	Collect Date/Time	Lab ID	Matrix	Preserved Containers	Flash Point	Requested Analysis	LAB USE ONLY
1	SP-2 008	PS	6/28/2017 10.00	10394028008	Solid	1	X		1-4oz4g^
2									
3									
4									
5									

Transfers	Released By	Date/Time	Received By	Date/Time
1	[illegible] Pace Mpls	6297 1057		
2	Walker	7/1/17 0815	[illegible] Pace	7/1/17 0815
3				

Comments

Cooler Temperature on Receipt 2 °C | Custody Seal (Y) or N | Received on Ice (Y) or N | Samples Intact (Y) or N

****In order to maintain client confidentiality, location/name of the sampling site, sampler's name and signature may not be provided on this COC document.*
This chain of custody is considered complete as is since this information is available in the owner laboratory.

Sample Condition Upon Receipt

Pace Analytical Services, LLC. - Green Bay WI
1241 Bellevue Street, Suite 9
Green Bay, WI 54302

Pace Analytical

Client Name: Pace MN

Project # **WO# : 40152668**

40152668

Courier: ☐ Fed Ex ☐ UPS ☐ Client ☐ Pace Other: Walko

Tracking #: 140164G-3

Custody Seal on Cooler/Box Present: ☒ yes ☐ no Seals intact: ☒ yes ☐ no

Custody Seal on Samples Present: ☐ yes ☒ no Seals intact: ☐ yes ☐ no

Packing Material: ☒ Bubble Wrap ☒ Bubble Bags ☐ None ☐ Other

Thermometer Used SR-53 **Type of Ice:** Wet Blue Dry None ☒ Samples on ice, cooling process has begun

Cooler Temperature Uncorr: 2 /Corr: 2 **Biological Tissue is Frozen:** ☐ yes ☐ no

Temp Blank Present: ☒ yes ☐ no

Temp should be above freezing to 6°C.
Biota Samples may be received at ≤ 0°C.

Person examining contents:
Date: 7/1/17
Initials: SSM

		Comments:
Chain of Custody Present:	☒Yes ☐No ☐N/A	1.
Chain of Custody Filled Out:	☒Yes ☐No ☐N/A	2.
Chain of Custody Relinquished:	☒Yes ☐No ☐N/A	3.
Sampler Name & Signature on COC:	☐Yes ☐No ☒N/A	4. PRWD SSM 7/1/17
Samples Arrived within Hold Time:	☒Yes ☐No ☐N/A	5.
- VOA Samples frozen upon receipt	☐Yes ☐No	Date/Time:
Short Hold Time Analysis (<72hr):	☐Yes ☒No ☐N/A	6.
Rush Turn Around Time Requested:	☐Yes ☒No ☐N/A	7.
Sufficient Volume:	☒Yes ☐No ☐N/A	8.
Correct Containers Used:	☒Yes ☐No ☐N/A	9.
-Pace Containers Used:	☐Yes ☐No ☒N/A	
-Pace IR Containers Used:	☒Yes ☐No ☐N/A	
Containers Intact:	☒Yes ☐No ☐N/A	10.
Filtered volume received for Dissolved tests	☒Yes ☐No ☐N/A	11.
Sample Labels match COC:	☒Yes ☐No ☐N/A	12.
-Includes date/time/ID/Analysis Matrix: S		
All containers needing preservation have been checked. (Non-Compliance noted in 13.)	☐Yes ☐No ☒N/A	13. ☐ HNO3 ☐ H2SO4 ☐ NaOH ☐ NaOH +ZnAct
All containers needing preservation are found to be in compliance with EPA recommendation. (HNO3, H2SO4 ≤2; NaOH+ZnAct ≥9, NaOH ≥12)	☐Yes ☐No ☒N/A	
exceptions: VOA, coliform, TOC, TOX, TOH, O&G, WIDROW, Phenolics, OTHER.	☐Yes ☒No	Initial when completed / Lab Std #ID of preservative / Date/ Time:
Headspace in VOA Vials (>6mm):	☐Yes ☐No ☒N/A	14.
Trip Blank Present:	☐Yes ☐No ☒N/A	15.
Trip Blank Custody Seals Present	☐Yes ☐No ☒N/A	
Pace Trip Blank Lot # (if purchased):		

Client Notification/ Resolution: If checked, see attached form for additional comments ☐

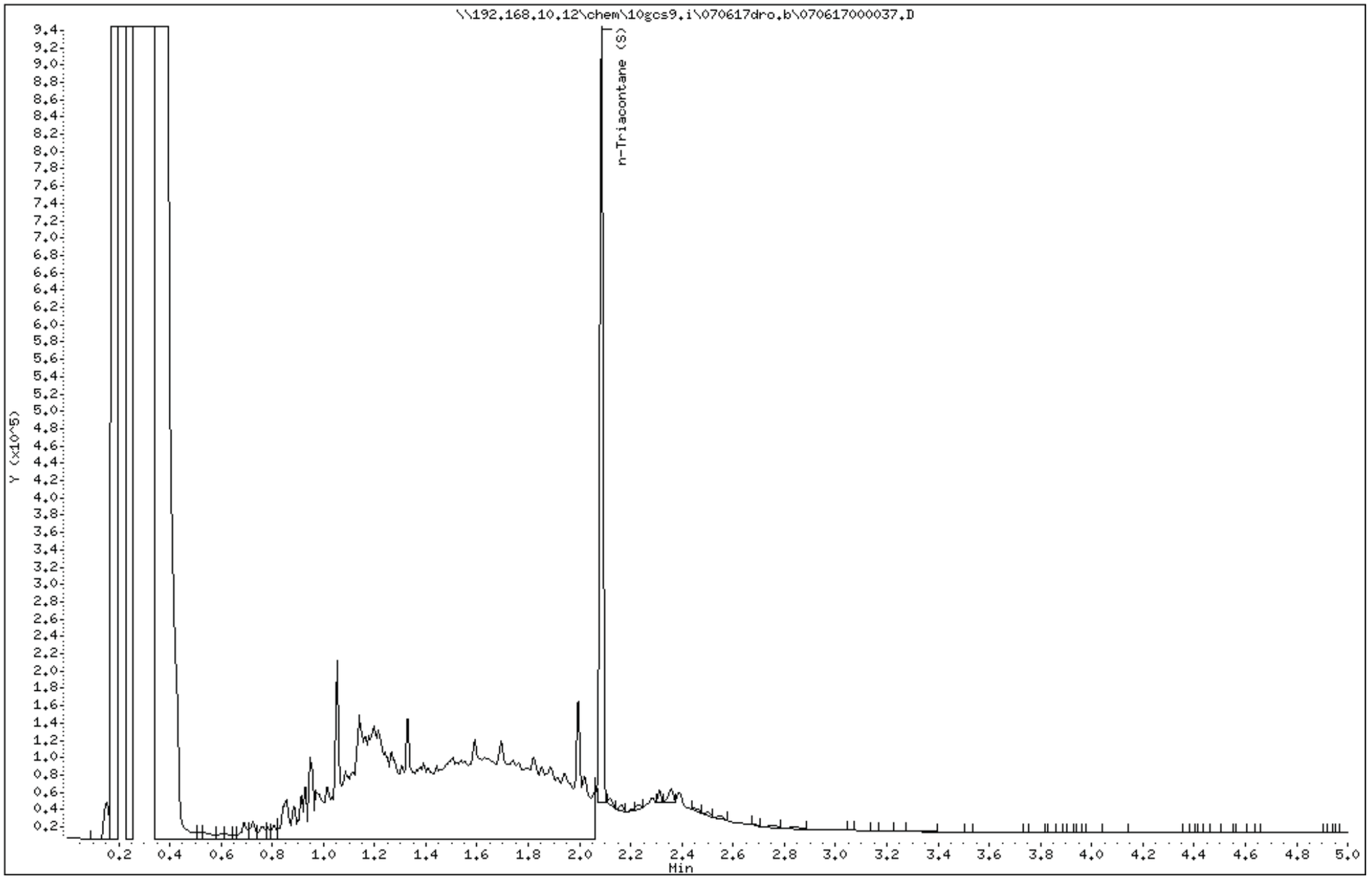
Person Contacted: Date/Time:

Comments/ Resolution:

Project Manager Review: Date: 7/3/17

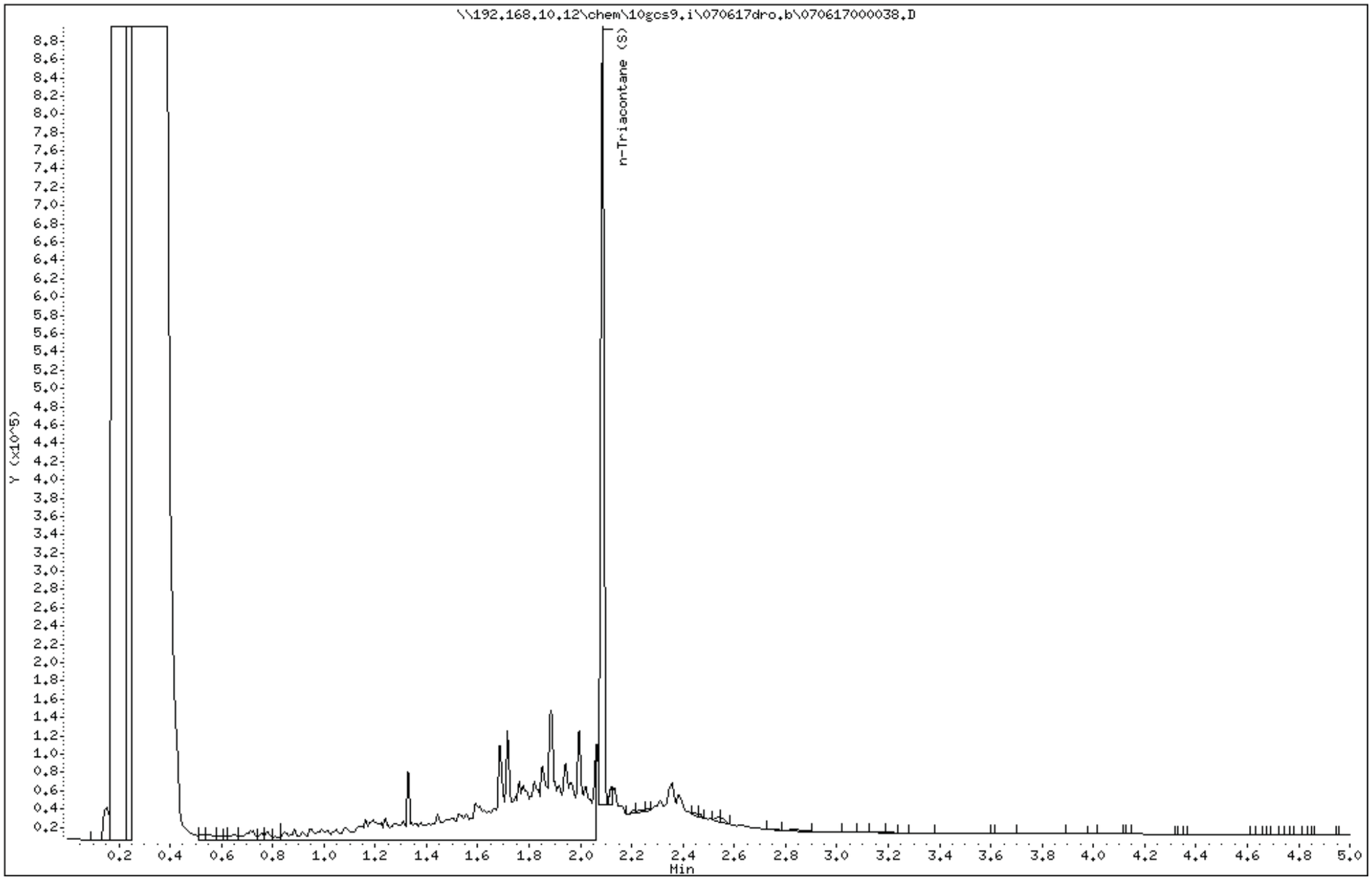
Data File: \\192.168.10.12\chem\10gcs9.i\070617dro.b\070617000037.D
Date : 06-JUL-2017 10:47
Client ID: B-1 (3)
Sample Info: 10394028001
Volume Injected (uL): 1.0
Column phase: DB-5-US17050042

Instrument: 10gcs9.i
Operator: JRH
Column diameter: 0.32



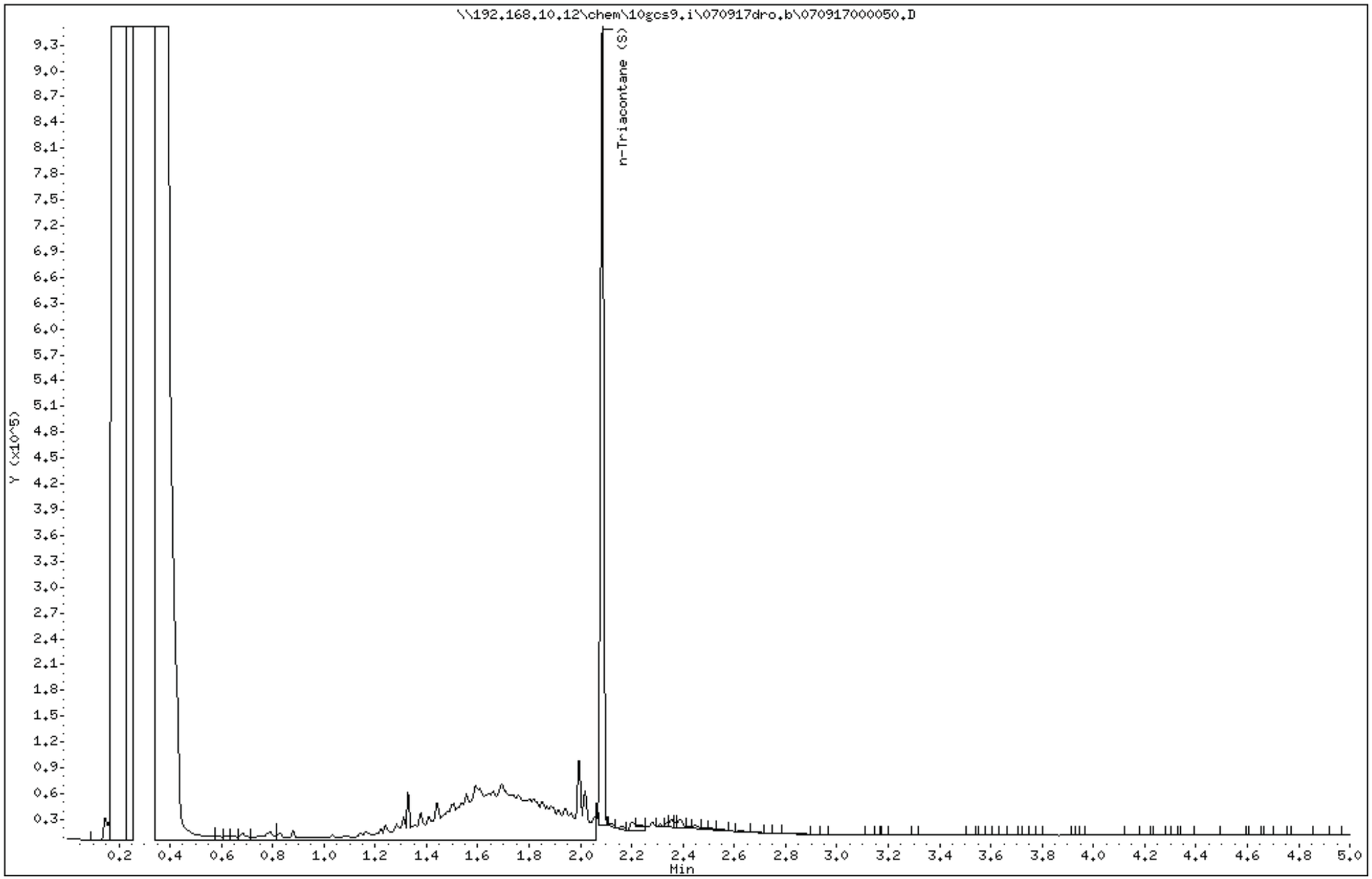
Data File: \\192.168.10.12\chem\10gcs9.i\070617dro.b\070617000038.D
Date : 06-JUL-2017 10:54
Client ID: B-2 (3)
Sample Info: 10394028002
Volume Injected (uL): 1.0
Column phase: DB-5-US17050042

Instrument: 10gcs9.i
Operator: JRH
Column diameter: 0.32



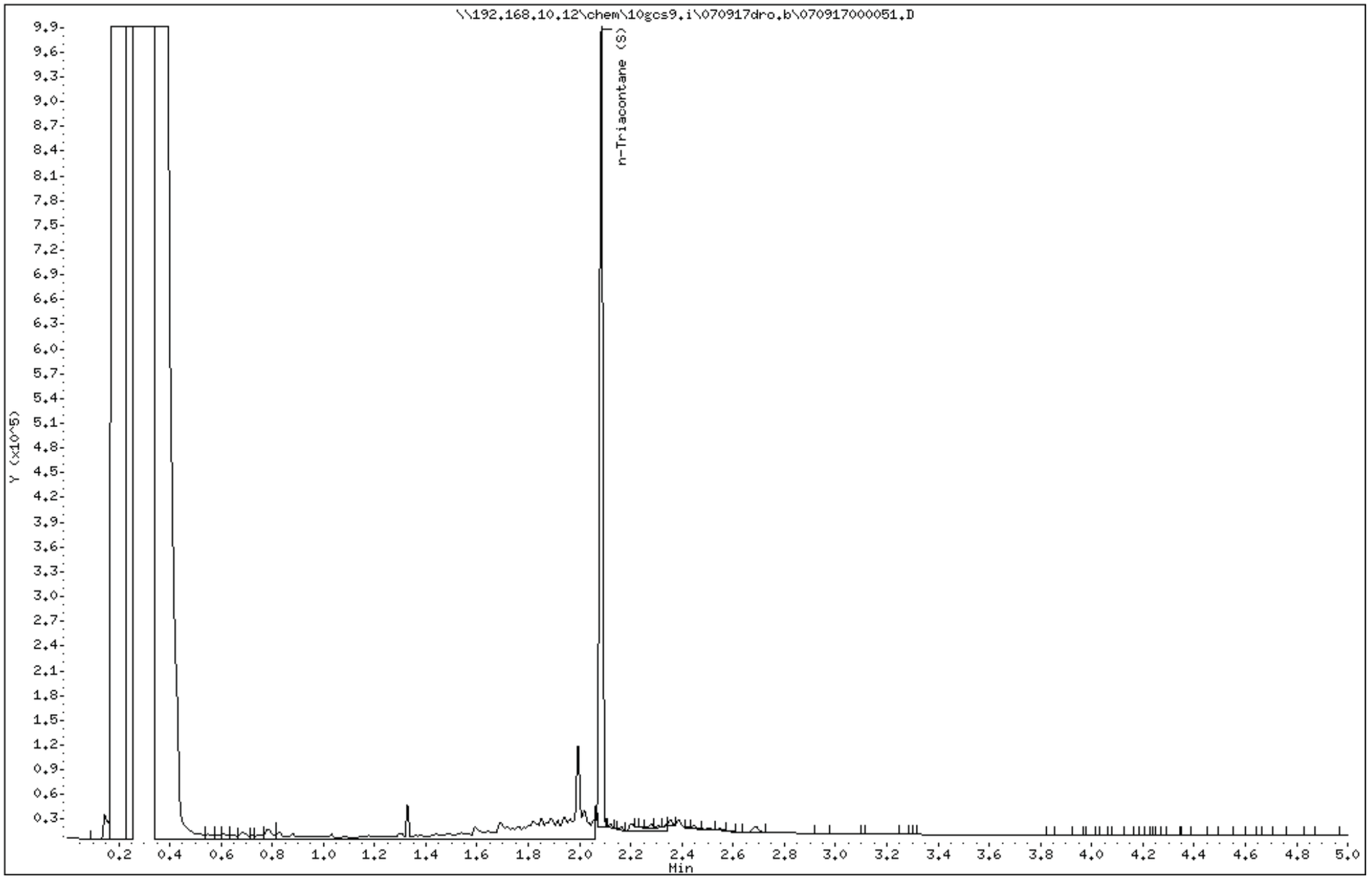
Data File: \\192.168.10.12\chem\10gcs9.i\070917dro.b\070917000050.D
Date : 09-JUL-2017 19:34
Client ID: S-1 (2)
Sample Info: 10394028003
Volume Injected (uL): 1.0
Column phase: DB-5-US17050042

Instrument: 10gcs9.i
Operator: JRH
Column diameter: 0.32



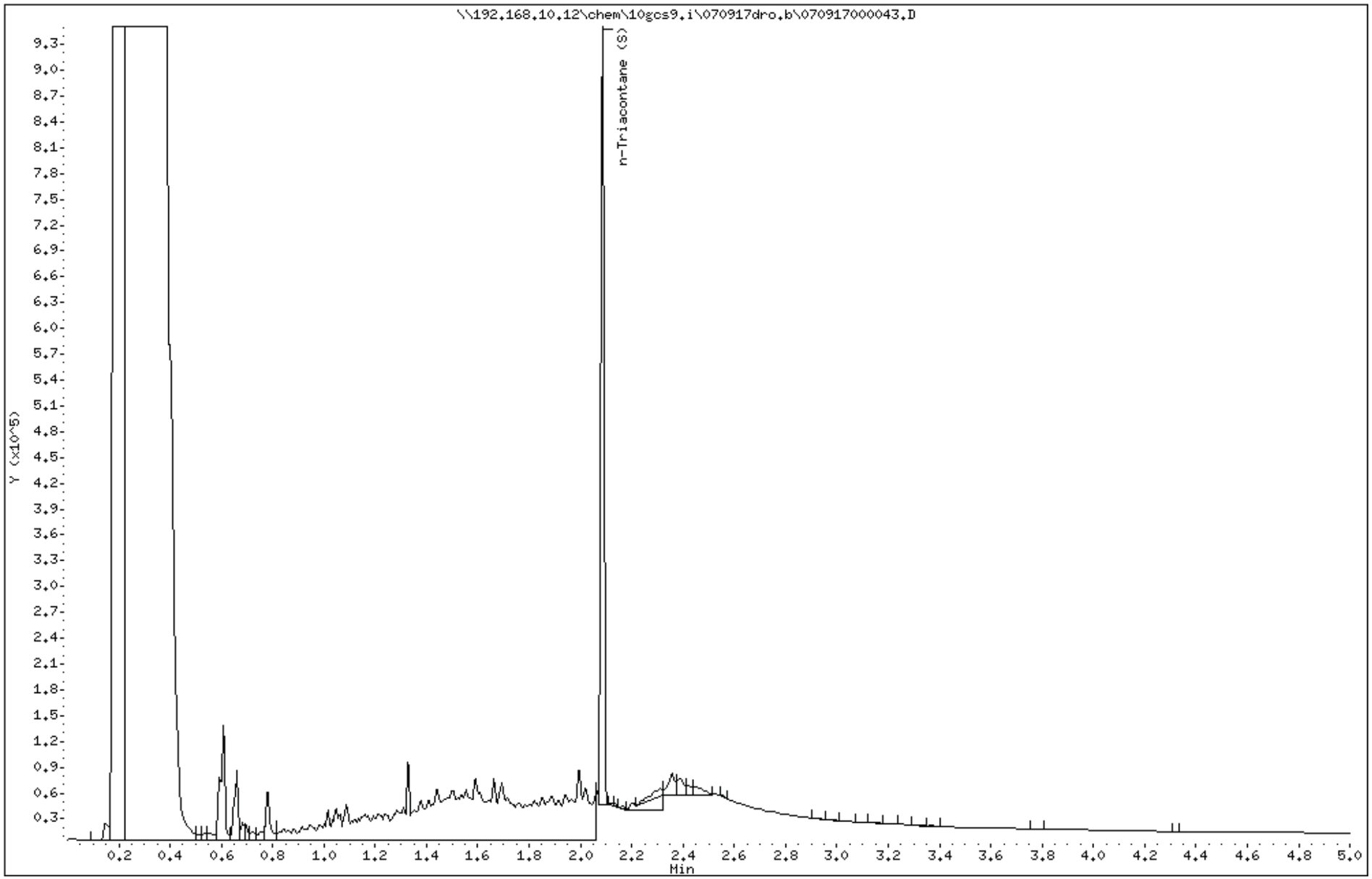
Data File: \\192.168.10.12\chem\10gcs9.i\070917dro.b\070917000051.D
Date : 09-JUL-2017 19:41
Client ID: S-2 (2)
Sample Info: 10394028004
Volume Injected (uL): 1.0
Column phase: DB-5-US17050042

Instrument: 10gcs9.i
Operator: JRH
Column diameter: 0.32



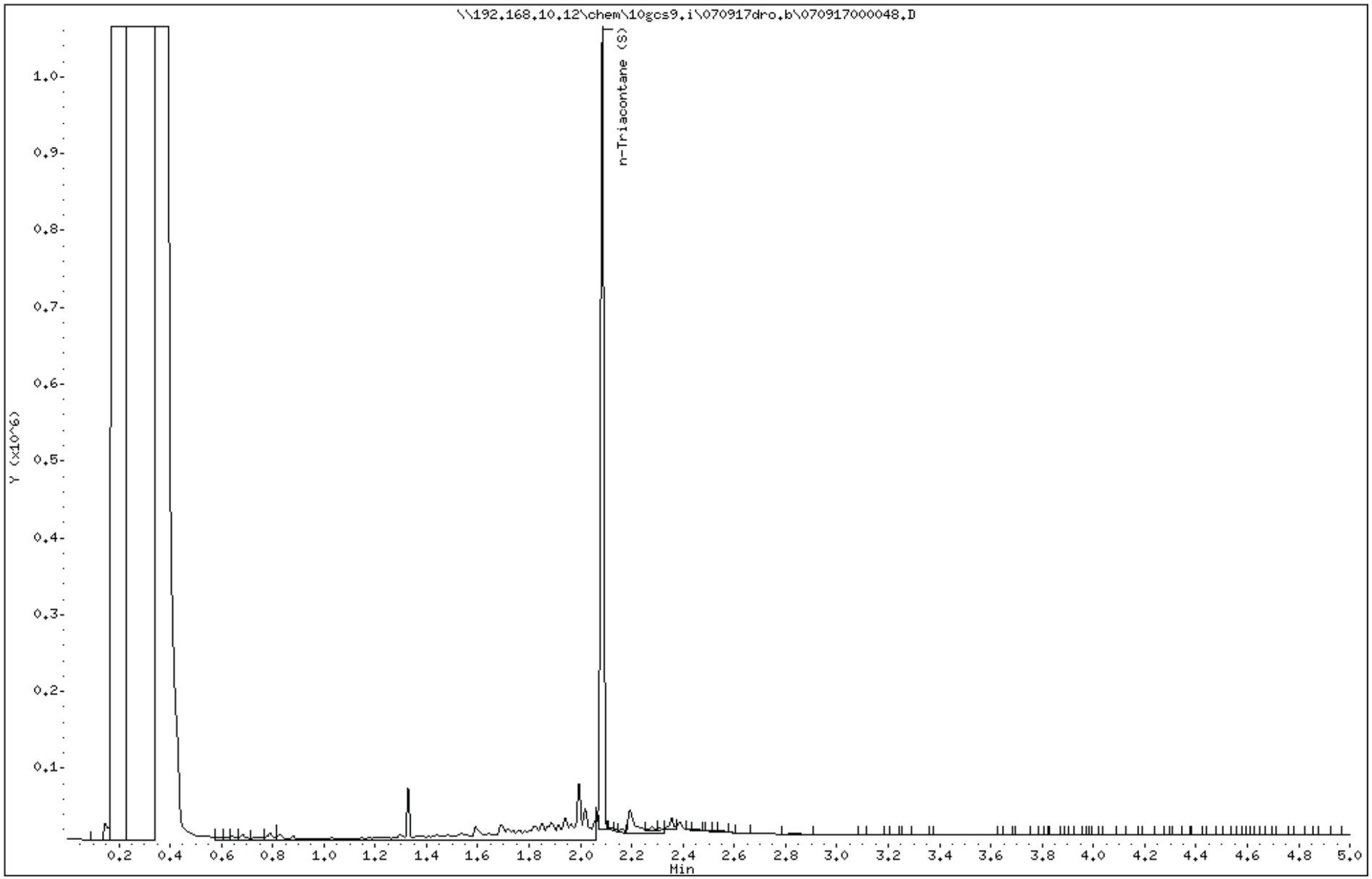
Data File: \\192.168.10.12\chem\10gcs9.i\070917dro.b\070917000043.D
Date : 09-JUL-2017 18:44
Client ID: S-3 (2)
Sample Info: 10394028005
Volume Injected (uL): 1.0
Column phase: DB-5-US17050042

Instrument: 10gcs9.i
Operator: JRH
Column diameter: 0.32



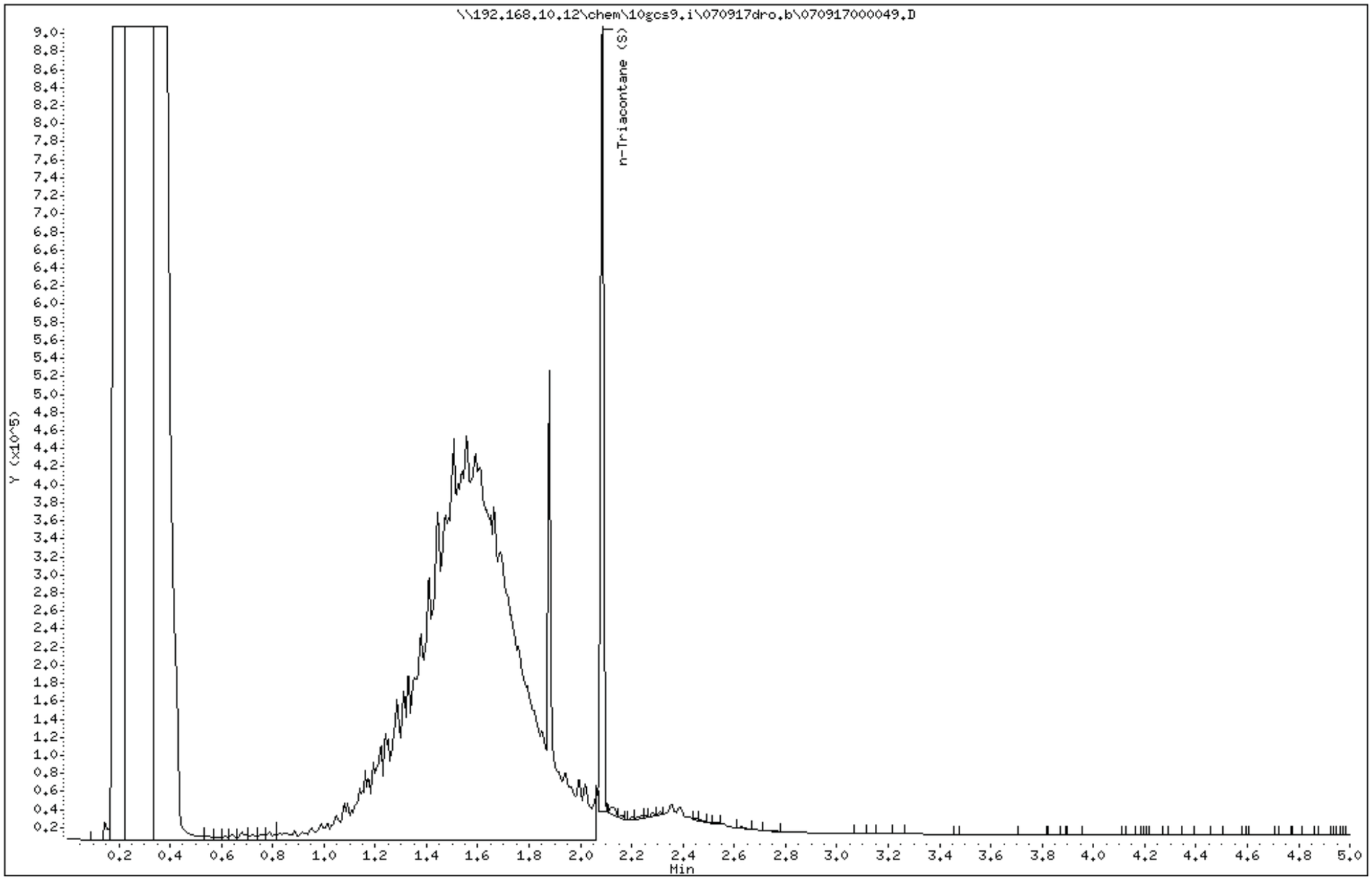
Data File: \\192.168.10.12\chem\10gcs9.i\070917dro.b\070917000048.D
Date : 09-JUL-2017 19:20
Client ID: S-4 (2)
Sample Info: 10394028006
Volume Injected (uL): 1.0
Column phase: DB-5-US17050042

Instrument: 10gcs9.i
Operator: JRH
Column diameter: 0.32



Data File: \\192.168.10.12\chem\10gcs9.i\070917dro.b\070917000049.D
Date : 09-JUL-2017 19:27
Client ID: SP-1
Sample Info: 10394028007
Volume Injected (uL): 1.0
Column phase: DB-5-US17050042

Instrument: 10gcs9.i
Operator: JRH
Column diameter: 0.32



APPENDIX C

Guidance Document 1-03a
Spatial Data Reporting Form

Petroleum Remediation Program
Minnesota Pollution Control Agency
http://www.pca.state.mn.us/programs/lust_p.html

Spatial Data Reporting Form

Guidance Document 1-03a
(For complete instructions, see Guidance Document 1-03.)

Part 1. Background

Has a site location data point been submitted for this site (circle/highlight)? YES or **NO**
If yes, you do not need to complete Part 2 of this form but should complete Part 3 if there are additional site features to report. This form can be submitted electronically if desired (e.g., as an e-mail attachment to the project manager).

MPCA Site ID: LEAK: **#LS0020420**
Site Name: **MCF-Stillwater (Stillwater Prison)**
Data Collection Date: **August 1, 2018**
Name of Person Who Collected Data: Steven Thatcher
Organization Name: Thatcher Engineering, Inc.
Organization Type: Environmental Consulting/Engineering

Part 2. Site Location (use one of the three spatial data reporting formats provided)

Point Description: Center of One 4,000 Gallon Diesel (UST 1)
Collection Method: MPCA What's in My Neighborhood mapping tool
Datum (circle/highlight): WGS84 NAD83

1) Longitude (dd mm ss.ss):	Latitude (dd mm ss.ss):
2) Longitude (dd.dddddd): -92.791308	Latitude (dd.dddddd): 45.024950
3) UTM - X (Easting):	UTM - Y (Northing):
UTM Zone:	

Part 3. Other Site Features

Point Description: Center of One 4,000 Gallon Diesel (UST 2)
Collection Method: What's in My Neighborhood mapping tool
Datum (circle/highlight): WGS84 NAD83
1) Longitude (dd mm ss.ss): Latitude (dd mm ss.ss):
2) Longitude (dd.dddddd): -92.791308 Latitude (dd.dddddd): 45.024982
3) UTM - X (Easting): UTM - Y (Northing):
UTM Zone:

Point Description: Center of One 4,000 Gallon Gas used oil (UST 3)
Collection Method: What's in My Neighborhood mapping tool
Datum (circle/highlight): WGS84 NAD83
1) Longitude (dd mm ss.ss): Latitude (dd mm ss.ss):
2) Longitude (dd.dddddd): -92.791308 Latitude (dd.dddddd): 45.025006
3) UTM - X (Easting): UTM - Y (Northing):
UTM Zone:

Point Description: Center of One Dispenser (D1)
Collection Method: What's in My Neighborhood mapping tool
Datum (circle/highlight): WGS84 NAD83
1) Longitude (dd mm ss.ss): Latitude (dd mm ss.ss):
2) Longitude (dd.dddddd): -92.791404 Latitude (dd.dddddd): 45.024951
3) UTM - X (Easting): UTM - Y (Northing):
UTM Zone:

Point Description: Center of One Dispenser (D2)
Collection Method: What's in My Neighborhood mapping tool
Datum (circle/highlight): WGS84 NAD83
1) Longitude (dd mm ss.ss): Latitude (dd mm ss.ss):
2) Longitude (dd.dddddd): -92.791404 Latitude (dd.dddddd): 45.024976
3) UTM - X (Easting): UTM - Y (Northing):
UTM Zone:

Point Description: Center of One Dispenser (D3)
Collection Method: What's in My Neighborhood mapping tool
Datum (circle/highlight): WGS84 NAD83
1) Longitude (dd mm ss.ss): Latitude (dd mm ss.ss):
2) Longitude (dd.dddddd): -92.791404 Latitude (dd.dddddd): 45.025003
3) UTM - X (Easting): UTM - Y (Northing):
UTM Zone:

APPENDIX D

Well Logs from Minnesota Well Index

Minnesota Unique Well Number

278499

County Washington
Quad
Quad ID

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING REPORT

Minnesota Statutes Chapter 1031

Entry Date 07/14/2017
Update Date 07/14/2017
Received Date

Well Name	Township	Range	Dir	Section	Subsection
MN STATE	29	20	W	3	DBB

Elevation **Elev. Method**

Address

C/W BAYPORT MN

Stratigraphy Information

Geological Material	From	To (ft.)	Color	Hardness
LIMEROCK, SHAKOPEE	0	57		
SANDROCK	57	134		
LIMEROCK	134	210		
SANDROCK	210	226		
SHALE	226	257	GREEN	
SHALE & SANDROCK	257	305	GREEN	
SHALE & SANDROCK	305	323	GRAY	
SHALE	323	350	GREEN	
SHALE & SANDROCK	350	410	GRAY	
SHALE	410	440	GRAY	
SHALE, STICKY	440	465	GRAY	
SHALE - LITTLE	465	471	GRAY	
SHALE	471	505		
SHALE & SANDROCK	505	537		
SANDROCK	537	562		
SANDROCK, SHALY	562	565		
SANDROCK	565	595		
SHALE	595	600		
SANDROCK	600	650		
SHALE & SANDROCK	650	674		
SANDROCK	674	690		
SHALE & SANDROCK	690	700		
SANDROCK	700	705		
SHALE	705	710	BROWN	
SANDROCK	710	735	BROWN	

Remarks

Well Depth null | **Depth Completed** null | **Date Well Completed** 03/09/1961

Drill Method **Drill Fluid**

Use **Status** Unknow

Well Hydrofractured? **Yes** ☐ **No** ☐ **From** **To**

Casing Type **Joint**
Drive Shoe? **Yes** ☐ **No** ☐ **Above/Below** 2 ft.

Casing Diameter **Weight** **Hole Diameter**
16 in. To 361 ft. lbs./ft. 20 in. To 735 ft.

Open Hole From ft. To ft.

Screen? ☐ **Type** **Make**

Static Water Level
78 ft. land surface Measure 02/28/1961

Pumping Level (below land surface)
139 ft. 8 hrs. Pumping at 1000 g.p.m.

Wellhead Completion
Pitless adapter manufacturer Model
☐ Casing Protection ☐ 12 in. above grade
☐ At-grade (Environmental Wells and Borings ONLY)

Grouting Information Well Grouted? ☐ Yes ☐ No ☒ Not Specified

Nearest Known Source of Contamination
feet Direction Type
Well disinfected upon completion? ☐ Yes ☐ No

Pump ☐ Not Installed Date Installed
Manufacturer's name
Model Number HP Volt
Length of drop pipe ft Capacity g.p. Typ

Abandoned
Does property have any not in use and not sealed well(s)? ☐ Yes ☐ No

Variance
Was a variance granted from the MDH for this well? ☐ Yes ☐ No

Miscellaneous
First Bedrock Aquifer
Last Strat Depth to Bedrock ft
Located by
Locate Method
System UTM - NAD83, Zone 15, Meters X Y
Unique Number Verification Input Date

Angled Drill Hole

Well Contractor
Bergerson Caswell, Inc. 1767
Licensee Business Lic. or Reg. No. Name of Driller

APPENDIX E

Manifests

Print Date: 8/26/2017

Start Date: 8/21/2017 Stop Date: 8/26/2017

BILL TO ACCOUNT 1227 ZAHL PETROLEUM
MCFBA
MCF Stillwater
970 Pickett Ave N
Bayport, MN 55003

TICKET	Manifest	DATE	Waste Stream	Waste Name	TONS
313875	1215457	8/24/17	17-0213	Contaminated Soil (C3)	5.31
	# of Loads: 1			**SUBTOTAL FOR Waste Stream**	**5.31**

SKB ENVIRONMENTAL

SKB Rosemount Industrial Waste Facility

1215457

Shipping Manifest

1. Generator's US EPA ID No. *(if any)*

2. Page 1 of page(s)

GENERATOR

3. Generator's Name and Facility Address
MCF Stillwater
970 Pickett Ave N, Bayport, MN 55003

Mailing Address

4. Generator's Phone 651/287-5375

Fax

5. Transporter 1 Company Name
Zahl-Pmc

Phone: 612 331 8550

6. Transporter 2 Company Name

Phone:

7. Designated Facility Name and Site Address
SKB Rosemount Industrial Waste Facility
13425 Courthouse Blvd.
Rosemount, MN 55068 651-438-1500

8. U.S. DOT Description *(Including Proper Shipping Name)*	9. Containers No.	Type	10. Total Quantity	11. Unit Wt/Vol	12. Waste Profile Sheet #
a. Non Hazardous Industrial Waste (Contaminated Soil)					
b.					
c.					
d.					

13. Additional Descriptions for Materials Listed Above *(indicate waste stream Approval # below)*
a. MI 17-0213 - Contaminated Soil
b. MI
c. MI
d. MI

14. Special Handling Procedures for Wastes Listed Above

15. Special Handling Instructions and Additional Information
Emergency Contact:

SKB Use Only
Load #
Scale Wt.
Tons/Yds.

16. **GENERATOR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

Printed/Typed Name	Signature	Month	Day	Year
Jordan Ey		08	24	17

TRANSPORTER

17. Transporter 1 Acknowledged of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year
Jake Locken		08	24	17

18. Transported 2 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year

FACILITY

19. Discrepancy Indication Space

20. Facility Owner or Operator: Certification of receipt of non-hazardous materials covered by this Manifest except as noted in Item 19.

Printed/Typed Name	Signature	Month	Day	Year

White - Return to Generator
Canary - Facility Copy
Pink - Transporter
Goldenrod - Generator Copy

In
13425 Courthouse Blvd.
Rosemount, MN 55068

001227 ZAHL PETROLEUM
MAINTENANCE CO.
MINNEAPOLIS MN 55413

SITE	TICKET	GRID	WEIGHMASTER
02	00313875	1	Dona Olufson

DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
08/24/17	08/24/17	15:25	15:25	ZAHL639	17-0213

REFERENCE	ORIGIN
17-0213	VIN: YBL1028_MN_4AXLES

Scale 1 Gross Wt.	39080	LB	Inbound - Charge ticket
Stored Tare Wt.	28460	LB	
Net Weight	10620	LB	

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
5.31	TON	SOIL TON C3				

This facilty will only accept non-hazardous industrial waste
recyclables or construction, and demolition waste.
We will not accept any loads containing any
non-approved wastes or hazardous waste.651-438-1500
Generator: MCF STILLWATER
Address: 970 PICKETT AVE N
City/State BAYPORT, MN 55003
Manifest: 1215457
SKB-WCI 4410 TO REORDER CONTACT ARNELL (651) 487-2861

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

Industrial-Rosemont
13425 Courthouse Blvd.
Rosemount, MN 55068

001227 ZAHL PETROLEUM
MAINTENANCE CO.
MINNEAPOLIS MN 55413

SITE	TICKET	GRID	WEIGHMASTER
02	00313875	1	Dona Olufson

DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
08/24/17	08/24/17	15:25	15:25	ZAHL639	17-0213

REFERENCE	ORIGIN
17-0213	VIN: YBL1028_MN_4AXLES

Scale 1 Gross Wt.	39080	LB	Inbound - Charge ticket
Stored Tare Wt.	28460	LB	
Net Weight	10620	LB	

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
5.31	TON	SOIL TON C3				

This facilty will only accept non-hazardous industrial waste
recyclables or construction, and demolition waste.
We will not accept any loads containing any
non-approved wastes or hazardous waste.651-438-1500
Generator: MCF STILLWATER
Address: 970 PICKETT AVE N
City/State BAYPORT, MN 55003
Manifest: 1215457
SKB-WCI 4410 TO REORDER CONTACT ARNELL (651) 487-2861

SIGNATURE 

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

APPENDIX F

MPCA Tank Information

MINNESOTA POLLUTION CONTROL AGENCY

Leaks and tanks site dashboard

Print version | New search

Minnesota Correctional Facility - Stillwater

Site ID	TS0004295
Location	970 Pickett St N Bayport, MN 55003 Washington County
Tank Count	8 tanks are (or were) located at this site.



Tank number	Install date	Registration date	Tank capacity	Tank status	Stored product	Above or underground
001	06/10/1982	06/10/1982	4000	Pending	Gasoline	Underground
002	06/10/1982	06/10/1982	4000	Pending	Diesel	Underground
003	06/10/1982	06/10/1982	4000	Pending	Diesel	Underground
004	10/05/1984	10/05/1984	500	Removed	Diesel	Underground
005	01/01/1915	12/30/1985	6000	Removed	Fuel Oil	Underground
006	01/01/1915	12/30/1985	8000	Removed	Fuel Oil	Underground
007	01/01/1900	01/01/1900	20000	Removed	Non-oxygenated gasoline	Underground
008	11/09/2006	11/09/2006	35000	Active	Fuel Oil	Underground

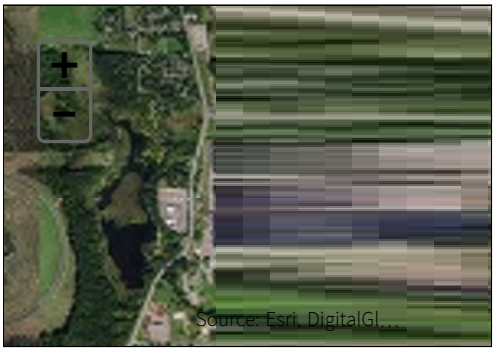
MINNESOTA POLLUTION CONTROL AGENCY

Leaks and tanks site dashboard

Print version | New search

Minnesota Correctional Facility - Stillwater

Site ID	TS0004295
Tank number	001
Location	970 Pickett St N Bayport, MN 55003 Washington County
Tank numbers	001, 002, 003, 004, 005, 006, 007, 008



For further information on storage tank systems, please visit our program page and our publications page.

General Tank Information

Tank registration date	06/10/1982
Tank storage capacity	4000
Tank status	Pending
Tank stored product	Gasoline

Tank Construction

Tank material type	Fiberglass
Tank wall type	Single-Walled
Tank corrosion protection	Not needed
Pipe material type	Fiberglass
Pipe wall type	Single-Walled
Pipe corrosion protection	Not needed
Tank dispenser type	Suction
Spill containment wall type	Single-Walled

Overfill Protection

UST Automatic shutoff

Tank Release Detection

UST Automatic tank gauging

Piping Release Detection

Safe Suction

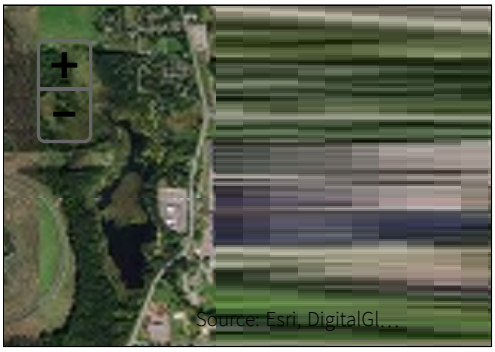
MINNESOTA POLLUTION CONTROL AGENCY

Leaks and tanks site dashboard

Print version | New search

Minnesota Correctional Facility - Stillwater

Site ID	TS0004295
Tank number	002
Location	970 Pickett St N Bayport, MN 55003 Washington County
Tank numbers	001, 002, 003, 004, 005, 006, 007, 008



For further information on storage tank systems, please visit our program page and our publications page.

General Tank Information

Tank registration date	06/10/1982
Tank storage capacity	4000
Tank status	Pending
Tank stored product	Diesel

Tank Construction

Tank material type	Fiberglass
Tank wall type	Single-Walled
Tank corrosion protection	Not needed
Pipe material type	Fiberglass
Pipe wall type	Single-Walled
Pipe corrosion protection	Not needed
Tank dispenser type	Suction
Spill containment wall type	Single-Walled

Overfill Protection

UST Automatic shutoff

Tank Release Detection

UST Automatic tank gauging

Piping Release Detection

Safe Suction

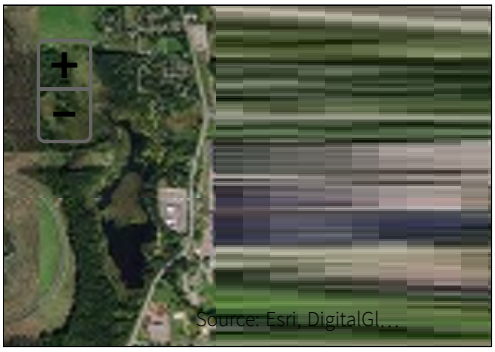
MINNESOTA POLLUTION CONTROL AGENCY

Leaks and tanks site dashboard

Print version | New search

Minnesota Correctional Facility - Stillwater

Site ID	TS0004295
Tank number	003
Location	970 Pickett St N Bayport, MN 55003 Washington County
Tank numbers	001, 002, 003, 004, 005, 006, 007, 008



For further information on storage tank systems, please visit our program page and our publications page.

General Tank Information

Tank registration date	06/10/1982
Tank storage capacity	4000
Tank status	Pending
Tank stored product	Diesel

Tank Construction

Tank material type	Fiberglass
Tank wall type	Single-Walled
Tank corrosion protection	Not needed
Pipe material type	Fiberglass
Pipe wall type	Single-Walled
Pipe corrosion protection	Not needed
Tank dispenser type	Suction
Spill containment wall type	Single-Walled

Overfill Protection

UST Automatic shutoff

Tank Release Detection

UST Automatic tank gauging

Piping Release Detection

Safe Suction

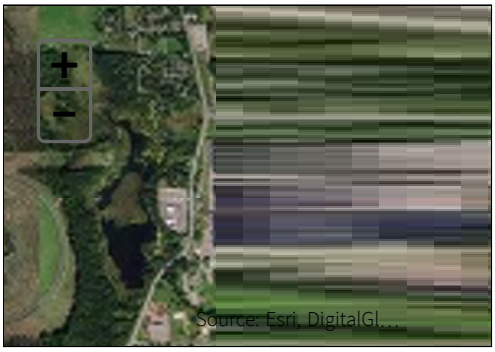
MINNESOTA POLLUTION CONTROL AGENCY

Leaks and tanks site dashboard

Print version | New search

Minnesota Correctional Facility - Stillwater

Site ID	TS0004295
Tank number	004
Location	970 Pickett St N Bayport, MN 55003 Washington County
Tank numbers	001, 002, 003, 004, 005, 006, 007, 008



For further information on storage tank systems, please visit our program page and our publications page.

General Tank Information

Tank registration date	10/05/1984
Tank storage capacity	500
Tank status	Removed
Tank stored product	Diesel

Tank Construction

Tank material type	Fiberglass
Tank wall type	Single-Walled
Tank corrosion protection	Not needed
Pipe material type	Coated steel
Pipe wall type	Single-Walled
Pipe corrosion protection	Anode
Tank dispenser type	Unknown
Spill containment wall type	Single-Walled

Overfill Protection

UST Automatic shutoff

Tank Release Detection

UST Manual tank gauging

Piping Release Detection

None

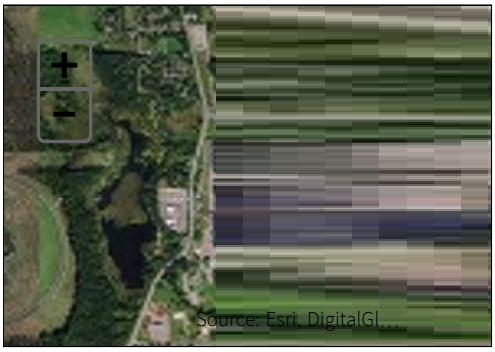
MINNESOTA POLLUTION CONTROL AGENCY

Leaks and tanks site dashboard

Print version | New search

Minnesota Correctional Facility - Stillwater

Site ID	TS0004295
Tank number	005
Location	970 Pickett St N Bayport, MN 55003 Washington County
Tank numbers	001, 002, 003, 004, 005, 006, 007, 008



For further information on storage tank systems, please visit our program page and our publications page.

General Tank Information

Tank registration date	12/30/1985
Tank storage capacity	6000
Tank status	Removed
Tank stored product	Fuel Oil

Tank Construction

Tank material type	Bare/Paint/Asph Coat Steel
Tank wall type	Single-Walled
Tank corrosion protection	Not needed
Pipe material type	Steel/Iron
Pipe wall type	Single-Walled
Pipe corrosion protection	None
Tank dispenser type	Suction
Spill containment wall type	

Overfill Protection

UST Not needed

Tank Release Detection

UST Not needed

Piping Release Detection

Safe Suction

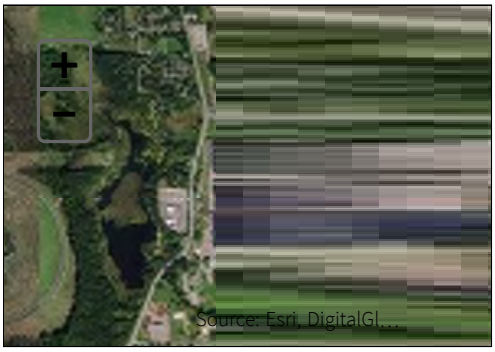
MINNESOTA POLLUTION CONTROL AGENCY

Leaks and tanks site dashboard

Print version | New search

Minnesota Correctional Facility - Stillwater

Site ID	TS0004295
Tank number	006
Location	970 Pickett St N Bayport, MN 55003 Washington County
Tank numbers	001, 002, 003, 004, 005, 006, 007, 008



For further information on storage tank systems, please visit our program page and our publications page.

General Tank Information

Tank registration date	12/30/1985
Tank storage capacity	8000
Tank status	Removed
Tank stored product	Fuel Oil

Tank Construction

Tank material type	Bare/Paint/Asph Coat Steel
Tank wall type	Single-Walled
Tank corrosion protection	Not needed
Pipe material type	Steel/Iron
Pipe wall type	Single-Walled
Pipe corrosion protection	None
Tank dispenser type	Suction
Spill containment wall type	

Overfill Protection

UST Not needed

Tank Release Detection

UST Not needed

Piping Release Detection

Safe Suction

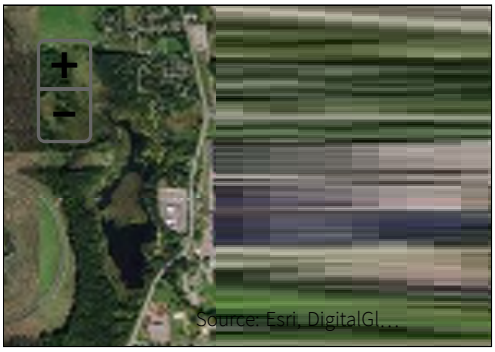
MINNESOTA POLLUTION CONTROL AGENCY

Leaks and tanks site dashboard

Print version | New search

Minnesota Correctional Facility - Stillwater

Site ID	TS0004295
Tank number	007
Location	970 Pickett St N Bayport, MN 55003 Washington County
Tank numbers	001, 002, 003, 004, 005, 006, 007, 008



For further information on storage tank systems, please visit our program page and our publications page.

General Tank Information

Tank registration date	01/01/1900
Tank storage capacity	20000
Tank status	Removed
Tank stored product	Non-oxygenated gasoline

Tank Construction

Tank material type	Bare/Paint/Asph Coat Steel
Tank wall type	Single-Walled
Tank corrosion protection	Not needed
Pipe material type	Steel/Iron
Pipe wall type	Single-Walled
Pipe corrosion protection	None
Tank dispenser type	Submersible
Spill containment wall type	

Overfill Protection

UST Not needed

Tank Release Detection

UST Not needed

Piping Release Detection

None

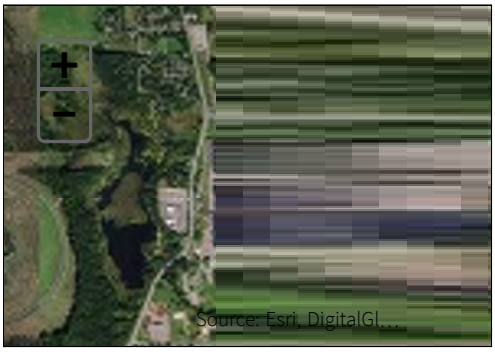
MINNESOTA POLLUTION CONTROL AGENCY

Leaks and tanks site dashboard

Print version | New search

Minnesota Correctional Facility - Stillwater

Site ID	TS0004295
Tank number	008
Location	970 Pickett St N Bayport, MN 55003 Washington County
Tank numbers	001, 002, 003, 004, 005, 006, 007, 008



For further information on storage tank systems, please visit our program page and our publications page.

General Tank Information

Tank registration date	11/09/2006
Tank storage capacity	35000
Tank status	Active
Tank stored product	Fuel Oil

Tank Construction

Tank material type	STI-P3
Tank wall type	Double-Walled
Tank corrosion protection	Anode
Pipe material type	Fiberglass
Pipe wall type	Single-Walled
Pipe corrosion protection	Not needed
Tank dispenser type	Unknown
Spill containment wall type	Single-Walled

Overfill Protection

UST Automatic shutoff

Tank Release Detection

UST Automatic tank gauging
UST Interstitial monitoring

Piping Release Detection

Safe Suction
Interstitial Monitoring

MINNESOTA POLLUTION CONTROL AGENCY

520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300
800-657-3864 | Use your preferred relay service | info.pca@state.mn.us | Equal Opportunity Employer

December 13, 2018

Nick Meyer
MDOC Stillwater
970 Pickett St N
Bayport MN 55003

RE: Petroleum Tank Release Site File Closure
Site: Stillwater Prison, 970 Pickett St N, Bayport, MN 55003 Washington County
MPCA Site ID: LS0020420

Dear Nick Meyer:

The Minnesota Pollution Control Agency (MPCA) is pleased to let you know it has determined your investigation and/or cleanup have adequately addressed the petroleum tank release at the site (Site) listed above. Based on the information provided, the MPCA has closed the petroleum tank release site file.

The closure of the petroleum tank release site file means the MPCA does not require any additional investigation and/or cleanup work at this time or in the foreseeable future. Please be aware that file closure does not necessarily mean that all petroleum contamination has been removed from this Site. However, the MPCA has concluded that any remaining contamination, if present, does not appear to pose a threat to public health or the environment under current conditions.

The MPCA reserves the right to reopen this file and to require additional investigation and/or cleanup work if new information, changing regulatory requirements, or changed land use makes additional work necessary. If you or other parties discover additional contamination (either petroleum or non-petroleum) that was not previously reported, Minnesota state law requires that the MPCA be notified immediately.

You should understand this letter does not release any party from liability for the petroleum contamination under Minn. Stat. § 115C.021, subd. 1 or any other applicable state or federal law. In addition, this letter does not release any party from liability for non-petroleum contamination, if present, under Minn. Stat. § 115B, the Minnesota Environmental Response and Liability Act.

Please note that as a result of performing the requested work you may be eligible to apply to the Petroleum Tank Release Compensation Fund (Petrofund) for partial reimbursement of the costs you have incurred in investigating and cleaning up this petroleum tank release. The Petrofund is administered by the Petroleum Tank Release Compensation Board (Petro Board) and the Minnesota Department of Commerce. To learn more about who is eligible, the types of work, and the amount of reimbursement available, please contact the Petrofund at 651-539-1515 or 800-638-0418.

If future development of this property or the surrounding area is planned, it should be assumed that petroleum contamination may still be present. If petroleum contamination is encountered during future development work, the MPCA should be notified immediately.

If you have any questions concerning this letter or need additional information, please contact me at 651-757-2838 or by email at gary.zarling@state.mn.us. Please reference the above MPCA Site ID in all correspondence. If you are calling long distance, you may reach the MPCA by calling 800-657-3864.

Sincerely,

Gary Zarling
This document has been electronically signed.

Gary Zarling
Gary Zarling
Project Manager
Petroleum Remediation & Redevelopment Section
Remediation Division

GZ:ah

cc: Diane Ward, City of Stillwater
Stuart Glaser, City of Stillwater
Lowell Johnson, Washington County
Steven Thatcher, Thatcher Engineering, Inc

Exhibit 5

MPCA Guidance Document "Managing PCBs in Ballasts and Small Capacitors”

BRAUN INTERTEC

Minnesota Pollution Control Agency

Managing PCBs in Ballasts and Small Capacitors

Waste/Hazardous Waste #4.48f, October 2005

Contents:

What are PCBs? 1
What are PCB Ballasts & Small Capacitors?.....1
How Can I Tell if My Ballasts and Small Capacitors Contain PCBs?.....1
How are PCBs Regulated?.....1
What Should I Do if Ballasts or Small Capacitors Leak?.....1
Management Requirements for PCB Ballasts and Small Capacitors in Minnesota 2
More Information 2

What are "PCBs"?

Polychlorinated biphenyls (PCBs) are a class of 209 man-made chemicals with varying toxicity, often used as an insulator in electrical equipment. PCB products range from thin, light-colored oils to yellow, viscous resins.

What are PCB Ballasts and Small Capacitors?

Before 1979, PCBs were commonly used as insulators in electrical equipment, including fluorescent lamp ballasts and motor start capacitors. Although these ballasts and small capacitors may contain only relatively small amounts of PCBs, the PCBs are commonly in extremely high concentrations. PCB ballasts and small capacitors may be found in:

- fluorescent lamps
- mercury vapor lamps
- home appliances
- industrial equipment

How Can I Tell If My Ballasts and Small Capacitors Contain PCBs?

Manufacture of PCB-containing equipment was prohibited in 1979. You should assume that all ballasts and small capacitors contain PCBs unless:

- labeled "No PCBs" or
- known manufactured after 1979

How are PCBs Regulated?

The use, storage, and disposal of equipment containing PCBs are regulated by both state and federal requirements. The U.S. Environmental Protection Agency (EPA) regulates the use, storage, and disposal of PCBs with concentrations of 50 parts per million or more (≥50ppm) under the Toxic Substances Control Act (TSCA) regulations. The Minnesota Pollution Control Agency (MPCA) regulates the storage and disposal of PCBs of ≥50ppm under the Hazardous Waste Rules when they become waste.

What Should I Do If Ballasts or Small Capacitors Leak?

Assume that all leaking ballasts or small capacitors contain PCBs until proven otherwise. Leaking PCB items must be manifested and disposed of under TSCA requirements. TSCA spill cleanup requirements must also be met. For TSCA spill cleanup requirements, see MPCA hazardous waste fact sheet #4.48g, *PCB Spill Cleanup Policy*, available on the Web at http://www.pca.state.mn.us/waste/pubs/4_48g.pdf

Minnesota Pollution Control Agency, 520 Lafayette Rd. N., St. Paul, MN 55155-4194
(651) 296-6300, toll-free (800) 657-3864, TTY (651) 282-5332 or (800) 657-3864
This material can be made available in alternative formats for people with disabilities.

Management Requirements for PCB Ballasts and Small Capacitors in Minnesota:

• Disposal

Generators of intact PCB Ballasts and Small Capacitors must ensure that the PCB wastes in these items are disposed of at a permitted TSCA or Hazardous Waste disposal facility or may ship these items to PCB Commercial Storers for consolidation and subsequent shipment to a disposal facility. Leaking PCB Ballasts and Small Capacitors must be disposed of directly at a permitted TSCA or Hazardous Waste disposal facility.

• Transportation

All shipments of PCB Ballasts and Small Capacitors must be accompanied by a hazardous waste manifest. Required manifest information is listed in MPCA hazardous waste fact sheet #4.48e, *Manifest Requirements for Shipping PCB Wastes*, available on the Web at http://www.pca.state.mn.us/waste/pubs/4_48e.pdf Generators may transport PCB Ballasts and Small Capacitors in their own vehicles or use a commercial transporter. All transportation must also comply with DOT packaging and vehicle requirements.

• Storage and Labeling

PCB Ballasts and Small Capacitors must be stored in compliance with TSCA requirements. These requirements are listed in MPCA hazardous waste fact sheet #4.48c, *Storage and Disposal of PCB-Contaminated Equipment and Wastes*, available on the Web at http://www.pca.state.mn.us/publications/w-hw4-48c.pdf

• Reporting/Licensing

All generators of >100 pounds/year of total hazardous waste, including intact or leaking PCB Ballasts and Small Capacitors, must report their hazardous waste generation to the MPCA and obtain a Hazardous Waste Generator License. Generators not currently licensed should report their generation using MPCA hazardous waste form #7.09, *Notification of Regulated Waste Activity*, available on the Web at http://www.pca.state.mn.us/publications/w-hw7-09.pdf

Generators in the Seven-county Minneapolis/St. Paul Metropolitan Area

Generators of intact PCB Ballasts and Small Capacitors in Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, and Washington Counties should check with their county's hazardous waste staff to determine whether additional management requirements apply within their county.

More Information

The MPCA and each Metropolitan County has staff available to answer waste management questions.

Metropolitan County Hazardous Waste Offices

Anoka County	(763) 422-7093
Carver County	(952) 361-1800
Dakota County	(952) 891-7020
Hennepin County	(612) 348-8100
Ramsey County	(651) 773-4466
Scott County	(952) 496-8177
Washington County	(651) 430-6655
Websites	http://www.co.[county name].mn.us

Minnesota Pollution Control Agency

Main Office (St. Paul)	(651) 296-6300
Toll free (all offices)	1(800)-657-3864
Brainerd	(218) 828-2492
Detroit Lakes	(218) 847-1519
Duluth	(218) 723-4660
Mankato	(507) 389-5977
Marshall	(507) 537-7146
Rochester	(507) 285-7343
Willmar	(320) 214-3786
Website	http://www.pca.state.mn.us

Exhibit 6

R-Shop PCB Oil Testing Report

BRAUN
INTERTEC

INDUSTRIAL HYGIENE IHSC SERVICES CORPORATION

February 10, 2017

Mr. Wang Vue
Real Estate and Construction Services
309 Administration Building
50 Sherburne Avenue
St. Paul, MN 55155

Subject: Contract Release A-189 Asbestos Abatement Report
MCF- Stillwater, R-Shop Building 26,
Removal and Disposal of Six Brake Presses
Stillwater, Minnesota
RECS Project Number: 78SW0052
IHSC Project Number: M16-954

Dear Mr. Vue:

Enclosed is the final report for the asbestos abatement performed by Mavo Systems, Inc., and Brake Press removal and recycling performed by Steinhagen and Associates at the above referenced location. We have received the required project submittals and project pay requests. With the transmittal of the enclosed report this project may be closed.

We appreciate the opportunity to be of service to your office. If you have any questions regarding this report, do not hesitate to contact me at (651) 287-5375.

Sincerely,

INDUSTRIAL HYGIENE SERVICES CORPORATION

Timothy P. Huber, CHMM, PG
Senior Project Manager

Cc: Mr. Lonnie Danielson, MCF- Stillwater, with enclosure

INDUSTRIAL HYGIENE SERVICES CORPORATION

2016 Asbestos Abatement Project

Minnesota Correction Facility – Stillwater
R-Shop, Building 26
Removal and Disposal of Six Brake Presses

Final Report



For:

MCF-Stillwater
970 Pickett Street North
Bayport, MN 55003

And:

State of Minnesota
Real Estate and Construction Services
309 Administration Building
50 Sherburne Ave
St. Paul, MN 55155-1625

By:

INDUSTRIAL HYGIENE SERVICES CORPORATION
4205 White Bear Parkway, Suite 500
Vadnais Heights, MN 55110
(651) 766-9811

IHSC PROJECT NUMBER: M16-954
RECS PROJECT NUMBER: 78SW0052

January, 2017

2016 Asbestos Abatement Project
MCF- Stillwater, R-Shop Building 26,
Removal and Disposal of Six Brake Presses

Asbestos Removal and Disposal
and Re-insulation

IHSC Project Number: M16-954
RECS Project Number: 78SW0052

Table of Contents:

Section 1: Project Design and Encumbrance

- Project Designer Certificate
- Work Plan
- Project Encumbrance

Section 2: Contractor Submittals

- Worker Certificates and Medical Clearance
- IC 134 Form
- Prevailing Wage Summary – Prime and Subcontractor
- Daily Logs
- Daily Sign In Sheets
- Enclosure Sign In Sheets
- Manometer Readings
- Personal Air Sample Results
- Certificate of Insurance
- Materials Receipt
- Asbestos Contractor License
- Waste Manifest
- Subcontractor Recycling Receipts

Section 3: Air Monitoring Consultants Submittals

- Daily Log Reports
- Air Sampling Results
- Licenses and Certifications

2016 Asbestos Abatement Project

Design and Encumbrance Submittals

MCF- Stillwater, R-Shop Building 26, Removal and Disposal of Six Brake Presses

Asbestos Removal and Disposal

For

MCF- Stillwater
970 Pickett Street North
Bayport, MN 55003

IHSC Project Number: M16-954
RECS Project Number: 78SW0052

Certificate No: 5LM11021608PDR

Expiration Date: November 2, 2017

This is to certify that

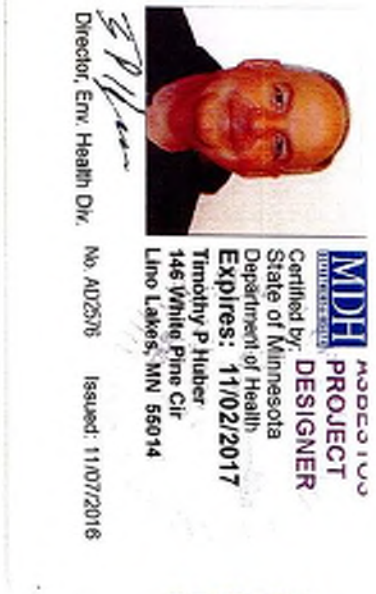
Timothy P. Huber

has attended and successfully completed an

ASBESTOS PROJECT DESIGNER
REFRESHER TRAINING COURSE

permitted by
the State of Minnesota under Minnesota Rules 4620.3702 to 4620.3722
and meets the requirements of
Section 206 of Title II of the Toxic Substances Control Act (TSCA)
conducted by

Lake States Environmental, Ltd.
in
White Bear Lake, MN on November 2, 2016
Examination Date: November 2, 2016



Lake States Environmental, Ltd
P. O. Box 645, Rice Lake, WI 54868
(800) 254-9811

Training Instructor

INDUSTRIAL HYGIENE SERVICES CORPORATION
4205 White Bear Parkway, Suite 500, St Paul MN 55110
651-766-9811
FAX: 651-766-9822

ASBESTOS REMOVAL WORK PLAN

MCF-STILLWATER, R-SHOP AREA

BRAKE PRESS DEMOLITION AND ASBESTOS REMOVAL AND DISPOSAL

December 12, 2016

IHSC PROJECT NUMBER: M16-954

The following shall serve at the work plan for asbestos removal at the above referenced site. Any deviations, work site conditions, or questions that arise in the execution of this plan must be immediately communicated to Tim Huber at Industrial Hygiene Services Corporation. This project will not require notification to the Minnesota Pollution Control Agency or the Minnesota Department of Health. Contact numbers for all parties are included at the bottom of the document.

1. Work consists of removing approximately 200 linear feet of insulated steam and condensate piping from the basement of the R-Shop Area. Four lines are present in this space and it is not known if all (or none) are insulated with asbestos containing insulation. Regardless of the presence of asbestos, all lines will be wrapped, cut, and removed from the facility. To the extent that asbestos removal must occur, glove bag removal methods will be used. Facility personnel will indicate the starting and stopping point for the pipe removal. Non-asbestos containing piping may be left with the facility for metal scrap. Asbestos containing insulation will be removed from the site and disposed of as asbestos waste.

2. Work will include the removal and disposal of a window unit in the R-Shop that is approximately 10 feet by 15 feet in size. Window pane glazing contains asbestos. The unit can be removed as a facility component. All glazing on both sides of the window will be taped to the window glass. Metal framing will be cut at the point where it attaches to the building and manageable sized pieces of the window will be removal, wrapped, and disposed of as asbestos waste.

3. Work will include the removal of friction products used on six brake presses that will be removed from the R-Shop Area. IHSC's inspection report indicates the location of friction products that contain asbestos. A modified glove bag or mini-enclosure may be used to remove the attached clutch or brake pad. Thorough cleaning with a HEPA-filtered vacuum and wet wiping techniques will be the

primary objective of this abatement operation. Friction products, once removed, will be bagged, labeled and disposed of as asbestos waste.

4. Work will include the removal of a 10 foot wide by 3 foot tall knee wall at the base of the window unit to be removed. No asbestos is associated with this knee wall. All debris generated may be disposed of as construction waste. No debris is to be left behind for the facility.

5. Work will include the construction and installation of a temporary weather and security in-fill of the window and knee wall assembly. The opening created from the removal of the window and knee wall must be sealed with dimensional lumber and sheet goods (OSB or plywood) on a nightly basis. The wall must be weather tight and secured to the interior of the building according to requirements of the facility. The wall must be opened to allow the removal of Brake Press sections as demolition of the Brake Press Units occur. The window/wall opening must be sealed when not in use to retain heat in the R-Shop Building.

6. Work will include removal and disposal/recycling of six (6) Brake Press units in the R-Shop area. This will be a subcontracted task and could include one or more of the following sub-tasks:

    a. Draining and disposal of non-PCB hydraulic oil or grease prior to demolition or removal of the units from the site.
    b. Dismantling of elements that may not clear structural steel or lighting in the R-Shop Area.
    c. Use of a magnesium-tipped cutting torch to create manageable sized pieces of the Brake Press for removal from the R-Shop Area. **Note: Metal cutting activities are regulated under OSHA and Occupational Exposure Monitoring will be required to ensure that non-abatement personnel are not being exposed to elevated levels of welding fume or torch cutting by-products.**
    d. Any spark-producing activity will require a daily hot work permit from the facility. No spark producing activity may be undertaken unless a daily permit is obtained.
    e. Fire watch, fire suppression equipment must be provided by the Contractor. The facility will not provide personnel or equipment during the use of spark producing equipment.
    f. All spark producing activities must cease one (1) hour before the end of the work shift so that review can be made of the work area for embers, sparks, or signs of smoke, smoldering, or other fire signs.
    g. The Contractor must assign one full-time person to fire watch during spark producing activities.
    h. Oil staining must be cleaned by the Contractor, to the extent possible, once Brake Presses are removed from the building.

i. Floor openings exposed once Brake Presses are removed must be covered with sheet goods or cleared marked to prevent personnel from falling into the floor openings.
j. Fire extinguishers, fire blankets, and other spark control devices must be provided by the Contractor to prevent migration of sparks or embers from their immediate work area.
k. Use of smoke exhaust or smoke eater-type equipment must be provided by the Contractor. Cutting fume is to be exhausted to the exterior of the building.
l. Coordination must occur between abatement personnel and Brake Press demolition crews so that air monitoring filters are not fouled by metal cutting fumes. Rejected air monitoring results will require delays in all work activities until clean air monitoring results can be achieved. **There will be NO additional compensation for delays caused by lack of coordination between the trades.**

7. Engineering controls for asbestos abatement will consist of critical barriers, wall poly, negative air, wet method removal, and a three-chamber decontamination unit located within the work area. Negative air will be exhausted inside the building and air monitoring will occur at the exhaust location. Gross removal procedures will be those outlined by the Minnesota Department of Health.

8. Engineering controls for glove bag removal will drop cloths, HEPA vacuums, use of water to wet material, and placement of removed material into the sealed glove bag. Removal procedures will be those outlined by the Minnesota Department of Health.

9. Equipment used by the Contractors – gang boxes, lift equipment, ladders, and similar – will be secured inside or outside the facility at the end of each work shift. Facility security personnel will direct the Contractors on the placement and security of their overnight tools and materials. The facility will not provide gang boxes or other secure storage devices for the use of the Contractors.

10. The Contractor will smoke test each glovebag prior to the start of removal operations. Any leaks detected must be sealed and the bag retested before removal may begin.

11. Competent persons for both the asbestos removal and Brake Press demolition must be on-site at all times. These individuals will determine the level of personal protection equipment (PPE) to be used, engineering controls to control airborne hazards, and make corrections to work procedures to prevent unnecessary exposure to potential hazards that they may create.

12. Reinsulation of the abated pipe and pipe fittings, permanent replacement of the wall opening, in-filling of the floor areas are not included in this project.

13. The Contractor is to take care to prevent damage to existing electrical, lighting, air handling units and other facility utilities in this space. Blankets, spark shrouds, or other methods must be used to prevent damage to R-Shop equipment, materials, and personnel. Damage to electrical systems, control systems or other AHU operating controls must be prevented.

14. Fiber release episodes must be prevented to avoid entrainment of fibrous material or metal cutting fume into the air conveyance system. To the extent necessary, the Contractor shall provide and install critical barriers in the immediate vicinity of the asbestos removal or metal cutting activities.

15. A three-stage decontamination unit will be required for this project. The unit must be operational and available to abatement personnel from the beginning of the project. Space is limited in the R-Shop. Water is available and it must be disconnected at the end of each work shift.

16. Power is available in the R-Shop Area. Ground fault interruption must be used at all building outlets used during the project.

17. Air monitoring requirements of the Minnesota Department of Health will be required. Angstrom Analytical will provide air monitoring services and results will be reported to IHSC and the Facility Contact on a daily basis. If any of the adjacent air samples exceed the MDH indoor air clearance criteria, Tim Huber must be notified immediately. OSHA personnel sampling that may be required during the project will be the responsibility of the abatement contractor.

18. Waste may be moved through the building during business hours; however, the waste must be placed in a tub cart and covered with an opaque barrier. Tub carts may be stored in the loading dock area when not in use.

19. A waste dumpster may be placed adjacent to the R-Shop with coordination from the building. Dumpsters must be covered and lockable. The dumpster must remain covered and locked for the duration of the project, when not in use. A waste manifest will be required for the exact quantity of asbestos removed from the site.

20. It is incumbent upon the abatement contractor to ensure that the hours expended at the site are reconciled with the air monitoring firm as this information will be used to determine payment against this contract.

21. Tobacco use of any kind (smoke or smokeless) is prohibited on the grounds of the facility.

22. Lunches must be carried into the facility in clear plastic bags (for inspection). Glass and metal containers are not allowed in the facility. Plastic containers are acceptable.

23. Representative images of the site have been previously provided to the Contractors, a copy is also attached to this work plan.

24. The Contractors have previously reviewed the work site and discussed scope of work elements with the facility and IHSC.

25. This is a prevailing wage project. All contractors must adhere to Department of Labor and Industry requirements. Copies of prevailing wage documentation, in addition to an IC-134 from each contractor are required for processing of Pay Requests.

26. Contact personnel for this project are presented below:

Facility Contact	**Abatement Contractor**	**Air Monitoring**
Lonnie Danielson	Rich Forstner	Kevin Hagen
MCF-STW, Physical Plant	Mavo Systems, Inc.	Angstrom Analytical, Inc.
Phone: 651-262-6108	763-788-7713	612-810-5209

Design Contact	**R-Shop Manager**	**Facility Contact**
Tim Huber	Matt Probst	Rob Brouhard
Phone: 651-766-9811	651-779-2783	651-262-6640
Fax: 651-766-9822		
Email: thuber@ihscorporation.com		

COPY

Stericycle Environmental Solutions — Waste Profile Sheet

☐	Solvent Recovery Corp Kansas City MO EPA I.D. # MOD 000 610 766	☒	Petro-Chem Processing Group Detroit MI EPA I.D. # MID 980 615 298

Profile ID#: _____
Requested Approval Code: _____
Approval Code: _____

Sales Rep: _____ Customer Service Rep:

A. GENERATOR INFORMATION

1. Name: MCF-Stillwater		2. USEPA ID # MND 980826457	
3. Facility Address: 970 Pickett St N		4. NAISC Code: _____	MO State ID: _____
5. City: Bayport		State: MN	Zip : 55003
6. Contact: Terry Johnson-IHSC	Title: _____	Phone: 651-485-4123	Fax: _____
7. Cell: _____	E-mail: _____		

B. BILLING INFORMATION

☐ SAME AS ABOVE – *Go to Section C*

1. Company Name: Stericycle Environmental Solutions			2. PSC Company: ☐ No ☒ Yes
3. Address: 2850 100th Court NE	City: Blaine	State: MN	Zip: 55449
4. Attn: John Grindal		Phone: 612-285-9865	Fax 612-285-9000
5.E-mail: jgrindal@stericycle.com			

C. WASTE INFORMATION

1. Name of Waste/Common Chemical Name: Paint chips
2. Process Generating Waste (*be specific*): removal of peeling lead base paint

3. Generator has provided the following: ☒ Profile Only ☐ MSDS ☐ Sample (#_____) ☐ Outside Analysis
4. Form Code_____ Source Code _____ Origin Code _____

D. PHYSICAL CHARACTERISTICS OF WASTE

1. Color:	2. Physical State @ 70° F:	3. Layers:	4. Specific Gravity:	5. Free Liquids:
☐ White/Clear ☐ Black/Brown ☒ Other varies	☒ Solid ☐ Semi Solid/Sludge ☐ Liquid ☐ Monolith ☐ Debris ☐ Heated (<140 F)	☐ Multi layered ☐ Bi-Layered ☒ Single Phased	☐ <0.8 ☒ 1.0 – 1.2 ☐ 0.8 –1.0 ☐ 1.3 – 1.4 Exact / Other ___	☒ No ☐ Yes ___%

6. **pH:** ☐ NA ☐ ≤ 2 ☐ 2 – 4 ☐ 4 – 6 ☐ 6 – 8 ☐ 8 – 10 ☐ 10 – 12.5 ☐ ≥12.5
7. **Liquid Flash Point:** ☐ <73°F ☐ 73 – 100°F ☐ 101 – 140°F ☐ 141 – 200°F ☐ >200°F ☐ None ☐ Closed Cup ☐ Open Cup

8. **Fuel Blending:** BTU/lb: _____ Chloride: _____% Water: _____% Free ☐ Miscible ☐ ☐ Heated (<140)

E. TOTAL COMPOSITION OF WASTE - *THE TOTAL COMPOSITION MUST BE EQUAL TO OR GREATER THAN 100%*

1. Where applicable include sludge & water as constituents:

Constituents	Min%	Max%	Constituents	Min%	Max%
paint chips		100	lead trace	0	0.2

TOTAL: _____ - _____ % TOTAL: _____ - _____ %

2. Indicate if this waste contains any of the following:

☐ Lab Analysis ☐ Generator Knowledge

		Not Present	Concentration		Not Present	Concentration
PCB		☒	_____ ppm	Aromatic Amine	☒	_____ ppm
Dioxin		☒	_____ ppm	Pesticides	☒	_____ ppm
Phenolics		☒	_____ ppm	Rodenticides	☒	_____ ppm
Cyanides	Reactive	☒	_____ ppm	Fungicides	☒	_____ ppm
	Total	☒	_____ ppm	Urea/Thiourea	☒	_____ ppm
Sulfides	Reactive	☒	_____ ppm	Phenols	☒	_____ ppm
	Total	☒	_____ ppm	Quinones	☒	_____ ppm
Phosphorus Cmpds.		☒	_____ ppm			

3. Metals: Indicate if this waste contains any of the following metals, and which testmethod was used.

☐ TCLP ☐ TOTAL ☐ Generator Knowledge

Arsenic (As)	D004	☒ < 5 ppm	_____ ppm	
Barium (Ba)	D005	☒ <100 ppm	_____ ppm	
Cadmium (Cd)	D006	☒ < 1 ppm	_____ ppm	
Chromium (Cr)	D007	☒ < 5 ppm	_____ ppm	
Lead (Pb)	D008	☒ < 5 ppm	_____ ppm	
Mercury (Hg)	D009	☒ < 0.2 ppm	_____ ppm	
Selenium (Se)	D010	☒ < 1 ppm	_____ ppm	
Silver (Ag)	D011	☒ < 5 ppm	_____ ppm	
Thallium (Tl)		☒ <120 ppm	_____ ppm	
Sulfur (S)		☒ <5000 ppm	_____ ppm	

Profile ID#: _____

F. IS WASTE ANY OF THE FOLLOWING? *At Least One Box Must Be Checked.*

☐ Radioactive ☐ Ignitable Solid ☐ Pyrophoric ☐ Water Reactive ☐ Biological ☐ Oxidizer
☐ Shock Sensitive ☐ Reactive (other) ☐ Activated Carbon ☐ Asbestos ☐ Reactive Metal Powders ☒ None Apply
☐ Nitro Cellulose/Lacquer Dust ☐ NIOSH Human-Positive Carcinogens ☐ NESHAP Wastes (Benzene, etc.)

G. USEPA / STATE WASTE IDENTIFICATION

1. Hazardous Waste (40CFR 261 Subparts C & D or MI Act 451 Part 111) or Dangerous Waste (MI Act 451 Part 121)? ☒ Yes ☐ No
2. Regulated by TSCA? ☐ Yes ☒ No (PCBs, etc.)
3. List ALL Applicable Waste Codes: D008

H. SHIPPING INFORMATION

1. Is this a DOT Hazardous Material (49CFR 172.101 & 173 Subpart D)? ☒ Yes ☐ No 2. Reportable Quantity (RQ) in pounds _____

3. DOT Shipping Name Hazardous waste solid, nos	Hazard Class 9	UN/NA NA3077
PG III / ERG _____	Hazardous Constituents for "n.o.s." Lead	
4. Method of Shipment: ☐ Bulk Liquid ☐ Bulk Solid ☒ Container (Size / Type): 5df Inner Containers (Loose-Packs) ☐ Yes ☐ No		
5. Number of Units to Ship Now:	6. Anticipated Volume / Units per Year: _____ or ☒ One Time	

I. SPECIAL HANDLING INFORMATION _____

J. LAND DISPOSAL RESTRICTION NOTIFICATION ATTACHED ☐ YES ☐ NO

K. CERTIFICATION STATEMENT

I hereby represent and warrant that I have personally examined and am familiar with the information contained and submitted in this and all attached documents. Based on my inquiry and personal knowledge of those individuals responsible for supplying or obtaining the information, the information contained herein is true, accurate, and complete to the best of my knowledge and belief. Furthermore, no material fact has been omitted as to make this information misleading. I understand that others may rely on this representation and warranty in the handling and processing of the waste material described herein. If this box is checked ☐, I request PSC not to correct any inconsistencies. Any corrections PSC makes will be consistent with the results of the sample characterization and/or regulatory requirements. A faxed copy of the final profile will be sent for my records.

Printed Name: Matt Probst Title: Factory Manager

Generator's Signature: Matt Probst Date 12/16/16

L. GENERATOR'S CHAIN OF CUSTODY RECORD

INSTRUCTIONS: Collect a representative 1-pint sample of the waste described in the above referenced WASTE PROFILE SHEET using an appropriate container. If the sample is oil, we will need a one (1) quart sample. A representative sample is one obtained using any of the applicable sampling methods cited in 40 CFR 261-Appendix 1. Fill in the sampling information in the spaces provided below. If you have problems obtaining a representative sample of your waste, please contact your PSC sales representative.

1. _____
SAMPLING METHOD: *(indicate method / utensils employed in sampling)*

2. _____
SAMPLE SOURCE: *(indicate drum, tank, pit, etc.)*

If applicable, will be attached sample label here

3. **SAMPLE LABEL FOR SAMPLE SUBMITTAL: Sample No**
Complete the attached label, peel off, and affix to your sample container and mail.

SOLVENT RECOVERY CORP.
700 Mulberry Street
Kansas City, MO 64101
(816) 474-1391 Fax (816) 474-1275
EPA ID: MOD 000 610 766

Petro-Chem Processing Group
421 Lycaste Street
Detroit, MI 48214-3434
(313)824-5840
EPA ID: M I D 9 8 0 6 1 5 2 9 8

4. **CHAIN OF CUSTODY** *Each person who handles the sample must sign below when the sample passes from one to another.*

Relinquished by: (Signature)	Date	Time	Received by: (Signature)	Date	Time

INDUSTRIAL HYGIENE IHSC SERVICES CORPORATION

November 30, 2016

Mr. Wang Vue
Real Estate and Construction Services
309 Administration Building
50 Sherburne Avenue
St. Paul, MN 55155

Subject: Project Encumbrance Summary
MCF-STW, R-Shop and Building 20
Asbestos, Lead Paint Removal and Disposal, and Six Brake Press Demolition
Bayport, Minnesota
RECS Project Number: unknown
IHSC Project Number: M16-954

Dear Mr. Vue:

The following summarizes the anticipated project costs for the November and December, 2016, asbestos abatement project at the above referenced site.

1. Industrial Hygiene Services Corporation Project Design, Contract, and Reporting	$3,250.00
2. Angstrom Analytical, Inc. Air Monitoring and Report	$3,825.00
3. Mavo Systems, Inc.: Asbestos, Lead Paint Removal and Disposal and Subcontract of Brake Press Demolition	$89,396.00
Total:	**$96,471.00**

Hazardous material to be addressed in the R-Shop as part of this project will include:

1. Removal and disposal of approximately 160 square feet of ACM window and knee wall on the south wall of the space.

2. Replacement of the window and knee wall elements with a temporary weather and security wall constructed of dimensional lumber and plywood or OSB. The materials used for this wall will remain with the facility once the hazardous material abatement

is complete. Construction shall be such to allow for the use of the opening to remove the Brake Press elements, and to provide adequate site security for the facility.

3. Removal and disposal of approximately 200 linear feet of asbestos containing pipe insulation from the basement of Building 20. These lines are "dead" and they may be wrapped and cut. If one or more lines are found to be insulated with non-asbestos material, the pipes should be cut down and given to the facility for recycling.

4. Removal and disposal of lead paint from a single Press Brake in the R-Shop, if required, to accommodate torch cutting of the Press Brake into manageable sized pieces.

Asbestos abatement work will be completed with at least one negative pressure enclosure and with glove-bags or mini-containments following guidance provided by the Minnesota Department of Health. Replacement of removed materials is not included within the scope of this project.

The work will include consumable materials and the labor to construct a temporary security wall to be installed at the location where the window unit and knee wall will be removed.

Subcontracted activities associated with this project will include the following:

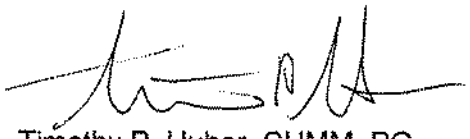
1. Demolition, removal and recycling or disposal of six Brake Presses in the R-Shop Area. Presses will be disassembled into manageable sized pieces using magnesium-tipped lancing rods. Press units will be removed from the site and recycled or disposed of in accordance with solid waste rules. Certificates of recycling or disposal will be required.

Work will occur in the area presented on work plans prepared by IHSC. These will be delivered to the abatement contractor under separate cover. Work in this area is expected to occur during normal business hours (7:00 am to 3:00 pm, Monday through Friday). Work will begin upon authorization from your office and will be completed as indicated above. This work is being done to remove known hazardous materials that will be impacted as part of planned renovation in this portion of the building. The project will not include notification to the Minnesota Department of Health and the Minnesota Pollution Control Agency.

We appreciate the opportunity to assist your office. If you have any questions, please contact me directly at 651-287-5375.

Sincerely,

INDUSTRIAL HYGIENE SERVICES CORPORATION



Timothy P. Huber, CHMM, PG
Senior Project Manager

Cc: Mr. Lonnie Danielson, MCF-Stillwater

INDUSTRIAL HYGIENE IHSC SERVICES CORPORATION

November 30, 2016

Mr. Wang Vue
Real Estate and Construction Services
309 Administration Building
50 Sherburne Avenue
St. Paul, MN 55155

Subject: Project Design Cost Proposal
MCF-STW, R-Shop and Building 20
Asbestos, Lead Paint Removal and Disposal, and Six Brake Press Demolition
Bayport, Minnesota
RECS Project Number: unknown
IHSC Project Number: M16-954

Dear Mr. Vue:

IHSC proposes to provide one certified asbestos Project Designer to coordinate and manage the removal and disposal of hazardous materials associated with six Press Brakes located in the R-Shop areas of the Minnesota Correctional Facility in Stillwater, Minnesota. Our estimated cost for this work based on IHSC's Master Contract (Contract Number T-14AHM) rates is $3,250.00.

IHSC is proposing to complete the following tasks as part of this project:

1. Prepare work order documents for signature by a pre-approved abatement contractor;
2. Create a site specific work plan for the abatement and disposition of hazardous materials;
3. Schedule and coordinate a pre-construction meeting on the first day of work;
4. Process contractor closeout submittals and pay request applications;
5. Prepare a close out report for your office that summarizes site activities and documents the work completed and waste handling.

Hazardous material to be addressed in the R-Shop as part of this project will include:

1. Removal and disposal of approximately 160 square feet of ACM window and knee wall on the south wall of the space.

2. Replacement of the window and knee wall elements with a temporary weather and security wall constructed of dimensional lumber and plywood or OSB. The materials used for this wall will remain with the facility once the hazardous material abatement

is complete. Construction shall be such to allow for the use of the opening to remove the Brake Press elements, and to provide adequate site security for the facility.

3. Removal and disposal of approximately 200 linear feet of asbestos containing pipe insulation from the basement of Building 20. These lines are "dead" and they may be wrapped and cut. If one or more lines are found to be insulated with non-asbestos material, the pipes should be cut down and given to the facility for recycling.

4. Removal and disposal of lead paint from a single Press Brake in the R-Shop, if required, to accommodate torch cutting of the Press Brake into manageable sized pieces.

Asbestos abatement work will be completed with at least one negative pressure enclosure and with glove-bags or mini-containments following guidance provided by the Minnesota Department of Health. Replacement of removed materials is not included within the scope of this project.

The work will include consumable materials and the labor to construct a temporary security wall to be installed at the location where the window unit and knee wall will be removed.

Subcontracted activities associated with this project will include the following:

1. Demolition, removal and recycling or disposal of six Brake Presses in the R-Shop Area. Presses will be disassembled into manageable sized pieces using magnesium-tipped lancing rods. Press units will be removed from the site and recycled or disposed of in accordance with solid waste rules. Certificates of recycling or disposal will be required.

Work will occur in the area presented on work plans prepared by IHSC. These will be delivered to the abatement contractor under separate cover. Work in this area is expected to occur during normal business hours (7:00 am to 3:00 pm, Monday through Friday). Work will begin upon authorization from your office and will be completed as indicated above. This work is being done to remove known hazardous materials that will be impacted as part of planned renovation in this portion of the building. The project will not include notification to the Minnesota Department of Health and the Minnesota Pollution Control Agency.

Angstrom Analytical & Environmental Services

5001 Cedar Lake Road * St. Louis Park, MN 55416 (952) 252 0405

Mr. Tim Huber
Industrial Hygiene Services Corporation
4205 White Bear Parkway, Suite 600
Vadnais Heights, MN 55110

Fax # (651) 766 9822

November 30th, 2016

Re:- On-Site Industrial Hygiene Air Monitoring during Asbestos Abatement at the Minnesota Correctional Facility – Stillwater: R-Shop & Building 20.

Dear Tim:

Per your e-mailed RFP, we propose to provide one licensed Industrial Hygienist, at least 6 high volume air pumps and an on-site microscopy station for the above referenced project. It is our understanding that this project will entail up to 40 hours of on-site I.H. monitoring (e.g. 5 x 8 hr. shifts) plus drive time etc., in accordance with our State "M" Contract, at the DOC facility in Stillwater, MN. It is further understood that this project is anticipated to begin on or soon after December 12, 2016, and entails the removal of asbestos containing materials in the form of TSI in Building 20, brake friction materials from shop presses and a large window assembly in the R-Shop.

Our all-inclusive charge for this effort is **$3,825.00**

Thank you for the opportunity of quoting on this work.

Sincerely,

Charles Tye

Charles Tye
Angstrom Analytical, Inc.

CT/file

rec'd 12/1/16
M16-954
cc: File

We appreciate the opportunity to assist your office. If you have any questions, please contact me directly at 651-287-5375.

Sincerely,

INDUSTRIAL HYGIENE SERVICES CORPORATION

Timothy P. Huber, CHMM, PG
Senior Project Manager

Cc: Mr. Lonnie Danielson, MCF-Stillwater

CONTRACT RELEASE A-189
Work Order - Reconciliation
MCF-Stillwater, R-Shop and Building 20
Asbestos, Lead Paint, Removal and Disposal, and Brake Press Demolition

REAL ESTATE AND CONSTRUCTION SERVICES

Cont.#	CEO#	Dept/Div. #	Cont.Vendor #	SAO #	Date:

RECS Project Manager Wang Vue	Tel.# 651-201-2395	Agency: Name/Address/Contract Person/Tel.# MCF-Stillwater Lonnie Danielson 970 Pickett Street North (651) 779-2812 Bayport, MN 55003 Remove and dispose of approx. 160 sf of ACM window and knee wall, 200 lf of ACM TSI, removal of lead paint from 6 Brake Presses within the R-Shop and Building 20 at MCF-STW. Subcontract removal and disposal of 6 Brake Presses. Temp window opening materials.
RECS Project Consultant IHSC	Tel# 651-766-9811	
RECS Air Monitoring Consultant Angstrom Analytical	Tel# 952-252-0405	Contractor: name/Address/Contact Person/Tel.# Mavo Systems, Inc. Rich Forstner 4330 Centerville Road 763-788-7713 White Bear Lake, MN 55127
RECS Consultant Signature	Tel#	

Project Start Date	Completion Date	# Of Work Shifts / Hrs.	Contractor Authorized Signature	Date:
Dec, 2016	Jan, 2017	480 person hours 6 workers, 10-8 hour shifts		1/10/17
Agency Authorized Signature:		Date:		

Work Description	Units	Price	Qty.	Total
Dakota County Labor, 6 workers, 10-eight hour shifts	Per Hour	$77.45	480	$37,176.00
Lead Based Paint disposal (reimbursed at cost plus 8 percent with valid receipt and disposal manifest)	Each	Est. $1,000.00	1	$1,000.00
Consumable materials for construction of temporary window opening in the R-Shop (reimbursed at cost plus 8 percent for actual usage with a valid receipt)	Each	Est. $1,000.00	1	$1,000.00
Subcontract - Demolition, removal and disposal of 6 Brake Presses from R-Shop (reimbursed at cost plus 8 percent with valid receipt and waste/recycling documentation).	Each	Est. $50,220.00	1	$50,220.00
Deduct PO #1: Dakota County Labor	**Per Hour**	**$77.45**	**345**	**<$26,720.25>**
Deduct PO #1: Difference between estimated lead paint and hydraulic oil disposal and actual cost, plus mark up	**Each**	**$420.07**	**1**	**<$420.07>**
Deduct PO #1: Difference between estimated consumable supplies and actual cost, plus mark up	**Each**	**$700.00**	**1**	**<$700.00>**
Notes: **One subcontractor will be used for this project. IC-134 from the prime and subcontractor required for project payment.**				
IHSC work plan developed for this project outlines specific work elements to be performed.				
Unique materials, supplies, or equipment is not required for this project. Material receipts are required for reimbursement.				
Project will not require regulatory notification to the MPCA and MDH.				
Work will be completed during normal business hours (7:00 am to 3:00 pm), Monday through Friday. Security training for the entire crew may be required on the first day of work				

CONTRACT RELEASE A-189
Work Order
MCF-Stillwater, R-Shop and Building 20
Asbestos, Lead Paint, Removal and Disposal, and Brake Press Demolition

Original Work Order Amount **Deduct PO #1** **Reconciled Work Order Amount**				$89,396.00 <$27,840.32> $61,555.68
Page 2 of 2				

C:\My Documents\IHSC\Forms\State\Rapid Response.doc

IHSC Project Number: M16-954

CONTRACT RELEASE A-189
Work Order
MCF-Stillwater, R-Shop and Building 20
Asbestos, Lead Paint, Removal and Disposal, and Brake Press Demolition

REAL ESTATE AND CONSTRUCTION SERVICES

Cont.#	CEO#	Dept/Div. #	Cont Vendor #	SAO #	Date:

RECS Project Manager	Tel.#	Agency: Name/Address/Contract Person/Tel.#
Wang Vue	651-201-2395	MCF-Stillwater 970 Pickett Street North Bayport, MN 55003 — Lonnie Danielson (651) 779-2812
RECS Project Consultant: IHSC	Tel#: 651-766-9811	Remove and dispose of approx. 160 sf of ACM window and knee wall, 200 lf of ACM TSI, removal of lead paint from 6 Brake Presses within the R-Shop and Building 20 at MCF-STW. Subcontract removal and disposal of 6 Brake Presses. Temp window opening materials.
RECS Air Monitoring Consultant: Angstrom Analytical	Tel#: 952-252-0405	Contractor: name/Address/Contact Person/Tel.#
RECS Consultant Signature	Tel#	Mavo Systems, Inc. 4330 Centerville Road White Bear Lake, MN 55127 — Rich Forstner 763-788-7713

Project Start Date	Completion Date	# Of Work Shifts / Hrs.	Contractor Authorized Signature	Date:
Dec, 2016	Jan, 2017	480 person hours 6 workers, 10-8 hour shifts		11/30/16
Agency Authorized Signature:		Date:		

Work Description	Units	Price	Qty.	Total
Dakota County Labor, 6 workers, 10-eight hour shifts	Per Hour	$77.45	480	$37,176.00
Lead Based Paint disposal (reimbursed at cost plus 8 percent with valid receipt and disposal manifest)	Each	Est. $1,000.00	1	$1,000.00
Consumable materials for construction of temporary window opening in the R-Shop (reimbursed at cost plus 8 percent for actual usage with a valid receipt)	Each	Est. $1,000.00	1	$1,000.00
Subcontract - Demolition, removal and disposal of 6 Brake Presses from R-Shop (reimbursed at cost plus 8 percent with valid receipt and waste/recycling documentation).	Each	Est. $50,220.00	1	$50,220.00
Notes: **One subcontractor will be used for this project. IC-134 from the prime and subcontractor required for project payment.**				
IHSC work plan developed for this project outlines specific work elements to be performed.				
Unique materials, supplies, or equipment is not required for this project. Material receipts are required for reimbursement.				
Project will not require regulatory notification to the MPCA and MDH.				
Work will be completed during normal business hours (7:00 am to 3:00 pm), Monday through Friday. Security training for the entire crew may be required on the first day of work				

CONTRACT RELEASE A-189
Work Order
MCF-Stillwater, R-Shop and Building 20
Asbestos, Lead Paint, Removal and Disposal, and Brake Press Demolition

Original Work Order Amount				$89,396.00
Page 2 of 2				

C:\My Documents\IHSC\Forms\State\Rapid Response.doc

IHSC Project Number: M16-954

Purchase Order

Corrections Department
MCF-Stillwater

Dispatch Via Email

Purchase Order	Date	Revision	Page
P7801-3000077180	12/05/2016		1 of 2
Payment Terms	**Freight Terms**	**Ship Via**	**Event ID**
Net 30	FOB Destination, Prepd & Add	Ground	
Buyer	**Phone**	**Currency**	**Agency Reference**
Cynthia Rosanna Brask	651/779-1316	USD	G02RC78SW0052

Vendor:
0000210596
MAVO SYSTEMS INC
4330 CENTERVILLE RD
WHITE BEAR LAKE MN 55127
United States

Ship To:
MCF-STILLWATER
COMMISSARY WAREHOUSE
970 PICKETT ST N
BAYPORT MN 55003-1490
United States

Attention:
Lonnie Danielson

Bill To:
MCF-STW/OPH/RW ACCTS PAYABLE
970 PICKETT ST N
BAYPORT MN 55003-1490
United States

Tax Exempt? **Tax Exempt ID:** **Replenishment Option:** Standard

Line - Sch	Item/Description Mfg Itm ID	Manufacturer Name	Quantity	UOM	PO Price	Extended Amt	Due Date
1 - 1	G02RC78SW0052		1.0000	JA	89396.00000	89396.00	12/05/2016

Schedule Total 89396.00

Contract ID: 00000000000000000000090788 **Contract Line:** 1

Item Total 89396.00

If applicable to this purchase, please provide the following information with shipment.
Material Safety Data Sheet (MSDS)
Owner's Manual
Parts List
Warranty information

.

DELIVERIES - MONDAY THROUGH FRIDAY NO DELIVERIES ON STATE HOLIDAYS. OUTSIDE COMMISSARY 7AM - 3PM, KITCHEN 8:30 TO 10:30 & 1:00 TO 2:15, CANTEEN 9:15 TO 10:30 & 12:30 TO 2:30. DRIVERS MUST POSSESS A VALID DRIVERS LICENSE. ITEMS SUCH AS KNIVES, FILES & SAW BLADES MUST BE GIVEN TO GATE OFFICER. VEHICLES WILL BE CHECKED ON ENTRY & EXIT OF FACILITY.THE VEHICLE SHOULD BE CLEAR OF CLUTTER. VEHICLES THAT HAVE DRUGS, ALCOHOL OR WEAPONS WILL BE DENIED ENTRANCE.

.

Total PO Amount 89396.00

1. Show the purchase order number on invoice and all tags, packages and correspondence.
2. This purchase order incorporates by reference all terms, conditions and specifications of the Contract, the RFP/RFB and vendor's response. In case of a conflict in terms, the order of precedence shall be: First, this P.O., second the contract, third the RFP/RFB, and fourth the vendor's response.
3. All deliveries hereunder shall comply with all applicable State of Minnesota and Federal laws.
4. Invoicing must match line items on the purchased order.
5. DO NOT CHARGE SALES TAX unless otherwise instructed to do so on this purchase Order or the solicitation document. State agencies will pay all applicable taxes directly to the Department of Revenue. Per Department of Revenue Tax Fact Sheet 142, State agencies are not required to submit an ST3 form to their suppliers.
6. Payment terms are Net 30 unless a discount is offered for early payment.

Issuer certifies that funds have been encumbered and appropriate approvals have been obtained.

Issued By:
Cynthia Rosanna Brask

Purchase Order

Corrections Department
MCF-Stillwater

Dispatch Via Email

Purchase Order	Date	Revision	Page
P7801-3000077180	12/05/2016		2 of 2
Payment Terms	**Freight Terms**	**Ship Via**	**Event ID**
Net 30	FOB Destination, Prepd & Add	Ground	
Buyer	**Phone**	**Currency**	**Agency Reference**
Cynthia Rosanna Brask	651/779-1316	USD	G02RC78SW0052

Vendor:
0000210596
MAVO SYSTEMS INC
4330 CENTERVILLE RD
WHITE BEAR LAKE MN 55127
United States

Ship To:
MCF-STILLWATER
COMMISSARY WAREHOUSE
970 PICKETT ST N
BAYPORT MN 55003-1490
United States

Attention:
Lonnie Danielson

Bill To:
MCF-STW/OPH/RW ACCTS PAYABLE
970 PICKETT ST N
BAYPORT MN 55003-1490
United States

Tax Exempt?

Tax Exempt ID:

Replenishment Option: Standard

Issuer certifies that funds have been encumbered and appropriate approvals have been obtained.	Issued By: *Cynthia Rosanna Brask*

2016 Asbestos Abatement Project

Contractor Submittals

MCF- Stillwater, R-Shop Building 26, Removal and Disposal of Six Brake Presses

Asbestos Removal and Disposal

For

MCF- Stillwater
970 Pickett Street North
Bayport, MN 55003

IHSC Project Number: M16-954
RECS Project Number: 78SW0052

MAVO SYSTEMS®

January 31, 2017

IHSC
Attn: Tim Huber
4205 White Bear Parkway, Suite 500
Vadnais Heights, MN 55110

Re: Final Report: Mavo Job No. 16MN132
Asbestos Abatement Project: Work Completed on 12/16/2016
Project Location: MCF Stillwater Commissary

Summary of Work Completed

Asbestos abatement of (1) large window assembly, brake press friction pads using non-friable removal methods. The work included the select demolition and in-fill of brick/block wall under window assembly, drain hydraulic reservoirs/lines, LBP removal on one press. The press demolition was sub-contracted to Steinhagen Enterprises .

Mavo Systems, Inc. is licensed by the Minnesota Department of Health to perform asbestos and lead abatement work. Our Asbestos Contractor License is No. AC200 and our Lead Contractor License is No. LF352. Representing Mavo Systems, Inc. on-site were the following people:

Delray Kezar	Supervisor
Bill Byzewski	Technician
Tristen Forstner	Technician
Brian Kezar	Technician

Submittals

The following information is included in this final report:

1. Department of Health – Contractor License
2. Summary of Work Completed
3. Daily Project Logs
4. Daily Sign-In Sheets
5. Supervisor/Technician Licenses, Certificates and Medicals
6. Waste Manifests

Corporate Office:
4330 Centerville Road
White Bear Lake, MN 55127
763.788.7713
763.788.9560 fax
1.888.788.4378

Duluth Office:
2385 Becks Road
Duluth, MN 55810
218.626.1586
218.626.1384 fax

Rochester Office:
3030 Prow Lane NW
Rochester, MN 55901
507.281.4345
507.281.4351 fax

Wausau Office:
4455 Stewart Avenue
Wausau, WI 54401
715.849.9754
715.849.9759 fax

Bismarck Office:
3279 County Road 139A
Mandan, ND 58554
701.663.5387
701.663.5034 fax

www.mavo.com

An Equal Opportunity Employer

Transport and Disposal

Asbestos materials were double-bagged and labeled per regulations. The asbestos debris was stored in a 40 cubic yard dumpster located at Mavo Systems' facility. Ace Solid Waste, transported asbestos debris for disposal at SKB Landfill, 13425 Courthouse Blvd., Rosemount, MN. Lead materials were bagged and stored for disposal in a steel drum with lid and locking ring. Lead debris and the used oil were turned over to Environmental Management Solutions for proper disposal/recycling.

Thank you for contracting with Mavo Systems, Inc. if you have any questions or need additional information, please do not hesitate to contact me at (763) 788-7713. Your support is greatly appreciated.

Sincerely,

Richard Forstner
Project Manager

RTF/bt

Enc.



MDH ASBESTOS SITE
Certified by: SUPERVISOR
State of Minnesota
Department of Health
Expires: 03/04/2017
Delray L Kezar
14154 Quinn St NW
Andover, MN 55304

Director, Env. Health Div. No. AS2609 Issued: 03/08/2016

CONSTRUCTION LABORERS
EDUCATION, APPRENTICESHIP AND TRAINING
FUND OF MINNESOTA AND NORTH DAKOTA
2350 Main Street - Lino Lakes, MN 55038
(651) 653-6710

This certifies that

DELRAY KEZAR

has satisfactorily completed the required training and skills as prescribed by the Construction Laborers Education, Apprenticeship and Training Fund of Minnesota and North Dakota in

Asbestos Contractor Supervisor Refresher 3/4/2016

This course is permitted by the State of MN under Minn Rules 4620.3702 to 4620.3722.
Complies with TITLE II/SEC.206/TSCA

In testimony thereof I have affixed my signature on this 4 day of MARCH 16

Certificate # 0304164453

Expiration Date: 3/4/2017

Trainer, Instructor

Lino Lakes, Minnesota

MAVO SYSTEMS

Fit Test for Half Mask/PAPR
Mayo Systems, Inc.
4330 Centerville Road
White Bear Lake, MN 55127

I, Delray Kezar, acknowledge having passed the qualitative fit test on oct. 11th 2016 While through my sense of smell, I did not detect any change.

Respirator Type: (Circle product/s being used)

North, 7700 Series Half Mask S-M-L

3M – 700 Series

3M, 6000 Series Full Face Piece System S-M-L

Was Rainbow Passage Used: _____YES X NO

Employee Name: Delray Kezar

Employee Signature: Delray Kezar

Signature of Person Performing Fit Test:

RESPIRATOR TRAINING RECORD

Your signature on this Respirator Training Record will attest to your having received and understood the following respirator training information which both OSHA and Mayo Systems, Inc. require as a part of their Respiratory Protection Program.

The required respirator training consists of the following information:

1. An explanation of the problems involved in inhaling of inter-changing parts of the respirator
2. A discussion of why engineering controls could not prevent the use of respiratory protection.
3. How and why this make and model respirator was chosen for this specific project.
4. The limitations of this make and model respirator.
5. How to put on this respirator, and properly adjust the face piece and suction straps
6. How to wear this respirator properly.
7. What the essential points of the care and maintenance of this respirator are.
8. How to recognize and handle emergencies which may occur while using this respirator.
9. How to properly inspect, clean and disinfect this respirator.
10. How to properly use an Air-Purifying Respirator.
11. When a Powered Air-Purifying Respirator is required
12. When a Type-C supplied-air respirator is required.
13. The purpose of medical evaluation.
14. How Mayo Systems, Inc. Performs a proper respirator fit-test.
15. That this fit-test must be performed at least every twelve (12) months.
16. That you will be permitted to leave the work area to wash your face and respirator whenever necessary.
17. That filter elements may be changed whenever an increase in breathing resistance is detected.
18. That a Powered Air-Purifying Respirator (PAPR) is available to you upon request, as long as it meets the protection factor for the hazard involved.

North Memorial OCCUPATIONAL MEDICINE

☐	Downtown	P) 763-581-6060	F) 763-581-6061
☐	Eden Prairie	P) 763-581-6110	F) 763-581-6111
☐	Elk River	P) 763-561-5200	F) 763-561-5221
☐	Golden Valley	P) 763-581-6150	F) 763-581-6168
☐	Ridgedale	P) 763-561-5250	F) 763-561-6265
X	Rosedale	P) 763-581-9250	F) 763-581-9251

Written Recommendation for Asbestos Protection & Respiratory Approval

EMPLOYEE NAME:	DATE OF BIRTH:	DATE:
Delray Lee Kezar	7-5-64	8-22-16
COMPANY NAME: Mayo Systems	POSITION: Asbestos supervisor	MRN: 8514

ASBESTOS SURVEILLANCE RESULTS

1. Medical clearance for asbestos surveillance is complete.	☐ Yes ☑ No	Revision Date/Initial: Revision Date/Initial:
2. Medical clearance for asbestos surveillance is pending review of chest X-Ray "B" Read	☑ Yes ☐ No	Revision Date/Initial: Revision Date/Initial:
Chest X-Ray "B" Read findings: XPOS CINEG with Consult Dr. Kanne Flynn		Revision Date/Initial: 8/31/16
3. Patient may continue to work pending review of chest X-ray "B" read	☑ Yes ☐ No ☐ NA	
4. There are detected medical conditions that would place the employee at increased risk of exposure-related disease.	☑ Yes ☐ No	pleural plaques
5. The employee has been informed by the provider of: - Medical examination results - Medical conditions that may result from asbestos exposure - Increased risk of lung cancer from the combined effect of smoking and asbestos	☑ Yes ☑ Yes ☑ Yes	

RESPIRATORY APPROVAL

This is to certify that I have examined the above named individual and determined that in accordance with the OSHA Standard 29, CFR 1910.134 the individual

☑ MAY use a respirator
☐ MAY NOT use a respirator

Accommodations needed: none

Medical follow-up is required in one year.

Provider Signature: _____ Date/Time: 8/22/16

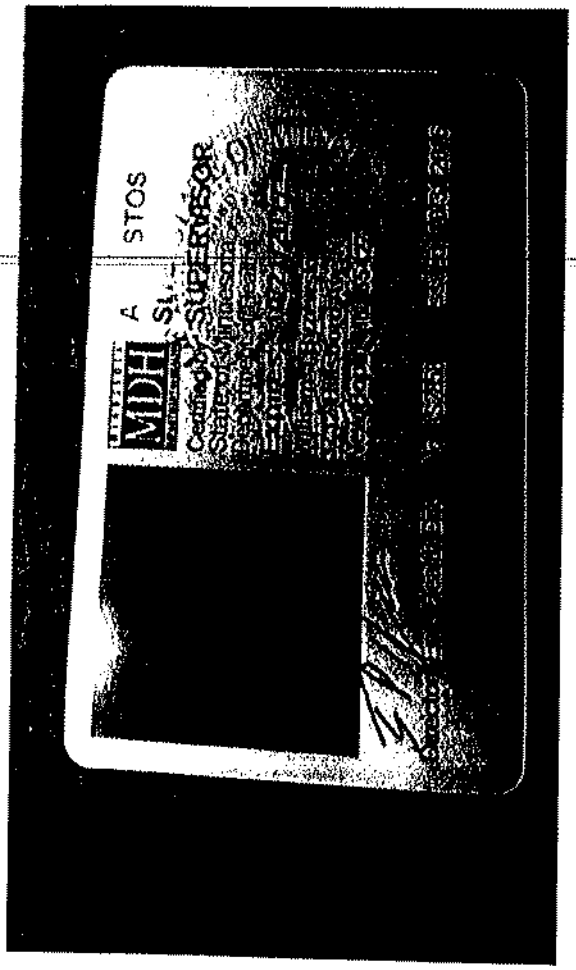
Provider Printed Name: J Flynn MD

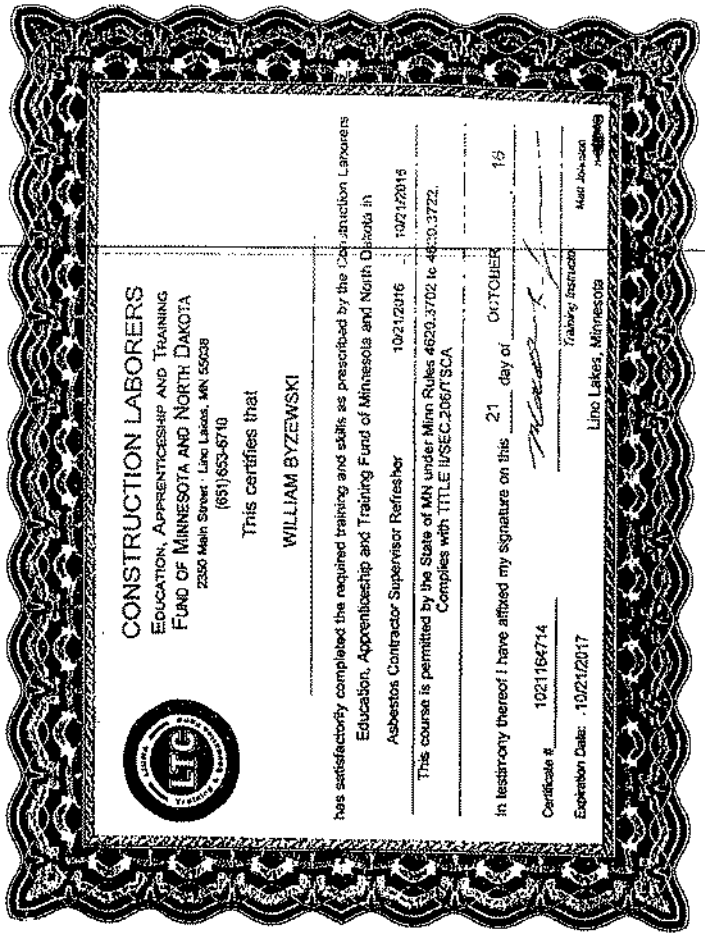
Page 8 of 8

SCANNED

Copy to pt

XF-H259 05/15





MAVO SYSTEMS

Fit Test for Half Mask/PAPR
Mavo Systems, Inc.
4330 Centerville Road
White Bear Lake, MN 55127

I Bill Byzewski acknowledge having passed the qualitative fit test on July 21, 2016. While through my sense of smell, I did not detect any change.

Respirator Type: (Circle product/s being used)

North, 7700 Series Half Mask 3-M ☐ | 3M – 700 Series ☐ | 3M, 6000 Series Full Face Piece System 3-M ☑

Was Rainbow Passage Used: ____YES ✓ NO

Employee Name: Bill Byzewski

Employee Signature: [signature]

Signature of Person Performing Fit Test: [signature]

RESPIRATOR TRAINING RECORD

Your signature on this Respirator Training Record will attest to your having received and understood the following respirator training information which both OSHA and Mavo Systems, Inc. requires as a part of their Respiratory Protection Program.

The required respirator training contains of the following information:

1. An explanation of the problems involved in removing of inner-changing parts of the respirator.
2. A discussion of why engineering controls could not prevent the use of respiratory protection.
3. How and why the make and model respirator was chosen for this specific project.
4. The limitations of this make and model respirator.
5. How to put on the respirator, and properly adjust the face piece and tension straps.
6. How to wear this respirator properly.
7. What the essential points of the care and maintenance of this respirator are.
8. How to recognize and handle emergencies which may occur while using this respirator.
9. How to properly inspect, clean and disinfect this respirator.
10. How to properly use of Air-Purifying Respirator.
11. When a Powered Air-Purifying Respirator is required.
12. When a Type-C supplied-air respirator is required.
13. The purpose of medical evaluation.
14. How Mavo Systems, Inc. Performs a proper respirator fit-test.
15. That this fit test must be performed at least every twelve (12) months.
16. That you will be permitted to leave the work area to wash your face and respirator whenever necessary.
17. That filter elements may be changed whenever an increase in breathing resistance is detected.
18. That a Powered Air-Purifying Respirator (PAPR) is available to you upon request, as long as it meets the protection factor for the hazard involved.

North Memorial OCCUPATIONAL MEDICINE

☐	Downtown	P) 763-581-5060	F) 763-581-5061
☐	Eden Prairie	P) 763-581-5110	F) 763-581-5151
☐	Elk River	P) 763-581-5200	F) 763-581-5221
☐	Golden Valley	P) 763-581-5150	F) 763-581-5158
☐	Ridgedale	P) 763-581-9260	F) 763-581-9266
☑	Roseville	P) 763-581-9250	F) 763-581-9251

Written Recommendation for Asbestos Protection & Respiratory Approval

EMPLOYEE NAME: WILLIAM BYZEWSKI | DATE OF BIRTH: 12-16-62 | DATE: 9-30-16
COMPANY NAME: MAVO SYSTEMS | POSITION: ASBESTOS LABORER | MRN: 118022

ASBESTOS SURVEILLANCE RESULTS

1. Medical clearance for asbestos surveillance is complete.	☑ Yes ☐ No	Revision Date/Initial: 9/30/16 Revision Date/Initial:
2. Medical clearance for asbestos surveillance is pending review of chest X-Ray "B" Read	☐ Yes ☑ No	Revision Date/Initial: Revision Date/Initial:
Chest X-Ray "B" Read findings: ☐ P/0 ☐ NEG		Revision Date/Initial:
3. Patient may continue to work pending review of chest X-ray "B" read	☑ Yes ☐ No ☐ N/A	
4. There are detected medical conditions that would place the employee at increased risk of exposure-related disease.	☐ Yes ☑ No	
5. The employee has been informed by the provider of: · Medical examination results · Medical conditions that may result from asbestos exposure · Increased risk of lung cancer from the combined effect of smoking and asbestos	☒ Yes ☒ Yes ☒ Yes	

RESPIRATORY APPROVAL

This is to certify that I have examined the above named individual and determined that in accordance with the OSHA Standard 29, CFR 1910.134 the individual

☑ MAY use a respirator
☐ MAY NOT use a respirator

Accommodations needed: ____

Medical follow-up is required in one year.

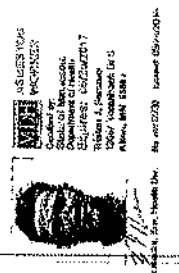
Provider Signature: [signature] Date/Time: 9/30/16

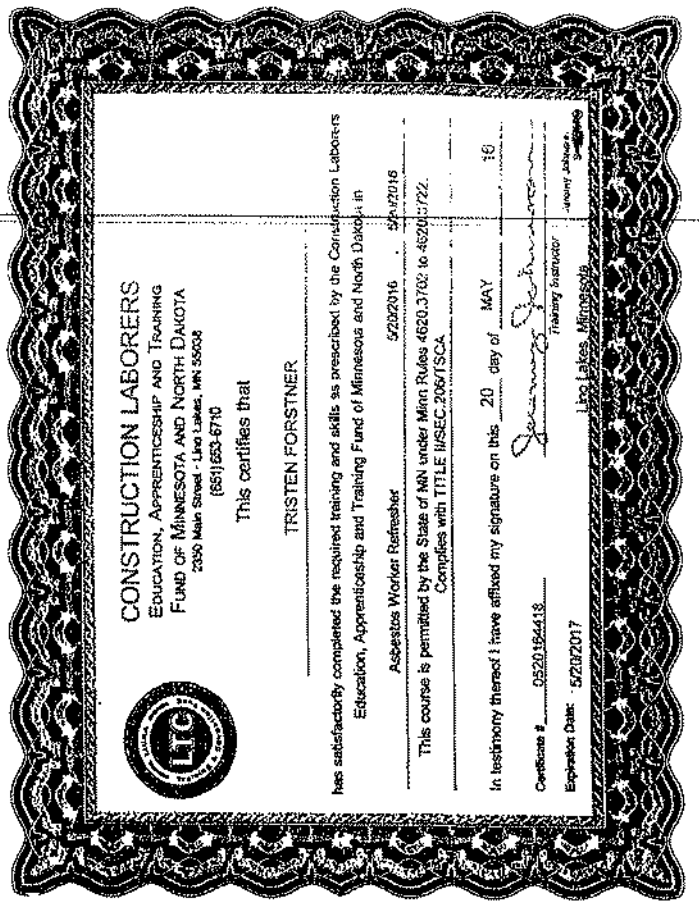
Provider Printed Name: Phung T. Le MD PA-C

SCANNED

X74250 05/16

Appendix B
MCF-Stillwater Decommissioning Study





Sep. 18. 2015 5:02PM North Memorial 7635819262 No. 5973 P. 2

North Memorial Clinic
Occupational Medicine

☐ Camden Nghs 4300 Webber Pkwy Minneapolis, MN 55369
☐ Elk River 600 Prospect Ave NW Ste 100 Elk River, MN 55330
☒ Roseville 1935 West Co Rd B2 Roseville, MN 55113
☐ Eagan 1970 Rahncliff Ct Eagan, MN 55122
☐ Minnetonka 2000 Plymouth Rd Ste 100 Minnetonka, MN 55305

PHYSICIAN WRITTEN OPINION FOR ASBESTOS PROTECTION

Name: Tristen T. Forstner Date of Birth: 10-21-95 Chart#: 10190

Company Name: Mavo Systems Position: Mechor Exam Date: 9-18-15

ASBESTOS SURVEILLANCE RESULTS

A. Medical clearance for asbestos surveillance is complete ..... ☑ Yes Revision date & initial 9/18
☐ No Revision date & initial

B. Medical clearance for asbestos surveillance is pending review of chest X-ray "B" read ..... ☐ Yes Revision date & initial
☑ No Revision date & initial 9/18

➢ Chest X-ray "B" Read findings: POS ☐ NEG ☐ ..... Revision date & initial

C. Patient may continue to work pending review of chest X-ray "B" read ..... ☐ Yes ☐ No ☐ N/A

D. There are detected medical conditions that would place the employee at an increased risk of health impairment for exposure to asbestos, tremolite, anthophyllite or actinolite ..... ☐ Yes ☑ No

E. The employee has been informed by provider of:
a. Medical examination results ..... ☑ Yes ☐ No
b. Medical conditions that may result from asbestos exposure ..... ☑ Yes ☐ No
c. Increased risk of lung cancer from the combined effect of smoking and asbestos ..... ☐ Yes ☐ No

RESPIRATORY APPROVAL

A. This is to certify that I have examined the above named patient and determined that in accordance with the OSHA Standard 29, CFR 1910.134 the individual ☑ may ☐ may not use a respirator.

Accommodations needed: _____

Medical follow-up is required in one year.

Printed Examiner Name: Paone T. Le

Signature of Examiner: _____ Date: 9/18/15

5 of 6

MF4250 02/12

MAVO SYSTEMS

Fit Test for Half Mask/PAPR
Mavo Systems, Inc.
4330 Centerville Road
White Bear Lake, MN 55127

Tristen Forstner, acknowledge having passed the qualitative fit test on 9/18, 2015. While through my sense of smell, I did not detect any change.

Respirator Type: (Circle product/s being used)

North, 7700 Series Half-Mask S-M-L

3M – 7000 Series

3M, 6000 Series Full Face Piece System S-M-L

Was Rainbow Passage Used: _____YES ✓ NO

Employee Name: Tristen Forstner

Employee Signature: _____

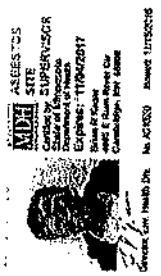
Signature of Person Performing Fit Test: _____

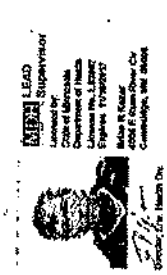
RESPIRATOR TRAINING RECORD

Your signature on this Respirator Training Record will attest to your having received and understood the following respirator training information which both OSHA and Mavo Systems, Inc. require as a part of their Respiratory Protection Program.

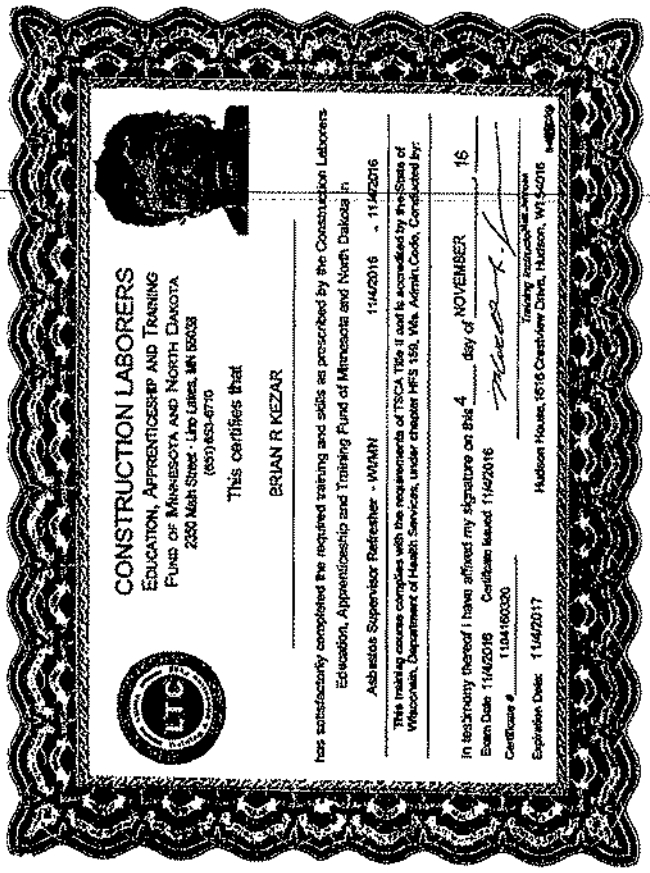
The required respirator training consists of the following information:

1. An explanation of the functions involved in servicing parts of the respirator.
2. A discussion of why engineering controls could not prevent the use of respiratory protection.
3. How and why this make and model respirator was chosen for this specific project.
4. The limitations of this make and model respirator.
5. How to put on this respirator, and properly adjust the face piece and tension straps.
6. How to wear this respirator properly.
7. What the essential points of the care and maintenance of this respirator are.
8. How to recognize and handle emergencies which may occur while using this respirator.
9. How to properly inspect, clean and disinfect this respirator.
10. How to properly use an Air-Purifying Respirator.
11. When a Powered Air-Purifying Respirator is required.
12. When a Type-C supplied-air respirator is required.
13. The purpose of respirator evaluation.
14. How Mavo Systems, Inc. Performs a proper respirator fit-test.
15. That this fit-test must be performed at least every twelve (12) months.
16. That you will be permitted to leave the work area to wash your face and respirator whenever necessary.
17. That filter elements may be changed whenever an increase in breathing resistance is detected.
18. That a Powered Air-Purifying Respirator (PAPR) is available to you upon request, as long as it meets the protection factor for the hazard involved.









MAYO SYSTEMS

Fit Test for Half Mask/PAPR

Mayo Systems, Inc.
4330 Centerville Road
White Bear Lake, MN 55127

[redacted], acknowledge having passed the qualitative fit test on Dec. 14th 2016. While through my sense of smell, I did not detect any change.

Respirator Type: (Circle product/s being used)

North, 7700 Series Half/Mask S,M,L

3M – 700 Series

3M, 6000 Series Full Face Piece System S-M-L

Wet Rainbow Passage Used: _____YES ___X___NO

Employee Name: Brian Kezar

Employee Signature: _____

Signature of Person Performing Fit Test: Libby Kezar

RESPIRATOR TRAINING RECORD

Your signature on this Respirator Training Record will attest to your having received and understood the following respirator training information which both OSHA and Mayo Systems, Inc. requires as a part of their Respiratory Protection Program.

The required respirator training consists of the following information:

1. An explanation of the problems involved in selecting of inter-changing parts of the respirator.
2. A discussion of why engineering controls could not prevent the use of respiratory protection.
3. How and why this make and model respirator was chosen for this specific project.
4. The limitations of this make and model respirator.
5. How to put on this respirator, and properly adjust the face piece and tension straps.
6. How to wear this respirator properly.
7. What the essential points of the care and maintenance of this respirator are.
8. How to recognize and handle emergencies which may occur while using this respirator.
9. How to properly inspect, clean and disinfect this respirator.
10. How to properly use of Air-Purifying Respirator.
11. When a Powered Air-Purifying Respirator is required.
12. When a Type-C supplied-air respirator is required.
13. The purpose of medical evaluation.
14. How Mayo Systems, Inc. Performs a proper respirator fit-test.
15. That this fit-test must be performed at least every twelve (12) months.
16. That you will be permitted to leave the work area to wash your face and respirator whenever necessary.
17. That filter elements may be changed whenever an increase in breathing resistance is detected.
18. That a Powered Air-Purifying Respirator (PAPR) is available to you upon request, as long as it meets the protection factor for the hazard involved.

Dec. 19. 2016 11:17AM North Memorial Urgent Care Blvd No. 7805 P. 1

North Memorial OCCUPATIONAL MEDICINE

- ☐ Downtown P: 763-581-5060 F: 763-581-5091
- ☐ Rice Plaza P: 763-581-5150 F: 763-581-5115
- ☐ Elk River P: 763-581-5100 F: 763-581-5251
- ☐ Golden Valley P: 763-581-5150 F: 763-581-5168
- ☐ Ridgedale P: 763-581-5050 F: 763-581-5055
- ☒ Roseville P: 763-581-5050 F: 763-581-5251

Written Recommendation for Asbestos Protection & Respiratory Approval

EMPLOYEE NAME: Kezar, Brian | DATE OF BIRTH: 6/1/7[illegible] | DATE: 12/19/16
COMPANY NAME: Mayo Systems | POSITION | TIME: 1227

ASBESTOS SURVEILLANCE RESULTS

1. Medical clearance for asbestos surveillance is complete.	☐ Yes ☒ No	Revision Date/Initial: ____ Revision Date/Initial: ____
2. Medical clearance for asbestos surveillance is pending review of chest X-Ray "B" Read	☒ Yes ☐ No	Revision Date/Initial: ____ Revision Date/Initial: ____
Chest X-Ray "B" Read findings: ☐ILO0 ☐ILO1		Revision Date/Initial: ____
3. Patient may continue to work pending review of chest X-ray "B" read	☒ Yes ☐ No ☐ N/A	
4. There are detected medical conditions that would place the employee at increased risk of exposure-related disease.	☒ Yes ☐ No	Date/Initial: 12/19/16
5. The employee has been informed by the provider of: - Medical examination results - Medical conditions that my result from asbestos exposure - Increased risk of lung cancer from the combined effect of smoking and asbestos	☒ Yes ☒ Yes ☒ Yes	

RESPIRATORY APPROVAL

This is to certify that I have examined the above named individual and determined that in accordance with the OSHA Standard 29, CFR 1910.134 the individual

☒ MAY use a respirator
☐ MAY NOT use a respirator

Accommodations needed: None

Medical follow-up is required in one year.

Provider Signature: [signature] Date/Time: 12/19/16

Provider Printed Name: J Flynn MD

Page 6 of 6

Appendix B
MCF-Stillwater Decommissioning Study

DEPARTMENT OF REVENUE

Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-155-077-440
Submitted Date and Time:	23-Jan-2017 10:43:19 AM
Legal Name:	STEINHAGEN ENTERPRISES INC
Federal Employer ID:	41-1686078
User Who Submitted:	steinhagenent
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	**930463744**
Minnesota ID:	1294842
Project Owner:	MCF STILLWATER
Project Number:	16MN132
Project Begin Date:	13-Dec-2016
Project End Date:	22-Dec-2016
Project Location:	MCF STILLWATER 970 PICKETT ST. N STILLWATER
Project Amount:	$46,500.00
Subcontractors:	No Subcontractors

Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

If you need further assistance, contact our Withholding Tax Division at 651-282-9999, (toll-free) 800-657-3594, or (email) withholding.tax@state.mn.us. Business hours are 8:00 a.m. - 4:30 p.m. Monday - Friday.

Please print this page for your records using the print or save functionality built into your browser.

DEPARTMENT OF REVENUE

Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	0-289-977-664
Submitted Date and Time:	30-Jan-2017 3:55:26 PM
Legal Name:	MAVO SYSTEMS INC
Federal Employer ID:	41-1434997
User Who Submitted:	MavoSystems
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	**584065024**
Minnesota ID:	4543854
Project Owner:	MCF STILLWATER/OPH/RW
Project Number:	P7801-3000077180
Project Begin Date:	12-Dec-2016
Project End Date:	18-Dec-2016
Project Location:	MCF STILLWATER 970 PICKETT AVE BAYPORT MN
Project Amount:	$61,555.68

Subcontractor Summary

Name	ID	Affidavit Number
STEINHAGEN ENTERPRISES INC	1294842	930463744

Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

If you need further assistance, contact our Withholding Tax Division at 651-282-9999, (toll-free) 800-657-3594, or (email) withholding.tax@state.mn.us. Business hours are 8:00 a.m. - 4:30 p.m. Monday - Friday.

Please print this page for your records using the print or save functionality built into your browser.

STATEMENT OF COMPLIANCE
CONTRACTOR – SUBCONTRACTOR
MINNESOTA PREVAILING WAGE STATUTES

REPORT NUMBER	CONTRACT OR PURCHASE ORDER NUMBER		DATE 1/19/2017
CONTRACTOR/SUBCONTRACTOR NAME MAVO SYSTEMS, INC.		PHONE NUMBER 763-788-7713	CONTRACT NUMBER
ADDRESS 4330 CENTERVILLE ROAD, WHITE BEAR LAKE, MN 55127			PROJECT NUMBER 16MN132
TYPE OF WORK ACM/LEAD			

(Complete as described on solicitation documents.)

STATEMENT WITH RESPECT TO COMPLIANCE AND WAGES PAID

I, Larry Reese, (Name of signatory party) CFO, (Title) do hereby state:

(1) That I pay or supervise the payment of the persons employed by MAVO SYSTEMS, INC. on said Contract; that during the payroll period commencing on the 12 day of 12 the year 2016, and ending the 18 day of 12 the year 2016, there were 4 employees performing covered work on said Contract. That all persons performing work under said Contract are listed on the payroll and have been paid the full prevailing wages for all hours worked under said Contract, that no rebates and or deductions have or will be made either directly or indirectly to or on behalf of said MAVO SYSTEM, INC. (Contractor or Subcontractor) from the full wages earned by any person, other than permissible deductions as defined in as defined in Minnesota Statutes 177.24, Subdivision 4, 181.06, and 181.79, issued by the Minnesota Commissioner of Labor and Industry and described below.

DESCRIBE LEGAL DEDUCTIONS

FEDERAL, STATE, FICA, VACATION, HEALTH AND WELFARE, PENSION, TRAINING/APPRENTICE, LECET, INDUSTRY

(2) That the payroll submitted under said Contract is complete and accurate; that the wage rate(s) of the laborer(s), mechanic(s), and worker(s) performing work under said Contract is (are) paid according to the wage determination(s) and labor provisions incorporated in said Contract and according to applicable laws; that wages paid to laborer(s), mechanic(s), and worker(s) performing work under said Contract is at least the prevailing wage rate for the most similar classification of labor performed as defined under applicable law; and that the laborer(s), mechanic(s), and worker(s) performing work under said Contract is (are) paid for all hours in excess of the prevailing hours at a rate of at least one and one-half times the applicable base rate of pay.

(3) That any apprentices employed during said payroll period are duly registered in a bona fide apprenticeship program registered with the Minnesota Department of Labor and Industry, or are registered with the Bureau of Apprenticeship and Training; United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO ANY APPROVED PLANS, FUNDS, OR PROGRAMS

[X] In addition to the basic hourly wage rates paid to each laborer, worker or mechanic listed on said payroll, payments to current, bona fide fringe benefit programs as set forth in paragraph 4(d), have been or will be made to the program's administrators as set forth in paragraph 4(e) for the benefit of said employees, except as noted in Section 4(c).

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH TO ALL EMPLOYEES

[ ] Each laborer, worker, or mechanic listed on said payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic rate plus the fringe rate as listed in the appropriate wage determination incorporated into said Contract.

NOTE----FRINGE BENEFIT SECTIONS C, D, E AND SIGNATURE BLOCK IS ON REVERSE SIDE.

(c) EXCEPTIONS

EMPLOYEE NAME	CLASSIFICATION/OCCUPATION	EXPLANATION
NONE		

(d) BENEFIT PROGRAM INFORMATION in DOLLARS CONTRIBUTED PER HOUR (Must be completed if 4(a) is checked.)

PROGRAM TITLE, CLASSIFICATION TITLE, OR INDIVIDUAL EMPLOYEES	HEALTH / WELFARE	VACATION / HOLIDAY	APPRENTICESHIP / TRAINING	PENSION	OTHER INCLUDE TITLE
	$	$	$	$	$
LOCAL 132 405 492 563	$7.65	$2.00	$ .27	$ 6.44	$ .35
	$	$	$	$	$
	$	$	$	$	$
	$	$	$	$	$
	$	$	$	$	$
	$	$	$	$	$
	$	$	$	$	$
	$	$	$	$	$
	$	$	$	$	$
	$	$	$	$	$

(e) BENEFIT PROGRAM INFORMATION (Must be completed if 4(a) is checked.)

NAME AND ADDRESS OF FRINGE BENEFIT FUND, PLAN, OR PROGRAM ADMINISTRATOR	BENEFIT ACCOUNT NUMBER	THIRD PARTY TRUSTEE AND/OR CONTACT PERSON	TELEPHONE NUMBER
MN LABORERS FRINGE BENEFITS			651-256-1800
FUND			
PO BOX 124			
MINNEAPOLIS MN 55440			

The willful falsification of any of the above statements may subject the contractor or subcontractor to civil or criminal prosecution under state law. See Minnesota Statutes 16B, 16C, 177.30, 177.43, Subdivision 5, 177.44, Subdivision 6, 609.63.

NAME AND TITLE OF CONTRACTOR'S REPRESENTATIVE	SIGNATURE
LARRY REESE, CFO	
As a representative of the contractor submitting the payroll identified above, I hereby certify that the payroll is true and correct to the best of my knowledge.	

NOTE: For questions regarding the Prevailing Wage Laws, contact the Department of Labor and Industry at 651.284.5091.

State of Minnesota Prevailing Wage Payroll Report - Submit to State Agency Email Addresses listed within the Terms and Conditions

The Contractor and subcontractor(s) shall furnish this completed form via E-mail as an MS Excel attachment not more than 14 days after the end of each pay period. The e-mail address to send this form to was given in the solicitation or purchase order. The Subject Line of the E-mail must contain the Contractor/Firm's Name and the Contract/Purchase Order Number. Copies of the Prevailing Wage Payroll Information Form and the Statement of Compliance Form are available on the MMD website at www.mmd.admin.state.mn.us/mn02000.htm.

All Payrolls must be certified by attaching to each report a completed and executed Statement of Compliance, Minnesota Prevailing Wage Statutes.

Name of Contractor or Subcontractor	MAVO SYSTEMS, INC.									Prime Contractor Name												
Address and Telephone #	4330 CENTERVILLE RD., WHITE BEAR LAKE, MN 55127 763-788-7713									Address & Telephone #												
State Project/Contract Number	16MN132			Pay Period End Date					12/18/2016	Project Location			MCF STILLWATER RF							Payroll #	1	
(1)	(2)	(3)	(4)	(5)Day of Week (M,T,W,R,F,S,Su) & Date (xx/xx)							(6)	(7)	(8)	(9)	(10) Deductions							(11)
Employee Name *Employee Identification Number (DO NOT provide Social Security No.)	# of Exemptions	Labor Code and Classification Title	OT & ST	M 12	T 13	W 14	TH 15	F 16	SAT 17	SUN 18	Total Hours This Job	Hourly Rates of Pay	Gross Amount Earned This Job	Gross Amount Earned This Pay Period	FICA	Federal Tax	State Tax	Other (Specify) VAC	Other (Specify)	Total Deductions	Total Net Wages Paid
				Hours Worked Each Day																		
WILLIAM BYZEWSKI		729	OT																			
	4	ASBESTOS WORKER	ST	8.00	8.00	8.00					24.00	$33.68	808.32	$1,350.96	$101.77	$110.32	$48.20	$82.95		343.24	987.12
TRISTEN FORSTNER		729	OT																			
	1	ASBESTOS WORKER	ST	8.00	8.00	8.00					24.00	$30.68	736.32	$1,135.16	$86.84	$172.18	$68.26	$77.70		399.98	735.18
DELRAY KEZAR		729	OT	2.00	0.50	2.50					5.00	$51.27	256.35									
	1	ASBESTOS WORKER	ST	8.00	8.00	8.00	8.00	8.00			40.00	$34.18	1367.20	$1,623.56	$124.20	$189.35	$85.34	$99.76		498.65	1124.91
BRAIN KEZAR		729	OT	1.00		1.00					2.00	$48.27	96.54									
	2	ASBESTOS WORKER	ST	8.00	8.00	8.00	8.00	8.00			40.00	$32.18	1287.20	$1,383.74	$105.85	$214.83	$75.29	$90.30	$66.46	552.75	830.99
			OT																			
			ST																			
			OT																			
			ST																			
			OT																			
			ST																			
			OT																			
			ST																			

***Pursuant to the Minnesota Government Data Practices Act, all of the data provided hereunder will be public data, which is available to anyone upon request. DO NOT provide any confidential data such as social security numbers or home addresses on this form. This data is collected pursuant to Minnesota Stat. § 177.30 Sub. 4 and 177.43 Sub. 3. If you have questions regarding the Prevailing Wage Laws, contact the Department of Labor and Industry at 651.284.5091. This form last revised 10/14/2013.**

2/2/2017
3:33 PM

Hourly Report For
Steinhagen Enterprises, Inc.

Name and Address of Contractor ☐ Subcontractor ☒
Steinhagen Enterprises, Inc.
8815 Tiller Avenue

Young America, MN 55397

Name and Address of Project
MCF - Stillwater
970 Picket Street North

Bayport, MN 55003
Check Date: 12/20/2016

Project ID MCF Stillwater #16MN132
Job ID Stillwater Prison
Payroll Number 1
For Week Ending 12/17/2016

Employee Name / Address / SSN	With. Exemp / Race / Gende		Day and Date: Sun 12/11	Mon 12/12	Tue 12/13	Wed 12/14	Thu 12/15	Fri 12/16	Sat 12/17	Total Hours	Rate of Pay	Gross Check / Gross Task	Rate Paid in Fringe / Rate Paid in Vacation	Deductions: FICA / W/H Tax / Other	State Tax / Child Suppo / Total	Net Check / Net Task
			Hours Worked Each Day													
			Task Performed							Check Number						
Daniel J. Widmer 14455 Tacoma Avenue Norwood, MN 55368 XXX-XX-1841	0 Non N	St.	0.00	0.00	0.00	8.00	8.00	0.00	0.00	16.00	36.13	578.08	0.00	44.22	29.47	255.85
		Ot.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
		Dt.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	578.08	0.00	71.30	177.24	255.85
		Operator				23590								0.00	322.23	
Jared L. Anderly 526 E Beaver Street Belle Plaine, MN 56011 XXX-XX-6669	3 Non N	St.	0.00	8.00	8.00	8.00	8.00	8.00	0.00	40.00	34.91	1,396.40	0.00	113.86	77.18	983.81
		Ot.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
		Dt.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,396.40	0.00	221.55	0.00	983.81
		Laborer				23602								0.00	412.59	
~~Marlyn D. Loehrs~~ ~~14474 102nd Street~~ Cologne, MN 55322 XXX-XX-4549	~~0~~ ~~Non~~ N	St.	0.00	0.00	0.00	0.00	0.00	8.00	0.00	8.00	36.13	1,445.20	0.00	110.56	78.26	1,082.10
		Ot.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
		Dt.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	289.04	0.00	174.28	0.00	216.42
		Operator				23588								0.00	363.10	
Shaun J. Kamann 9620 County Rd 36 Cologne, MN 55322 XXX-XX-4834	5 Non N	St.	0.00	0.00	8.00	8.00	8.00	8.00	0.00	32.00	39.49	3,579.60	0.00	277.45	153.53	2,806.42
		Ot.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
		Dt.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,263.68	0.00	342.20	0.00	990.73
		Laborer				23585								0.00	773.18	
Timothy E. Anderly 501 North Oak Street Belle Plaine, MN 56011 XXX-XX-6622	1 Non N	St.	0.00	0.00	0.00	0.00	8.00	8.00	0.00	16.00	36.13	1,445.20	0.00	110.56	85.11	673.51
		Ot.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
		Dt.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	578.08	0.00	249.69	326.33	269.40
		Laborer				23589								0.00	771.69	
Timothy O. Sundheim 107 2nd Street Cannon Falls, MN 55009 XXX-XX-6830	1 Non N	St.	0.00	8.00	8.00	8.00	8.00	8.00	0.00	40.00	34.91	1,396.40	0.00	113.86	88.16	933.89
		Ot.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
		Dt.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,396.40	0.00	260.49	0.00	933.89
		Laborer				23594								0.00	462.51	

2/2/2017
3:33 PM

Hourly Report For
Steinhagen Enterprises, Inc.

Name and Address of Contractor ☐ Subcontractor ☒

Steinhagen Enterprises, Inc.
8815 Tiller Avenue

Young America, MN 55397

Name and Address of Project

MCF - Stillwater
970 Picket Street North

Bayport, MN 55003

Check Date: 12/20/2016

Project ID MCF Stillwater #16MN132
Job ID Stillwater Prison
Payroll Number 1
For Week Ending 12/17/2016

Employee Name / Address / SSN	With. Exemp / Race Gende		Day and Date: Sun 12/11	Mon 12/12	Tue 12/13	Wed 12/14	Thu 12/15	Fri 12/16	Sat 12/17	Total Hours	Rate of Pay	Gross Check / Gross Task	Rate Paid in Fringe / Rate Paid in Vacation	Deductions: FICA / State Tax / W/H Tax / Child Suppo / Other / Total	Net Check / Net Task
			Hours Worked Each Day												
			Task Performed / Check Number												
		St.	0.00	16.00	24.00	32.00	40.00	40.00	0.00	152.00					
Totals		Ot.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
		Dt.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		5501.68			3650.10

2/2/2017

I, Terri Steinhagen, Vice President do hereby state:

(1) That I pay or supervise the payment of the persons employed by Steinhagen Enterprises, Inc. on the MCF - Stillwater (Job Stillwater Prison); that during the period commencing on Sunday, December 11, 2016 and ending on Saturday, December 17, 2016, all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said Steinhagen Enterprises, Inc. from the full weekly wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 CFR Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948; 63 Stat. 108; 72 Stat. 967; 76 Stat. 357; 40 U.S.C. 276c), and described below:

DEDUCTIONS
No Deductions

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he/she performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

[X] – In addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as listed in Section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

[ ] – Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in Section 4(c) below.

(c) EXCEPTIONS

Exception (Craft)	Explanation
No Craft	No Exemption

REMARKS
No Remarks

Name and Title	Signature
Terri Steinhagen Vice President	Terri Steinhagen

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

2/2/2017
3:34 PM

Hourly Report For
Steinhagen Enterprises, Inc.

Name and Address of Contractor ☐ Subcontractor ☒
Steinhagen Enterprises, Inc.
8815 Tiller Avenue

Young America, MN 55397

Name and Address of Project
MCF - Stillwater
970 Picket Street North

Bayport, MN 55003
Check Date: 12/27/2016

Project ID MCF Stillwater #16MN132
Job ID Stillwater Prison
Payroll Number 2 (Final)
For Week Ending 12/24/2016

Employee Name / Address / SSN	With. Exemp / Race / Gende		Sun 12/18	Mon 12/19	Tue 12/20	Wed 12/21	Thu 12/22	Fri 12/23	Sat 12/24	Total Hours	Rate of Pay	Gross Check / Gross Task	Rate Paid in Fringe / Rate Paid in Vacation	Deductions: FICA / W/H Tax / Other	Deductions: State Tax / Child Suppo / Total	Net Check / Net Task
			Hours Worked Each Day													
			Task Performed							Check Number						
Ben R. Lamb 12805 James Avenue Hastings, MN 55033 XXX-XX-6042	11 Non N	St.	0.00	8.00	8.00	8.00	0.00	0.00	0.00	24.00	34.91	1,396.40	0.00	113.86	25.00	1,205.29
		Ot.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			52.25	0.00	
		Dt.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	837.84	0.00			723.17
		Laborer								23625				0.00	191.11	
Daniel J. Widmer 14455 Tacoma Avenue Norwood, MN 55368 XXX-XX-1841	0 Non N	St.	0.00	8.00	0.00	0.00	0.00	0.00	0.00	8.00	36.13	1,445.20	0.00	110.56	90.60	797.64
		Ot.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			269.16	177.24	
		Dt.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	289.04	0.00			159.53
		Operator								23620				0.00	647.56	
Jared L. Anderly 526 E Beaver Street Belle Plaine, MN 56011 XXX-XX-6669	3 Non N	St.	0.00	8.00	8.00	8.00	8.00	0.00	0.00	32.00	34.91	1,396.40	0.00	113.86	77.18	983.81
		Ot.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			221.55	0.00	
		Dt.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,117.12	0.00			787.05
		Laborer								23621				0.00	412.59	
Timothy E. Anderly 501 North Oak Street Belle Plaine, MN 56011 XXX-XX-6622	1 Non N	St.	0.00	8.00	8.00	8.00	0.00	0.00	0.00	24.00	36.13	1,445.20	0.00	110.56	85.11	873.51
		Ot.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			249.69	326.33	
		Dt.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	867.12	0.00			404.11
		Laborer								23619				0.00	771.69	
Timothy O. Sundheim 107 2nd Street Cannon Falls, MN 55009 XXX-XX-6830	1 Non N	St.	0.00	8.00	8.00	8.00	0.00	0.00	0.00	24.00	34.91	1,396.40	0.00	113.86	88.16	933.89
		Ot.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			260.49	0.00	
		Dt.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	837.84	0.00			560.33
		Laborer								23623				0.00	462.51	
Totals		St.	0.00	40.00	32.00	32.00	8.00	0.00	0.00	112.00						
		Ot.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00						
		Dt.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		3948.96				2634.19

2/2/2017

I, Terri Steinhagen, Vice President do hereby state:

(1) That I pay or supervise the payment of the persons employed by Steinhagen Enterprises, Inc. on the MCF - Stillwater (Job Stillwater Prison); that during the period commencing on Sunday, December 18, 2016 and ending on Saturday, December 24, 2016, all persons employed on said project have been paid the full weekly wages earned; that no rebates have been or will be made either directly or indirectly to or on behalf of said Steinhagen Enterprises, Inc. from the full weekly wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 CFR Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948; 63 Stat. 108; 72 Stat. 967; 76 Stat. 357; 40 U.S.C. 276c), and described below:

DEDUCTIONS
No Deductions

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he/she performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered wth the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

[X] – In addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as listed in Section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

[ ] – Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in Section 4(c) below.

(c) EXCEPTIONS

Exception (Craft)	Explanation
No Craft	No Exemption

REMARKS
No Remarks

Name and Title	Signature
Terri Steinhagen Vice President	Terri Steinhagen

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

MAVO SYSTEMS

PLEASE COMPLETE THE FOLLOWING FORM PRIOR TO TURNING IN THE JOB BOOK. THE INFORMATION ON THIS FORM IS HELPFUL IN CCOMPLETING THE FINAL REPORT.

Job Name: MCF stillwater Commissary Warehouse
Job Number: 16MN132

Summary of Work Completed

Building Name : MCF stillwater Commissary Warehouse
Location: 970 Pickett ave. Bayport, MN.
Overview of Work Completed: Remove 1- Large window with A.C.M. Glazing. Demoe Block wall under it and install plywood wall. Remove brake pads on brake Press machines, drain Hydraulic fluids from 6 - Presses, Remove strips of lead paint on 1- Brake Press machine for steinhagen to make cuts.

Air Quality Monitoring:

Did Mavo Systems supervisor collect air samples? Yes ____ No X
If an air monitoring company collected air samples, please state by whom and how many.
Kevin with Angstrom did Adjacents

Transport and Disposal:

Was disposal brought back to the office? Yes X No____ 1- manifest
Was there a dumpster on the project site? Yes____ No X

Supervisor's Signature

12-16-16
Date

MAVO SYSTEMS

DAILY PROJECT LOG

Contractor: Mavo Systems, Inc.
4330 Centerville Road
White Bear Lake, MN. 55127

Date: 12-12-16
Job#: 16 MN 132

Job Name & Location: MCF Stillwater Commissary Warehouse
970 Pickett ave.
Bayport, MN.

Note: Fill in general comments on routine progress of this job for the specific date noted above. **IN DETAIL,** note any major problems and the action taken, injuries, equipment breakdown, unusual conditions or situations, inspections, hiring or firing of personnel and any other occurrences which may affect the project. A signature and title must be added following all entries in the log. There shall be no spaces between entries.

Time Entry

6:00 A.m.- At shop, Loading equipment In to cube Van, going to job site.
7:00 A.m.- 4-Men on site, Safety Meeting, Crew is at Guard shack, getting badges, met with Tim Huber with T.H.S.C. he showed us scope of work, John Black is on site, Steinhagens on site.
7:30 A.m.- Crew begins to unload equipment, mobolizing it to work area.
8:30 A.m.- Crew Begins to Tape up Window glazing.
10:00 A.m.- Done Taping up Windows glazing for now, waiting for lift to show up, Crew is setting up to remove brake pads on R-18 machine.
11:30 A.m.- Done with removing brake pads on machine R-18, Lunch.
12:00 p.m.- Back from Lunch, Lift is on site, security is letting me out of gate's to drive it in, Crew can continue to Tape up A.C.M. Glazing on windows, demacking work area.
1:00 p.m.- Begin to remove sections of window.
2:30 p.m.- 1/4 of the window is removed and packaged, Crew is cleaning up, locking up, putting waste in to cube Van.
2:55 p.m.- Turning in badges.
3:00 p.m.- off site, Going to shop to put waste in to dumpster.
4:00 p.m.- End of Day.

Signed: Johnny Logan

6- Bags of A.C.M. Waste
3- packages

MAVO SYSTEMS

DAILY PROJECT LOG

Contractor: Mavo Systems, Inc.
4330 Centerville Road
White Bear Lake, MN. 55127

Date: 12-13-16
Job#: 16MN132

Job Name & Location: MCF Stillwater commissary warehouse
970 Pickett ave,
Bay pact, mn

Note: Fill in general comments on routine progress of this job for the specific date noted above. **IN DETAIL**, note any major problems and the action taken, injuries, equipment breakdown, unusual conditions or situations, inspections, hiring or firing of personnel and any other occurrences which may affect the project. A signature and title must be added following all entries in the log. There shall be no spaces between entries.

Time Entry

6:00 A.M.- At shop, Loading some equipment in to cube Van, going to job site.
7:00 A.M.- 4 men on site, Safety meeting, Getting Badges.
7:30 A.M.- Finally inside Poison, unloading equipment, Crew getting ready to continue to remove window with A.C.M. Glazing,
10:00 A.M.- Done with removing window and putting waste in to cube Van, Begin to remove window sill, and saw cut brick on outside of Building,
11:00 A.M.- Done with removing window sill and saw cutting, begin to Demoe brick wall.
11:30 A.M.- Lunch, 12:00 p.m.- Back from Lunch, Crew Continues to Demoe Brick wall.
1:00 p.m.- Crew is done Demoing brick wall, begin to build temporary wall out of 2x4's and plywood, 2 guy badging out, going to shop to put general waste in to dumpster and A.C.M. waste in to dumpster.
2:30 p.m.- Crew is cleaning up work area, locking every thing up.
2:55 p.m.- Badging out.
3:00 p.m.- End of Day.

10- packages of A.C.M. waste
2- Fiberdrums
1- Bag

Signed: Shay Ryan

MAVO SYSTEMS

DAILY PROJECT LOG

Contractor: Mavo Systems, Inc.
4330 Centerville Road
White Bear Lake, MN. 55127

Date: 12-14-16
Job#: 16MN132

Job Name & Location: MCF Stillwater Commissary Warehouse
970 Pickett Ave.
Bayport, MN.

Note: Fill in general comments on routine progress of this job for the specific date noted above. **IN DETAIL,** note any major problems and the action taken, injuries, equipment breakdown, unusual conditions or situations, inspections, hiring or firing of personnel and any other occurrences which may affect the project. A signature and title must be added following all entries in the log. There shall be no spaces between entries.

Time Entry

6:00 A.m.- At shop, Loading some supplies in to cube Van, going to job site,
7:00 A.m.- 4-Men on site, Getting badges, safety meeting, 2-guy's building temporary wall, 1-guy putting the rest of brick in to Fiberdrums.
8:00 A.m.- Done cleaning up back, begin to Apply blue bear to Press machine to remove lead paint on machine R-32
10:00 A.m.- Done with Temporary wall, begin to Demoe the corrugated panels and metal Frames on the outside of Buildings, 1-guy removing Brake pads on machine R-22.
11:00 A.m.- Done removing brake pads on R-22, Begin to wrap Brake pad Head on machine R-23, Load it in to cube Van, with Forklift,
11:30 A.m.- Lunch, 12:00 p.m.- Back from Lunch, 2-Guy's Continue to remove metal Framing outside of Building, 1-Guy removing lead paint on Machine R-32.
2:30 p.m.- Done with removing metal Framing on the outside of building, Done removing lead paint on machine R-32. for torch cutting strips, Crew is cleaning work area, locking everything up.
3:00 p.m.- off Site, going to shop to put waste in to dumpster, put General waste in to General dumpster.
4:30 p.m.- End of Day,

1-Packages of A.C.M. waste
4-Bags

MAVO SYSTEMS

DAILY PROJECT LOG

Contractor: Mavo Systems, Inc.
4330 Centerville Road
White Bear Lake, MN 55127

Date: 12-15-16
Job#: 16MN132

Job Name & Location: MCF Stillwater Commissary Warehouse
970 Pickett ave.
Bayport, MN

Note: Fill in general comments on routine progress of this job for the specific date noted above. **IN DETAIL,** note any major problems and the action taken, injuries, equipment breakdown, unusual conditions or situations, inspections, hiring or firing of personnel and any other occurrences which may affect the project. A signature and title must be added following all entries in the log. There shall be no spaces between entries.

Time Entry

6:00 A.m.- At shop, loading some supplies in to my car, going to job site.
7:00 A.m.- 2- men on site, Safety Meeting, Getting Badges, Crew begins to drain hydraulic fluids from Press Units, R-22, R-23, R-32, R-18,
11:30 A.m.- Done draining Hydraulic fluids, Steinhagen has finished cutting up Brake press unit "R-32 and hauling it out, They have 2- Units done so far, Lunch, 12:00 p.m.- Back from lunch, Crew is organizing equipment and materials, cleaning up the floors behind Steinhagan, sweeping, steinhagen begins to cut up Unit R-23.
2:30 p.m.- shutting everything down, everyone is cleaning up work area's, locking everything up with the guards.
3:00 p.m.- End of Day.

Signed: Anthony Regan

MAVO SYSTEMS

DAILY PROJECT LOG

Contractor: Mavo Systems, Inc.
4330 Centerville Road
White Bear Lake, MN 55127

Date: 12-16-16
Job#: 16MN132

Job Name & Location: MCF Stillwater Commissary Warehouse
920 Pickett ave.
Bay port, MN.

Note: Fill in general comments on routine progress of this job for the specific date noted above. **IN DETAIL,** note any major problems and the action taken, injuries, equipment breakdown, unusual conditions or situations, inspections, hiring or firing of personnel and any other occurrences which may affect the project. A signature and title must be added following all entries in the log. There shall be no spaces between entries.

Time Entry

7:00 A.m.- 2-men on site, Safety Meeting, Steinhagens crew is on site they continue to dut down Brake Press Unit R-23 we are assist them and clean up after them,
11:30 A.m.- Done with Unit R-23, Lunch.
12:00 p.m.- Back from lunch, Steinhagen begins to remove Unit-R-22.
2:30 p.m.- Everyone is cleaning up work areas, Locking up.
3:00 p.m.- End of Day.

No Injuries

manifest - 14 - packages of A.C.M. waste
11- Bags
2- Fiberdrums

Signed: Anthony Ziegler

MAVO SYSTEMS

DAILY SIGN-IN/SIGN-OUT FORM

PROJECT: MCF stillwater Commissary warehouse | JOB NO: 16 MN 132 | DATE: 12-12-16

PAGE 1 OF 1

ALL PERSONS ENTERING JOB WILL SIGN IN AND OUT WITH THE APPROPRIATE TIME.
VISITORS AND/OR INSPECTORS MUST COMPLY WITH MAVO SYSTEMS, INC. REQUIREMENTS.

ACM X BOC _____ INSULATION _____ DEMO _____

EMP. ID	NAME		STATE LICENSE NO.													START TIME	STOP TIME	TOTAL HOURS
	Delsay Kezar SUPT. SIGNATURE	SU	2609						½-hour lunch							6:00	4:00	10
		F																
		F																
	Tristen Forstner	1	12730													7:00	3:00	8
	BILL BYZEWSKI	2	2858													7:00	3:00	8
	Brian Kezar	3	10650													6:30	3:30	9
		4																
		5																
		6																
		7																
		8																
		9																
		10																
		11																
		12																
		13																
		14																
		15																
		16																
		17																
		18																
	TOTALS																	35

MAVO SYSTEMS

DAILY SIGN-IN/SIGN-OUT FORM

PROJECT: MCF Stillwater commissary warehouse

JOB NO: 16MN3132

DATE: 12-13-16

PAGE 1 OF 1

ALL PERSONS ENTERING JOB WILL SIGN IN AND OUT WITH THE APPROPRIATE TIME.
VISITORS AND/OR INSPECTORS MUST COMPLY WITH MAVO SYSTEMS, INC. REQUIREMENTS.

ACM X BOC _____ INSULATION _____ DEMO _____

Delray Kezar
SUPT. SIGNATURE

EMP. ID	NAME		STATE LICENSE NO.														START TIME	STOP TIME	TOTAL HOURS
	Delray Kezar	SU	2609						½-hour lunch								6:00	2:30	8.5
		F																	
		F																	
	Bill BYZEWSKI	1	2858														7:00	3:00	8
	Tristen Forstner	2	12736														7:00	3:00	8
	[illegible]	3	10020														7:00	3:00	8
		4																	
		5																	
		6																	
		7																	
		8																	
		9																	
		10																	
		11																	
		12																	
		13																	
		14																	
		15																	
		16																	
		17																	32.5
		18																	35.0
	TOTALS																		67.5

MAVO SYSTEMS

DAILY SIGN-IN/SIGN-OUT FORM

PROJECT: MCF stillwater Commissary Warehouse JOB NO: 16MN132

DATE: 12-14-16

PAGE 1 OF 1

ALL PERSONS ENTERING JOB WILL SIGN IN AND OUT WITH THE APPROPRIATE TIME.
VISITORS AND/OR INSPECTORS MUST COMPLY WITH MAVO SYSTEMS, INC. REQUIREMENTS.

ACM X BOC_____ INSULATION_____ DEMO_____

Delray Kezar
SUPT. SIGNATURE

EMP. ID	NAME		STATE LICENSE NO.						½-hour lunch							START TIME	STOP TIME	TOTAL HOURS
	Delray Kezar	SU	2609						½-hour lunch							6:00	4:30	10.5
		F																
		F																
	Tristen Forstner	1	17730													7:00	3:00	8
	BILL BYZEWSKI	2	2858													7:00	3:00	8
	Brian Kezar	3	10850													7:00	4:00	9
		4																
		5																
		6																
		7																
		8																
		9																
		10																
		11																
		12																
		13																
		14																
		15																
		16																
		17																35.5
		18																67.5
	TOTALS																	103.0

MAVO SYSTEMS

DAILY SIGN-IN/SIGN-OUT FORM

PROJECT: MCF stillwater commissary warehouse JOB NO: 16MN132

DATE: 12-15-16

PAGE 1 OF 1

ALL PERSONS ENTERING JOB WILL SIGN IN AND OUT WITH THE APPROPRIATE TIME.
VISITORS AND/OR INSPECTORS MUST COMPLY WITH MAVO SYSTEMS, INC. REQUIREMENTS.

ACM X BOC_____ INSULATION_____ DEMO_____

Delray Kezar
SUPT. SIGNATURE

EMP. ID	NAME		STATE LICENSE NO.													START TIME	STOP TIME	TOTAL HOURS
	Delray Kezar	SU	2609						½ hour lunch							6:00	2:00	8
		F																
		F																
	[illegible]	1	10650													7:00	3:00	8
		2																
		3																
		4																
		5																
		6																
		7																
		8																
		9																
		10																
		11																
		12																
		13																
		14																
		15																
		16																
		17																16
		18																103.0
	TOTALS																	119.0

MAVO SYSTEMS

DAILY SIGN-IN/SIGN-OUT FORM

PROJECT: MCF Stillwater Commissary Warehouse JOB NO: 16MN132

DATE: 12-16-16

PAGE 1 OF 1

ALL PERSONS ENTERING JOB WILL SIGN IN AND OUT WITH THE APPROPRIATE TIME.
VISITORS AND/OR INSPECTORS MUST COMPLY WITH MAVO SYSTEMS, INC. REQUIREMENTS.

ACM X BOC_____ INSULATION_____ DEMO_____

Delray Kezar
SUPT. SIGNATURE

EMP. ID	NAME		STATE LICENSE NO.												START TIME	STOP TIME	TOTAL HOURS
	Delray Kezar	SU	2609						½ hour lunch						7:00	3:00	8
		F															
		F															
	Brian Kezar	1	10850												7:00	3:00	8
		2															
		3															
		4															
		5															
		6															
		7															
		8															
		9															
		10															
		11															
		12															
		13															
		14															
		15															
		16															
		17															16
		18															119
	TOTALS																135

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/21/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Ruthi Siegel
AssuredPartners of Minnesota 2361 Highway 36 West St. Paul MN 55113	PHONE (A/C, No, Ext): (651) 644-7200 FAX (A/C, No): (651) 644-9137 E-MAIL ADDRESS: rsiegel@apminnesota.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Mavo Systems, Inc. 4330 Centerville Road White Bear Lake MN 55127	INSURER A: Homeland Insurance Co of NY	
	INSURER B: The Hanover Insurance Company	22292
	INSURER C: American Interstate Insurance	31895
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:16-17 MN Master** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR X $10,000 Deduct exept X $20,000 Deduct Prof Liab GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:			793-00-27-69-0002 Incl: XCU,Broad Form PD, Ops of Subs, Contingent, Contractual,Asbestos Ops, Lead Abatement. Inclusing Pollution/Professional (both claims-made forms)	12/1/2016	01/01/2018	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Contractors Pollution	$ 1,000,000 $ 300,000 $ 25,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 1,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS [ ] SCHEDULED AUTOS X HIRED AUTOS X NON-OWNED AUTOS X Incl MSC 90			AHX A78665 01	12/01/2016	12/01/2017	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) Underinsured motorist	$ 1,000,000 $ $ $ $ 1,000,000
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED X RETENTION $ 10,000			793-00-27-70-0002	12/1/2016	01/01/2018	EACH OCCURRENCE AGGREGATE 	$ 10,000,000 $ 10,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		AWCMH2450762016 Including: MN, WI, SD, IA, MT, PA, MI, IL	12/1/2016	01/01/2018	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D	Contractors Equipment ACV Special Form w/Theft			IHX A786010 00 Subject to 1,000 Ded	12/1/2015	01/01/2017	Scheduled Equipment limit Leased/Rented Equipment limit	$3,000,000 $75,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

FOR INFORMATION ONLY

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

R B. Murphy/RUTHI

© 1988-2014 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

Minnesota Department of Health

Asbestos Contractor License

License Number: AC200 **Issued on: November 30, 2015**

To:

Mavo Systems, Inc.
4330 Centerville Road
White Bear Lake, Minnesota 55127-

Responsible Individual: Larry D. Reese

This license is valid from December 30, 2015 to December 31, 2016.

Pursuant to Minnesota Statutes, section 144.99, this license may be suspended or revoked for failure to conduct asbestos-related work in compliance with applicable regulations.

Asbestos-related work must be conducted according to Minnesota Statutes, sections 326.70 to 326.81 and Minnesota Rules, parts 4620.000 to 4620.3724.

Thomas P. Hogan, Director
Environmental Health Division

16MN-132

SKB ENVIRONMENTAL

SKB Rosemount Industrial Waste Facility

255788

ASBESTOS Shipping Manifest

1. Generator's US EPA ID No. (if any)

2. Page 1 of page(s)

GENERATOR

3. Generator's Name and Facility Address
MCF STILLWATER COMMISSARY
970 PICKETT AVE
BAYPORT, MN 55003
Mailing Address

4. Generator's Phone
Fax

5. Transporter 1 Company Name
Mavo Systems
Phone: 763-788-7713

6. Transporter 2 Company Name
Ace Solid Waste
Phone:

7. Designated Facility Name and Site Address
SKB Rosemount Industrial Waste Facility
13425 Courthouse Blvd.
Rosemount, MN 55068
651-438-1500

8A. Abatement/Generator Contractor
Mavo Systems
Address 4330 Centerville Rd.
City, State, Zip White Bear Lake, MN 55127
Operator's Phone No. 763-788-7713

8B. Responsible Agency MPCA
Address 520 LAFAYETTE ROAD NORTH
City, State, Zip ST. PAUL, MN 55155
651-296-7997

8C. U.S. DOT Description (including Proper Shipping Name)	9. Containers No.	9. Containers Type	10. Total Quantity	11. Unit Wt/Vol	12. Waste Profile Sheet #
a. NA 2212, Asbestos, 9, PGIII Windows with Glazing, Brake pads	14	Packages	5-yards		113589
b. NA2212, Asbestos, 9, PG-III → Brake pads, poly	11	Bags	1-yard		113589
c. NA2212, Asbestos, 9, PG-III → Glass-Glazing	2	Fiber drums	1.5 yards		113589

13. Additional Descriptions for Materials Listed Above (Indicate waste stream Approval # below)
a. MI 99-0021-04 Yard Box
b. MI

14. Special Handling Procedures for Wastes Listed Above
AVOID CREATING DUST

15. Special Handling Instructions and Additional Information
EMERGENCY CONTACT:

SKB Use Only
Load #
Scale Wt.
Tons/Yds.

16. **GENERATOR/ABATEMENT CONTRACTOR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

Printed/Typed Name	Signature	Month	Day	Year
Delray Kezar	Delray Kezar	12	16	16

TRANSPORTER

17. Transporter 1 Acknowledged of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year
Delray Kezar	Delray Kezar	12	16	16

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year
Mike Langlie		12	22	16

FACILITY

19. Discrepancy Indication Space

20. Facility Owner or Operator: Certification of receipt of non-hazardous materials covered by this Manifest except as noted in Item 19.

Printed/Typed Name	Signature	Month	Day	Year
		12	22	16

White - Return to Generator
Pink - Transporter
Canary - Facility Copy
Goldenrod - Generator Copy

16MN 132

Environmental Management Solutions, Inc.
4205 White Bear Parkway, Suite 600
Vadnais Heights, MN 55110
651-287-5390 651-287-5391 (fax)

Manifest # 10927

1. Generator's EPA ID no. (If applicable)

2. Page 1 of 1

Non-Hazardous Waste Shipping Manifest

Generator Information

3. Generator's Name: MCF - Stillwater
Facility Address: 970 Pickett Street North, Bayport, MN 55003
Contact Name: Matt Probst
Mailing Address (if different): MINNCOR Industries, MCF-Stillwater, 970 Pickett Street N, Bayport, MN 55003
Generator's Phone: 651-779-2783
Fax:

4. Transporter 1: Environmental Management Solution
ID No.: MNS000308640
Phone: 651-287-5390

5. Transporter 2
ID No.:
Phone:

6. TSD Facility Name: Como Lube and Supplies
Site Address: 13575 Fenway Blvd, Hugo, MN 55038
Phone: 651-646-0830

Notes:

7. Description/US DOT Description (Including Proper Shipping Name) including Special Handling Procedures	8. Hazardous Material	9. Container Type	10. Quantity	11. Wt./Vol.	12. Waste Profile #
a. Used Oil -		5 Gallon Pail	1	5 Gallons	
b.					
c.					
d.					
e.					
f.					
g.					
h.					
i.					
j.					
k.					
l.					

Transporter

13. **GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all aspects in proper condition for transport by highway according to applicable national and international government regulations.**

Printed/Typed Name: MATT PROBST Signature: Matt Probst Date: 12/21/16

14. Transporter 1 Acknowledgement of Receipt of Materials
Printed/Typed Name: Terry Johnson Signature: Terry Johnson Date: 12/21/2016

15. Transporter 2 Acknowledgement of Receipt of Materials
Printed/Typed Name: Signature: Date:

TSD Facility

16. Discrepancy Indication

17. Facility Owner or Operator: Certification of receipt of non-hazardous materials covered by this manifest except as noted in Item 15.
Printed/Typed Name: DAVID PARDO Signature: David Pardo Date: 12/22/16
Load #: Volume: Scale Weight: tons

White-EMS Copy Green-TSD Copy Yellow-Transporter #2 (if applicable) Pink-Transporter #1 Gold-Generator Copy

Land Disposal Restriction Form

Generator: MCF-Stillwater EPA ID Number: MND980826457

Waste Stream or Profile Number: Pb Paint Chips Manifest Doc. No. 003265258 GBF

Container ID: N/A

Waste is a: ☐ Wastewater (<1% TSS and TOC) ☒ Non-wastewater ☐ Debris

Shipment EPA Waste Codes (from 40 CFR 268.40) D008

UHC's (Underlying Hazardous Constituents 40 CFR 268.48)? ☐ Yes ☒ No
If yes, list:

Does a subcategory apply per 40 CFR 268.40? ☐ Yes ☒ No
If yes, list:

Constituents requiring treatment in F001-5, F039, debris, and alternate soils? ☐ Yes ☒ No
If yes, list:

☐ See Profile for analysis (if any).

I certify and warrant that the information that appears on this form, and appended documents, is true and correct. I have correctly indicated how my waste is to be managed in accordance with 40 CFR 268. My certification is based on personal examination of the information submitted, or is based on my inquiries of those individuals responsible for obtaining the information.

* Authorized Signature: [signature] Title: Factory Mgr Date: 12/21/16

Please print or type. (Form designed for use on elite (12-pitch) typewriter.) Form Approved, OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: MND 980826457
2. Page 1 of: 1
3. Emergency Response Phone: 1-651-485-4123
4. Manifest Tracking Number: 003265258 GBF

GENERATOR

5. Generator's Name and Mailing Address: MCF - Stillwater, 970 Pike Creek Street North, Bayport, MN 55003, Generator's Phone: 651-779-8783
Generator's Site Address (if different than mailing address): SAME

6. Transporter 1 Company Name: Environmental Management Solutions — U.S. EPA ID Number: MNS000308640

7. Transporter 2 Company Name: Veolia Technical Solutions — U.S. EPA ID Number: NJD080631369

8. Designated Facility Name and Site Address: Veolia ES Technical Solutions, W124 N9451 Boundary Rd., Menomonee Falls, WI 53051 — U.S. EPA ID Number: WID039967148
Facility's Phone: (262) 255-6655

9a. HM	9b. U.S. DOT Description (Including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes		
X	1. NA3077 - RQ Hazardous Waste, Solid N.O.S. (Lead Paint Chips), 9, PGIII (D008)	01	DM	10	P	D008		
	2.							
	3.							
	4.							

14. Special Handling Instructions and Additional Information
W: 72996 A: CWDPPK6

15. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: MATT PROBST — Signature: Matt Probst — Month: 12 Day: 21 Year: 16

INTL

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

TRANSPORTER

17. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name: Terry Johnson — Signature: Terry Johnson — Month: 12 Day: 22 Year: 16

Transporter 2 Printed/Typed Name: Rodney Moore — Signature: Rodney Moore — Month: 12 Day: 22 Year: 16

DESIGNATED FACILITY

18. Discrepancy

18a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Manifest Reference Number:

18b. Alternate Facility (or Generator) — U.S. EPA ID Number
Facility's Phone:

18c. Signature of Alternate Facility (or Generator) — Month: Day: Year:

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H141 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: ROBERT L. KANN JR. — Signature: Robert L. Kann Jr. — Month: 12 Day: 28 Year: 16

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Veolia ES Technical Solutions L.L.C.

WASTESTREAM INFORMATION PROFILE

Used oil y/n ___ HOC < 1000 ppm ___ HOC > 1000 ppm ___

7. Chemical Composition (M=Marine Pollutant, S=Severe Marine Pollutant, O=Ozone Depleting Substance, U=Underlying Hazardous Constituent, B=Benzene NESHAP, T=TRI Chemical, C=OSHA Carcinogen)

Constituents	Ranges		Units
LABPACKS	100.00	100.00	%

Other:

8. Is the wastestream being imported into the USA? Yes __ No X
9. Does the wastestream contain PCBs regulated by 40CFR? Yes __ No X
   PCB Concentration .00 ppm
10. Is the wastestream subject to the Marine Pollutant Regulations? Yes __ No X
11. Is the wastestream from an industry regulated under Benzene NESHAP? Yes __ No X
   If yes:
   Is the wastestream subject to Notification/Control Requirements? Yes __ No X
   Benzene Concentration .00 ppm
   Does it contain >= 10% water? Yes __ No X
   What is the TAB at your facility? .00 Mg/Yr
12. Is the wastestream subject to RCRA subpart CC controls? Yes __ No X
   Volatile Organic Concentration .00 ppmw
   CC Approved Analytical Method? Yes __ No X
   Generator Knowledge? Yes __ No X
13. Is the wastestream from a CERCLA or state mandated cleanup? Yes __ No X

14. Container Information :

Packaging: 051H2 Type/Size: DF 5 GAL OPEN HEAD PLASTIC DRUM
051G Type/Size: DF 5 GALLON FIBER DRUM

Shipping Frequency: Units 5.00 Per Day _ Per Week _ Per Month _ Per Qtr _ Per Year X One Time _
UOM DRUMS DESCRIPTION: _____

15. Additional Information :

GENERATOR CERTIFICATION

I hereby certify that all information submitted in this and all attached documents contains true and accurate descriptions of this waste. Any sample submitted is representative as defined in 40 CFR 261 - Appendix I or by using an equivalent method. All relevant information regarding known or suspected hazards in the possession of the generator has been disclosed. I authorize sampling of any waste shipment for purposes of recertification.

MATT PROBST 651-779-2783 12/21/16
Name(Print or Type) Phone Date

Matt Probst FACTORY MGR.
Signature Title

If approved for management, Veolia ES has all the necessary permits and licenses for the waste that has been characterized and identified by this profile.

NORTHERN METAL RECYCLING emr usa

Great Western Recycling

CUSTOMER COPY

Signed:
Material received by:
Amount paid received by:
Cashier:

D230FER

St Paul Fer
521 Barge Channel Road
St. Paul, Minnesota MN 55107

Inward

Ticket Date: 12/13/2016
Ticket Number: 8085040
Actual Customer Ref
Haulier:

Trad/Cust: LSTE615
STEINHAGENENTERPRISE
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Vehicle: STEINHAGEN
Container# Seal No.:
External Seal No.:
Contract No.:
Ship Name:
Line Ref:
Packing Reference:

Arising Point: STEINHAGEN ENTERPRISES INC -
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Weighbridge Details

First Weight Date:	12/13/2016	First Weight:	20300 LB	Cons:	
Sec Weight Date:	12/13/2016	Second Weight:	12120 LB	Cons:	
Net Weight:	8180 LB	Delivery Note:			
Paid Weight:	8180 LB				
Comments:					

Ticket Details

Line No	Grade	Grade Name	Prov Weight	Prov Units
1	OSPG	Unprepared P&S	8180 LB	



Container Type: Loose unless otherwise specified
Details of this weighing transaction are kept for SIX MONTHS

NORTHERN METAL RECYCLING emr usa

Great Western Recycling

CUSTOMER COPY

Signed:
Material received by:
Amount paid received by:
Cashier:

D230FER St Paul Fer
521 Barge Channel Road
St. Paul, Minnesota MN 55107

Inward

Ticket Date: 12/14/2016
Ticket Number: 8085088
Actual Customer Ref
Haulier:

Trad/Cust: LSTE615
STEINHAGENENTERPRISE
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Vehicle: YBP5611
Container# Seal No.:
External Seal No.:
Contract No.:
Ship Name:
Line Ref:
Packing Reference:

Arising Point STEINHAGEN ENTERPRISES INC -
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Weighbridge Details

First Weight Date:	12/14/2016	First Weight:	27120 LB	Cons:	
Sec Weight Date:	12/14/2016	Second Weight:	16780 LB	Cons:	
Net Weight:	10340 LB	Delivery Note:			
Paid Weight:	10340 LB				

Comments:

Ticket Details

Line No	Grade	Grade Name	Prov Weight	Prov Units
1	OSB	Ferrous Torch	10340 LB	

TDI36015979_2185560

Container Type: Loose unless otherwise specified
Details of this weighing transaction are kept for SIX MONTHS

NORTHERN METAL RECYCLING emr USA

Great Western Recycling

CUSTOMER COPY

Signed:
Material received by:
Amount paid received by:
Cashier:

D230FER

St Paul Fer
521 Barge Channel Road
St. Paul, Minnesota MN 55107

Inward

Ticket Date: 12/14/2016
Ticket Number: 8085135
Actual Customer Ref
Haulier:

Trad/Cust: LSTE615
STEINHAGENENTERPRISE
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Vehicle: YBP5611
Container# Seal No.:
External Seal No.:
Contract No.:
Ship Name:
Line Ref:
Packing Reference:

Arising Point: STEINHAGEN ENTERPRISES INC -
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Weighbridge Details

First Weight Date:	12/14/2016	First Weight:	25880 LB	Cons:	
Sec Weight Date:	12/14/2016	Second Weight:	16780 LB	Cons:	
Net Weight:	9100 LB	Delivery Note:			
Paid Weight:	9100 LB				
Comments:					

Ticket Details

Line No	Grade	Grade Name	Prov Weight	Prov Units
1	OSB	Ferrous Torch	9100 LB	

TDI36018648_2185552

Container Type: Loose unless otherwise specified
Details of this weighing transaction are kept for SIX MONTHS

NORTHERN METAL RECYCLING

Great Western Recycling

CUSTOMER COPY

Signed:
Material received by:
Amount paid received by:
Cashier:

D230FER
St Paul Fer
521 Barge Channel Road
St. Paul, Minnesota MN 55107

Inward

Ticket Date: 12/15/2016
Ticket Number: 8085178
Actual Customer Ref
Haulier:

Trad/Cust: LSTE615
STEINHAGENENTERPRISE
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Vehicle: YBH1466
Container# Seal No.:
External Seal No.:
Contract No.:
Ship Name:
Line Ref:
Packing Reference:

Arising Point: STEINHAGEN ENTERPRISES INC -
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Weighbridge Details

First Weight Date:	12/15/2016	First Weight:	37160 LB	Cons:	
Sec Weight Date:	12/15/2016	Second Weight:	23800 LB	Cons:	
Net Weight:	13360 LB	Delivery Note:			
Paid Weight:	13360 LB				

Comments:

Ticket Details

Line No	Grade	Grade Name	Prov Weight	Prov Units
1	OSB	Ferrous Torch	13360 LB	

TDI36027956_2185556

Container Type: Loose unless otherwise specified
Details of this weighing transaction are kept for SIX MONTHS

NORTHERN METAL RECYCLING emr usa

Great Western Recycling

CUSTOMER COPY

Signed:
Material received by:
Amount paid received by:
Cashier:

D230FER
St Paul Fer
521 Barge Channel Road
St. Paul, Minnesota MN 55107

Inward

Ticket Date: 12/15/2016
Ticket Number: 8085239
Actual Customer Ref
Haulier:

Trad/Cust: LSTE615
STEINHAGENENTERPRISE
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Vehicle: YBH1466
Container# Seal No.:
External Seal No.:
Contract No.:
Ship Name:
Line Ref:
Packing Reference:

Arising Point: STEINHAGEN ENTERPRISES INC -
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Weighbridge Details

First Weight Date:	12/15/2016	First Weight:	52520 LB	Cons:	
Sec Weight Date:	12/15/2016	Second Weight:	29900 LB	Cons:	
Net Weight:	22620 LB	Delivery Note:			
Paid Weight:	22620 LB				

Comments:

Ticket Details

Line No	Grade	Grade Name	Prov Weight	Prov Units
1	OSB	Ferrous Torch	22620 LB	

TDI36032432_2185561

Container Type: Loose unless otherwise specified
Details of this weighing transaction are kept for SIX MONTHS

NORTHERN METAL RECYCLING emr USA

Great Western Recycling

CUSTOMER COPY

Signed:
Material received by:
Amount paid received by:
Cashier:

D230FER
St Paul Fer
521 Barge Channel Road
St. Paul, Minnesota MN 55107

Inward

Ticket Date: 12/16/2016
Ticket Number: 8085335
Actual Customer Ref
Haulier:

Trad/Cust: LSTE615
STEINHAGENENTERPRISE
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Vehicle: YBH1466
Container# Seal No.:
External Seal No.:
Contract No.:
Ship Name:
Line Ref:
Packing Reference:

Arising Point: STEINHAGEN ENTERPRISES INC -
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Weighbridge Details

First Weight Date:	12/16/2016	First Weight:	49900 LB	Cons:	
Sec Weight Date:	12/16/2016	Second Weight:	23720 LB	Cons:	
Net Weight:	26180 LB	Delivery Note:			
Paid Weight:	26180 LB				
Comments:					

Ticket Details

Line No	Grade	Grade Name	Prov Weight	Prov Units
1	OSB	Ferrous Torch	26180 LB	

TDI36046485_2185551

Container Type: Loose unless otherwise specified
Details of this weighing transaction are kept for SIX MONTHS

NORTHERN METAL RECYCLING emr usa

Great Western Recycling

CUSTOMER COPY

Signed:
Material received by:
Amount paid received by:
Cashier:

D230FER
St Paul Fer
521 Barge Channel Road
St. Paul, Minnesota MN 55107

Inward

Ticket Date: 12/19/2016
Ticket Number: 8085402
Actual Customer Ref
Haulier:

Trad/Cust: LSTE615
STEINHAGENENTERPRISE
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Vehicle: YBH1466
Container# Seal No.:
External Seal No.:
Contract No.:
Ship Name:
Line Ref:
Packing Reference:

Arising Point: STEINHAGEN ENTERPRISES INC -
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Weighbridge Details

First Weight Date:	12/19/2016	First Weight:	48060 LB	Cons:	
Sec Weight Date:	12/19/2016	Second Weight:	23960 LB	Cons:	
Net Weight:	24100 LB	Delivery Note:			
Paid Weight:	24100 LB				
Comments:					

Ticket Details

Line No	Grade	Grade Name	Prov Weight	Prov Units
1	OSC	Heavy Breakable Cast Iron	24100 LB	



Container Type: Loose unless otherwise specified
Details of this weighing transaction are kept for SIX MONTHS

NORTHERN METAL RECYCLING emr usa

Great Western Recycling

CUSTOMER COPY

Signed:
Material received by:
Amount paid received by:
Cashier:

D230FER St Paul Fer
521 Barge Channel Road
St. Paul, Minnesota MN 55107

Inward

Ticket Date: 12/19/2016
Ticket Number: 8085472
Actual Customer Ref
Haulier:

Trad/Cust: LSTE615
STEINHAGENENTERPRISE
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Vehicle: YBH1466
Container# Seal No.:
External Seal No.:
Contract No.:
Ship Name:
Line Ref:
Packing Reference:

Arising Point STEINHAGEN ENTERPRISES INC -
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Weighbridge Details

First Weight Date:	12/19/2016	First Weight:	39480 LB	Cons:	
Sec Weight Date:	12/19/2016	Second Weight:	23880 LB	Cons:	
Net Weight:	15600 LB	Delivery Note:			
Paid Weight:	15600 LB				
Comments:					

Ticket Details

Line No	Grade	Grade Name	Prov Weight	Prov Units
1	OSB	Ferrous Torch	15600 LB	

TDI36067033_2185562

Container Type: Loose unless otherwise specified
Details of this weighing transaction are kept for SIX MONTHS

NORTHERN METAL RECYCLING

Great Western Recycling

CUSTOMER COPY

Signed:
Material received by:
Amount paid received by:
Cashier:

D230FER
St Paul Fer
521 Barge Channel Road
St. Paul, Minnesota MN 55107

Inward

Ticket Date: 12/20/2016
Ticket Number: 8085597
Actual Customer Ref
Haulier:

Trad/Cust: LSTE615
STEINHAGENENTERPRISE
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Vehicle: YBH1466
Container# Seal No.:
External Seal No.:
Contract No.:
Ship Name:
Line Ref:
Packing Reference:

Arising Point: STEINHAGEN ENTERPRISES INC -
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Weighbridge Details

First Weight Date:	12/20/2016	First Weight:	44460 LB	Cons:	
Sec Weight Date:	12/20/2016	Second Weight:	23920 LB	Cons:	
Net Weight:	20540 LB	Delivery Note:			
Paid Weight:	20540 LB				
Comments:					

Ticket Details

Line No	Grade	Grade Name	Prov Weight	Prov Units
1	OSB	Ferrous Torch	20540 LB	

TDI36081247_2185553

Container Type: Loose unless otherwise specified
Details of this weighing transaction are kept for SIX MONTHS

NORTHERN METAL RECYCLING emr usa

Great Western Recycling

CUSTOMER COPY

Signed:
Material received by:
Amount paid received by:
Cashier:

D230FER
St Paul Fer
521 Barge Channel Road
St. Paul, Minnesota MN 55107

Inward

Ticket Date: 12/21/2016
Ticket Number: 8085633
Actual Customer Ref
Haulier:

Trad/Cust: LSTE615
STEINHAGENENTERPRISE
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Vehicle: YBH1466
Container# Seal No.:
External Seal No.:
Contract No.:
Ship Name:
Line Ref:
Packing Reference:

Arising Point: STEINHAGEN ENTERPRISES INC -
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Weighbridge Details

First Weight Date:	12/21/2016	First Weight:	36380 LB	Cons:	
Sec Weight Date:	12/21/2016	Second Weight:	23840 LB	Cons:	
Net Weight:	12540 LB	Delivery Note:			
Paid Weight:	12540 LB				

Comments:

Ticket Details

Line No	Grade	Grade Name	Prov Weight	Prov Units
1	OSB	Ferrous Torch	12540 LB	

TDI36090279_2185558

Container Type: Loose unless otherwise specified
Details of this weighing transaction are kept for SIX MONTHS

NORTHERN METAL RECYCLING emr usa

Great Western Recycling

CUSTOMER COPY

Signed:
Material received by:
Amount paid received by:
Cashier:

D230FER
St Paul Fer
521 Barge Channel Road
St. Paul, Minnesota MN 55107

Inward

Ticket Date: 12/21/2016
Ticket Number: 8085704
Actual Customer Ref
Haulier:

Trad/Cust: LSTE615
STEINHAGENENTERPRISE
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Vehicle: YBH1466
Container# Seal No.:
External Seal No.:
Contract No.:
Ship Name:
Line Ref:
Packing Reference:

Arising Point: STEINHAGEN ENTERPRISES INC -
8815 TILLER AVENUE
YOUNG AMERICA, MN 55397

Weighbridge Details

First Weight Date:	12/21/2016	First Weight:	46080 LB	Cons:	
Sec Weight Date:	12/21/2016	Second Weight:	23840 LB	Cons:	
Net Weight:	22240 LB	Delivery Note:			
Paid Weight:	22240 LB				
Comments:					

Ticket Details

Line No	Grade	Grade Name	Prov Weight	Prov Units
1	OSB	Ferrous Torch	22240 LB	

TDI36095464_2185563

Container Type: Loose unless otherwise specified
Details of this weighing transaction are kept for SIX MONTHS

2016 Asbestos Abatement Project

Air Monitoring Consultant Submittals

MCF- Stillwater, R-Shop Building 26, Removal and Disposal of Six Brake Presses

Asbestos Removal and Disposal

For

MCF- Stillwater
970 Pickett Street North
Bayport, MN 55003

IHSC Project Number: M16-954
RECS Project Number: 78SW0052

Ångstrom Analytical, Inc.

5001 Cedar Lake Road S.
St. Louis Park, MN 55416
Office: (952) 252-0405
Fax: (952) 252-0407

Asbestos Removal, Project Monitoring & Air Sample Analysis

Minnesota Correctional Facility – Stillwater
Asbestos & Lead Paint Abatement – Six Brake Presses
R- Shop - Stillwater, MN

RECS # 78SW0052

12/12/16
to
12/14/16

Report Prepared For:

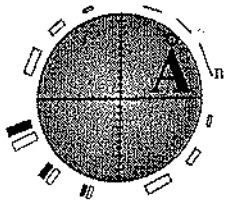
Wang Vue
State of Minnesota
Department of Administration
Real Estate & Construction Services
309 Administration Building
50 Sherburne Avenue
St. Paul, MN 55155

Presented By:

Ångstrom Analytical

Daily Log

Industrial Hygienist's Journal



STATE OF MINNESOTA
MCF – Stillwater
Window & braking removal
Project M16-953
12/12/16
Monday

ANGSTROM ANALYTICAL AND ENVIRONMENTAL SERVICES
Summary of Daily Log Activities

7:00am
Angstrom & Mavo meet up with IHSC at the south gate and are escorted in to the facility. Mavo has 1+3 on site today.

7:15am
IHSC walks everyone through the scope of work in the R-shop window & brake abatement.

7:30am
The facility escorts all parties to building 26 to look at the TSI glove bagging and wrap and cut. There will also be some glove bag removal above the bathroom and a small enclosure in the steam line pit inside the bathroom in the R-Shop. This work has been put on hold until next week.

8:30am
The Mavo truck has been unloaded. The crew is working on staging their equipment and doing inventory.

9:00am
Mavo has started the poly prep work for the large south window abatement.

9:30am
Angstrom sets up and starts the area samples for the window abatement and the brake removal on press 18 that is next to the window abatement.

10:00am
The brake removal on press 18 has been completed.

11:30am
The crew breaks for lunch. Angstrom collects the area samples for the window abatement and break removal on press 18.

12:00pm
The crew returns from lunch break. Angstrom has started the area samples for the window abatement.
Mavo is going out the south gate to get the man lift that was dropped off.

1:00pm
The man lift is inside and the crew has started to cut out sections of the window from the top down. Very few of the panes of glass have window glazing on them. The crew has glued and taped all of those areas and should be able to cut through the non acm sections.

1:30pm
The window abatement is going well and there are no problems to report.

2:30pm
The window sections are coming out slow but steady. The crew has stopped work for the day and they are now cleaning up for the day.

2:55pm
All tools and equipment have been accounted. Mavo and Angstrom are escorted to the south gate.

3:00pm
Angstrom and Mavo are off site.

Daily Summary Mavo Employees – MCF Stillwater R-Shop 12-12-16 On site IH Kevin Hagen

Personnel on-site S=supervisor W=worker				**Amount of Daily acm Waste**	**Air sample summery For the day**		
Names	**Status**	**MDH Card #**	**Medical Documentation**		**Type**		**Results f/cc**
1. Delray Kezar	S	2609	OK	See Manifest	Sample location:		
2. Bill Byzewski	W	2858	OK		1. Lg. window removal	A	<0.010f/cc
3. Brian Kezar	W	10650	OK		4.		
5. Tristen Forstner	W	12736	OK		6.		
					7.		

A=ambient C=clearance

STATE OF MINNESOTA
MCF – Stillwater
Window & braking removal
Project M16-953
12/13/16
Tuesday

ANGSTROM ANALYTICAL AND ENVIRONMENTAL SERVICES
Summary of Daily Log Activities

7:00am
Angstrom & Mavo meet up at the south gate and are escorted in to the facility. Mavo has 1+3 on site today.

7:30am
Angstrom has set up and started the morning area air samples for the window abatement. One is located by press 18 and the second is within 10' of the window removal.

8:30am
The window & frame work removal continues. The crew is having a hard time removing (cutting) the perimeter bolts free from around the window frame work.

10:00am
All window glazing and widow components have been removed. The crew has cleaned up the work area and they are now hauling out the drums of acm to the truck. All that is left to remove is the angle iron that sits on top of the limestone sill. Angstrom collects the area air samples from the window removal.

10:15am
The crew is setting up to work on the lower portion brick wall removal that sits below the window that has been removed. The fiberglass and steel panels remain on the exterior portion of the opening.

11:30am
The crew breaks for lunch.

12:00pm
The crew returns from lunch break. The crew resumes the brick demo. All brick and mortar debris is also being barreled up and hauled out to their truck.

1:00pm
The brick demo is complete. One worker is barreling up the debris while two workers start to frame up the existing widow opening.

2:00pm
Dalray Kezar had to leave for a Doc. Apt. he is being escorted to the south gate. Two of the crew continue to work on the window opening while one worker is wrapping the entire gear head off press 23 where the braking system is located. No asbestos is being disturbed.

2:40pm
The crew has stopped work for the day and they are now cleaning up.

2:55pm
All tools and equipment have been accounted. Mavo and Angstrom are escorted to the south gate.

3:00pm
Angstrom and Mavo are off site.

Daily Summary Mavo Employees – MCF Stillwater R-Shop 12-13-16 On site IH Kevin Hagen

Personnel on-site S=supervisor W=worker				**Amount of Daily acm Waste**	**Air sample summery For the day**		
Names	**Status**	**MDH Card #**	**Medical Documentation**		**Type**		**Results f/cc**
1. Delray Kezar	S	2609	OK	See Manifest	Sample location:		
2. Bill Byzewski	W	2858	OK		1. Lg. window removal	A	<0.010f/cc
3. Brian Kezar	W	10650	OK		4.		
5. Tristen Forstner	W	12736	OK		6.		
					7.		

A=ambient C=clearance

STATE OF MINNESOTA
MCF – Stillwater
Window & braking removal
Project M16-953
12/14/16
Wednesday

ANGSTROM ANALYTICAL AND ENVIRONMENTAL SERVICES
Summary of Daily Log Activities

7:00am
Angstrom & Mavo meet up at the south gate and are escorted in to the facility. Mavo has 1+3 on site today.

7:15am
Mavo is holding a safety meeting with the crew.

7:30am
Two workers are finishing the plywood install on the window opening while one worker starts to remove the electrical boxes from press 32 for the lead paint removal work.

8:30am
Lead painted stripper has been applied to press 32 and will be allowed to sit until the paint begins to blister.

9:00am
Angstrom sets up and starts the area samples for press 22 brake removal.

9:30am
Mavo has started to work on removing the brake off press 22. The brake will be able to be removed whole and intact.

10:30am
The brake has been completely removed from press 22 without damage. The area has been cleaned up and the worker is now working on the lead based paint removal on press 32. The colder temps in the shop area slowing the chemical reaction with the stripper.

11:30am
Lunch break. Angstrom collects the area air samples for the brake removal on press 22.

12:00
Return from lunch break. Two workers are going back outside to continue the work on removing the exterior portion of the panels. The worker working on the lead paint removal is re-applying the stripper again. Its only removing one layer at a time. There is minimal heat in the shop due to a steam line not working and that is having an effect on how the stripper is working. (Slow)

2:00pm
Mavo has completed the exterior panel removal and cleaned up the window area inside and out. 90% of the lead paint has been removed from press 32. The worker is applying one last coat of stripper to set over night. Angstrom and two workers will be off site tomorrow at IHSC's request and won't be back on site until Monday 12/19/16 to start on the TSI wrap and cut along with various glove bags.

2:40pm
The crew has stopped work for the day and they are now cleaning up.

2:55pm
All tools and equipment have been accounted. Mavo and Angstrom are escorted to the south gate.

3:00pm
Angstrom and Mavo are off site.

Daily Summary Mavo Employees – MCF Stillwater R-Shop 12-14-16 On site IH Kevin Hagen

Personnel on-site S=supervisor W=worker				**Amount of Daily acm Waste**	**Air sample summery For the day**		
Names	**Status**	**MDH Card #**	**Medical Documentation**		**Type**		**Results f/cc**
1. Delray Kezar	S	2609	OK	See Manifest	Sample location:		
2. Bill Byzewski	W	2858	OK		Brake removal Press 22	A	<0.010f/cc
3. Brian Kezar	W	10650	OK		4.		
5. Tristen Forstner	W	12736	OK		6.		
					7.		

A=ambient C=clearance

Air Sampling Results



Angstrom Analytical Inc.

ASBESTOS AIR SAMPLING RECORD AND WORKSHEET

LAB USE ONLY Approved By:

Project # OS Analyst:KH

Rec'd: 12-12 -16 Analyz'd 12-12-

NFD = No Fibers Detected

Air Volume is in liters

Client: State of Minnesota	Location: MCF Stillwater R-Shop	Job/Project # On-site
Process Description/Activities:Area samples	Calibration Method: Rotometer	

Sample No.	Date	Sample Location	Time			Flow Rate	Air Volume	Average Fibers per Field	Field Count	F/CC
			On	Off	Total Min.					
1	12/12/16	By large window	8:30 AM	11:30 AM	180	10	1800	0.18	111	**0.005**
2	12/12/16	By large window	8:30 AM	11:30 AM	180	10	1800	0.16	111	**0.004**
3	12/12/16	By large window	12:00 PM	2:30 PM	150	16	2400	0.1	100	**0.002**
4	12/12/16	By large window	12:00 PM	2:30 PM	150	16	2400	0.13	100	**0.003**
FB	12/12/16	field blank	x	x	30 sec.	x	x	x	100	**NFD**

Signed_____

Angstrom Analytical Inc.

ASBESTOS AIR SAMPLING RECORD AND WORKSHEET

LAB USE ONLY Approved By:

Project # OS Analyst:KH

Rec'd: 12-13 -16 Analyz'd 12-13-

NFD = No Fibers Detected

Air Volume is in liters

Client: State of Minnesota	Location: MCF Stillwater R-Shop	Job/Project # On-site
Process Description/Activities:Area samples	Calibration Method: Rotometer	

Sample No.	Date	Sample Location	Time			Flow Rate	Air Volume	Average Fibers per Field	Field Count	F/CC
			On	Off	Total Min.					
1	12/13/16	By large window	7:30 AM	10:00 AM	150	10	1500	0.12	133	**0.004**
2	12/13/16	By large window	7:30 AM	10:00 AM	150	10	1500	0.14	133	**0.005**
3	12/13/16	By press 23	12:00 PM	2:30 PM	150	16	2400	0.15	100	**0.003**
4	12/13/16	By press 23	12:00 PM	2:30 PM	150	16	2400	0.18	100	**0.004**
FB	12/13/16	field blank	x	x	30 sec.	x	x	x	100	**NFD**

Signed_____

Angstrom Analytical Inc.

ASBESTOS AIR SAMPLING RECORD AND WORKSHEET

LAB USE ONLY Approved By:

Project # OS Analyst:KH

Rec'd: 12-14 -16 Analyz'd 12-14-

NFD = No Fibers Detected

Air Volume is in liters

Client: State of Minnesota	Location: MCF Stillwater R-Shop	Job/Project # On-site
Process Description/Activities:Area samples	Calibration Method: Rotometer	

Sample No.	Date	Sample Location	Time			Flow Rate	Air Volume	Average Fibers per Field	Field Count	F/CC
			On	Off	Total Min.					
1	12/14/16	By press 22	9:00 AM	11:30 AM	150	10	1500	0.18	133	**0.006**
2	12/14/16	By press 22	9:00 AM	11:30 AM	150	10	1500	0.16	133	**0.005**
FB	12/14/16	field blank	x	x	30 sec.	x	x	x	100	**NFD**

Signed_____

Licenses & Certifications



Minnesota Department of Health

Asbestos Contractor License

License Number: AC413 **Issued on: December 14, 2015**

To:

Angstrom Analytical, Inc.
5001 Cedar Lake Rd S
St Louis Park, Minnesota 55416-

Responsible Individual: Charles . Tye

This license is valid from December 30, 2015 to December 29, 2016.

Pursuant to Minnesota Statutes, section 144.99, this license may be suspended or revoked for failure to conduct asbestos-related work in compliance with applicable regulations.

Asbestos-related work must be conducted according to Minnesota Statutes, sections 326.70 to 326.81 and Minnesota Rules, parts 4620.000 to 4620.3724.

Thomas P. Hogan, Director
Environmental Health Division



MINNESOTA MDH DEPARTMENT OF HEALTH

ASBESTOS
SITE
SUPERVISOR

Certified by:
State of Minnesota
Department of Health

Expires: 03/03/2017

Kevin P Hagen
7038 Upper 36th St N
Oakdale, MN 55128

Director, Env. Health Div.

No. AS2652

Issued: 03/16/2016

Exhibit 7

MPCA Guidance Document "Identifying and using PCBs"

BRAUN INTERTEC

MINNESOTA POLLUTION CONTROL AGENCY

www.pca.state.mn.us

Identifying and using PCBs

What are PCBs?

Polychlorinated biphenyls (PCBs) are a class of 209 toxic man-made chemicals that persist in the environment and bioaccumulate in animals and humans. PCBs were used extensively in many industrial products from the 1950's through 1978, including electrical equipment, hydraulic fluids, paints, and caulking. Exposure to PCBs can cause a range of human health effects and environmental impacts.

In Minnesota, PCBs are regulated by two separate but overlapping sets of requirements:

- Federal Toxic Substances Control Act (TSCA) Regulations
- Minnesota State Hazardous Waste Rules and Statutes

This fact sheet will provide guidance for Minnesota PCBs users to meet both sets of requirements.

How are PCBs and equipment containing PCBs classified?

	Liquids and porous materials (e.g. concrete)	**Non-porous surfaces (e.g. steel)**
Non-PCB	<50 parts per million (ppm) PCBs	≤10 micrograms (μg) per 100 square centimeters (cm^2) PCBs
PCB-Contaminated	≥50 ppm but <500 ppm PCBs	>10μg/100 cm^2 but <100μg/cm^2 PCBs
PCB	≥500 ppm PCBs	≥100μg/cm^2 PCBs

Equipment that is PCB or PCB-Contaminated, such as transformers or capacitors, are ***PCB Articles***. Containers that hold PCB Articles, such as an overpacked leaking transformer, are ***PCB Article Containers***. Containers that directly hold PCB or PCB-Contaminated liquids or solids, such as a tanker truck of transformer oil or drum of contaminated soil, are ***PCB Containers***. Discarded products containing PCBs in a non-liquid state, such as paint, caulking, shredder residue, and lighting ballast potting material, are ***PCB Bulk Product Wastes***.

Except for used oil, materials that are Non-PCB are not subject to the TSCA Regulations or Minnesota Hazardous Waste Rules, unless they contain PCBs that came from a PCB or PCB-Contaminated source, when they are regulated the same as that source. Used oil that contains >2 ppm PCBs but <50 ppm PCBs is ***off-specification used oil***. For more information, see Minnesota Pollution Control Agency (MPCA) fact sheet #w-hw4-30, Used oil and related wastes, at: https://www.pca.state.mn.us/sites/default/files/w-hw4-30.pdf

PCB and PCB-Contaminated wastes, as well as Non-PCB wastes that contain detectable PCBs that resulted from a spill or mixture with PCB or PCB-Contaminated wastes, are ***MN03 listed hazardous wastes*** in Minnesota. These wastes must be properly disposed under the Minnesota Hazardous Waste Rules, even if they might otherwise be eligible for less-stringent management under the Federal TSCA Regulations. For more information on hazardous waste disposal requirements, see MPCA fact sheet #w-hw1-06, Treat or dispose of hazardous waste, at: https://www.pca.state.mn.us/sites/default/files/w-hw1-06.pdf

PCB and PCB-Contaminated equipment may be fully drained of all their oil and refilled with Non-PCB oil, a process called ***retrofilling***, and reclassified for use if certain conditions are met. For questions on equipment reclassification, contact the MPCA. See More information on page 3.
PCB-Contaminated equipment that has been fully drained for disposal may be managed as Non-PCB.

Remanufacturing is a much more intensive process, involving not only draining of equipment oil, but further removal and cleaning of all internal components such as coils to bare metal, often accompanied by replacement of degraded or obsolescent parts. For PCB regulatory purposes, remanufactured equipment may be considered new as of the date of remanufacture, if established.

What PCBs classifications must be assumed?

Unless and until you document that equipment or wastes are Non-PCB, you must assume that:

- For use: Pre-1979 or unknown date mineral oil-filled electrical equipment is PCB-Contaminated.
  Pre-1979 or unknown date electrical equipment filled with >3 pounds of non-mineral oil is PCB.
- For disposal: All waste from unknown electrical equipment is listed MN03 hazardous waste.
- For spills: Spills of <270 gallons of unknown mineral oil are PCB-Contaminated.
  Spills of ≥270 gallons of unknown mineral oil, or any amount of non-mineral oil, are PCB.

How can equipment and wastes be documented as Non-PCB?

You may document that equipment is Non-PCB through only three methods:

1) **Nameplate, or other equivalent permanent marking from the manufacturer or remanufacturer, that states that the equipment was Non-PCB at the time of manufacturer or remanufacture.**

   User-applied labels are not considered nameplates and may not be used to document equipment as Non-PCB. Common examples include white-on-blue labels that state "*Certified: The dielectric fluid in this unit has been tested…*" or blue-on-white labels that state "*No PCBs (Less than 1 PPM) This unit has been classified by:…*" or similar language. Such labels are intended solely for your business convenience.

2) **Established date of manufacture or remanufacture after July 2, 1979.**

   Dates of purchase by or delivery to an end user may not be used to assume date of manufacture.

3) **Analytical testing using gas chromatography or alternate method approved by the U.S. Environmental Protection Agency (EPA).**

   Field test kits, such as Clor-D-Tect™, Clor-N-Oil™, and SM-TCPs™, are solely for field convenience and may not be used to document equipment or wastes as Non-PCB.

   You may use any laboratory that can perform appropriate gas chromatography methods. However, the Minnesota Department of Health (MDH) does administer a voluntary environmental testing laboratory accreditation program; to find an MDH-accredited laboratory, visit the MDH's website at https://www.health.state.mn.us/ and search for "laboratory accreditation".

PCBs and mixtures of mineral oil and other fluids containing PCBs were sold under many brand names, such as Pyranol, Saf-T-Kuhl, Inerteen, and, most commonly, Aroclor. Aroclor mixtures were each assigned a four-digit suffix, in most of which the last two digits identified the average chlorine percentage by weight in the mixture.

May equipment known or assumed to contain PCBs be used?

You may continue to use equipment either known or assumed to contain PCBs indefinitely, as long as it is:

- Not leaking. You must immediately remove oil-filled electrical equipment with any observable leak from use until you document that the equipment is Non-PCB or repair the leak. For more information on PCB leaks, see MPCA fact sheet #w-hw4-48g, PCB leaks and spills, at: https://www.pca.state.mn.us/sites/default/files/w-hw4-48g.pdf
- ***In use***, meaning connected to the electrical distribution system or an industrial process; or ***In storage for reuse***. For more information on storing PCBs for reuse, see MPCA fact sheet #w-hw4-48c, Storing PCBs, at: https://www.pca.state.mn.us/sites/default/files/w-hw4-48c.pdf

PCB Transformers (≥500 ppm PCBs) in use or storage for reuse must also be registered with the EPA, marked with the PCB M_L mark, be inspected periodically, and meet other conditions. For more information on marking PCBs, see MPCA fact sheet #w-hw4-48b, Marking PCBs, at: https://www.pca.state.mn.us/sites/default/files/w-hw4-48b.pdf

To check whether your site has registered PCB Transformers or to submit a registration, visit the EPA's website at https://www.epa.gov/ and search for "PCB Transformers". For questions on PCB Transformer registration and conditions for PCB Transformers, contact the MPCA. See More information on page 3.

What is a PCB phaseout?

Most electrical utilities and other industrial operators in Minnesota are in the voluntary process of identifying and removing equipment containing PCBs from their systems and sites, called a ***PCB phaseout***. Performing a PCB phaseout is not currently required in Minnesota; however, it can reduce a utility or operator's risks of complex and costly PCB spill responses. Remember that an unknown spill must be assumed to contain regulated PCBs and responded to accordingly until actually documented as Non-PCB, which can take considerable time, during which a PCB spill cleanup must be implemented.

The MPCA will review information voluntarily submitted by utilities or other industrial operators who wish to show that their entire system or site has been documented as Non-PCB, referred to by the MPCA using the term-of-convenience, ***PCB-Clean***. Information submitted must include at least a complete current system inventory of all oil-filled electrical equipment by serial number and documentation of the nameplate, such as photographs, date of manufacture, or analytical test result for each inventoried equipment item. PCB-Clean systems and sites will be deprioritized for inspection by the MPCA.

More information

Guidance and requirements in this fact sheet were compiled from the Code of Federal Regulations (CFR), Title 40, Chapter 761; Minnesota Rules, Chapter 7045; and Minnesota Statutes, Chapter 116. To review the CFR, visit the U.S. Government Information website at: https://www.govinfo.gov/. To review Minnesota Rules and Statutes, visit the Office of the Revisor of Statutes at: https://www.revisor.mn.gov/.

Immediately report all PCB spills that reach the environment to the Minnesota Duty Officer. Federal environmental oversight in Minnesota is implemented by the EPA's Region 5 office.

Minnesota Pollution Control Agency

Toll free (all offices) 800-657-3864
All offices 651-296-6300
https://www.pca.state.mn.us/

Minnesota Duty Officer

Toll free 800-422-0798
Metro 651-649-5451

U.S. Environmental Protection Agency

Toll free (Region 5) 800-621-8431
TSCA Hotline 1-800-471-7127
tsca-hotline@epa.gov
https://www.epa.gov/

Exhibit 8

Well and Boring Sealing Record #316616

BRAUN
INTERTEC

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING SEALING RECORD
Minnesota Statutes, Chapter 103I

Minnesota Well and Boring Sealing No.
Minnesota Unique Well No. or W-series No. (Leave blank if not known)

H 316616

WELL OR BORING LOCATION

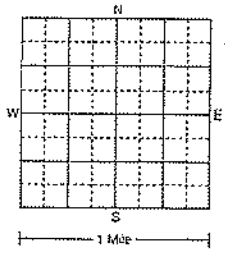
County Name: Washington

Township Name	Township No.	Range No.	Section No.	Fraction (sm. → lg.)
Bayport	29	20	03	SWNWSE

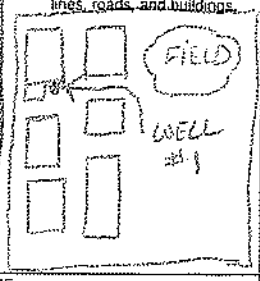
GPS LOCATION: Latitude_____ degrees_____ minutes_____ seconds
Longitude_____ degrees_____ minutes_____ seconds

Numerical Street Address or Fire Number and City of Well or Boring Location
371 Pickett St. N. Bayport

Show exact location of well or boring in section grid with "X." 55003



Sketch map of well or boring location, showing property lines, roads, and buildings.



Date Sealed: 5-14-15
Date Well or Boring Constructed:

Depth Before Sealing: 735 ft.
Original Depth: 750 ft.

AQUIFER(S)
☐ Single Aquifer ☑ Multiaquifer

WELL/BORING
☑ Water-Supply Well ☐ Monit. Well
☐ Env. Bore Hole ☐ Other_____

STATIC WATER LEVEL
☑ Measured ☐ Estimated Date Measured 3-22 5-14-15
78 ft. ☑ below ☐ above land surface

CASING TYPE(S)
☑ Steel ☐ Plastic ☐ Tile ☐ Other_____

WELLHEAD COMPLETION
Outside: ☑ Well House ☐ At Grade
☐ Pitless Adapter/Unit ☐ Buried
☐ Well Pit
☐ Other_____
Inside: ☐ Basement Offset
☐ Well Pit
☐ Buried
☐ Other_____

PROPERTY OWNER'S NAME/COMPANY NAME
MCF Stillwater Landfill Facility

Property owner's mailing address if different than well location address indicated above
Same

WELL OWNER'S NAME/COMPANY NAME
Same

Well owner's mailing address if different than property owner's address indicated above
Same

CASING(S)

Diameter	Depth	Set in oversize hole?	Annular space initially grouted?
20 in. from 0	to 117 ft.	☐ Yes ☑ No	☐ Yes ☑ No ☐ Unknown
14 in. from 110	to 230 ft.	☐ Yes ☐ No	☐ Yes ☒ No ☐ Unknown
_____ in. from _____	to _____ ft.	☐ Yes ☐ No	☐ Yes ☐ No ☐ Unknown

SCREEN/OPEN HOLE
Screen from_____ to_____ ft. Open Hole from 232 to 750 ft.

OBSTRUCTIONS
☐ Rods/Drop Pipe ☐ Check Valve(s) ☐ Debris ☐ Fill ☑ No Obstruction
Type of Obstructions (Describe)_____
Obstructions removed? ☐ Yes ☐ No Describe_____

PUMP
Type Vertical turbine
☑ Removed ☐ Not Present ☐ Other_____

METHOD USED TO SEAL ANNULAR SPACE BETWEEN 2 CASINGS, OR CASING AND BORE HOLE:
☐ No Annular Space Exists ☐ Annular Space Grouted with Tremie Pipe ☐ Casing Perforation/Removal
14 in. from 232 to 110 ft. ☑ Perforated ☐ Removed
20 in. from 110 to surface ft. ☑ Perforated ☐ Removed
Type of Perforator Mills Knife
☐ Other_____

GROUTING MATERIAL(S) (One bag of cement = 94 lbs., one bag of bentonite = 50 lbs.)
Grouting Material Neat cement from 750 to surface ft. 72 yards_____ bags
_____ from_____ to_____ ft._____ yards_____ bags
_____ from_____ to_____ ft._____ yards_____ bags

GEOLOGICAL MATERIAL	COLOR	HARDNESS OR FORMATION	FROM	TO
If not known, indicate estimated formation log from nearby well or boring.				
Gravel			0	38
Gravel-lime			38	55
Sand			55	66
Gravel-lime			66	77
Sandstone			77	110
Limerock			110	155
Sandrock			155	210
Shale			210	230
Sandrock			230	430
Shale			430	475
Sandrock-soft			475	510
Sandrock-hard			510	748

REMARKS, SOURCE OF DATA, DIFFICULTIES IN SEALING
Shale 748 698
Sandrock 698 730
Shale-hard 730 750

OTHER WELLS AND BORINGS
Other unsealed and unused well or boring on property? ☐ Yes ☒ No How many?_____

LICENSED OR REGISTERED CONTRACTOR CERTIFICATION
This well or boring was sealed in accordance with Minnesota Rules, Chapter 4725. The information contained in this report is true to the best of my knowledge.

Mineral Services Plus 1442
Licensee Business Name *License or Registration No.*

Certified Representative Signature 510 5-14-15
Certified Rep. No. *Date*

Nick Schultz
Name of Person Sealing Well or Boring

IMPORTANT-FILE WITH PROPERTY PAPERS-WELL OWNER COPY H 316616

HE-01434-13 IC# 140-0423 5/12R

Exhibit 9

Well and Boring Reports

BRAUN INTERTEC

Minnesota Department of Health

Version: 2.2.5, Timestamp: 2026-01-28 19:43

Minnesota Well Index

General Information

Unique Well ID:	**278496**	*Well Name:*	**MN STATE PRISON**	*County:*	**Washington**	*Aquifer:*	
Well Elevation (msl in feet):		*Drilled Depth (ft):*	**750**	*Well Completed (ft):*	**750**	*Date Drilled:*	**00/00/1926**
Township:	**29**	*Range:*	**20**	*Dir:*	**W**	*Section:*	**3**
Subsection:	**DBA**	*Use:*		*Well Status:*	**Unknown**	*Depth To Bedrock:*	
Driller:		*Entry Date:*	**07/14/2017**	*Update Date:*	**08/31/2018**		

Related Resources:

Go to MN Well Index Map | Well Log Report | Scanned Record(s) | Stratigraphy Report

More Details | **Stratigraphy** | **Address** | **Chemical Data** | **Construction** | **Pump Test** | **Static Water** | **Comments**

Overview Map

First Bedrock:		*Last Strat:*		*Open hole top (ft):*	
Strat Source:		*Strat Method:*		*Open hole bottom (ft):*	
Strat Date:	/ /	*Strat Update Date:*	**07/14/2017**	*MGS Quadrangle:*	

Minnesota Unique Well Number

278496

County Washington
Quad
Quad ID

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING REPORT

Minnesota Statutes Chapter 1031

Entry Date 07/14/2017
Update Date 08/31/2018
Received Date

Well Name	Township	Range	Dir	Section	Subsection
MN STATE	29	20	W	3	DBA

Elevation **Elev. Method**

Address

Stratigraphy Information

Geological Material	From	To (ft.)	Color	Hardness
DRIFT	0	75		
SANDROCK, JORDAN	75	117		SOFT
LIMEROCK	117	183		
SANDROCK	183	216		HARD
SHALE	216	328		
SANDROCK & SHALE,	328	398		
SHALE W/ STREAKS	398	473		
SANDROCK, MUDDY	473	508		SOFT
SANDROCK	508	686		HARD
SHALE	686	688		
SANDROCK	688	737		
SHALE	737	750		

Remarks

Well Depth 750 ft. **Depth Completed** 750 ft. **Date Well Completed** 00/00/1926

Drill Method **Drill Fluid**

Use **Status** Unknow

Well Hydrofractured? **Yes** ☐ **No** ☐ **From** **To**

Casing Type **Joint**
Drive Shoe? **Yes** ☐ **No** ☐ **Above/Below**

Open Hole From ft. To ft.

Screen? ☐ **Type** **Make**

Static Water Level
63 ft. land surface Measure 00/00/1926

Pumping Level (below land surface)

Wellhead Completion
Pitless adapter manufacturer Model
☐ Casing Protection ☐ 12 in. above grade
☐ At-grade (Environmental Wells and Borings ONLY)

Grouting Information Well Grouted? ☐ Yes ☐ No ☒ Not Specified

Nearest Known Source of Contamination
feet Direction Type
Well disinfected upon completion? ☐ Yes ☐ No

Pump ☐ Not Installed Date Installed
Manufacturer's name
Model Number HP Volt
Length of drop pipe ft Capacity 1000 g.p. Typ

Abandoned
Does property have any not in use and not sealed well(s)? ☐ Yes ☐ No

Variance
Was a variance granted from the MDH for this well? ☐ Yes ☐ No

Miscellaneous
First Bedrock Aquifer
Last Strat Depth to Bedrock ft
Located by
Locate Method
System UTM - NAD83, Zone 15, Meters X Y
Unique Number Verification Input Date

Angled Drill Hole

Well Contractor
Licensee Business Lic. or Reg. No. Name of Driller

Minnesota Department of Health

Version: 2.2.5, Timestamp: 2026-01-28 19:43

Minnesota Well Index

General Information

Unique Well ID:	**278499**	*Well Name:*	**MN STATE PRISON**	*County:*	**Washington**	*Aquifer:*	
Well Elevation (msl in feet):		*Drilled Depth (ft):*		*Well Completed (ft):*		*Date Drilled:*	**03/09/1961**
Township:	**29**	*Range:*	**20**	*Dir:*	**W**	*Section:*	**3**
Subsection:	**DBB**	*Use:*		*Well Status:*	**Unknown**	*Depth To Bedrock:*	
Driller:	**Bergerson Caswell, Inc.**	*Entry Date:*	**07/14/2017**	*Update Date:*	**07/14/2017**		

Related Resources:

Go to MN Well Index Map | Well Log Report | Scanned Record(s) | Stratigraphy Report

More Details | **Stratigraphy** | **Address** | **Chemical Data** | **Construction** | **Pump Test** | **Static Water** | **Comments**

Overview Map

First Bedrock:		*Last Strat:*		*Open hole top (ft):*	
Strat Source:		*Strat Method:*		*Open hole bottom (ft):*	
Strat Date:	/ /	*Strat Update Date:*	**07/14/2017**	*MGS Quadrangle:*	

Minnesota Unique Well Number: **278499**

County: Washington
Quad:
Quad ID:

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING REPORT

Minnesota Statutes Chapter 1031

Entry Date: 07/14/2017
Update Date: 07/14/2017
Received Date:

Well Name	Township	Range	Dir	Section	Subsection
MN STATE	29	20	W	3	DBB

Elevation: Elev. Method:

Address

C/W BAYPORT MN

Stratigraphy Information

Geological Material	From	To (ft.)	Color	Hardness
LIMEROCK, SHAKOPEE	0	57		
SANDROCK	57	134		
LIMEROCK	134	210		
SANDROCK	210	226		
SHALE	226	257	GREEN	
SHALE & SANDROCK	257	305	GREEN	
SHALE & SANDROCK	305	323	GRAY	
SHALE	323	350	GREEN	
SHALE & SANDROCK	350	410	GRAY	
SHALE	410	440	GRAY	
SHALE, STICKY	440	465	GRAY	
SHALE - LITTLE	465	471	GRAY	
SHALE	471	505		
SHALE & SANDROCK	505	537		
SANDROCK	537	562		
SANDROCK, SHALY	562	565		
SANDROCK	565	595		
SHALE	595	600		
SANDROCK	600	650		
SHALE & SANDROCK	650	674		
SANDROCK	674	690		
SHALE & SANDROCK	690	700		
SANDROCK	700	705		
SHALE	705	710	BROWN	
SANDROCK	710	735	BROWN	

Remarks

Well Depth: null
Depth Completed: null
Date Well Completed: 03/09/1961
Drill Method:
Drill Fluid:

Use:
Status: Unknow

Well Hydrofractured? Yes ☐ No ☐ From To

Casing Type: Joint
Drive Shoe? Yes ☐ No ☐ Above/Below: 2 ft.

Casing Diameter	Weight	Hole Diameter
16 in. To 361 ft.	lbs./ft.	20 in. To 735 ft.

Open Hole From ft. To ft.
Screen? ☐ Type Make

Static Water Level
78 ft. land surface Measure 02/28/1961

Pumping Level (below land surface)
139 ft. 8 hrs. Pumping at 1000 g.p.m.

Wellhead Completion
Pitless adapter manufacturer Model
☐ Casing Protection ☐ 12 in. above grade
☐ At-grade (Environmental Wells and Borings ONLY)

Grouting Information: Well Grouted? ☐ Yes ☐ No ☒ Not Specified

Nearest Known Source of Contamination
feet Direction Type
Well disinfected upon completion? ☐ Yes ☐ No

Pump ☐ Not Installed Date Installed
Manufacturer's name
Model Number HP Volt
Length of drop pipe ft Capacity g.p. Typ

Abandoned
Does property have any not in use and not sealed well(s)? ☐ Yes ☐ No

Variance
Was a variance granted from the MDH for this well? ☐ Yes ☐ No

Miscellaneous
First Bedrock Aquifer
Last Strat Depth to Bedrock ft
Located by
Locate Method
System UTM - NAD83, Zone 15, Meters X Y
Unique Number Verification Input Date

Angled Drill Hole

Well Contractor
Bergerson Caswell, Inc. 1767
Licensee Business Lic. or Reg. No. Name of Driller

767106

County Washington
Quad Stillwater
Quad ID 118D

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING REPORT
Minnesota Statutes Chapter 1031

Entry Date 04/08/2014
Update Date 04/16/2015
Received Date 03/31/2014

Well Name	Township	Range	Dir Section	Subsection
MN	29	20	W 3	DBCBBA

Elevation 785.2 Elev. Method LiDAR 1m DEM (MNDNR)

Address
C/W 970 PICKETT ST N BAYPORT MN 55003

Stratigraphy Information

Geological Material	From	To (ft.)	Color	Hardness
BROKEN ROCK	0	10	BROWN	HARD
BROKEN ROCK	10	30	BROWN	HARD
BROKEN ROCK	30	65	BROWN	HARD
SANDSTONE	65	91	WHITE	HARD
SANDSTONE	91	145	WHITE	HARD
LIMEROCK	145	152	GREEN	HARD
LIMEROCK	152	189	GREEN	HARD
LIMEROCK	189	218	GREEN	HARD
FRANCONIA	218	374	GRN/WHT	HARD
FRANCONIA	374	432	GRN/WHT	HARD
SHALE	432	440	GRAY	HARD
SHALE	440	529	GRAY	HARD
SHALE	529	540	GRAY	HARD
SANDSTONE	540	748	WHITE	HARD

Remarks
WELLHEAD MODEL - 8PS182OWBWIC08F8H.
M.G.S. NO. 5389. CUTTINGS TO ONLY 540 FT.
GAMMA LOGGED 6-12-2014 BY JIM TRAEN.

Well Depth	Depth Completed	Date Well Completed
748 ft.	748 ft.	11/21/2013

Drill Method Non-specified Rotary Drill Fluid Bentonite

Use public supply/community Status Active

Well Hydrofractured? Yes ☐ No ☐ From To

Casing Type Step down Joint
Drive Shoe? Yes ☐ No ☐ Above/Below

Casing Diameter	Weight	Hole Diameter
18 in. To 540 ft.	lbs./ft.	30 in. To 151 ft.
24 in. To 151 ft.	lbs./ft.	

Open Hole From 540 ft. To 748 ft.

Screen? ☐ Type Make

Static Water Level
90 ft. land surface Measure 11/21/2013

Pumping Level (below land surface)
191 ft. 48 hrs. Pumping at 1500 g.p.m.

Wellhead Completion
Pitless adapter manufacturer BAKER Model
☐ Casing Protection ☐ 12 in. above grade
☐ At-grade (Environmental Wells and Borings ONLY)

Grouting Information Well Grouted? ☒ Yes ☐ No ☐ Not Specified

Material	Amount	From	To
neat cement	45.5 Cubic yards	ft.	540 ft.

Nearest Known Source of Contamination
155 feet West Direction Sewer Type
Well disinfected upon completion? ☐ Yes ☐ No

Pump ☐ Not Installed Date Installed
Manufacturer's name
Model Number HP 150 Volt 460
Length of drop pipe ft Capacity g.p. Typ Submersible

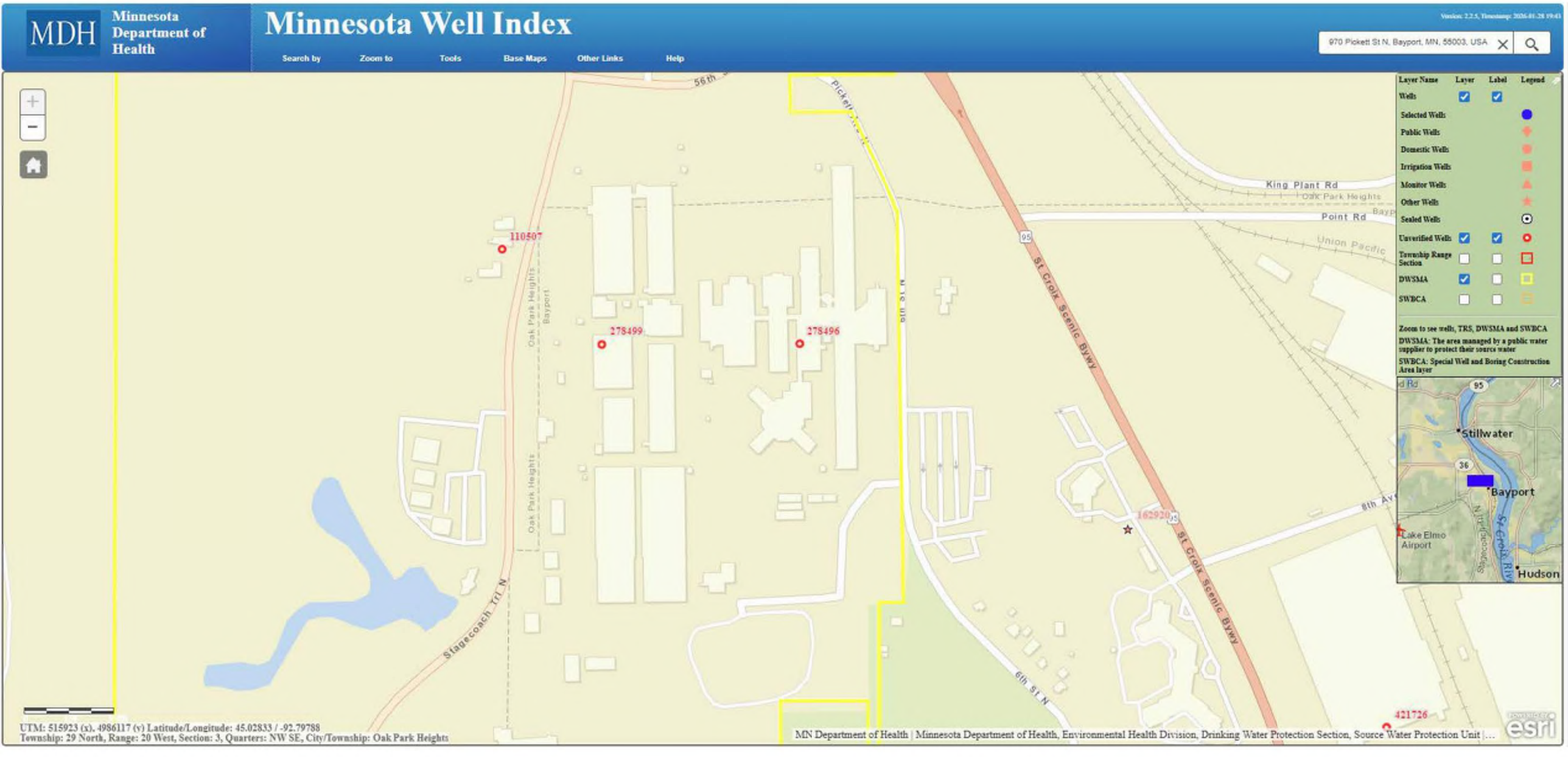
Abandoned
Does property have any not in use and not sealed well(s)? ☐ Yes ☒ No

Variance
Was a variance granted from the MDH for this well? ☐ Yes ☒ No

Miscellaneous
First Bedrock weathering residuum unc. Aquifer Mt.Simon
Last Strat Mt.Simon Sandstone Depth to Bedrock 30 ft
Located by Minnesota Geological Survey
Locate Method Digitization (Screen) - Map (1:12,000) (>15 meters)
System UTM - NAD83, Zone 15, Meters X 516437 Y 4985909
Unique Number Verification Info/GPS from data Input Date 06/16/2014

Angled Drill Hole

Well Contractor
Mineral Service Plus, LLC 1442 SEGLER, G.
Licensee Business Lic. or Reg. No. Name of Driller


MDH
Minnesota Department of Health
Minnesota Well Index
Search by
Zoom to
Tools
Base Maps
Other Links
Help
970 Pickett St N, Bayport, MN, 55003, USA
Layer Name
Layer
Label
Legend
Wells
Selected Wells
Public Wells
Domestic Wells
Irrigation Wells
Monitor Wells
Other Wells
Sealed Wells
Unverified Wells
Township Range Section
DWSMA
SWBCA
Zoom to see wells, TRS, DWSMA and SWBCA
DWSMA: The area managed by a public water supplier to protect their source water
SWBCA: Special Well and Boring Construction Area layer
110507
278499
278496
King Plant Rd
Oak Park Heights
Point Rd
Union Pacific
St Croix Scenic Byway
Oak Park Heights
Bayport
Stagecoach Trl N
6th St N
8th Ave
162920
421726
Stillwater
Bayport
Lake Elmo Airport
Hudson
UTM: 515923 (x), 4986117 (y) Latitude/Longitude: 45.02833 / -92.79788
Township: 29 North, Range: 20 West, Section: 3, Quarters: NW SE, City/Township: Oak Park Heights
MN Department of Health | Minnesota Department of Health, Environmental Health Division, Drinking Water Protection Section, Source Water Protection Unit | ...
esri



DRAFT

Minnesota Correctional Facility - Stillwater

Post-Closure Considerations – Relevant Threats and Security Guidelines

August 14, 2026

ROZIN
SECURITY

Copyright © 2010-2026 by Rozin Security Consulting LLC

Contents

Executive Summary 3
Project Overview 4
Assets And Consequences 9
Threat Assessment 12
PMA Threat Analysis 18
CAP Score Analysis 19
Site-Specific PMA And Threat Analysis 22
Vulnerability Analysis 23
Organization Level Vulnerability Table 25
Organization Level Risk Assessment 26
Risk Analysis, Key Findings 28
Security Standard Guidelines 29
Budget Implementation 35
Appendix I: Glossary Of Common Terms 41

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

Disclaimer

Rozin Security Consulting LLC ("Rozin Security") issues this report solely to SANDBULTE Architecture LLC (collectively, the "Client") for the Client's internal use in connection with the engagement under which it was prepared.

No responsibility or liability is accepted for any use of this report for any other purpose, by any other party, or in any context beyond the original engagement scope.

This report reflects the professional opinions and observations of Rozin Security regarding security threats and conditions as they relate to the preparedness of the assessed sites at the time of assessment. It does not constitute legal advice, engineering certification, law enforcement determination, psychological or clinical diagnosis, or a guarantee of any outcome. Findings are advisory in nature and should be considered alongside the Client's own operational, legal, and risk management judgment.

This report was prepared in 2026 using information available to Rozin Security and its consultants at that time, including information provided by the Client, its personnel, and third-party sources. Rozin Security accepts no responsibility for errors, omissions, or misrepresentations in source material, nor for subsequent changes in conditions, personnel, facilities, threat environment, regulations, or technology occurring after the date of this report.

Implementation of the recommendations or observations contained in this report does not guarantee the prevention, deterrence, or mitigation of any targeted attack, act of violence, criminal act, trespass, cyber incident, insider threat, or other harm against the assessed sites, assets, personnel, congregants, visitors, or other stakeholders. Security is probabilistic, not absolute. The Client remains solely responsible for decisions regarding implementation, prioritization, resourcing, and ongoing maintenance of security measures.

In no event shall Rozin Security be liable for any indirect, incidental, consequential, special, punitive, or exemplary damages, including but not limited to loss of life, personal injury, property damage, lost profits, business interruption, or reputational harm, even if advised of the possibility of such damages. This limitation applies regardless of the theory of liability (contract, tort, statute, or otherwise) and is in addition to any limitations set forth in the governing engagement agreement.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

Executive Summary

A decommissioning study of the Minnesota Correctional Facility (MCF) - Stillwater is underway, with a phased closure plan focused on the long-term future of the facility's physical infrastructure. In October 2025, Rozin Security Consulting (RSC), alongside Sandbulte Architecture, conducted a thorough site walk-through to evaluate the property's layout and existing security measures, including buildings within and outside the secure perimeter. Following careful evaluation of the site's security measures and detailed interviews with key personnel to identify assets and gain insights into areas of concern, RSC has identified vulnerabilities and potential threats of concern to MCF - Stillwater's assets during the decommissioning process.

The analysis of the site's critical assets in relation to the potential methods of attack (PMA) threat level and overall vulnerabilities revealed that MCF - Stillwater staff are at heightened risk of on-site assault. From a property standpoint, arson presents the greatest risk to the main facility, while the outer structures are most susceptible to burglary and trespassing. At a broader site level, arson poses the greatest overall risk, followed by vandalism, trespassing, and burglary. Key mitigation factors the site should consider implementing are as follows:

- Property signage.
- Video surveillance and detection measures.
- Routine maintenance and inspections program.
- Physical hardening.
- Razor wire consideration.
- Security response, protocols, and patrols.
- Emergency response.
- Lighting and speakers.
- See something, say something, community engagement.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

Project Overview

Sandbulte Architecture contracted RSC to provide security feedback and guidance throughout the MCF - Stillwater decommissioning and disposition process. RSC focused on identifying relevant threats and security concerns to be considered from the zero-population date through decommissioning activities until site ownership is transferred to the subsequent entity. This report does not include security considerations for the period from now until the Department of Corrections ends operations at the site. RSC has advised on related security impacts and concerns and developed security guidelines to support protecting the site during periods of vacancy. In developing these guidelines, RSC has considered the following factors:

- **Operations –** While routine operations will cease once the site becomes unoccupied, operational considerations remain relevant due to periodic site access, contractor presence, and the risks associated with vacant properties.

- **Assets –** The critical components inside the site that must be protected against harm.

- **Threats –** Malicious actors, both external and internal, who may be motivated to target each entity, as well as the actors' potential methods of attack (PMAs).

  The assessment identified the primary threats to MCF - Stillwaters' assets as follows:

  - **Criminally motivated threat actors.** These individuals are opportunistic or organized perpetrators who commit theft, vandalism, and other crimes for personal gain.

  - Individuals motivated by **thrill-seeking and adventure** who breach existing security measures via forced entry, with an interest in exploring and documenting buildings, restricted areas, and abandoned properties. These individuals are often members of the urban exploring community.

  - **Social justice activist** individuals or groups emerge from opposition to a social, political, or economic decision. They intend to spread a message, gain visibility, and create symbolic visual statements rather than causing physical damage to a site.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

These threats may originate from internal actors (e.g., current employees) or external actors (e.g., trespassers or organized groups). Various motives, including financial gain, revenge, or ideological beliefs, may drive them.

- **Potential Areas of Exposure** – Circumstances or deficiencies that create vulnerabilities may enable a malicious actor to successfully harm protected assets.

RSC's guidelines rely on the effective deployment and integration of physical, technological, and operational security measures. Furthermore, RSC stresses the importance of establishing multiple layers of security around critical assets while maintaining the operational requirements of the protected space.

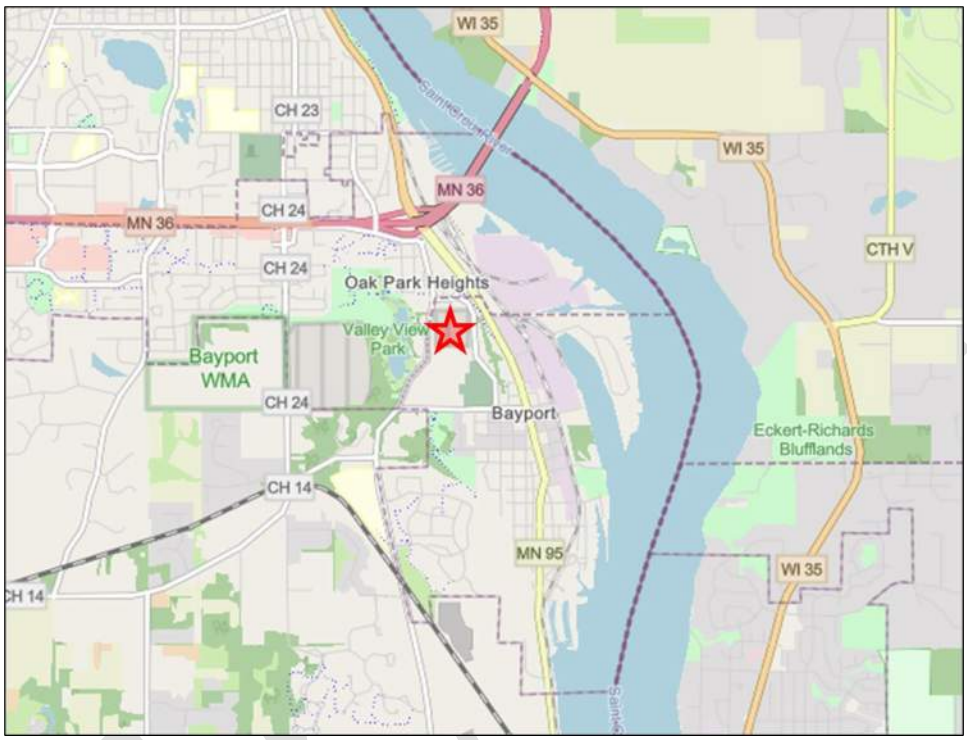
RSC works from the premise that the best way to contend with manmade threats is to ensure that the site's physical security measures, security technology, and human assets operational security measures are integrated and effective against relevant aggressors' PMAs while still accommodating the property's functional requirements. A key element of this approach is the development and understanding of Aggressors' Methods of Operation (AMOs) and PMAs, which are critical building blocks of the overall security framework and ground the assessment in a realistic, effective context.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

Site Layout and Key Features

MCF - Stillwater is situated on 102 acres and located at 970 Pickett Ave N, Bayport, MN 55003. Built in 1853, the site is listed on the National Register of Historic Places as Minnesota's oldest prison.



Vicinity Map of MCF - Stillwater

- The property totals approximately one million square feet and features 56 buildings, 31 within the secure perimeter and 25 outside the secure perimeter. The buildings are categorized as follows:
  - 24 buildings: living quarters and primary correctional functions.
  - 7 buildings: manufacturing and warehouse facilities used for MINNCOR.
  - 25 buildings: sheds, storage buildings, maintenance operations, vehicle garages.

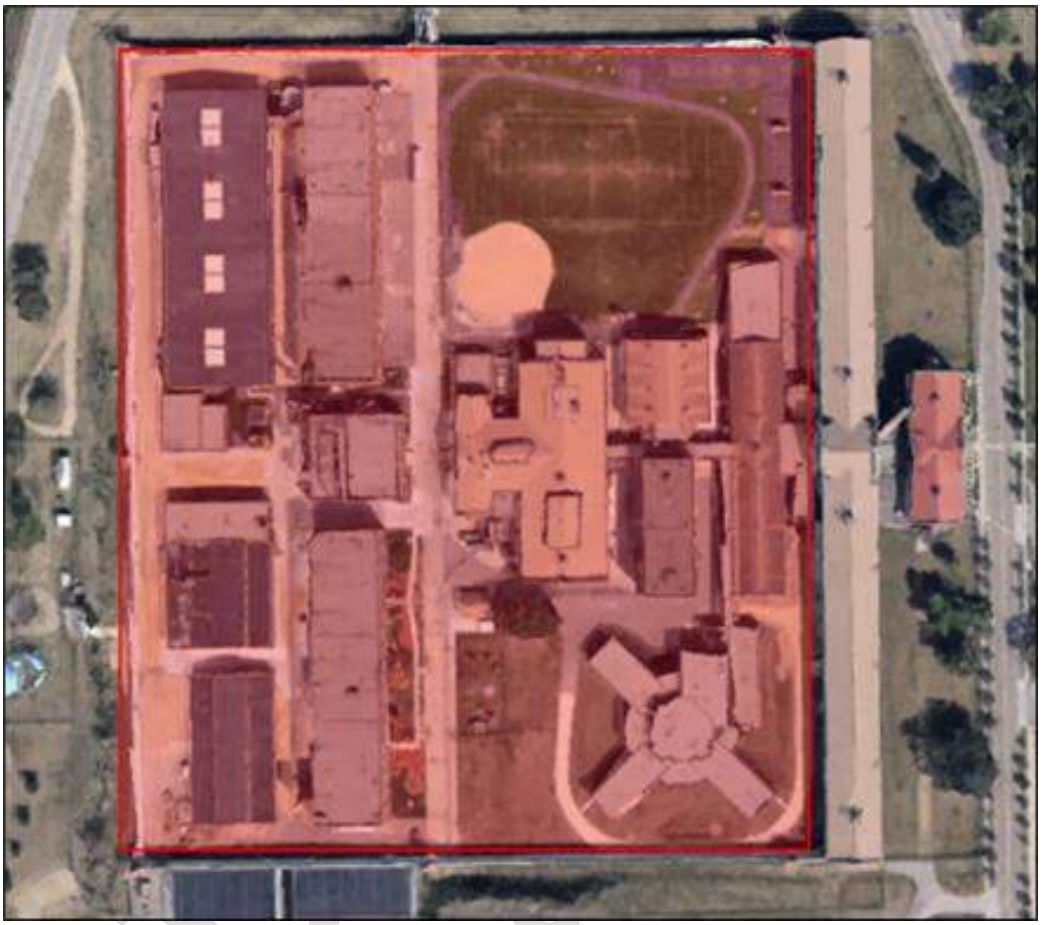
- Seven guard towers are integral to the secure perimeter. The towers are accessible from the exterior at the base. Every tower has an access point at both the bottom and the top.

- Additional features of the property include a tunnel system, a centralized heating plant, and underground fuel tanks. The water treatment plant, two emergency generators, four boilers, and the main electrical entrance and switch are located within their own fencing enclosure on the property.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

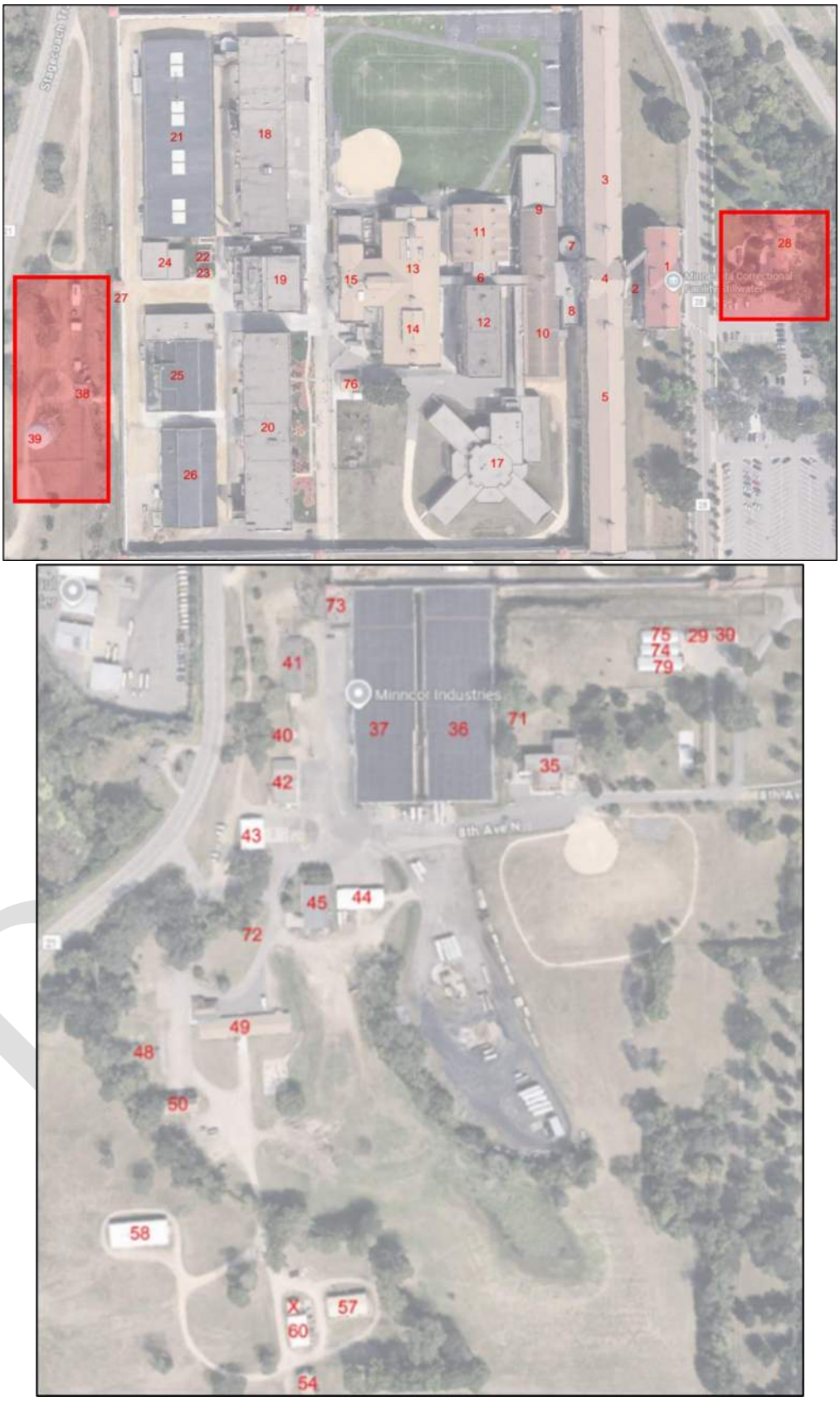
- **Staff Presence:** up to 251 staff members will be on-site until 2029.



Aerial Map of Buildings Within the Secure Perimeter at MCF - Stillwater.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC



Aerial Map of Buildings Outside the Secure Perimeter at MCF - Stillwater.

Copyright © 2010-2026 by Rozin Security Consulting LLC

Assets and Consequences

Overview

Assets are components integral to an organization's operations and reputation. From a security perspective, assets are what must be protected against loss. Loss of an asset may impact an entity in one or more of the following ways:

- **Operationally**: Loss of the asset may cause a temporary or permanent interruption of some or all decommissioning activities, property transfer procedures, or residual State operations.

- **Financially:** Significant capital may be required to replace an asset if it is lost, damaged, or destroyed. In the case of information, the financial impact may come in the form of legal penalties if certain protected information is mishandled. Finally, the theft or mishandling of intellectual property can impact an entity's future revenue.

- **Reputationally:** Loss of certain assets can cause an entity to lose public trust. For example, if a trespasser gained access to the property and sensitive documents stored inside containing operational SOPs or security measures, it may prompt the public to question the state's security measures.

The value of an asset to an organization may range from very high to very low depending on several factors, including:

- The asset's criticality to the organization's operations and/or reputation.
- The ability of the organization to function without the asset.
- The redundancy of the asset within the organization.
- The resources necessary (time, money, etc.) for the organization to recover if the asset is lost.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

High-Value Assets

This SRA aims to identify vulnerabilities related to the site's high-value assets. Assets are identified and ranked using the following matrix:

Monetary Value	Operational/Reputational Criticality				
	VH	H	M	L	VL
VH	5	5	4	3	3
H	5	4	3	3	3
M	4	3	3	3	2
L	3	3	3	2	1
VL	3	3	2	1	1

The following criteria are applied for ranking the value of each identified asset:

Monetary Value Definitions:	
Very High	Complete damage to the asset will cost 70-90% of the organization's operational budget.
High	Complete damage to the asset will cost 50-69% of the organization's operational budget.
Medium	Complete damage to the asset will cost 25-49% of the organization's operational budget.
Low	Complete damage to the asset will cost 5-24% of the organization's operational budget.
Very Low	Complete damage to the asset will cost less than 5% of the organization's operational budget.
Operational / Reputational Impact Definitions	
Very High	Lives lost or complete cessation of operations for an extended period (10+ days) or severe reputational damage.
High	Cessation of operations for 3-10 days and/or significant reputational damage.
Medium	Disruption of operations for 1-2 days and/or potential for moderate to low reputational damage.
Low	Disruption of operations for 1 day or less and no reputational damage.
Very Low	Insignificant damage, no disruption of operations, and no reputational damage.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

During the on-site assessment and interviews, RSC consultants and MCF - Stillwater stakeholders identified the following high-value assets, which, if lost, would have varying levels of impact on the organization.

Assets	Value 1-5	Asset Description
People	5	Staff and community members.
Main Facility	5	Buildings within the secure perimeter.
Outer Structures	5	Buildings outside the secure perimeter.
Critical Utilities	3	Electricity, HVAC, water, gas, generators, steam pipes, and water plants.
IT Infrastructure	3	Data and telecommunications rooms and equipment.
Equipment/Materials/FFE	3	Tools, items, equipment (electrical and machinery), stock supplies, stainless toilets, PVC pipe, cameras, Keywatcher system.

Assets Identification and Prioritization Table

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

Threat Assessment

Overview

This threat assessment aims to identify Potential Threat Elements (PTEs) and Potential Methods of Action (PMAs) relevant to the decommissioning of MCF - Stillwater. PTEs encompass a range of individuals or groups with varying motivations that could lead to unauthorized access, damage, or disruption during the decommissioning process. PMAs focus on the specific actions these elements might take, such as trespassing, theft, vandalism, or occupation, which directly impact the site's property, residual operations, physical assets, and any remaining occupants. It should be noted that when analyzing threats, RSC emphasizes the relevance of the PMA to the organization, as the action itself, rather than the threat actor's underlying motivation, will cause harm, damage, or liabilities to the site during decommissioning, property transfer, or residual activities.

The primary assessed threats to MCF - Stillwater are as follows:

- **Criminally motivated actors:** These individuals or groups are driven by financial or material gain and target the site for theft of valuables such as scrap metal, fixtures, or residual equipment. Their primary intent is to exploit the decommissioned facility's vulnerabilities for profit through burglary, looting, or unauthorized removal of assets, potentially leading to significant property damage or loss during the decommissioning process.

- **Urban explorers (Urbex community):** These individuals or groups are motivated by thrill-seeking, adventure, and a passion for discovering and documenting abandoned or restricted sites, such as historic prisons. Often part of online communities sharing photos, videos, or stories, their primary intent is exploration and content creation rather than malice; however, unauthorized entry can lead to inadvertent property damage (e.g., from climbing, forcing entry points, or environmental wear), increased liability risks for injuries on-site, and potential security breaches that expose the facility to further vulnerabilities during decommissioning.

- **Social justice activists:** These individuals or groups are motivated by ideological beliefs related to prison reform, racial justice, or anti-incarceration movements. Their primary intent is to make symbolic statements through actions like graffiti, occupations, or public demonstrations on the site; however, such activities may escalate to vandalism, unauthorized entry, or minor property damage to draw attention to their cause.

DRAFT

Key Findings

RSC aims to provide a global and historical context for PTEs and study their motivations and capabilities. This section will provide data and insights on similar plots, incidents, actors, targeting rationales, and methods involving attacks on decommissioned/abandoned/vacant correctional facilities and historic sites, focusing on broader and more specific categories. The following are key threat actor motivations that should be considered:

1. **Criminal motives:** This PTE is usually driven by the desire for personal material gain rather than ideology. Additionally, this PTE may operate as an individual or as part of a larger group. The criminally motivated PTE represents a moderate to high threat to MCF - Stillwater's assets. It should be noted that this PTE may work with or employ PMAs utilized by ideologically motivated PTEs. However, the criminally motivated PTE's goal will remain personal material gain.

   The most common form of a criminally motivated attack on vacant buildings and properties is theft of copper wire and other tools and equipment. Correctional facilities contain substantial amounts of valuable metals, making the sites more attractive to individuals seeking scrap metal. Additionally, the site's historical nature makes it more likely to contain salvageable, collectible, high-value items.

   One group to be considered in the criminally motivated threat actor section is **unhoused individuals seeking shelter.** The need for protection from weather elements or a lack of stable housing primarily drives these individuals. Their main goal is to find temporary refuge for basic survival, though their unauthorized presence could inadvertently cause property damage, such as through makeshift alterations, accidental fires, and theft.

Targeting/Attack Objectives	Plausible PMAs
• Personal financial/material gain.	• Theft. • Destruction of property. • Vandalism. • Assault. • Arson. • Trespassing.

Crime and Criminal Activity

DRAFT

Criminal acts surveyed by RSC are divided into two operational and two motivational categories. The operational categories are:

- **Violent Crimes**: Crimes affecting the physical well-being of the victim. These crimes include homicide, sexual assault, robbery, and aggravated assault.

- **Property Crimes:** Crimes involving unlawful access to or destruction of property. These crimes include burglary, theft, motor vehicle theft, and arson.

The following case studies highlight the threat of criminally motivated attacks against MCF - Stillwater.

- **November 2013 // Indian River County, Florida**: Two suspects were arrested in connection with copper theft activity near an abandoned prison property.[1]

- **May 2017 // Joliet Correctional Center, Illinois:** A major fire occurred at the decommissioned facility, burning for a couple of hours before it was under control. Two men were seen leaving the prison as firefighters arrived. This was the second fire inside the facility in a few years, illustrating how vacant facilities are at higher risk of unauthorized entry and arson, and that once a particular site becomes known for such opportunities, repeat incidents may be more likely.[2]

- **January 2017 // Joliet Correctional Center, Illinois:** Two teenage girls were charged with trespassing after they bypassed the fence and made entry into the vacant building. Once inside the old prison, one of the individuals got locked inside a cell.[3]

- **2022// New Orleans, Louisiana:** Two homeless individuals were found living inside an abandoned jail building. Individuals were utilizing power from an adjacent building via a power cord through a window opening to supply electricity inside the jail.[4]

[1] https://veronews.com/2013/11/22/two-arrested-for-copper-theft-from-former-prison-property/
[2] https://www.cbsnews.com/chicago/news/old-joliet-prison-fire-correctional-center/
[3] https://www.cbsnews.com/chicago/news/2-girls-face-charges-after-trespassing-joliet-prison-1-was-trapped-inside/
[4] https://www.wdsu.com/article/wdsu-investigates-homeless-people-found-living-in-old-abandoned-jail-in-new-orleans/39213939

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

2. **Social Justice Activists:** RSC assesses the threat posed by this group to MCF - Stillwater as moderate, given the site's historic nature. This group of threat actors includes individuals or advocacy groups who oppose the decommissioning of historic sites. They may have strong feelings about historic preservation and the site's architectural significance. This group typically aims to raise public awareness and media attention rather than to harm individuals or destroy property. However, unforeseen violence or civil unrest is always possible, often triggered by counter-protesters, law enforcement, or other factors.

Targeting/Attack Objectives	Plausible PMAs
• Gain visibility and attention. • Interrupt decommissioning operations at the location.	• Protests/intimidation. • Trespassing.

Social Justice Activists

The following case studies highlight the threat of symbolic protest-motivated attacks against MCF - Stillwater:

- **2025-2026 // St. Elizabeth's Hospital (Washington, D.C.):** The Department of Homeland Security (DHS) moved to fast-track demolition of vacant historic buildings on the St. Elizabeth's West Campus. Preservation organizations publicly opposed the demolition plan and have challenged the process.[5]

- **2021-2026 // Atlanta Prison Farm (Atlanta, Georgia)**: Activists, students, and community members mobilized to oppose the redevelopment plans of the Old Atlanta Prison Farm, the now-abandoned prison complex. Protests and symbolic activism have been documented in connection with development efforts on the former Atlanta Prison Farm property, beginning in 2021 and continuing through subsequent years. Activist groups organized demonstrations and protest encampments, which led to trespassing and property damage.[6]

[5] https://www.foxnews.com/politics/dhs-looks-demolish-historic-st-elizabeths-buildings-due-unacceptable-risks?msockid=0e911bae431963ef229d0d7d420962a6
[6] https://www.usatoday.com/story/news/2026/02/03/attorney-general-appeals-decision-on-cop-city-protestor-indictments/88487979007/

DRAFT

3. **Thrill Seeking Motives**: Individuals motivated by thrill-seeking or urban exploration typically visit sites out of curiosity, adventure-seeking, or an interest in documenting abandoned or restricted properties. Vacant correctional facilities may be particularly attractive due to their size, historical significance, and complex interior layouts. Many abandoned buildings, such as prisons, are often featured in photos, videos, and blogs within this community. While the intent is typically not criminal, associated activities may result in property damage and increased liability exposure from injuries arising from deteriorating structures and hazardous building conditions. Public exposure through social media or online communities can further increase unauthorized entry attempts once a site becomes known. RSC assesses the threat posed by urban explorers to MCF - Stillwater as extremely high and one of the most serious potential threats.

Targeting/Attack Objectives	Plausible PMAs
• Exploration of abandoned/old/historic buildings. • Documenting (photographs and videos).	• Trespassing. • Theft. • Arson. • Vandalism. • Destruction of Property.

Thrill-seeking/Urban Exploration Violence

The following case studies highlight the threat of thrill-seeking, motivated attacks against MCF - Stillwater:

- **2025// Downstate Correctional Facility, New York**: A 19-year-old entered the closed Downstate Correctional Facility via a damaged perimeter fence with the intent of taking photographs. The individual got trapped inside a prison cell, requiring him to be rescued by local police and firefighters.[7]

- **Old Essex County Jail, New Jersey**: This site has remained abandoned for decades and attracts frequent trespassing and urban exploration.[8]

[7] https://wgna.com/washington-county-man-broke-into-jail-and-then-got-trapped/
[8] https://www.dailymail.co.uk/news/article-3471073/Haunting-images-abandoned-New-Jersey-jail-used-film-Malcolm-X-daubed-graffiti-40-years-inmate-removed.html

DRAFT

- **July 14, 2025 // Detroit, MI –** At the Southwest Detroit hospital, a tragic death unfolded after a group allegedly entered the abandoned building. A man who was an urban explorer fell through an elevator shaft. The city explained that the crumbling building had gates around its entrance.[9]

- **July 20, 2015 // Twin Cities, MN –** A University of Minnesota student, Emily Roland, 20, fell three stories inside the abandoned grain elevator and died of multiple blunt-force injuries. She was with two college friends when she slipped through a debris-covered hole and fell from 140 feet above the ground into an empty metal grain bin. The Bunge elevator is a popular location for young people engaging in urban exploration.[10]

Threat Actors' Origins

In addition to motivation, PTEs may be divided into two general categories based on their relationship to the entities:

1. **Internal Actors:** These individuals are considered regular members of the entities or base building staff. They represent a serious threat because many of them have relatively easy access to the organization's highest-value assets, such as occupants and high-value materials. Employees and contracted staff should be considered as potential internal actors:

2. **External Actors:** These are individuals not regularly associated with the site. The amount of pre-operational preparation required for external actors is generally much higher, increasing the potential for early detection and neutralization of threats. Furthermore, external actors are more likely to disguise themselves as individuals with approved access to sensitive areas. This may be done using falsified identification or credentials, or pretending to be emergency responders. External actors include former employees, relatives of employees/former employees, and members of the public.

It is important to note that internal and external actors may be driven by criminal, thrill-seeking, or symbolic motives.

[9] https://www.wxyz.com/news/region/detroit/tragic-death-at-southwest-detroit-hospital-raises-warnings-about-urban-exploring
[10] https://mndaily.com/244442/uncategorized/exploration-proves-fatal-student

DRAFT

PMA Threat Analysis

Objective

The overall threat level to the organization is assessed based on the likelihood that potential threat actors will execute certain PMAs against protected key assets. Threat actors may execute these PMAs for different motives and may target people or property.

These PMAs are highly relevant to this site, given the property's nature and risk profile. Similar properties with historic symbolism, high public attention, media coverage, and open access points have experienced incidents involving these threats. A significant body of case studies supports the need to account for threats such as trespassing, vandalism, and arson.

Threat Analysis

Based on its analysis of high-value assets and relevant threat motivations, RSC has assessed that the following PMAs are most pertinent to MCF - Stillwater's assets while the property is vacant:

- Vandalism.
- Theft.
- Arson.
- Trespassing.
- Assault.
- Burglary.

The threat level of each specific PMA is determined by multiple factors related to the assessed site and the PMA itself.

Specifically, RSC has rated the general threat level of each PMA by considering the following:

- The overall attractiveness of the assessed target.
- The current level of alert is based on suspicious activities or specific threats.
- Ease of access to weapons or other relevant means of attack.
- The level of complexity and required know-how associated with executing the specific PMA.
- The threat profile of the surrounding area/environment.
- The history of the property as a target.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

CAP Score Analysis

Background

A CRIMECAST® report from CAP Index, Inc. has been obtained for MCF – Stillwater. This report assists in determining a crime risk profile at the property by establishing a correlation between geographical demographics and anticipated crime trends. The CRIMECAST® model is based upon the relationship between a neighborhood's "social disorder" and the amount of crime perpetrated there. CRIMECAST® scores are generated by comparing criminal and loss-related reports against approximately 150 demographic predictors.

The CRIMECAST® score provides the relative probability (hence "risk") of certain types of crime occurring at a specific location compared to other locations in the county, state, or nationwide. The score reflects the location's "social disorder" based on socioeconomic and other relevant parameters, and its tendency to result in certain types of crime, derived from millions of historical crime risk data points. Relative threat level scores for this report are determined by assessing areas within a one- and three-mile radius, and by population density thresholds of 25,000 and 100,000 people, respectively. The score is the outcome of the comparison between the two radii.

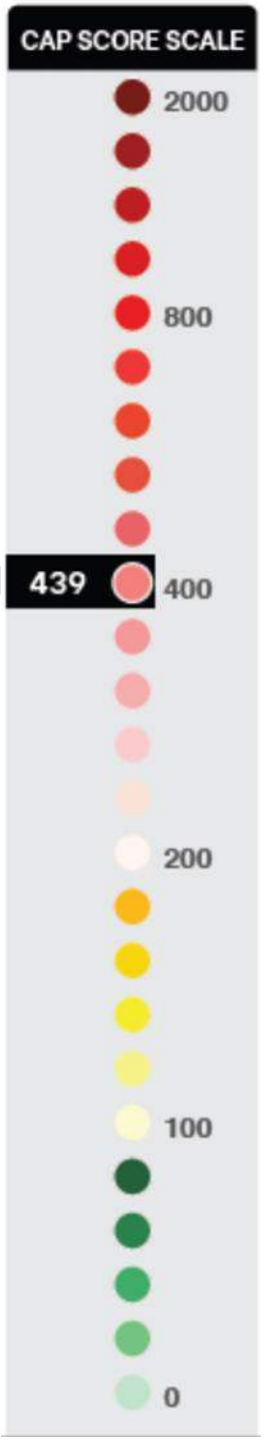
Scores range between 0 and 2000, and a score of 100 represents the average level. A score above 100 indicates that this location is proportionately more likely to be subject to crime at a specific level (county, state, or national). For example, a score of 250 on the National CAP Index means that this location has a 2.5 times higher likelihood of a crime occurring there than the national average, when compared to every addressable location in the United States.

It is important to note that a CAP score is NOT a direct reflection of actual crime data at the specific assessed location, but rather the probability of crime occurring in this location in the future (for an analogical example, being at a high risk of experiencing a particular medical condition in the future does not mean that one has already experienced it in the past). Therefore, the actual crime rate in a specific area should not be viewed solely as a reflection of the CAP Index score, but rather as a measure of the effectiveness and success of the preventive security measures deployed in that area.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

CRIMECAST® Map Display



MCF - Stillwater received a **National Current CAP Index score of 80**.

The following Site and Heat Maps display the MCF - Stillwater property and emphasize the surrounding areas.

Site Map: This map displays the actual block group score of the assessed location.

Heat Map: Generally, every point on the map is scored using CAP radius/threshold methodology, and points are then joined to create color-coded contours based on their CAP scores.

While the Site Map displays a location score based on the block's characteristics, the Heat Map provides a clearer picture of the actual risk by accounting for proximity to risk sources.

Map colors are in accordance with the following legend:

- Areas in red on the maps below represent contours with a relatively higher probability of crime occurring in these locations.
- Areas in light red on the maps below represent contours with a relatively medium probability of crime occurring in these locations.
- Areas in green and yellow on the maps below represent contours with a relatively lower probability of crime occurring in these locations.

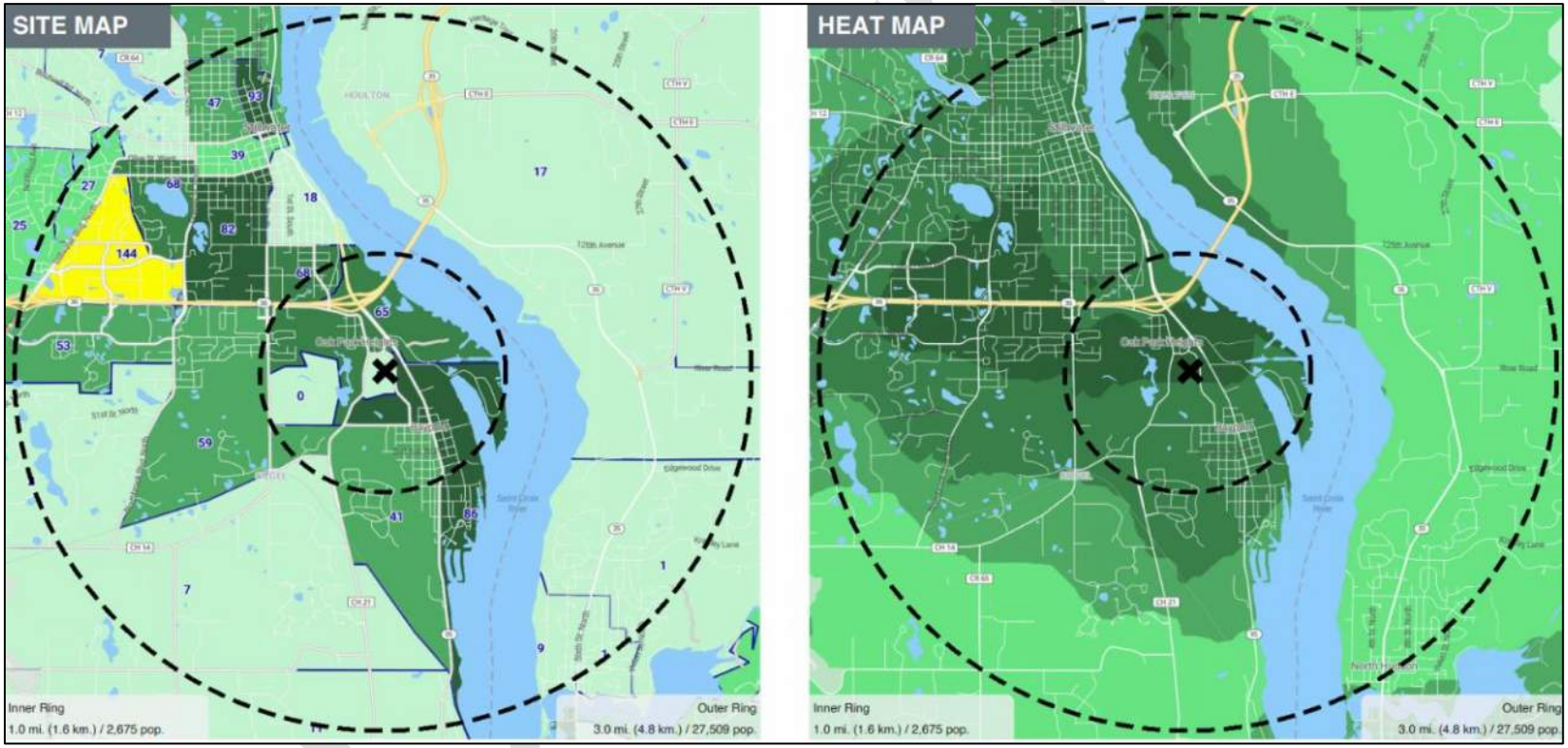
Below is a MAX-3 map that measures crime within 3 miles of a given location or within a population cap of 100,000.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

The **Site Map** shows the specific CAP Score for each block group within the map's viewing area.

The **Heat Map** provides an alternative view of the crime risk within the map window. CRIMECAST® Heat Maps are developed by calculating the CAP Index® Scores for every point on the map and then shading their corresponding risk level.



MAX-3 illustrates a 3.0-mile radius surrounding MCF - Stillwater, outlined by the outer ring for reference. The site's crime risk within this radius is 0.8 times the national average of 100.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

Site-Specific PMA and Threat Analysis

The overall threat level to the site is assessed based on the likelihood and probability that potential threat actors will execute specific Potential Methods of Action (PMA) against the site's key assets. The threat level of each specific PMA is determined by multiple factors related to the site profile and attractiveness, ability to execute the PMA, site location, and history of prior incidents. Each PMA is scored on a scale from 0 to 5 based on six key factors:

- Target Attractiveness (0-3), Prior Known Activity (0-3), Weapon Accessibility (0-3), Execution Complexity (0-3), Area Threat Analysis (0-4), Site History (0-4).

The following table lists and ranks PMAs relevant to the protected assets within the context of the assessed site. Overall scores are color-coded: 0.25, a very low threat, to 5.00, a very high threat.

PMA	Total Score 0-5	Target Profile 0 - 3	Targeting 0 - 3	Access to Weapon 0 - 3	Execution Complexity 0 - 3	Regional Analysis 0 - 4	Past Events (Site) 0 - 4
Theft	3.00	3	1	3	3	2	0
Burglary	3.00	3	1	3	3	2	0
Trespassing	3.00	3	2	3	3	1	0
Vandalism	2.75	2	1	3	3	2	0
Assault	2.25	1	1	3	3	1	0
Arson	2.25	1	0	3	3	2	0

Based on the above analysis, the PMAs of theft, burglary, and trespassing are ranked equally as the organization's highest/most likely threats.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

Vulnerability Analysis

The following assessment evaluates vulnerabilities that an aggressor can exploit to damage critical assets across a broad range of identified PMAs. It provides a basis for determining mitigation measures for protecting the site's critical assets.

The vulnerability analysis is based on reviewing existing deficiencies within the current security program and the potential impact on the protected assets if the PMA is successful. It is important to note that the vulnerability analysis table does not consider the relative value of each asset nor the threat level presented by any specific PMA.

Vulnerabilities are identified and ranked using the following matrix:

Potential impact on asset if PMA is successful

Level of protection (exposure to PMA)	Catastrophic	Critical	Moderate	Marginal	Negligible
No Protection	5	5	4	3	3
Minimal Protection	5	4	3	3	3
Partial Protection	4	3	3	3	2
Good Protection	3	3	3	2	1
Full Protection	3	3	2	1	1

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

The following criteria are applied in ranking the level of each identified vulnerability:

Protection Definitions:	
No Protection	No security measures to address PMA.
Minimal Protection	Single security layer, medium quality.
Partial Protection	Single security layer, high quality.
Good Protection	Two or more security layers, medium-quality.
Full Protection	Two or more security layers, high-quality.

Impact Definitions:	
Catastrophic	Lives lost and/or complete cessation of operations for an extended period.
Critical	STOP Ops, expensive and long recovery.
Moderate	Disruptive, recoverable.
Marginal	Disruptive, easily recoverable.
Negligible	Insignificant damage.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

Organization Level Vulnerability Table

The table below analyzes the assessed assets' exposure levels to relevant PMAs. As previously explained, it only considers the level of **exposure** to relevant threats and not the asset value or threat level of incidents occurring. The site layout, operations, current security measures, and other local impacting factors determine these specific vulnerabilities.

Assets / PMA	People	Main Facility	Outer Structures	Critical Utilities	IT Infrastructure	Equipment & Materials
Assault	3	0	0	0	0	0
Theft	0	0	0	0	0	3
Burglary	0	3	4	0	0	0
Trespassing	0	3	4	0	0	0
Vandalism	0	3	4	3	3	3
Arson	0	5	5	3	3	3

Based on the above analysis, the following assets were identified as most vulnerable to relevant PMAs:

1. People are most vulnerable to assault.
2. The main facility is most vulnerable to arson, followed by vandalism, trespassing, and burglary.
3. The outer structures are most vulnerable to arson, followed by vandalism, trespassing, and burglary.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

Organization Level Risk Assessment

The following table calculates each asset's risk separately and the entire organization's total risk. The calculated risks are the product of the following elements:

- Asset value (1-5 per asset)
- Threat level (1-5 per asset per PMA)
- Vulnerability level (1-5 per asset per PMA)

The total risk is calculated and summarized in two levels:

1. Vertically, to identify the total potential risk of each asset.
2. Horizontally, to identify the highest risk posed by each specific PMA.

Identifying high-risk assets and PMAs provides the foundation for a successful risk management plan. It enables effective deployment and implementation of valid security measures at both the site and organizational levels.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

Assets / PMA	People	Main Facility	Outer Structures	Critical Utilities	IT Infrastructure	Equipment & Materials	Total PMA Risk
Assault	33.75	0	0	0	0	0	33.8
Theft	0	0	0	0	0	27	27.0
Burglary	0	45	60	0	0	0	105.0
Trespassing	0	45	60	0	0	0	105.0
Vandalism	0	41.25	55	24.75	24.75	24.75	170.5
Arson	0	56.25	56.25	20.25	20.25	20.25	173.3
Total Asset Risk	33.75	187.5	231.25	45	45	72	614.5

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

Risk Analysis, Key Findings

The analysis of the organization's critical assets in relation to PMA threat level and overall vulnerabilities revealed the following:

- People are at the highest risk of assault.
- Arson presents the highest risk to the main facility.
- Burglary and trespassing present the highest risk to the outer structures.
- Arson presents the highest risk to the overall site, followed by vandalism, trespassing, and burglary.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

Security Standard Guidelines

This section of the report provides a security standard for the site to follow throughout the decommissioning process and during site vacancy. The recommended security measures are designed to prevent unauthorized access through physical hardening, discourage unauthorized entry through visible deterrents, support detection and identification of suspicious activity through monitoring and analytics tools, and enable a timely, well-coordinated response if an incident occurs. Given the increased vulnerability of vacant facilities, site stakeholders must maintain the ability to detect intrusion attempts, confirm security incidents, and ensure that response protocols and procedures are outlined. RSC has provided a list of security standards for consideration to help mitigate the identified threats:

- **Property Signage**. Due to the lack of a defined property line and inconsistent security fencing, the property is vulnerable to unauthorized individuals trespassing. Lack of signage stating property prohibitions and penalties leaves the site unable to effectively deter an individual from entering, nor aid in potentially relieving/removing liability from MCF - Stillwater should someone get severely injured.
    - Clear, visible signage should be posted around the site's perimeter and throughout the property indicating site rules, prohibitions (e.g., no trespassing), and penalties for violating them. This will deter individuals from accessing the site and reduce liability concerns. Signage should adhere to the following:
        - Include strong language stating that entering puts trespassers' lives at risk: “Enter at your own risk, dangerous, you will get hurt”. Stating the risk and dangers to one’s life will lessen the site's liability.
        - Signage should be worded to strongly emphasize detection: “MCF - Stillwater operates a sophisticated surveillance system. Trespassers will be identified and prosecuted”. Research shows that certainty of detection significantly enhances deterrence.
        - The consequences of violating property rules should be stated to aid in the enforcement of penalties.
        - Consider adding signage that emphasizes the presence of asbestos and the adverse health effects it can cause if tampered with, to inform unauthorized individuals and potentially deter them from tampering.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

- **Video Surveillance and Detection Measures**. There is no camera coverage beyond the West side of the secure, fenced property, or in some areas within the secure perimeter. Insufficient video surveillance coverage leaves the site less prepared to detect potential security incidents remotely. Additionally, video analytics are not utilized. Notable areas include the following:
    - Buildings outside the secure perimeter.
    - Staff areas.
    - Basements of all buildings.
        - Since the site systematically takes down cameras during decommissioning, those cameras should be reused to cover areas of the perimeter, such as the west side, that are camera-deficient. Relocating these cameras will enable monitoring of potential unauthorized entry attempts during vacancies.
        - A mobile security tower unit may be considered an additional detection and deterrence measure, as well as a support measure for response. The device utilizes video analytics and a third-party team to monitor video surveillance. This device also incorporates audible alarms and speakers.
    - Taut wire pressure sensors are installed on the fence; however, the system is at the end of its life, and select zones on site are inoperable.
        - Intrusion detection measures should be installed on all perimeter fencing to prevent individuals from going undetected while the property is vacant. Refer to the Razor Wire Considerations section for further considerations/recommendations.

- **Routine Maintenance and Inspections Program**. Establish a documented schedule: weekly exterior/perimeter checks, monthly full-site inspections (including interior where safe), and immediate repair of any breaches, graffiti, or damage. Include vegetation control, debris removal, and prompt documentation for insurance/liability.

- **Physical Hardening.** Buildings outside the secure perimeter lack fencing, are left open, and lack protective measures on exterior windows and doors. Many outdoor storage sheds and structures may be easily broken into by malicious actors, as poor construction and age have made the siding extremely easy to peel off, exposing these areas to trespassing, vandalism, and theft. Additionally, one building, the outer maintenance shop, is where keys to numerous portions of the site are currently being stored. If a threat actor gained access to the keys, they would have access to many other portions of the site.

DRAFT

- Ensure all buildings outside the secure perimeter access point doors are properly secured shut.
- All keys should be relocated to the main administrative building.
- All outer buildings should be emptied, ensuring no assets or valuables are located outside the secure perimeter.
- All sensitive documents containing information on MCF - Stillwater (e.g., site floor plans, tunnel system, operational information, etc.) should be removed from all buildings on site, inside and outside the secure perimeter.
    - RSC has considered the potential of reverse engineering and concluded that this is not a risk to MCF - Stillwater. A threat actor would be unable to gain actionable intelligence from the decommissioned site that would allow them to compromise or gain insight into other active facilities. Although physical security elements such as camera hardware, placement, fencing, or general layout could be observed, this information does not provide sufficient insight into the operational security of other facilities; it would not provide sufficient knowledge to compromise another prison facility. A critical component of correctional facilities' overall security is the human operational element, including staffing patterns, response protocols, access control procedures, and daily operating routines. Since the facility will be decommissioned and not in operation, these operational security measures will not be in place for observation. The greater concern is ensuring that any sensitive documentation, materials, or system information is fully removed from the buildings and that the site is secured against unauthorized access during the transition period.

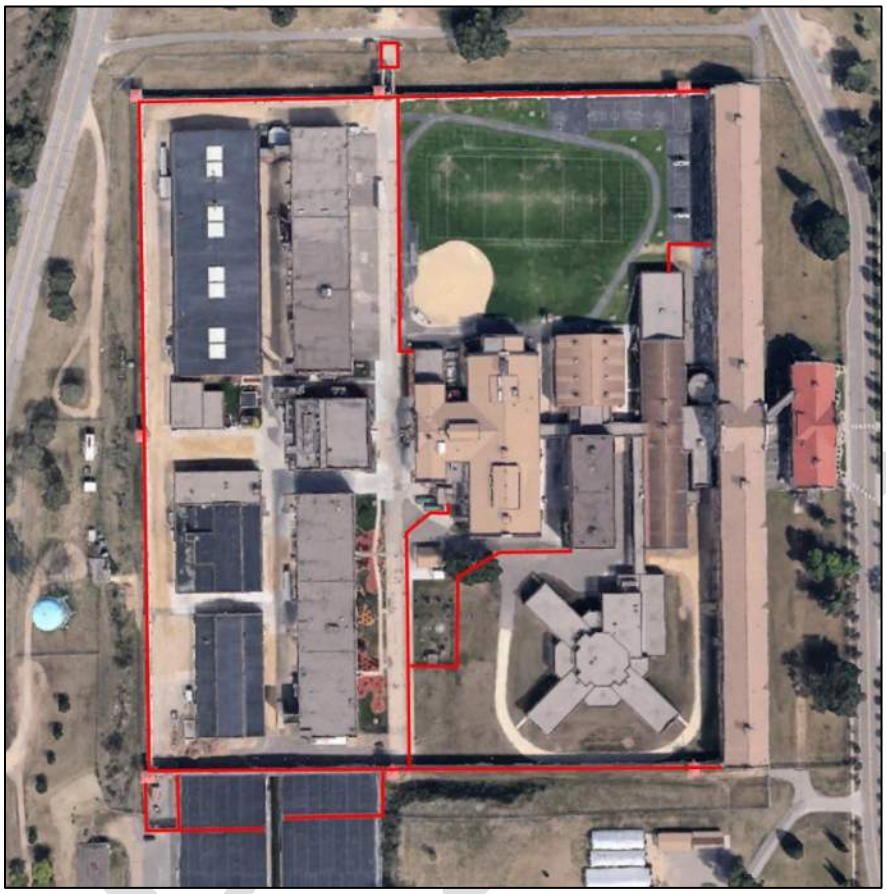
IT and data rooms lack adequate access controls.

- For assets that cannot be relocated, such as data rooms, additional layers of protection, such as access-control keycard readers, should be installed.

- **Razor Wire Consideration.** The use of razor wire as a perimeter security measure at a vacant facility presents both security benefits and liability considerations. From a security perspective, perimeter razor wire can serve as a visual deterrent and physical barrier to unauthorized entry. However, if the wire is damaged, poorly maintained, or not clearly marked, it may pose an elevated risk of injury to individuals who trespass on the property (e.g., urban explorers). In Washington County, MN, property owners may still face liability even when individuals are unlawfully on the site if hazardous

DRAFT

conditions are not reasonably maintained, secured, or accompanied by adequate warning signage. The red line displayed in the image below identifies razor wire locations throughout the property.



MCF - Stillwater may follow one of the following options regarding the razor wire and further perimeter protection:

1. Keep the razor wire. If followed, the site must properly maintain the razor wire, keeping it in good condition, and ensuring any needed repairs are made. Throughout the decommissioning process, razor wire should be routinely inspected, and any deteriorating wire should be replaced or repaired immediately. Ensure appropriate warning signage is present.
    - These recommendations should also be followed for the barbed wire onsite.
2. Remove the razor wire. This will leave significant security gaps in the site's overall perimeter protection. Select areas of the fence outlined in the image above consist of multiple layers of razor coils. Removing this wire will allow a threat actor to breach the perimeter by climbing or cutting the fence, ultimately gaining access to portions of the property within the secured perimeter. To ensure the property is still

DRAFT

adequately secured after removing the razor wire, MCF - Stillwater should adhere to the following:

a) Install a new perimeter fence with anti-cut and anti-climb features.
b) Install an intrusion detection system (IDS) to detect unauthorized movement and attempted entry to the site and notify designated personnel or local law enforcement for real-time response.
    - Additional options for consideration include using video analytics to detect when motion or suspicious activity is detected.

Overall, the perimeter protection at MCF - Stillwater should be enhanced through IDS, harsh signage, VMS, and security personnel to deter, detect, prevent, and respond, whether they choose to keep or remove the razor wire.

- **Security Response, Protocols, and Patrols.** Without onsite security personnel, there is no way to respond to a potential threat actor. Additionally, once inside the secure perimeter, an individual could go anywhere, delaying law enforcement/security personnel's response time to locate the individual. MCF - Stillwater should contract professional security services for regular vehicle and foot patrols. Written response protocols (detection, confirmation, dispatch) should be developed in coordination with the Washington County Sheriff's Office, local police department, and fire marshal.
    - Local police officers through the City of Bayport may be utilized as an alternative option for patrol services.
    - During high-risk phases of the decommissioning process, 24/7 vehicle and foot patrols may be considered.
    - SOPs for responding to incidents in which an individual has entered the site should be developed and followed to ensure a quick, effective response.
        - Officers should be prepared to efficiently navigate throughout the secure perimeter to track the trespassing individual. They should have easy access to enter the secure perimeter to enable a quick response.
    - MCF - Stillwater should consider deploying drones to enable easy, real-time detection of intruders. Drones could aid security personnel in tracking trespassers (e.g., airborne systems) or replace them (e.g., drone dogs), as they would provide consistent patrol, surveillance, and

DRAFT

quick responses to detected intruders. Drones should be integrated to send alerts to dispatch.

MCF - Stillwater needs monitoring capabilities and the ability to respond. Combining high technology with strong monitoring and response capabilities may allow the elimination of a human security personnel position on site.

- **Emergency Response**. An additional potential concern identified by MCF - Stillwater is emergency responders' (i.e., law enforcement and fire) ability to access the site efficiently in the event of an incident. A Knox Vault should be considered to store site keys, enabling emergency responders to quickly reach the site's interior. Knox Boxes are designed to be highly secure and tamper-resistant, preventing unauthorized access. The vault model allows for the storage of multiple keys.
    - The Knox Box should have a tamper switch, and alerts should be programmed to be sent to the dedicated security team.
    - Ensure camera coverage of the box with analytics for additional detection.
    - Knox Box products are jurisdiction-specific and require that the local responding agency determine which products and lock systems it supports. Ensure proper communication with local law enforcement and the fire department.
    - The Knox Box should be securely mounted to a solid wall, beam, or post, positioned around 6 feet above ground, and have regular maintenance and checks performed. Additionally, all keys inside the box should be clearly labeled.

- **Lighting and Speakers.** Bright LED lighting should be placed throughout the portion of the property outside the secure perimeter. Lighting may be integrated with motion sensors to turn on when motion from an individual has been detected. Additionally, speakers may be integrated with motion sensors to play a message when an individual has been detected. This will let trespassers know their breach has been identified and authorities have been notified.

- **See Something, Say Something / Community Engagement.** Community awareness and engagement should be incorporated into the overall security strategy for the vacant facility to help support the identification of unauthorized activity. Stakeholders should consider implementing a “see something, say something” style awareness approach that encourages nearby residents to report suspicious or unauthorized activity observed on MCF - Stillwater property. Clearly visible signage with non-emergency

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

reporting contact information should be posted. Clear, simple reporting instructions will increase situational awareness and support reporting of trespassing and vandalism attempts. This neighborhood-watch-style approach may also serve as a deterrent.

- The state may achieve community engagement through education sessions or informational mail to the surrounding neighborhoods. These should include information on what constitutes suspicious activity and how to report it.

Budget Implementation

Overview

The following budget supports implementation planning for the recommended security measures outlined in the security guidelines section. The budget estimates are intended to provide MCF - Stillwater with a general understanding of the investment costs associated with each recommended solution. They should not be interpreted as formal quotes or definitive final project costs. The budget values reflect estimated equipment and material costs based on vendor research. Actual implementation costs may vary depending on vendor selection, licensing and installation fees, various integration and operational factors, and site conditions.

The budget estimates provided in this section are based on 2026 pricing and available information. Because the MCF - Stillwater decommissioning process may not begin until 2031, actual project costs may differ from the estimates shown. Inflation, labor and material escalation, market conditions, and other factors should be considered when determining future-year budgets.

Cost Considerations

Select recommendations outlined in the report do not require the purchase of equipment or materials and, therefore, are not reflected in the budget estimates. Additionally, select recommendations may be completed through internal resources and have not been included in the budget.

- **Video Surveillance.** As the state prepares to close MCF - Stillwater, they have begun removing cameras throughout the facility. RSC has recommended reusing these cameras by relocating them to deficient areas outside of the secure perimeter. Any labor, wiring, and/or configuration fees associated with relocating the cameras have not been included in the budget, as there may be an opportunity for the state to use internal resources.

DRAFT

- RSC proposed using mobile security units to further enhance the facility's overall security by serving as a deterrence and detection measure, while also supporting response efforts. This additional option provided has not been reflected in the budget.
  - While mobile security units would add a cost to the projected budget, if they are utilized, there is potential for costs in other areas (such as lighting, speakers, and motion sensors) to decrease, as the mobile unit incorporates audible alarms, speakers, and lighting. Additionally, some mobile units use video analytics and a third-party team to monitor surveillance footage and alert local law enforcement when a concern is detected, enabling real-time response. This feature may allow for a reduction in the hours recommended for security personnel's patrols.
  - The cost of a high-end mobile security unit with advanced features typically ranges from $60,000 to $ 120,000. Price will vary based on system features (lights, two-way audio, license plate readers), add-on features (such as alert response services), and the manufacturer. Additionally, select brands offer weekly or monthly equipment rental options.

- **Physical Hardening.** MCF - Stillwater should not incur any costs to ensure that entry points to buildings outside the secure perimeter remain properly secured. Similarly, relocating keys currently stored in the outer maintenance shop to the main administrative building should not incur fees for MCF - Stillwater.
  - Internal resources can be leveraged to remove all valuables and assets from inside the buildings. The budget has not accounted for any associated storage fees.

- **Perimeter Razor Wire**. There will be a fee associated with the perimeter razor wire, whether MCF - Stillwater decides to keep it or remove it.
  - If MCF - Stillwater decides to keep the razor wire, future repair fees may be required if any damage or deterioration is identified. Currently, there are no areas that require immediate repair; costs associated with replacing or repairing razor wire have not been included in the budget.
  - If MCF - Stillwater decides to remove the razor wire, there will be fees for labor to remove and dispose of it, which have been accounted for in the budget. Additionally, RSC has included in the budget the costs associated with security personnel, appropriate warning signage, new

DRAFT

fencing, and an intrusion detection system for the fence. The following chart details the site's total length of wire:

Location of wire	Linear Feet (LF)	Number of Rows	Total (LF)
Perimeter Wall	2,692	3	8,076
Bld 37 Whs Roof	133	4	532
Bld 36 Whs Roof	204	4	816
South Truck Gate	192	3	576
Ball Field/Industry	385	1	385
Atlantis/Rec.	109	1	109
Seg./Industry	525	1	525
Industry/Kitchen	286	1	286
North Truck Gate	124	3	372
Total Length of Razor Wire:			11,677

  - Select portions of the property contain barbed wire. The budget reflects removal and disposal costs for razor wire only; removal and disposal of barbed wire are not included. Should the site choose to remove the barbed wire, the costs of removal and disposal need to be considered.
  - In addition to removing and disposing of the razor wire, a new security fence and an intrusion detection system have been recommended for the site. Costs of these items in the budget do not include installation fees.

- **Security Response, Protocols, and Patrols.** The budget provides an estimated cost for private security patrol services (refer to the following section for details). However, the alternative option presented of utilizing the City of Bayport is not included in the detailed overarching budget. If this approach is pursued, the estimated costs include officer salary and benefits ($155,421) and a dedicated vehicle ($10,000).

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

- **Community Engagement.**
  - Internal resources can be used to print and distribute informational mail outlining what constitutes suspicious activity and how to report it to the surrounding neighborhoods. Similarly, if the state decides to conduct an education session, internal resources may be used, eliminating any associated costs.

Annual Budget

Security Response, Protocols, and Patrols:

RSC has recommended MCF - Stillwater contract professional security services to conduct regular vehicle and foot patrols of MCF - Stillwater.

RSC has determined an estimated budget based on the engagement of one (1) security officer to provide 40 hours of coverage per week, focusing on late-night and early-morning patrols.

During high-risk phases of the decommissioning process, 24/7 vehicle and foot patrols may be considered for the property. This additional option for consideration has not been included in the budget.

The cost associated with staffing security personnel positions may be eliminated if MCF - Stillwater decides to use drones for perimeter protection. Drones have been accounted for in the budget.

Routine Maintenance and Inspections Program

RSC has recommended that MCF - Stillwater establish a documented schedule for weekly exterior perimeter checks, focusing on perimeter fencing and buildings outside the secure perimeter, and monthly full-site inspections (thorough inspection of the entire property and building interiors). Following inspections, any identified breaches, graffiti, or damage should be immediately repaired.

Routine inspections may be performed by security personnel, as reflected in the budget. Costs associated with repairing any damage are not included in the budget, as they will vary.

Estimated State Investment

The budget estimate for physical and technological measures is based on typical industry costs and comparable sites. The actual implementation cost will likely

DRAFT

vary due to site-specific factors. MCF - Stillwater should consider the possibility that the implementation budget may be higher than estimated.

The following tables provide a Rough Order Magnitude of capital investment (i.e., physical, technological, and operational recommendations) needed to implement the recommendations presented in this report.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

State Investment	Total
Capital Security Cost	$ 1,684,747.00
Physical Measures	$ 820,722
Technology	$ 864,025
Annual Cost	$ 114,400.00
Total Cost	$ 1,799,147.00

Area of Exposure	Domain	Item Description	Estimated $ per Unit	Units	Estimated # of Units	Estimated Total Costs
Perimeter Protection	Physical	Removal of razor wire	$ 56	per sqFt	11677	$ 653,912
Perimeter Protection	Physical	New security fence (Units=feet)	$ 36	per SqFt	3715	$ 133,740
Perimeter Protection	Physical	Pole-mounted LED	$ 1,250	ea	15	$ 18,750
Exterior Doors and Windows	Physical	KnoxVault 4400 - dual w/ tamper alert	$ 1,120	ea	1	$ 1,120
Exterior Doors and Windows	Technology	Motion detector / Glass break sensors	$ 285	ea	25	$ 7,125
Signage (Exterior, Interior)	Physical	Create and redistribute wayfinding signage	$ 400	ea	33	$ 13,200
Access Control System (ACS)	Technology	Access-Control System - New Reader	$ 4,950	ea	2	$ 9,900
Public Address and Mass Notification System	Technology	Exterior Public Address speakers	$ 400	ea	25	$ 10,000
Drone Detection	Technology	Drone dog	$ 155,000	ea	1	$ 155,000
Drone Detection	Technology	Aerial tethered drone & charging dock	$ 282,000	ea	1	$ 282,000
Intrusion Detection	Technology	Fiber Optic Intruder Detection Systems (FFT AURA AI-XS)	$ 100,000	per 1000ft deployment	4	$ 400,000
SECURITY - Physical Measures						**$ 820,722**
SECURITY - Technologies						**$ 864,025**
TOTAL Capital Cost						**$ 1,684,747**

Function	Active Position	Hours/Week	$/h (total comp)	Annual H/position	Total $/Week	Annualized Cost
Security Personnel	1	40	$55	$2,200	$2,200	$114,400

Copyright © 2010-2026 by Rozin Security Consulting LLC

Appendix I: Glossary of Common Terms

RSC regularly refers to the following acronyms when discussing an organization's security program and relevant manmade intentional threats:

- **AMO** – Aggressor's Method of Operation. This refers to the various stages of a hostile plot targeting an organization, facility, or asset, from target selection and planning through execution.
- **Assault** – Intentional bodily harm inflicted by one or more assailants against one or more victims, with or without the use of blunt or edged weapons.
- **Burglary** – Unlawful entry into a building or facility to steal items or materials when the building or facility is not otherwise accessible to the public.
- **MCF** – Minnesota Correctional Facility.
- **PMA** – Potential Method of Action. An individual may take a violent or nonviolent action to cause injury, damage, or loss to an organization, facility, or asset.
- **PTE** – Potential Threat Element. An individual or group that may be motivated to target an organization, facility, or asset through violent or nonviolent means.
- **RSC**- Rozin Security Consulting
- **Theft** – Unlawful acquisition of items or materials when the general area would be accessible to the public.

DRAFT

Copyright © 2010-2026 by Rozin Security Consulting LLC

MINNESOTA ENTERPRISE REAL PROPERTY FACILITY CONDITION ASSESSMENT (FCA) REPORT

2025

DEPARTMENT OF ADMINISTRATION
ENTERPRISE REAL PROPERTY

9/10/2025

ABSTRACT:

The Minnesota Enterprise Real Property Facility Condition Assessment Report is a comprehensive report depicting the conditions of all of Minnesota State's owned buildings in a standardized and objective means. This report is intended to be used to compare agency to agency buildings, and to justify bonding projects and asset preservation funding.

The report is derived from a single enterprise database and application (ARCHIBUS). All assessment data is gathered using the standardized Minnesota Facility Condition Assessment (FCA) Process. This process was a combined effort developed by the Enterprise Real Property Program (ERPP), Facility Engineering Associates (FEA), and a steering team led by key agency representatives in 2013.

MINNESOTA FCA PROCESS:

(FCA) Facility Condition Assessment: Is an industry term that describes the process of professionally analyzing the condition of a group of facilities that may vary in terms of age, design, construction methods, and materials, in order to determine the overall state of the facility. (FCA is essentially a method for walking through a building, rating the conditions of various building systems, and documenting the information to get an overall picture of what state the building is in.)

The standardized Minnesota FCA Process is based on the Backlog of Maintenance and Repair (BMAR) FCA Process approach.

> *"The "BMAR FCA Process" is named after the process developed by NASA in the 1990s in response to the need to develop a more reliable FCA process with a reasonable level of effort."*
>
> *(FEA, 2013)*

All costs generated by the Minnesota FCA Process and ARCHIBUS application are derived from up-to-date RS-Means Construction Costs. The BMAR approach required the following to be developed to implement the standardized Minnesota FCA process:

- **Development of 23 Cost Models;**
- **Standardizing how Current Replacement Value (CRV) will be calculated;**
- **An agreed upon 1-5 scoring method;**
- **Standardizing how Deferred Maintenance (DM) will be calculated;**
- **Standardizing how Adjusted Deferred Maintenance (ADM) will be calculated;**
- **Standardizing a Facility Condition Index (FCI) calculation and ratings;**
- **Standardizing a Reference Field Guide.**

23 Cost Models:

Developed to address the majority of agency's buildings. The cost models are numbered M01 through M23 and each is based on a combination of type of construction and potential uses. The models are designed based on Level 3 UniFormat II building classification systems. All costs were produced from RS-Means Construction Cost data. Cost data was applied to the cost model's UniFormat classification system ids called cost model matrix ids, or also referred to as system unit costs. The cost model matrix id costs/system unit costs are used to calculate CRV, DM and FCI.

Current Replacement Value (CRV):

Calculated dollar amount representing the estimated cost to replace a building. CRV is based on RS-Means construction costs for basic Labor, Materials, and Equipment. (CRV costs are estimates of original construction and design and DO NOT depict actual construction project costs. Insured values and actual projects for replacement will be higher due to replacement projects rarely ever replacing systems with existing systems or construction, as well as additions of project overhead, fees, demolition, etc.) A system quantity is needed from the building being assessed and is applied as a multiplying factor to the system unit cost to obtain the CRV. CRV is calculated as…

BUILDING CRV = (SUM OF SYSTEMS CRV)

SYSTEMS CRV = (SYSTEM UNIT COST * SYSTEM QUANTITY)

1-5 scoring method:

Systems are scored from 5 (best) to 1 (worst). The score is determined from a combination of conditions based on the established deficiency ranges and the rules established in the MN Field Reference Guide.

Condition rating 1 = Crisis
Condition rating 2 = Poor
Condition rating 3 = Fair
Condition rating 4 = Good
Condition rating 5 = Excellent

Deferred Maintenance (DM):

DM is maintenance that needs to be performed on a system in order to keep it in optimal condition but was not completed. The DM values are based on the standardization of cost models and the adoption of a rule-based rating system. The DM for a given system is algorithm-based, as required of a 'best practice' FCA process. (DM costs are estimates and DO NOT depict actual construction project costs, but rather routine maintenance costs at the time they were needed.) Applied to each system for a given building, the process yields justifiable, repeatable results. DM is calculated as…

BUILDING DM = (SUM OF SYSTEMS DM)

SYSTEMS DM = (SYSTEM CRV * %DM)

Condition rating 1 = 100% DM
Condition rating 2 = 75% DM
Condition rating 3 = 33% DM
Condition rating 4 = 10% DM
Condition rating 5 = 2% DM

Adjusted Deferred Maintenance (ADM):

The ADM is a lower and more reasonable value than the DM value. It is intended to derive only the local condition rating 1 and 2 items (Crisis and Poor) from all systems regardless of the system rating. The ADM value is perceived as the backlog needed to be taken care of to bring a building's overall condition rating to an acceptable Fair rating. (ADM costs are estimates and DO NOT depict actual construction project costs.) ADM is calculated as…

BUILDING ADM = (SUM OF SYSTEMS ADM)

SYSTEMS ADM = (SYSTEM CRV * %CRV)

Condition rating 1 = 100% CRV
Condition rating 2 = 100% CRV
Condition rating 3 = 3.75% CRV
Condition rating 4 = 1.00% CRV
Condition rating 5 = 0.25% CRV

Facility Condition Index (FCI) calculation and ratings:

The industry standard FCI is the condition metric calculated for each building. The FCI provides an excellent means for maintenance prioritization based on overall building conditions, and provides insight to problem areas, neglected building systems, or where maintenance needs to be applied based on limited funds. FCI is calculated as…

BUILDING FCI = (SUM OF BUILDING DM) / (SUM OF BUILDING CRV)

Rating Scale:

Excellent = *Building FCI < 0.05*
Good = *0.05 < Building FCI < 0.15*
Fair = *0.15 < Building FCI < 0.30*
Poor = *0.30 < Building FCI < 0.50*
Crisis = *Building FCI > 0.50*

Reference Field Guide:

Each assessor receives a Reference Field Guide in which they are trained to use throughout the entire assessment process. The Reference Field Guide along with calibration training maintains objectivity for the FCA process. The guide contains all CSI UniFormat systems that should be evaluated with clear and thorough criteria for rating the condition of each system; criteria such as but not limited to the system performance, visual defects, age of system, observed safety issues and/or hazards.

SUMMARY

MINNESOTA OWNED BUILDINGS:

- 19 State Agencies with custodial control
- 4,864 buildings
- 34,186,183 square feet

(Totals exclude Department of Military Affairs federally funded 1,245 buildings – 2,954,656 square feet)

(Totals exclude Department of Natural Resources Fort Snelling Upper Post 30 buildings – 324,853 square feet. These buildings are leased to other entities for 99 years, with the tenants assuming all responsibility for maintenance, repair, and capital improvements.)

(Totals exclude Direct Care and Treatment Cambridge Campus 16 buildings – 167,754 square feet. These buildings have been decommissioned and in process of sale.)

(Totals exclude Department of Transportation radio tower equipment facilities.)

FCA DATA:

- 100% of MN owned buildings assessed
- $11,870,779,438 Current Replacement Value
- $2,326,377,429 Deferred Maintenance Value
- $1,024,115,340 Adjusted Deferred Maintenance Value
- 44 years of age (average age of buildings)
- 47% of buildings are over the age of 40 years

REPORT DETAILS

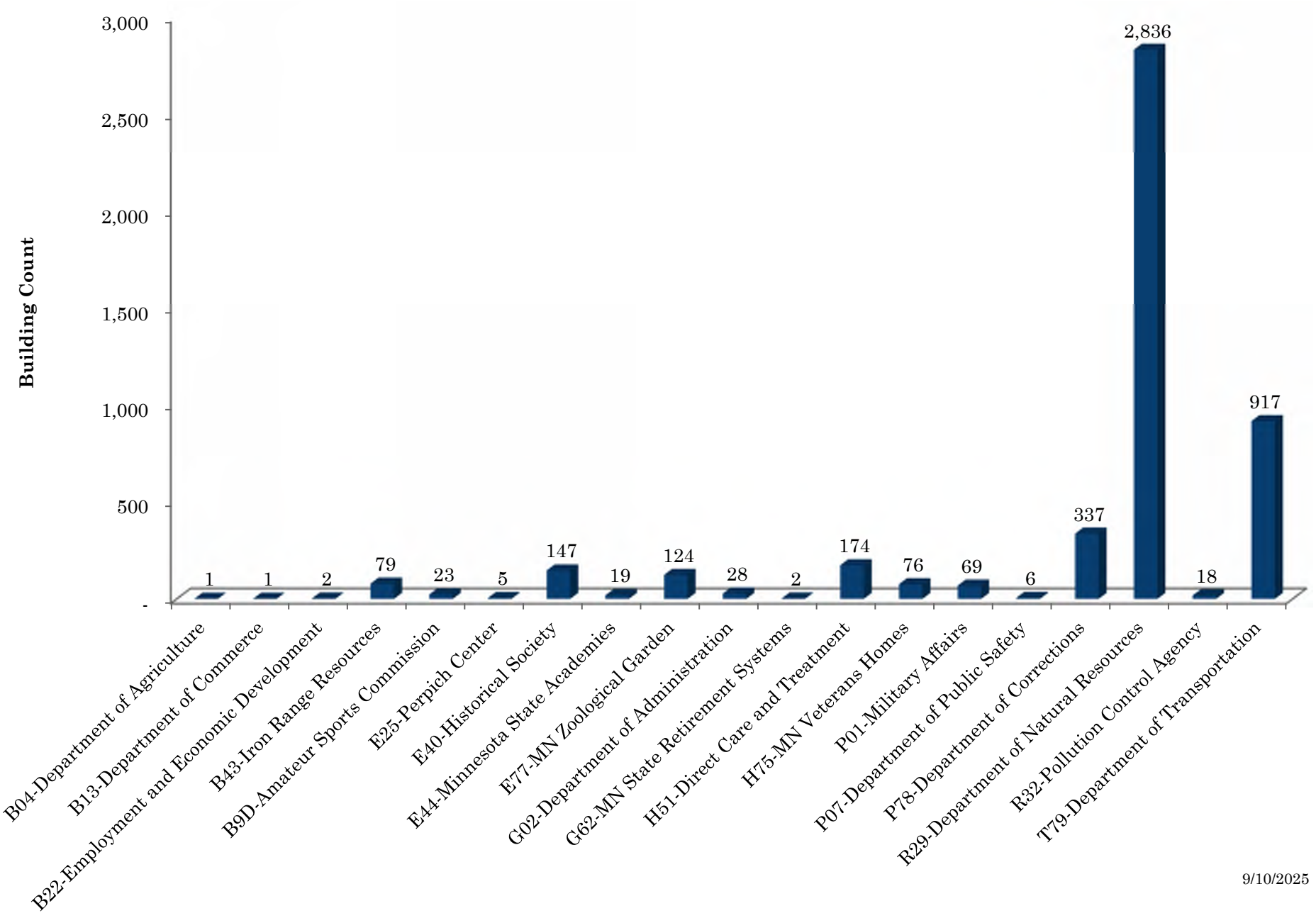
Agency	Percentage of Completed FCA Square Footage	Totals for agency		Totals for Completed FCAs	
B04-Department of Agriculture	100%	Total Building Count:	1	Total Completed Building FCA Count:	1
		Total Gross Square Footage:	8,304	Total Completed FCA Square Footage:	8,304
B13-Department of Commerce	100%	Total Building Count:	1	Total Completed Building FCA Count:	1
		Total Gross Square Footage:	3,216	Total Completed FCA Square Footage:	3,216
B22-Employment and Economic Development	100%	Total Building Count:	2	Total Completed Building FCA Count:	2
		Total Gross Square Footage:	27,051	Total Completed FCA Square Footage:	27,051
B43-Iron Range Resources	100%	Total Building Count:	79	Total Completed Building FCA Count:	79
		Total Gross Square Footage:	343,343	Total Completed FCA Square Footage:	343,343
B9D-Amateur Sports Commission	100%	Total Building Count:	23	Total Completed Building FCA Count:	23
		Total Gross Square Footage:	804,946	Total Completed FCA Square Footage:	804,946
E25-Perpich Center	100%	Total Building Count:	5	Total Completed Building FCA Count:	5
		Total Gross Square Footage:	176,361	Total Completed FCA Square Footage:	176,361
E40-Historical Society	100%	Total Building Count:	147	Total Completed Building FCA Count:	147
		Total Gross Square Footage:	1,246,090	Total Completed FCA Square Footage:	1,246,090

Agency	Percentage of Completed FCA Square Footage	Totals for agency		Totals for Completed FCAs	
E44-Minnesota State Academies	100%	Total Building Count:	19	Total Completed Building FCA Count:	19
		Total Gross Square Footage:	429,952	Total Completed FCA Square Footage:	429,952
E77-MN Zoological Garden	100%	Total Building Count:	124	Total Completed Building FCA Count:	124
		Total Gross Square Footage:	669,740	Total Completed FCA Square Footage:	669,740
G02-Department of Administration	100%	Total Building Count:	28	Total Completed Building FCA Count:	28
		Total Gross Square Footage:	5,450,856	Total Completed FCA Square Footage:	5,450,856
G62-MN State Retirement Systems	100%	Total Building Count:	2	Total Completed Building FCA Count:	2
		Total Gross Square Footage:	259,837	Total Completed FCA Square Footage:	259,837
H51-Direct Care and Treatment	100%	Total Building Count:	174	Total Completed Building FCA Count:	174
		Total Gross Square Footage:	3,113,046	Total Completed FCA Square Footage:	3,113,046
H75-MN Veterans Homes	100%	Total Building Count:	76	Total Completed Building FCA Count:	76
		Total Gross Square Footage:	1,484,550	Total Completed FCA Square Footage:	1,484,550
P01-Military Affairs	100%	Total Building Count:	69	Total Completed Building FCA Count:	69
		Total Gross Square Footage:	2,675,635	Total Completed FCA Square Footage:	2,675,635
P07-Department of Public Safety	100%	Total Building Count:	6	Total Completed Building FCA Count:	6
		Total Gross Square Footage:	20,360	Total Completed FCA Square Footage:	20,360

Agency	Percentage of Completed FCA Square Footage	Totals for agency		Totals for Completed FCAs	
P78-Department of Corrections	100%	Total Building Count:	337	Total Completed Building FCA Count:	337
		Total Gross Square Footage:	7,519,414	Total Completed FCA Square Footage:	7,519,414
R29-Department of Natural Resources	100%	Total Building Count:	2,836	Total Completed Building FCA Count:	2,836
		Total Gross Square Footage:	3,123,584	Total Completed FCA Square Footage:	3,123,584
R32-Pollution Control Agency	100%	Total Building Count:	18	Total Completed Building FCA Count:	18
		Total Gross Square Footage:	25,198	Total Completed FCA Square Footage:	25,198
T79-Department of Transportation	100%	Total Building Count:	917	Total Completed Building FCA Count:	917
		Total Gross Square Footage:	6,804,699	Total Completed FCA Square Footage:	6,804,699
Totals	100%	Total Building Count:	4,864	Total Completed Building FCA Count:	4,864
		Total Gross Square Footage:	34,186,183	Total Completed FCA Square Footage:	34,186,183

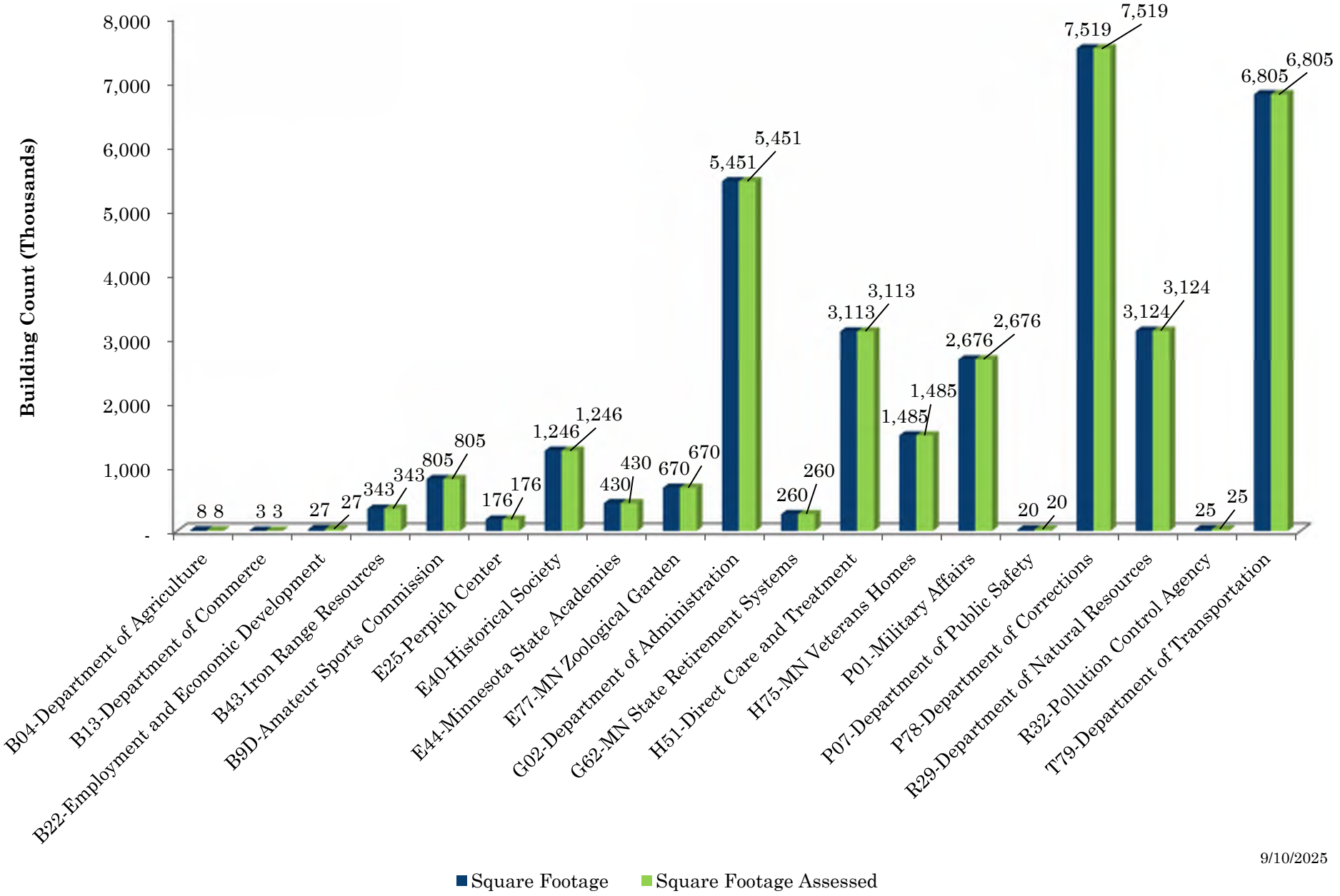
This report was run on 9/10/2025

Number of Owned Buildings by Agency

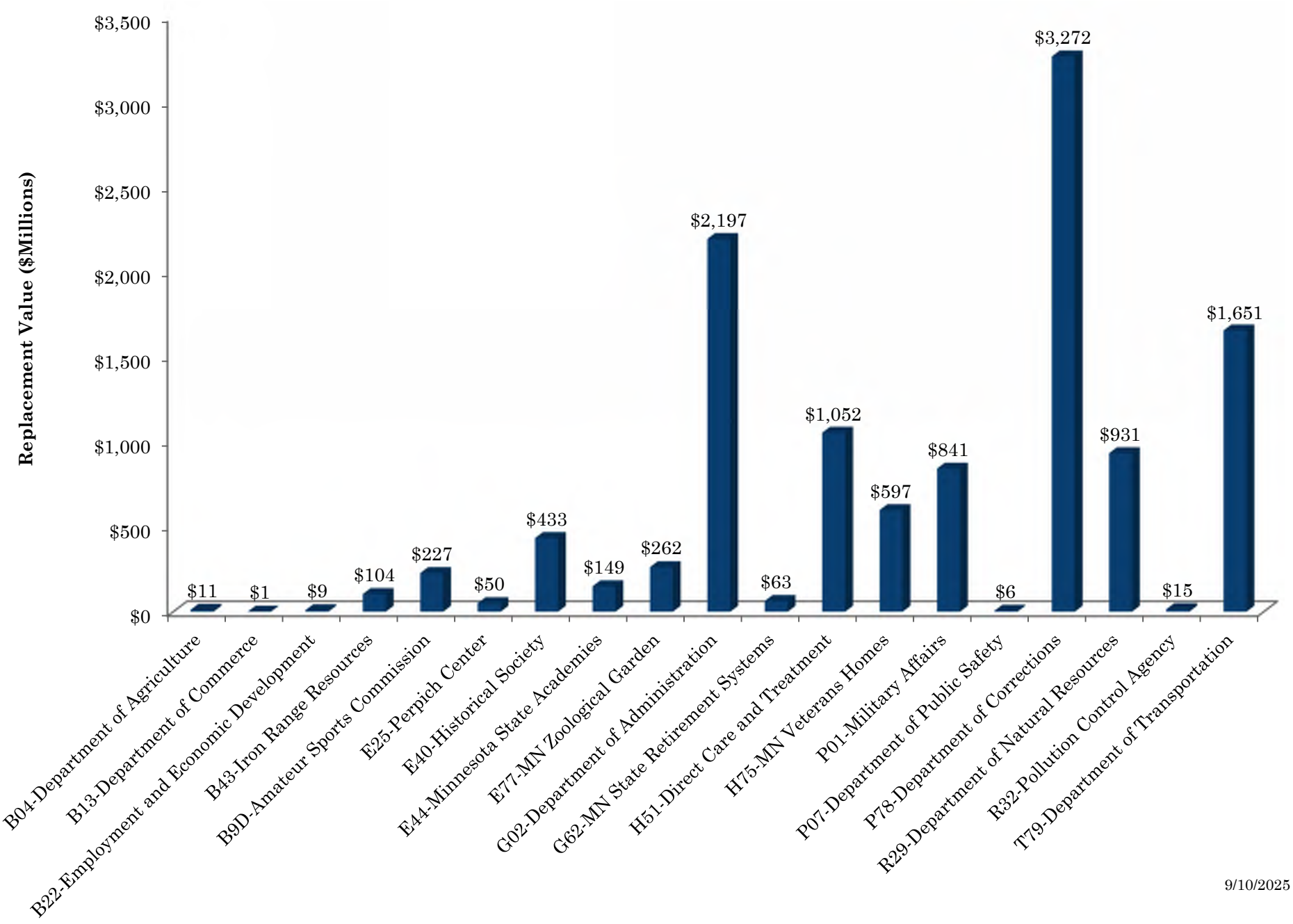


9/10/2025

Square Footage of Owned Buildings and Assessed Buildings by Agency

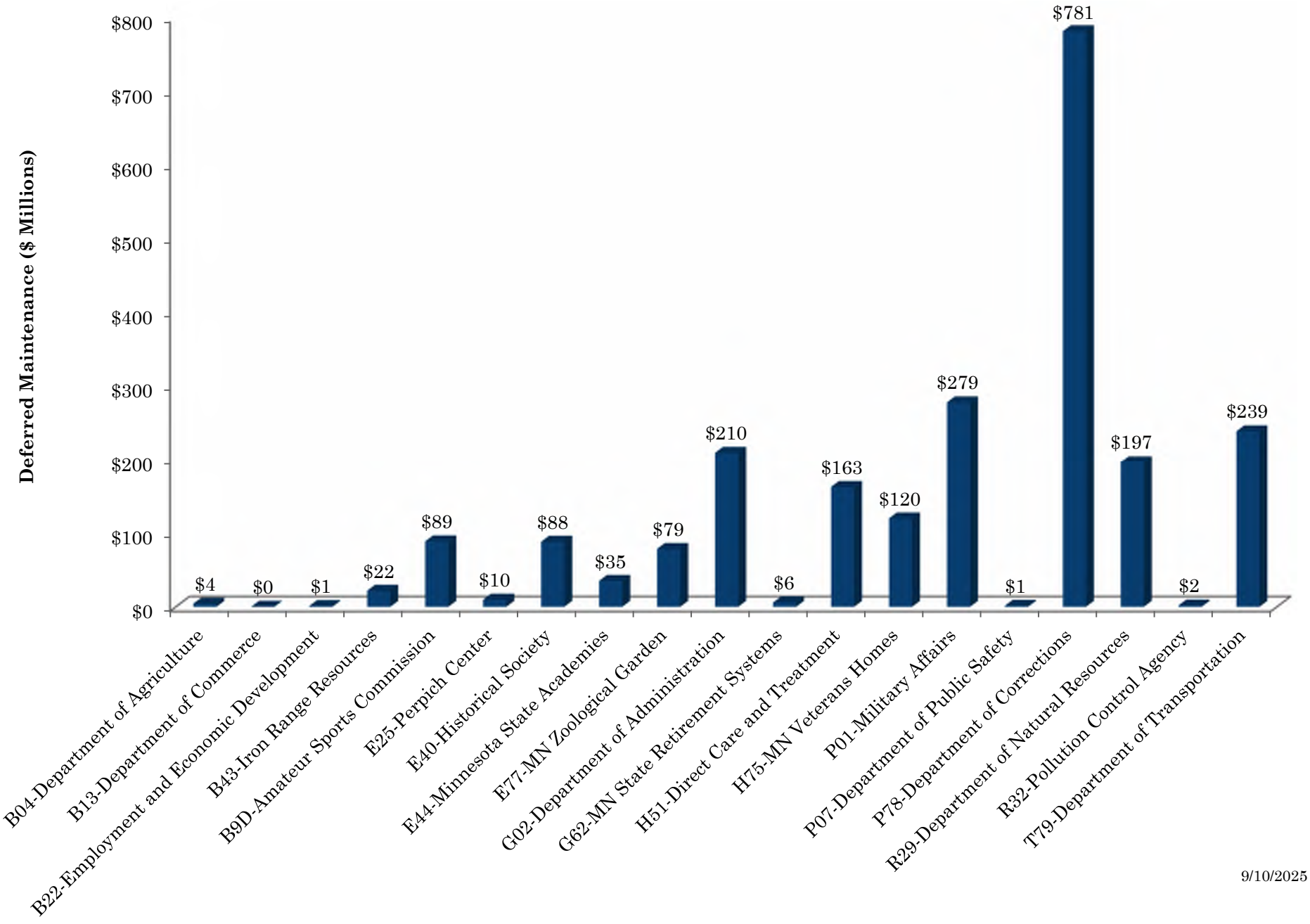


Replacement Value by Agency



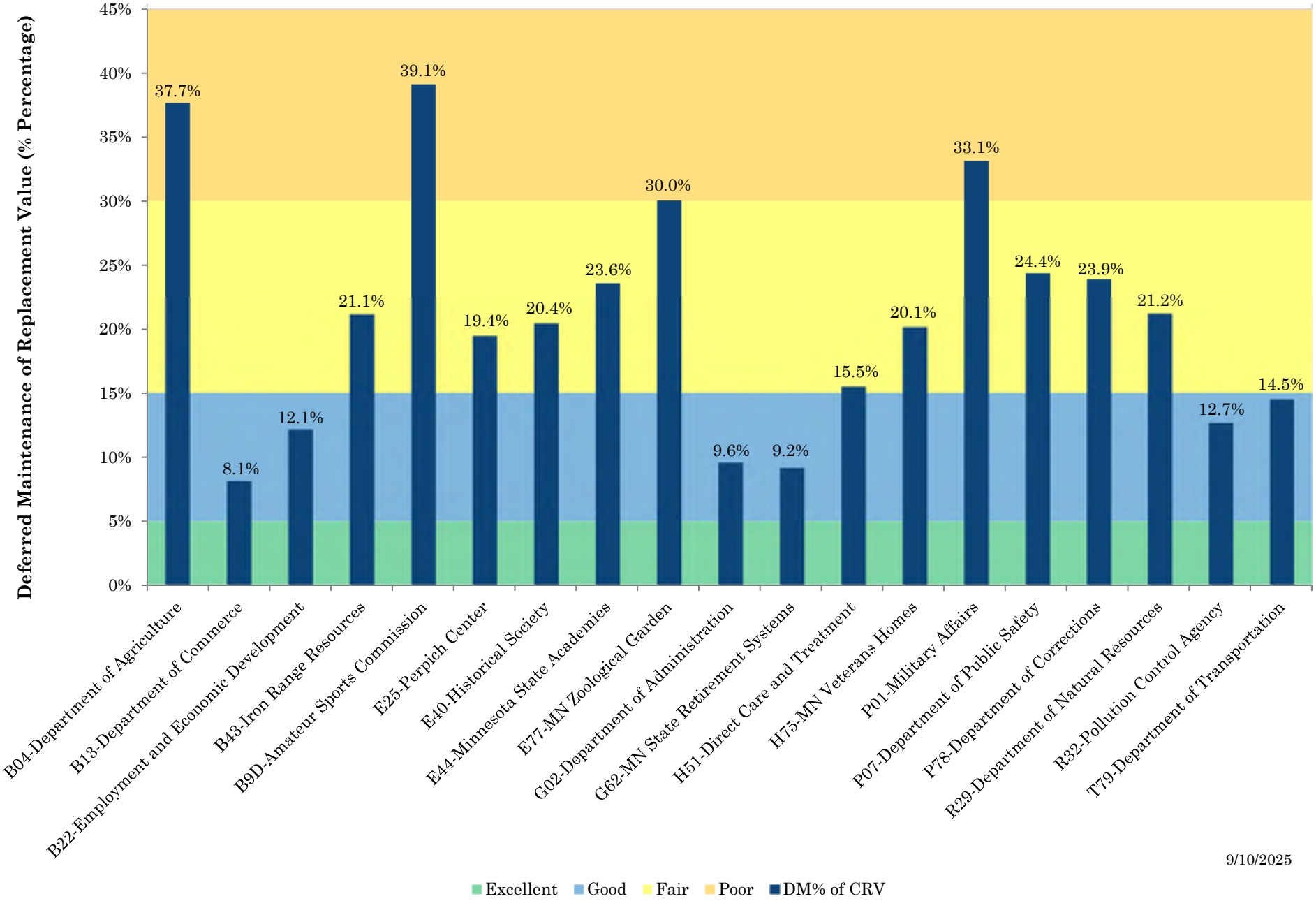
9/10/2025

Deferred Maintenance by Agency



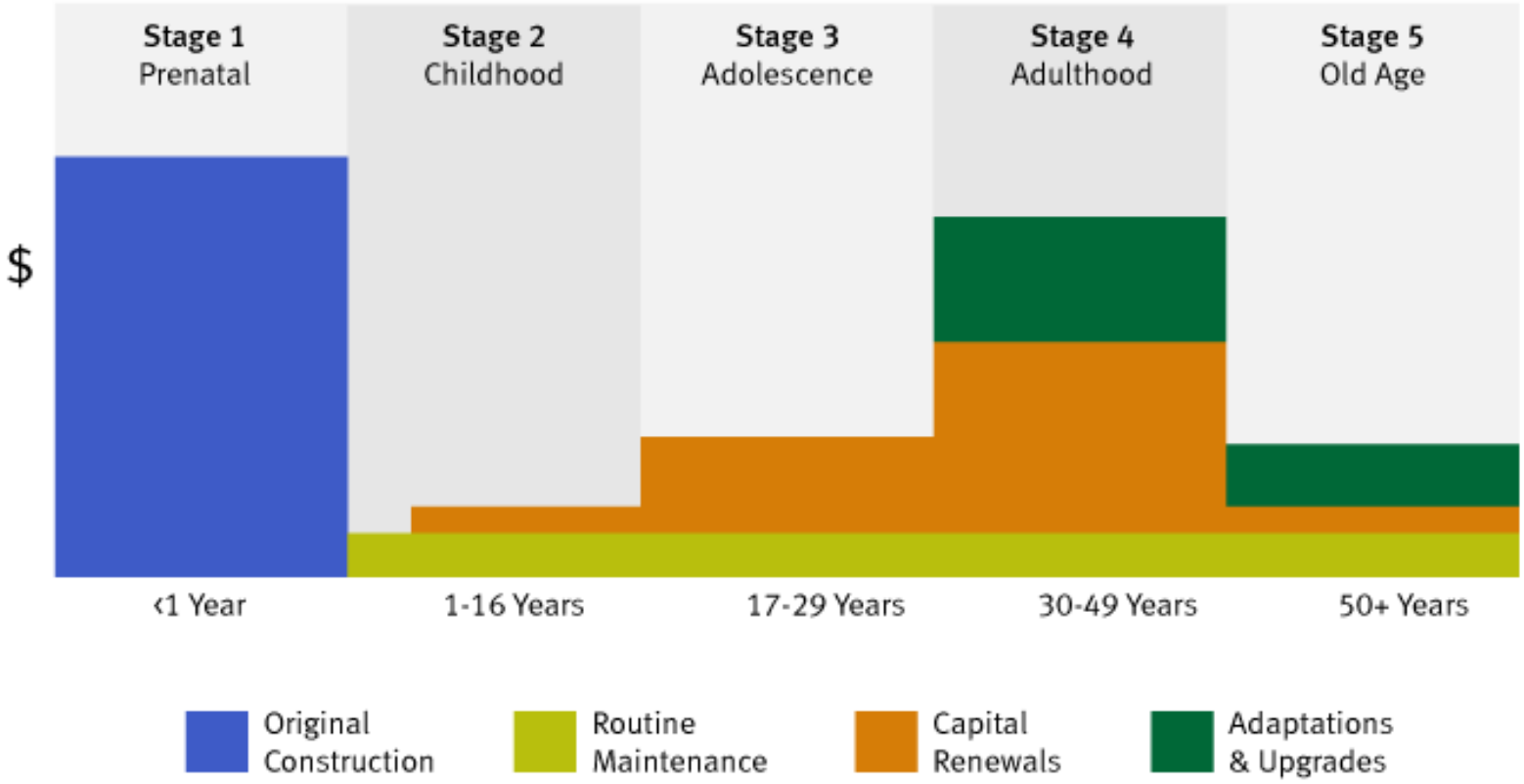
9/10/2025

Deferred Maintenance Percentage of Replacement Value by Agency (AKA: FCI x 100%)

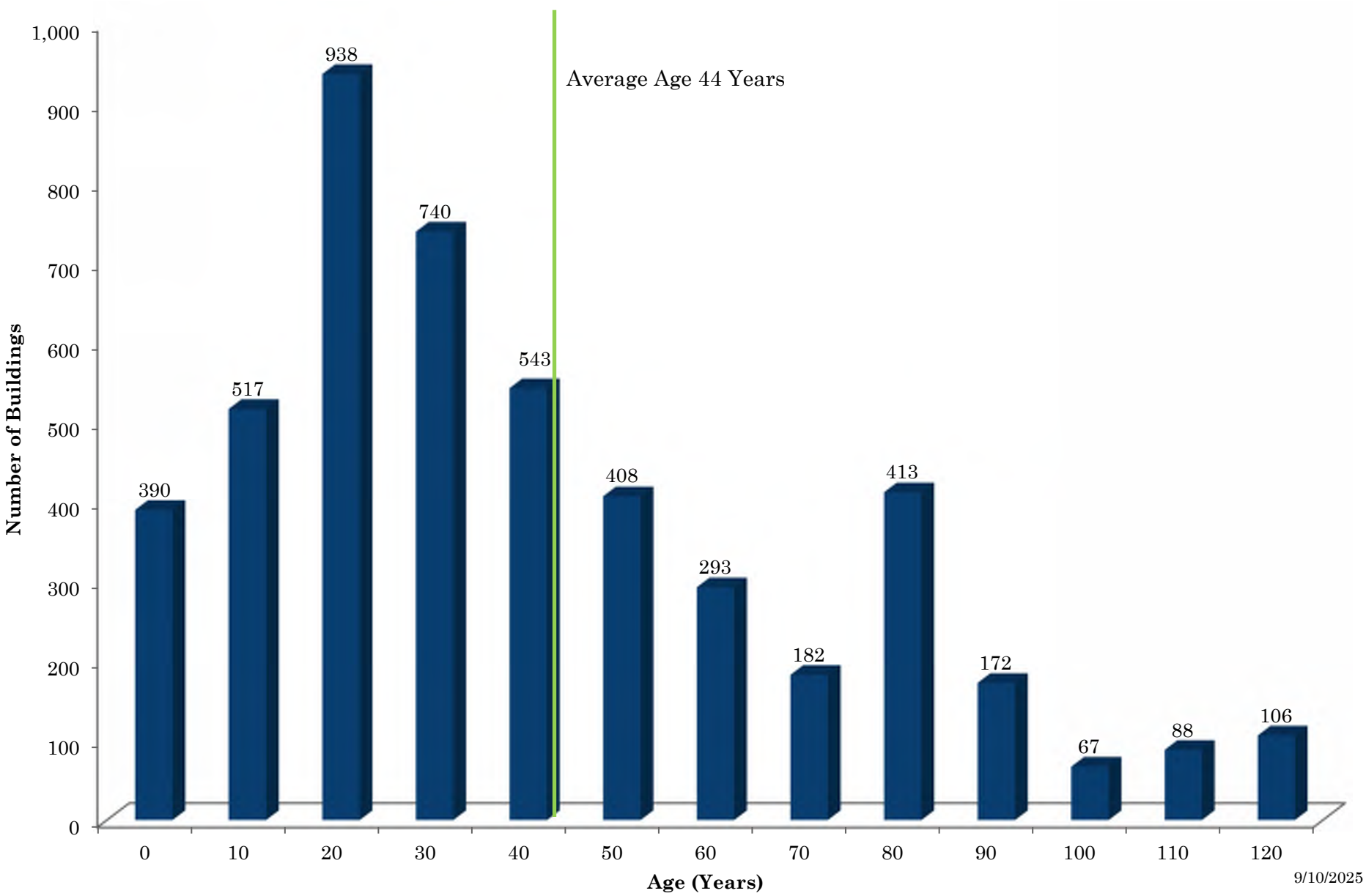


The State of Minnesota currently has a building portfolio with an **average age of 44 years**.

"The largest and most expensive of all asset renewal projects tend to occur during the 4th life stage. As a result, significant funds will need to be reinvested in the building and the standard operating and maintenance budgets will need to be revisited. Some of the assets have been replaced over the preceding 30-40 years and the owners and manager are now operating a building with assets at a variety of different ages. There is no longer a single baseline and the facility managers are tasked with tracking the different assets." (https://www.rdh.com/long-buildings-last/)

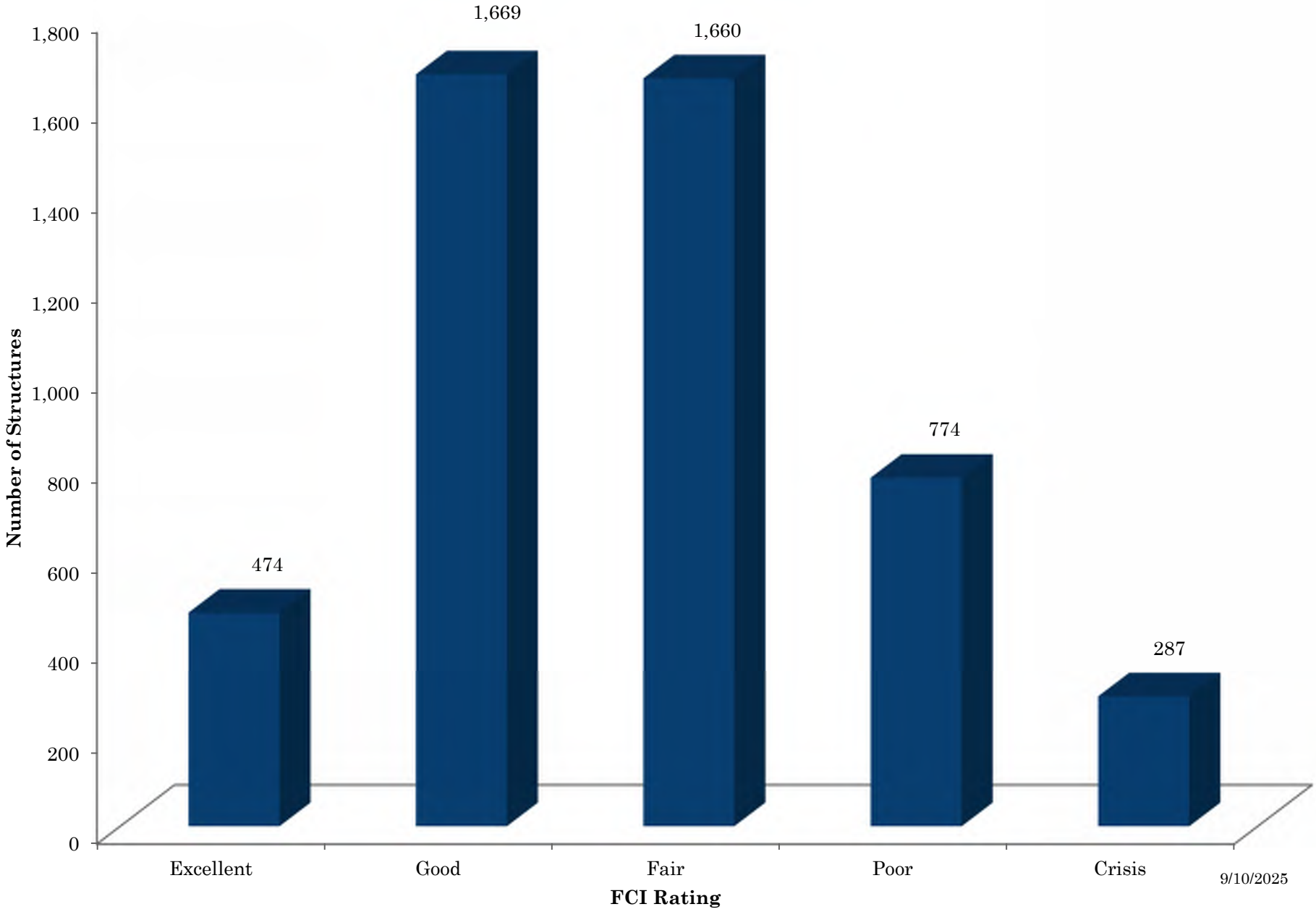


Number of Owned Buildings by Age



Not all buildings are represented on this graph due to not all buildings having a recorded date built.

Number of Buildings by FCI Rating



LOCATION OF 287 CRISIS CONDITION BUILDINGS

LEGEND

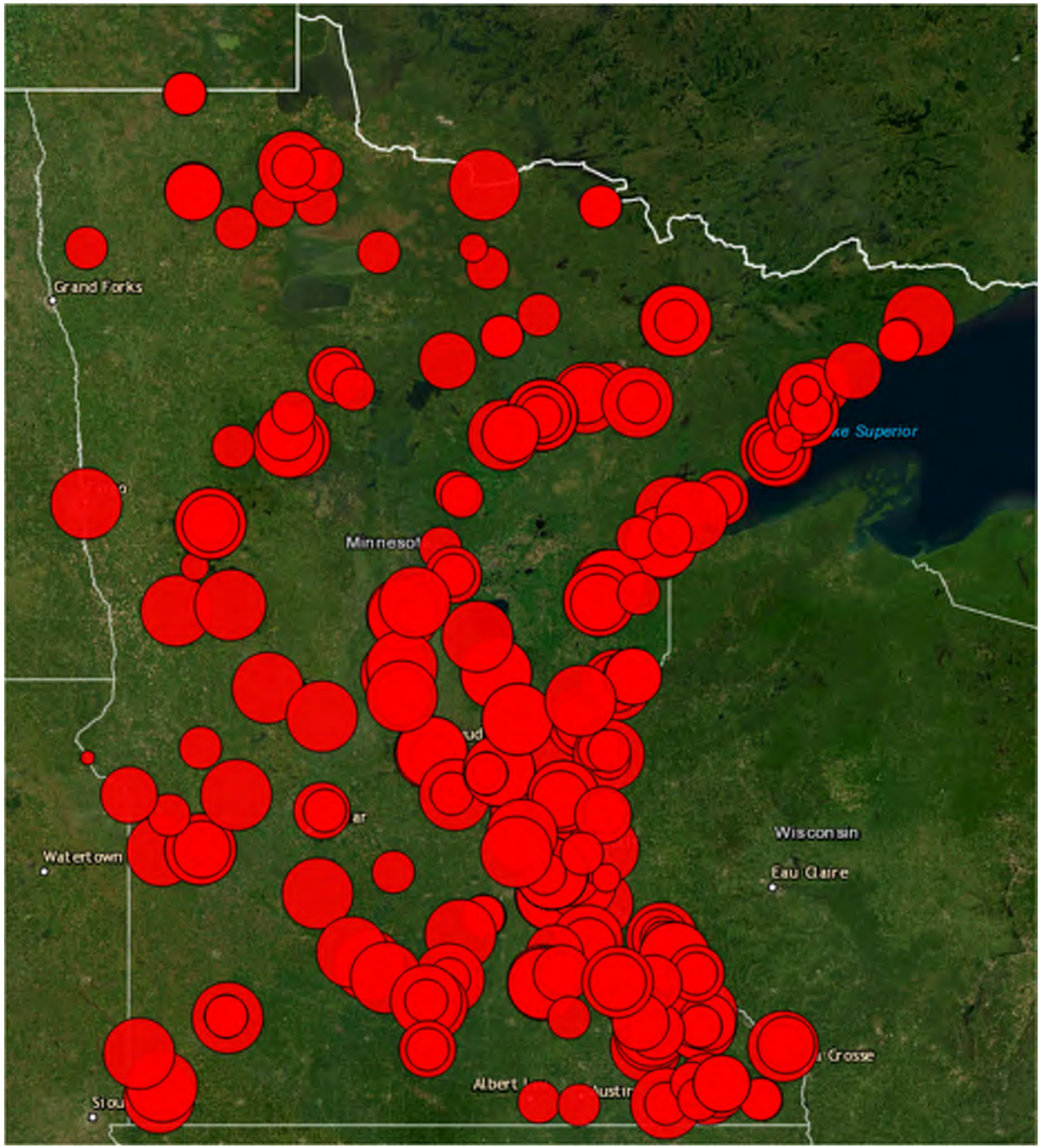
: <= $1,800 DM

: > $1,800 DM
& <= $7,000 DM

: > $7,000 DM
& <= $30,000 DM

: > $30,000 DM
& <= $110,000 DM

: > $110,000 DM



LOCATION OF 774 POOR CONDITION BUILDINGS

LEGEND

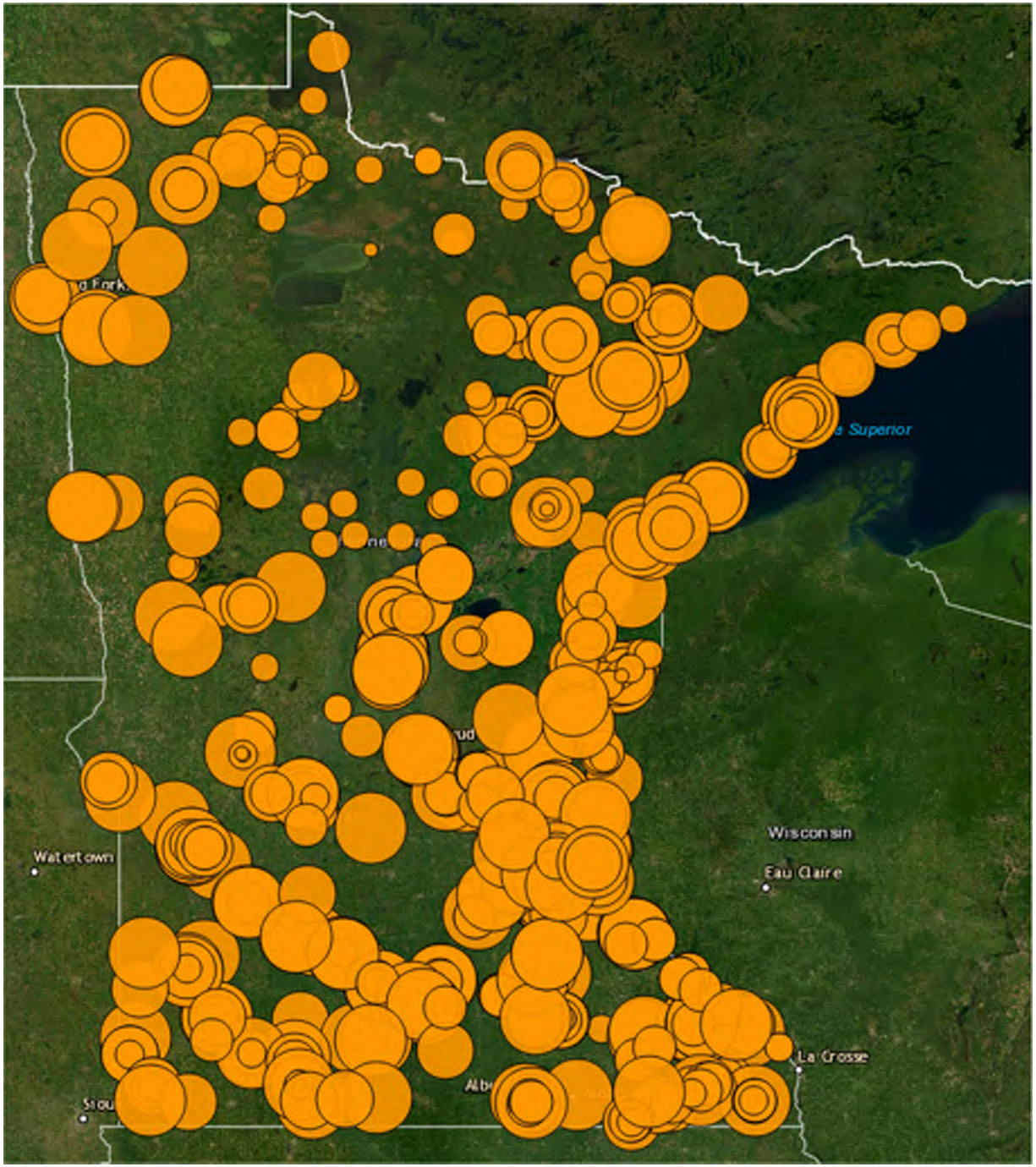
: <= $1,800 DM

: > $1,800 DM
& <= $7,000 DM

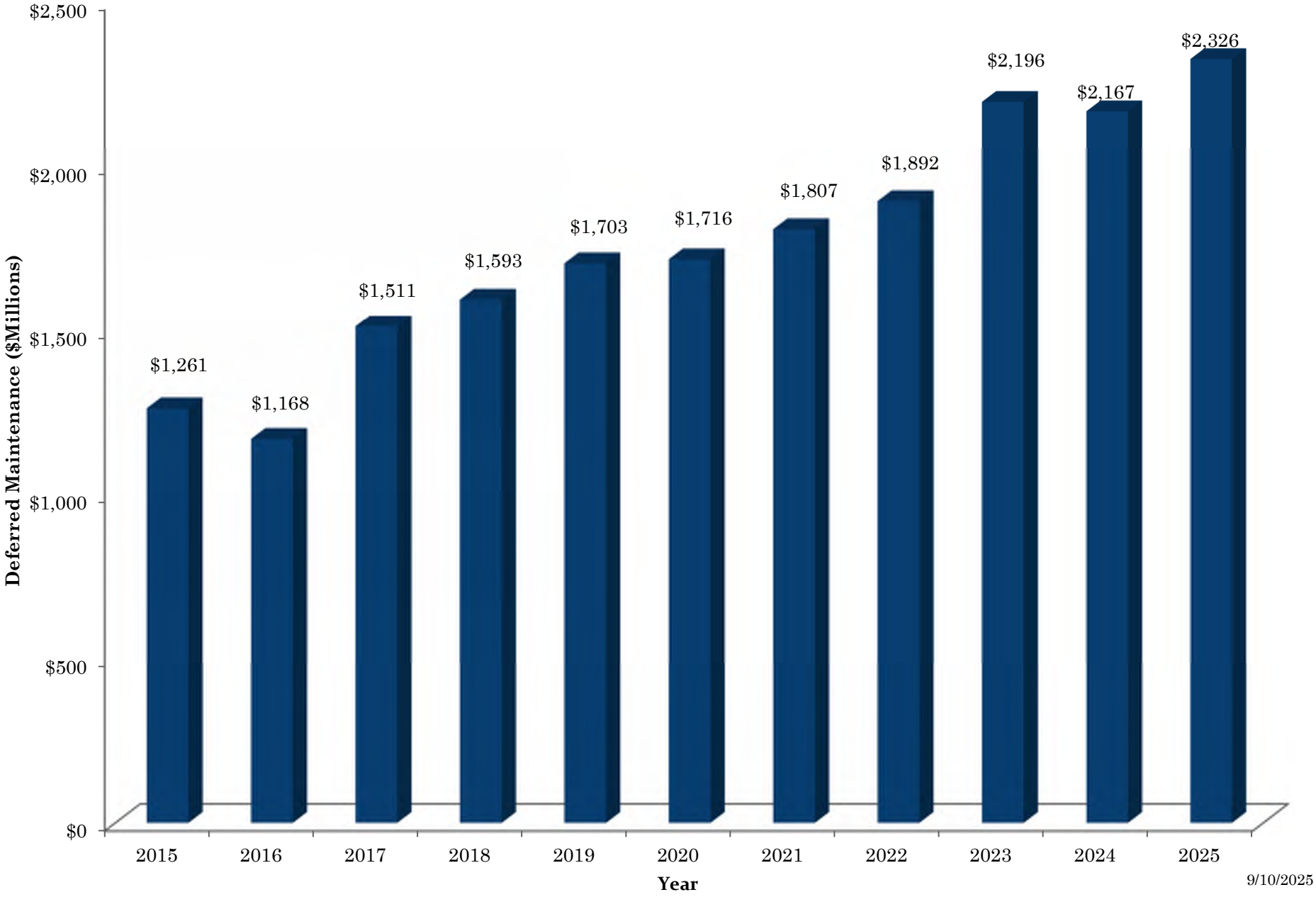
: > $7,000 DM
& <= $30,000 DM

: > $30,000 DM
& <= $110,000 DM

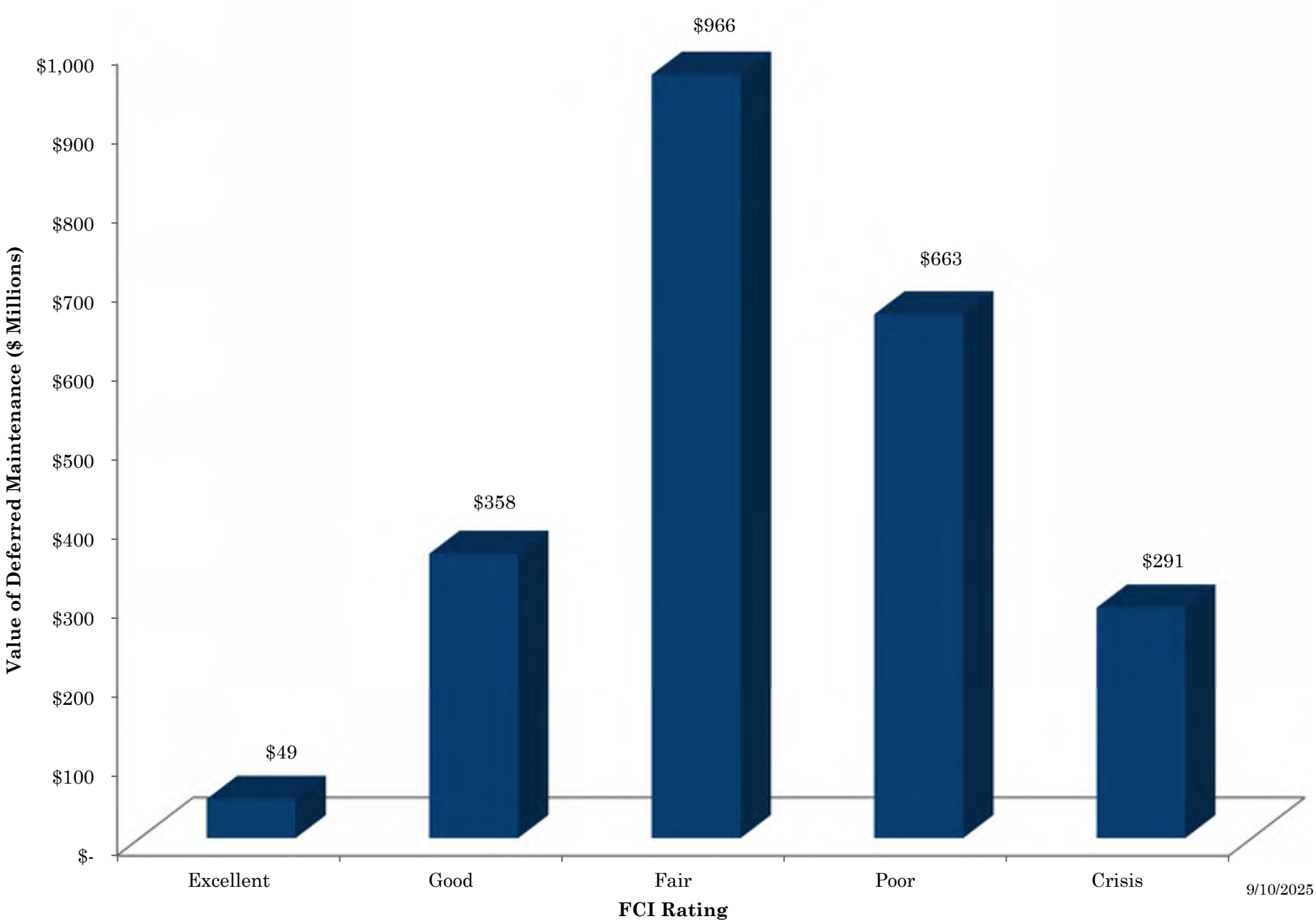
: > $110,000 DM



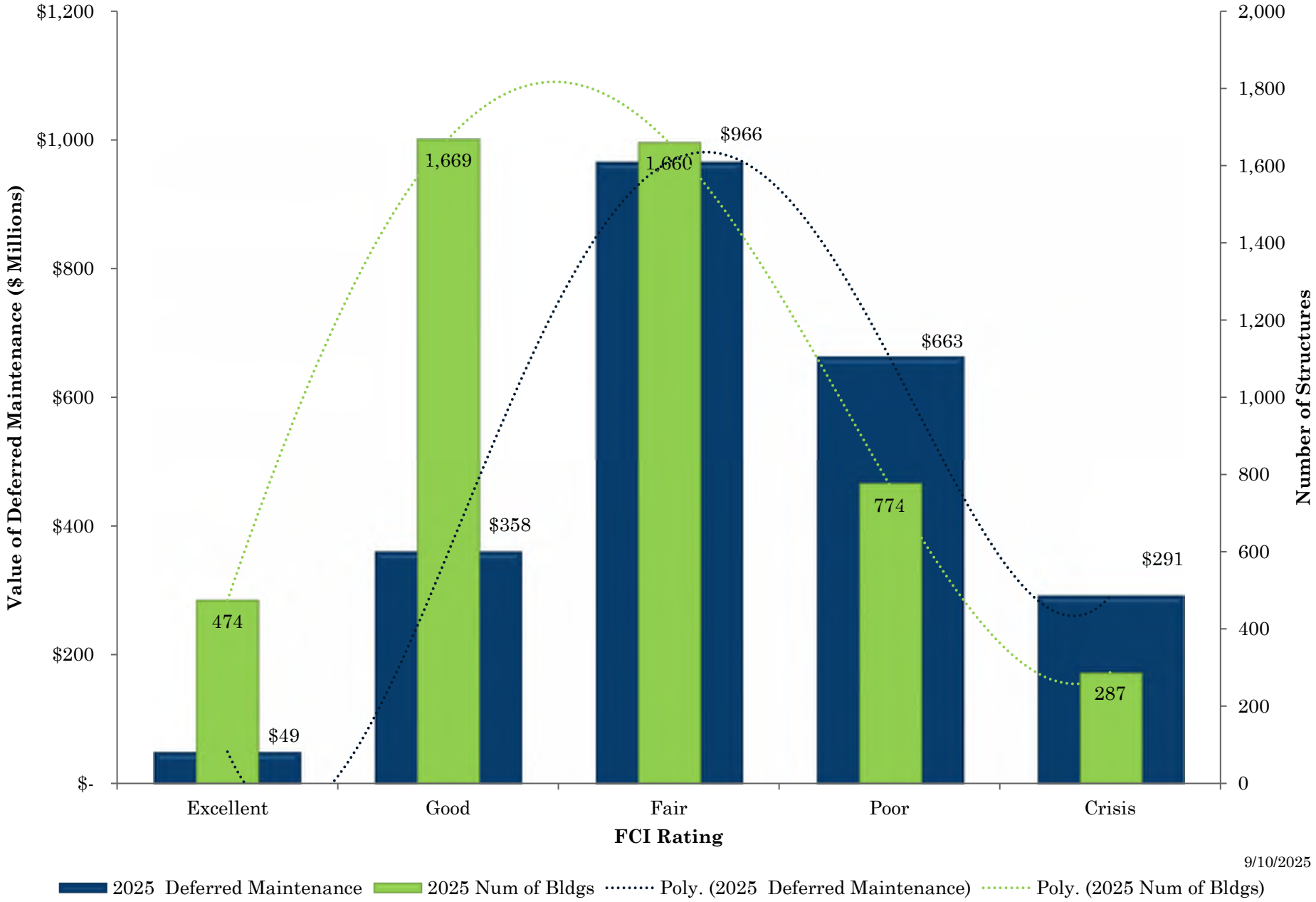
Deferred Maintenance by Year



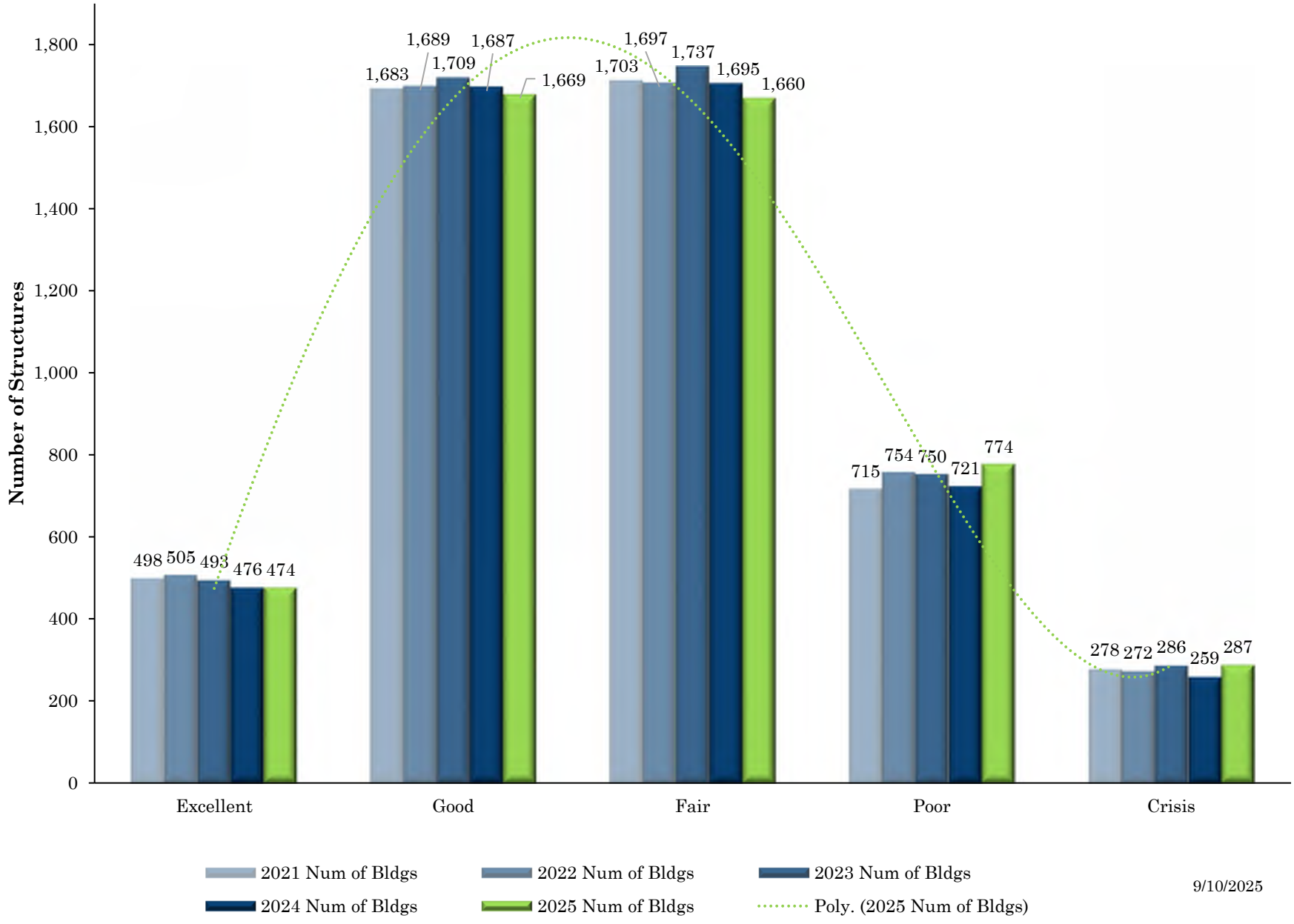
Value of Deferred Maintenance by FCI Rating



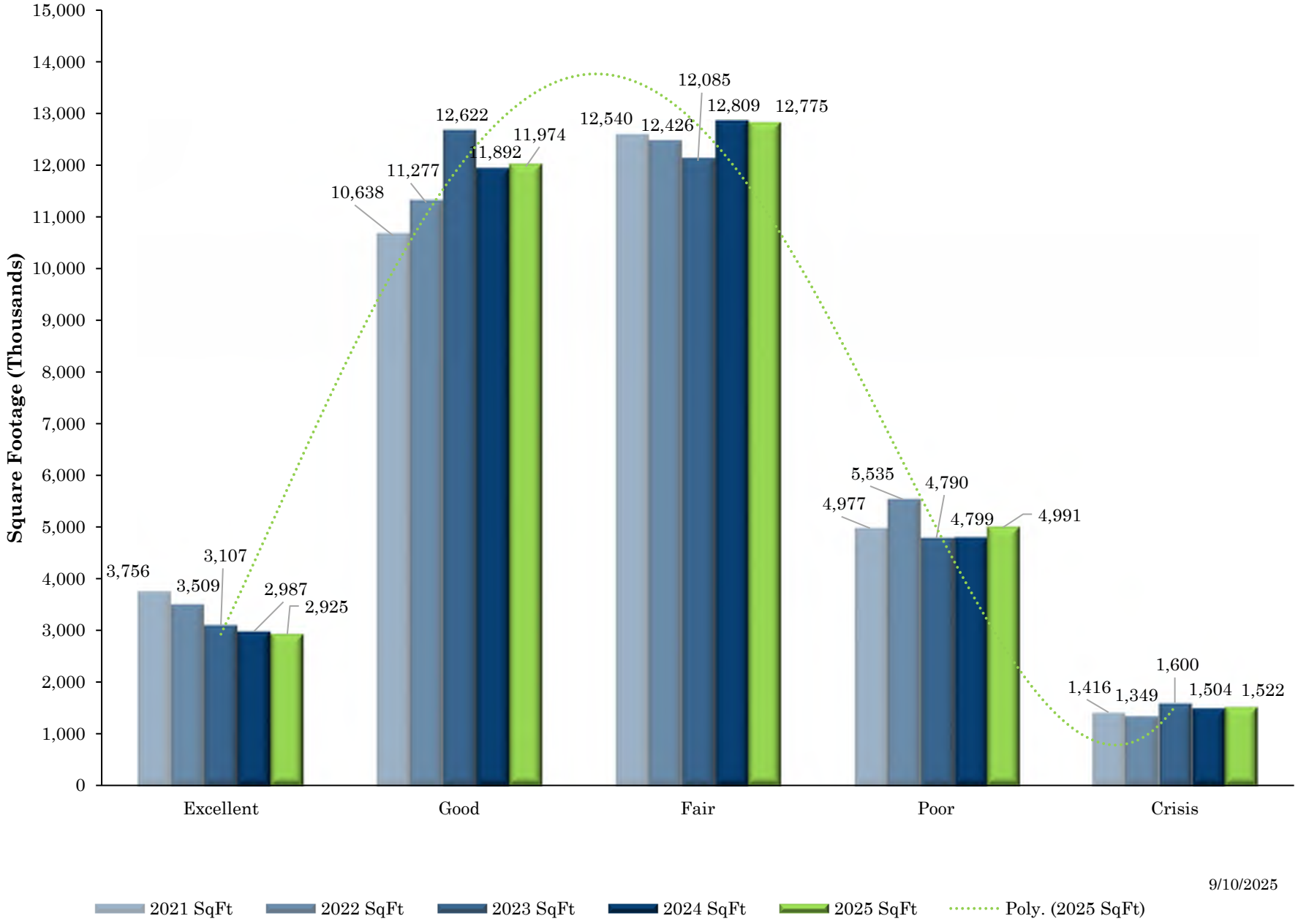
Number of Buildings and Value of Deferred Maintenance by FCI Rating

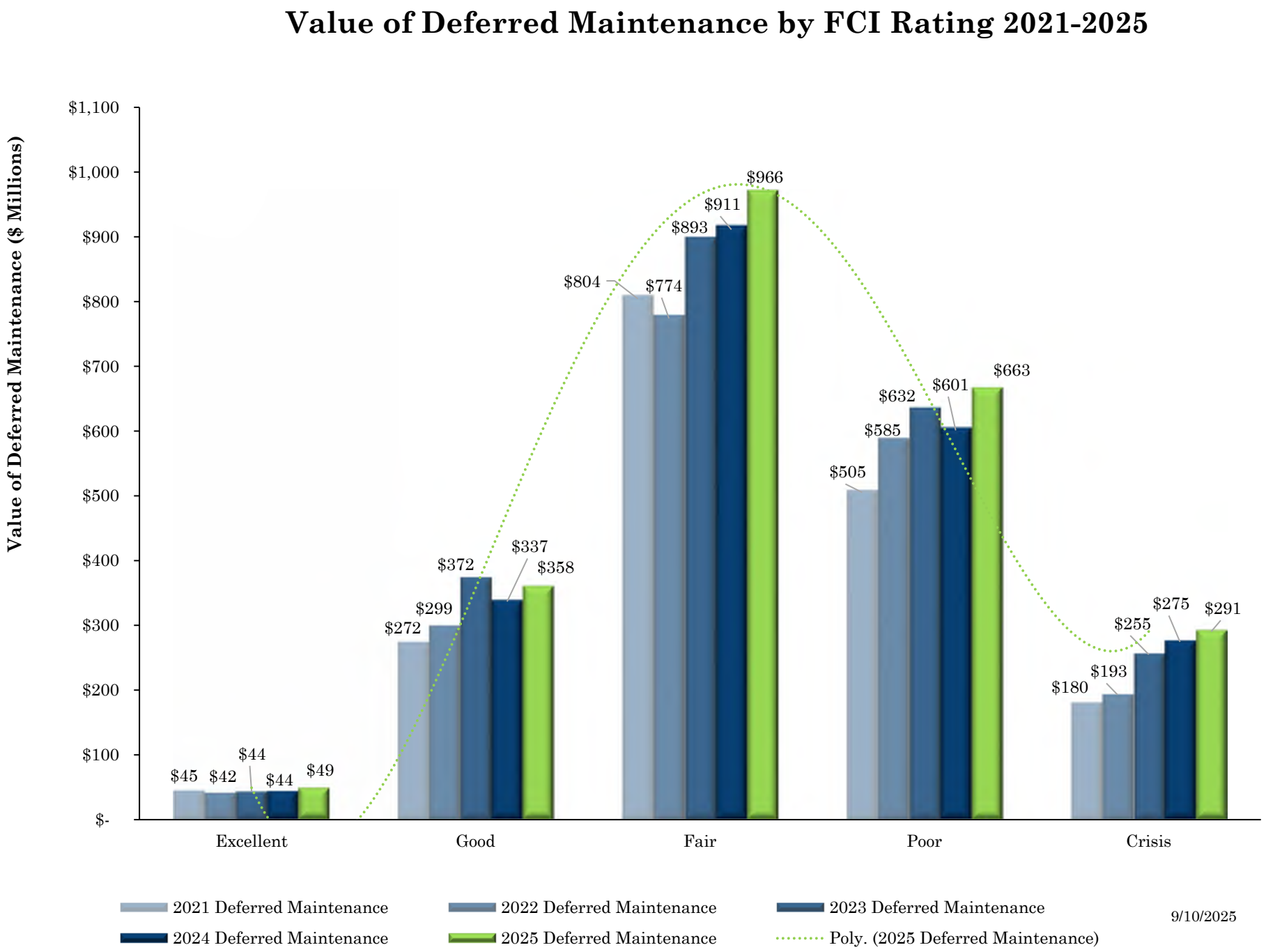


Number of Buildings by FCI Rating 2021-2025

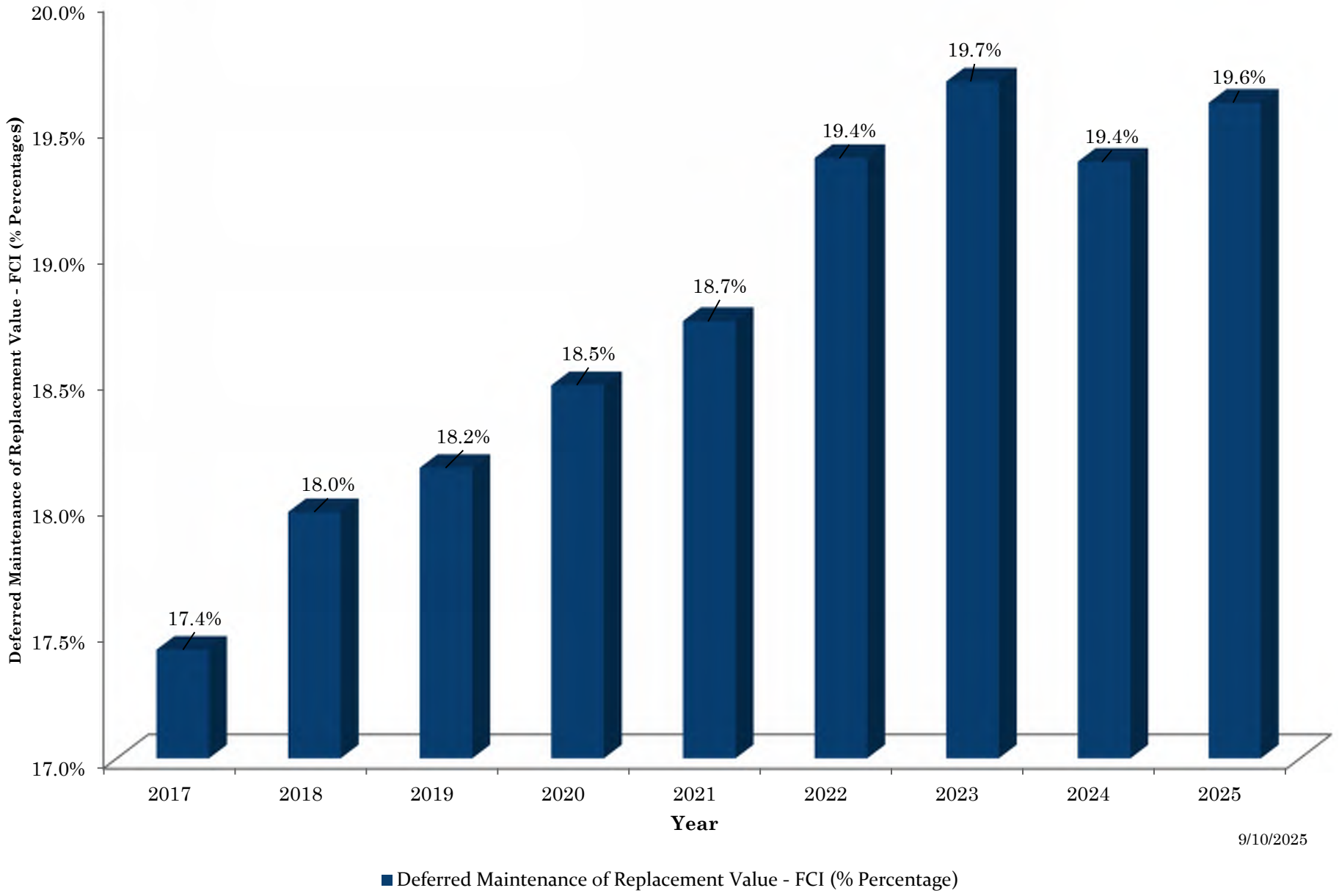


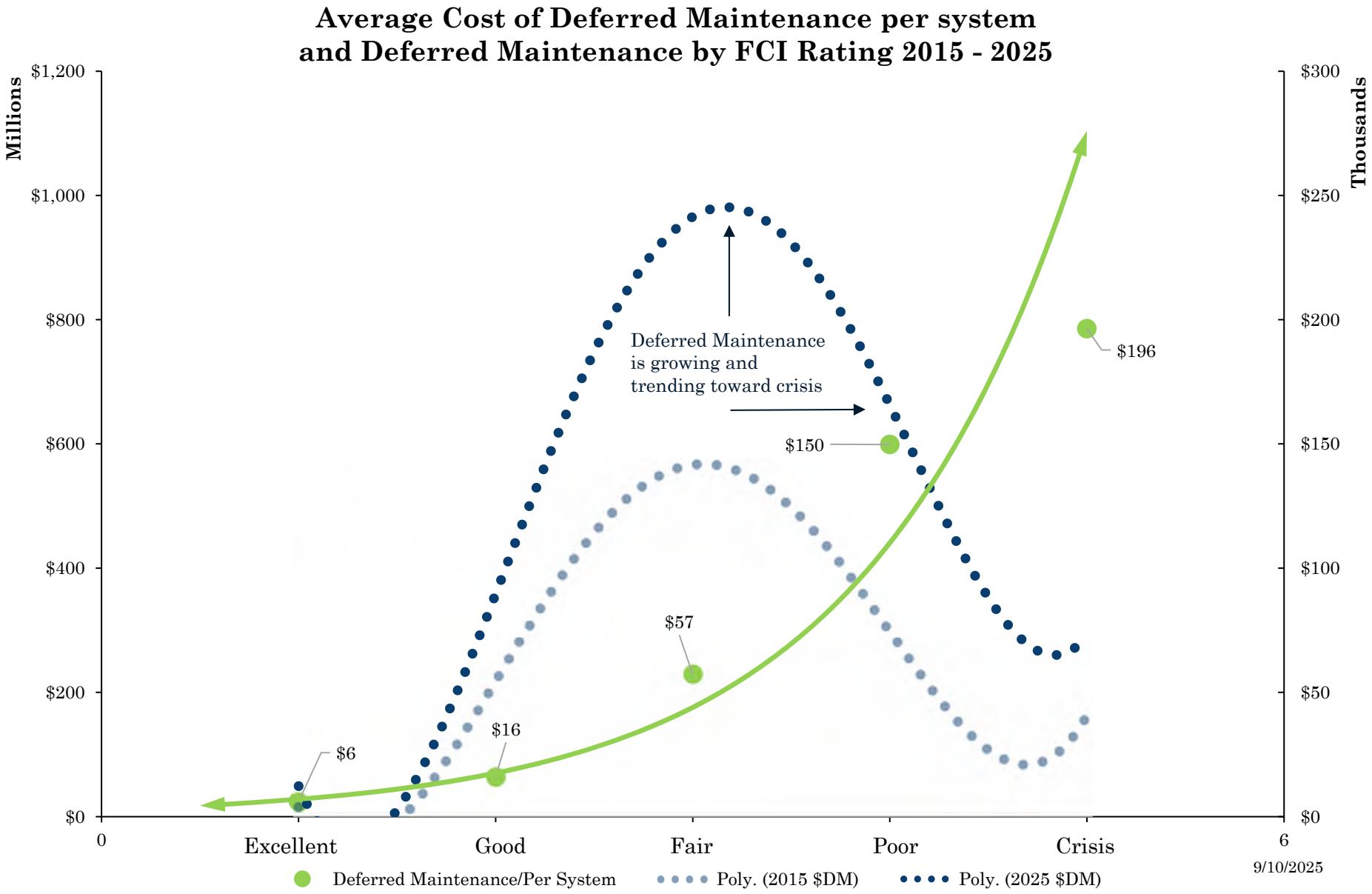
Square Footage by FCI Rating 2021-2025




Value of Deferred Maintenance by FCI Rating 2021-2025
Value of Deferred Maintenance ($ Millions)
$1,100
$1,000
$900
$800
$700
$600
$500
$400
$300
$200
$100
$-
$45
$42
$44
$44
$49
$272
$299
$372
$337
$358
$804
$774
$893
$911
$966
$505
$585
$632
$601
$663
$180
$193
$255
$275
$291
Excellent
Good
Fair
Poor
Crisis
2021 Deferred Maintenance
2022 Deferred Maintenance
2023 Deferred Maintenance
2024 Deferred Maintenance
2025 Deferred Maintenance
Poly. (2025 Deferred Maintenance)
9/10/2025

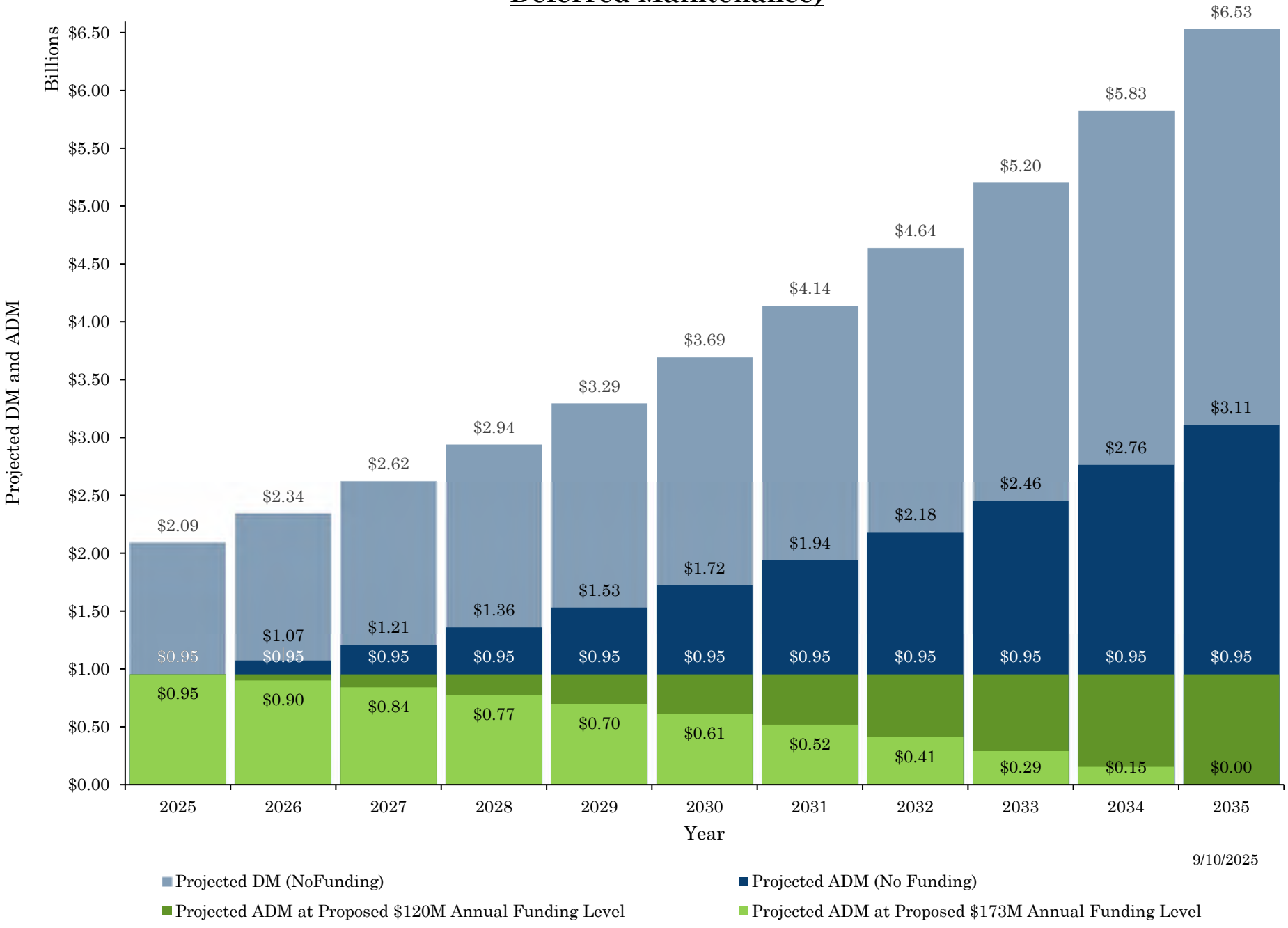
Deferred Maintenance Percentage of Replacement Value by Year (AKA: FCI x 100%)





Cheaper to maintain than to fix: The average deferred maintenance per system is $6 Thousand for buildings in excellent condition, versus $196 Thousand for buildings in crisis condition. From 2015 to 2025 the deferred maintenance has been increasing and trending toward crisis rather than the desired excellent condition.

10 Year Projection of DM (Deferred Maintenacne) and ADM (Adjusted Deferred Maintenance)



10 YEAR PROJECTION SUMMARY:

- Annual average growth of Adjusted Deferred Maintenance (ADM): 7.13%
- Current construction inflation rate based on Mortenson's Cost Index (https://www.mortenson.com/cost-index/minneapolis): 5.06%
- Proposed annual funding level to keep Adjusted Deferred Maintenance (ADM) from growing: $119,622,331
- Proposed annual funding level to eliminate Adjusted Deferred Maintenance (ADM) backlog over 10 years: $172,506,518

10 YEAR PROJECTION ASSUMPTIONS:

- Funded Asset Preservation (AP) has a direct correlation to Deferred Maintenance (DM) and Adjusted Deferred Maintenance (ADM) ($1 of AP reduces DM or ADM by $1)
- Asset Preservation is only used for building maintenance to reduce Deferred Maintenance (DM) and Adjusted Deferred Maintenance (ADM) backlog
- CAPRA projects, Bonding Projects, and HEAPR do not affect Deferred Maintenance (DM) and Adjusted Deferred Maintenance (ADM) for this exercise
- A 10-year plan will suffice to reduce Deferred Maintenance (DM) and Adjusted Deferred Maintenance (ADM) backlog
- There are enough current FTEs to carry out maintenance/projects when funded at the projected funding levels
- Annual construction inflation rate for the next 10 years stays at the current 5.06%
- Annual Adjusted Deferred Maintenance (ADM) growth rate for the next 10 years will stay at the current 7.13%

10 YEAR PROJECTION EXCLUSIONS:

- MnDOT FCA data is not included in any of the projections used since they do not receive asset preservation
- Renewal and Replacement needs are not considered

		FCI Rating Scoreboard					
Agency ID		**Total**	**Crisis**	**Poor**	**Fair**	**Good**	**Excellent**
Total	**Building - Count**	4,864	287	774	1,660	1,669	474
	Exterior Gross SqFt	34,186,183	1,521,526	4,990,870	12,775,130	11,973,571	2,925,086
	Current Replacement Value	$11,870,779,438	$473,864,154	$1,819,688,772	$4,455,966,230	$3,509,466,109	$1,611,794,173
	Deferred Maintenance	$2,326,377,429	$290,562,152	$662,697,555	$965,643,723	$358,370,756	$49,103,243
B04-Department of Agriculture	**Building - Count**	1		1			
	Exterior Gross SqFt	8,304		8,304			
	Current Replacement Value	$11,347,957		$11,347,957			
	Deferred Maintenance	$4,276,220		$4,276,220			
B13-Department of Commerce	**Building - Count**	1				1	
	Exterior Gross SqFt	3,216				3,216	
	Current Replacement Value	$1,174,593				$1,174,593	
	Deferred Maintenance	$95,651				$95,651	
B22-Employment and Economic Development	**Building - Count**	2				2	
	Exterior Gross SqFt	27,051				27,051	
	Current Replacement Value	$8,817,315				$8,817,315	
	Deferred Maintenance	$1,070,386				$1,070,386	
B43-Iron Range Resources	**Building - Count**	79	2	20	20	30	7
	Exterior Gross SqFt	343,343	383	121,610	71,560	101,720	48,070
	Current Replacement Value	$103,811,163	$58,636	$32,127,206	$19,814,471	$34,845,957	$16,964,893
	Deferred Maintenance	$21,918,940	$40,501	$12,773,611	$4,604,224	$4,097,007	$403,598
B9D-Amateur Sports Commission	**Building - Count**	23	2	3	4	13	1
	Exterior Gross SqFt	804,946	290,407	265,905	147,839	74,839	25,955
	Current Replacement Value	$227,189,286	$85,755,467	$74,560,132	$37,848,145	$23,857,003	$5,168,539
	Deferred Maintenance	$88,886,050	$53,161,837	$23,703,459	$8,842,186	$3,075,198	$103,371
E25-Perpich Center	**Building - Count**	5		1	2	1	1
	Exterior Gross SqFt	176,361		14770.62	110,183	46,968	4,440
	Current Replacement Value	$50,003,457		$5,971,861	$29,019,735	$14,058,194	$953,666
	Deferred Maintenance	$9,713,084		$1,884,415	$6,753,516	$1,056,081	$19,073
E40-Historical Society	**Building - Count**	147	10	26	48	57	6
	Exterior Gross SqFt	1,246,090	51846.47	215,403	704,900	196,217	77,723
	Current Replacement Value	$433,034,927	$30,272,879	$69,966,861	$206,094,809	$93,247,141	$33,453,237
	Deferred Maintenance	$88,361,725	$17,904,124	$23,205,087	$36,695,937	$9,702,929	$853,648
E44-Minnesota State Academies	**Building - Count**	19	1	7	7	3	1
	Exterior Gross SqFt	429,952	7,107	116,469	156,413	123,090	26,874
	Current Replacement Value	$149,336,517	$1,995,953	$43,363,856	$57,091,985	$39,351,520	$7,533,204
	Deferred Maintenance	$35,214,944	$1,669,418	$14,433,700	$14,094,162	$4,849,945	$167,719
E77-MN Zoological Garden	**Building - Count**	124	4	30	54	26	10
	Exterior Gross SqFt	669,740	10,168	351,458	253,267	38,800	16,047
	Current Replacement Value	$261,853,629	$7,142,275	$148,797,074	$91,734,382	$10,699,905	$3,479,993
	Deferred Maintenance	$78,651,421	$4,493,523	$53,440,359	$19,491,704	$1,119,489	$106,346
G02-Department of Administration	**Building - Count**	28		2	7	13	6
	Exterior Gross SqFt	5,450,856		339,893	1,176,036	3,024,720	910,207
	Current Replacement Value	$2,196,665,404		$112,597,686	$301,555,432	$752,177,075	$1,030,335,211
	Deferred Maintenance	$209,984,579		$36,635,315	$65,531,506	$75,120,710	$32,697,047

Appendix D
MCF-Stillwater Decommissioning Study

Agency ID		Total	Crisis	Poor	Fair	Good	Excellent
G62-MN State Retirement Systems	Building - Count	2				2	
	Exterior Gross SqFt	259,837				259,837	
	Current Replacement Value	$63,143,212				$63,143,212	
	Deferred Maintenance	$5,778,539				$5,778,539	
H51-Direct Care and Treatment	Building - Count	174	7	19	63	70	15
	Exterior Gross SqFt	3,113,046	8,321	195,505	1,115,894	1,692,163	101,163
	Current Replacement Value	$1,051,688,200	$1,561,110	$92,932,502	$395,876,735	$515,676,905	$45,640,948
	Deferred Maintenance	$162,766,340	$1,034,634	$33,895,369	$78,363,202	$47,962,695	$1,510,438
H75-MN Veterans Homes	Building - Count	76	6	9	20	22	19
	Exterior Gross SqFt	1,484,550	104,293	157,249	630,457	319,678	272,873
	Current Replacement Value	$597,097,976	$34,316,846	$77,225,422	$217,261,493	$129,477,909	$138,816,306
	Deferred Maintenance	$120,047,486	$22,133,689	$32,470,237	$51,766,371	$10,733,511	$2,943,678
P01-Military Affairs	Building - Count	69	10	36	19	3	1
	Exterior Gross SqFt	2,675,635	390,150	1,154,558	860,658	223,766	46,502
	Current Replacement Value	$840,877,414	$106,370,991	$401,327,518	$248,727,572	$74,783,760	$9,667,574
	Deferred Maintenance	$278,512,336	$57,891,924	$155,393,726	$58,105,405	$6,848,183	$273,098
P07-Department of Public Safety	Building - Count	6		1	3	2	
	Exterior Gross SqFt	20,360		149.55	18,933	1,277	
	Current Replacement Value	$5,872,343		$23,847	$5,705,890	$142,607	
	Deferred Maintenance	$1,430,692		$11,362	$1,402,151	$17,180	
P78-Department of Corrections	Building - Count	337	22	54	166	82	13
	Exterior Gross SqFt	7,519,414	417,098	1,281,809	3,711,152	1,889,589	219,766
	Current Replacement Value	$3,271,624,603	$151,942,662	$559,603,816	$1,826,551,710	$680,912,187	$52,614,229
	Deferred Maintenance	$781,473,995	$96,163,829	$203,576,645	$406,888,550	$73,120,104	$1,724,869
R29-Department of Natural Resources	Building - Count	2,836	209	497	951	988	191
	Exterior Gross SqFt	3,123,584	211,415	465,186	1,279,435	1,038,148	129,400
	Current Replacement Value	$931,403,318	$50,354,756	$125,074,180	$383,752,740	$329,418,177	$42,803,465
	Deferred Maintenance	$197,016,237	$33,251,105	$44,609,991	$81,361,289	$36,680,516	$1,113,336
R32-Pollution Control Agency	Building - Count	18		2	4	11	1
	Exterior Gross SqFt	25,198		1,556	17,501	6,041	100
	Current Replacement Value	$15,121,388		$511,421	$2,836,701	$11,750,019	$23,246
	Deferred Maintenance	$1,915,449		$157,737	$567,844	$1,189,403	$465
T79-Department of Transportation	Building - Count	917	14	66	292	343	202
	Exterior Gross SqFt	6,804,699	30,338	301,044	2,520,901	2,906,451	1,045,965
	Current Replacement Value	$1,650,716,735	$4,092,579	$64,257,433	$632,094,431	$725,932,631	$224,339,662
	Deferred Maintenance	$239,263,355	$2,817,571	$22,230,322	$131,175,676	$75,853,230	$7,186,555

This report was created on 9/10/2025.

Agency ID		System Rating Scoreboard					
		Total	Crisis	Poor	Fair	Good	Excellent
Total	System - Count	61,012	675	3,541	20,980	24,429	11,387
	Current Replacement Value	$11,870,779,438	$132,546,541	$707,112,367	$3,639,439,927	$3,933,097,798	$3,458,582,805
	Deferred Maintenance	$2,326,377,429	$132,546,541	$530,334,275	$1,201,015,176	$393,309,781	$69,171,656
	Adjusted DM	$1,024,115,340	$132,546,541	$707,112,367	$136,478,997	$39,330,978	$8,646,457
B04-Department of Agriculture	System - Count	19		4	9	6	
	Current Replacement Value	$11,347,957		$1,657,899	$8,973,000	$717,058	
	Deferred Maintenance	$4,276,220		$1,243,425	$2,961,090	$71,706	
	Adjusted DM	$2,001,557		$1,657,899	$336,487	$7,171	
B13-Department of Commerce	System - Count	26			2	11	13
	Current Replacement Value	$1,174,593			$79,904	$592,366	$502,322
	Deferred Maintenance	$95,651			$26,368	$59,237	$10,046
	Adjusted DM	$10,176			$2,996	$5,924	$1,256
B22-Employment and Economic Development	System - Count	49			8	24	17
	Current Replacement Value	$8,817,315			$1,597,245	$4,986,165	$2,233,905
	Deferred Maintenance	$1,070,386			$527,091	$498,617	$44,678
	Adjusted DM	$115,343			$59,897	$49,862	$5,585
B43-Iron Range Resources	System - Count	1,010	7	116	316	278	293
	Current Replacement Value	$103,811,163	$44,617	$11,101,044	$30,333,041	$28,649,845	$33,682,616
	Deferred Maintenance	$21,918,940	$44,617	$8,325,783	$10,009,903	$2,864,985	$673,652
	Adjusted DM	$12,653,855	$44,617	$11,101,044	$1,137,489	$286,498	$84,207
B9D-Amateur Sports Commission	System - Count	355	20	29	78	185	43
	Current Replacement Value	$227,189,286	$39,748,554	$18,052,611	$87,214,020	$64,674,108	$17,499,993
	Deferred Maintenance	$88,886,050	$39,748,554	$13,539,458	$28,780,627	$6,467,411	$350,000
	Adjusted DM	$61,762,182	$39,748,554	$18,052,611	$3,270,526	$646,741	$43,750
E25-Perpich Center	System - Count	146	3	7	36	42	58
	Current Replacement Value	$50,003,457	$1,009,446	$2,551,737	$14,965,493	$15,271,090	$16,205,691
	Deferred Maintenance	$9,713,084	$1,009,446	$1,913,803	$4,938,613	$1,527,109	$324,114
	Adjusted DM	$4,315,614	$1,009,446	$2,551,737	$561,206	$152,711	$40,514
E40-Historical Society	System - Count	2,035	42	141	514	999	339
	Current Replacement Value	$433,034,927	$2,375,561	$32,791,972	$123,186,322	$190,588,455	$84,092,616
	Deferred Maintenance	$88,361,725	$2,375,561	$24,593,979	$40,651,486	$19,058,846	$1,681,852
	Adjusted DM	$41,903,137	$2,375,561	$32,791,972	$4,619,487	$1,905,885	$210,232
E44-Minnesota State Academies	System - Count	449	9	28	222	144	46
	Current Replacement Value	$149,336,517	$689,815	$5,893,762	$72,643,052	$59,130,036	$10,979,852
	Deferred Maintenance	$35,214,944	$689,815	$4,420,321	$23,972,207	$5,913,004	$219,597
	Adjusted DM	$9,926,441	$689,815	$5,893,762	$2,724,114	$591,300	$27,450
E77-MN Zoological Garden	System - Count	1,631	9	152	672	457	341
	Current Replacement Value	$261,853,629	$1,349,080	$39,602,124	$119,223,377	$77,793,166	$23,885,882
	Deferred Maintenance	$78,651,421	$1,349,080	$29,701,593	$39,343,714	$7,779,317	$477,718
	Adjusted DM	$46,259,727	$1,349,080	$39,602,124	$4,470,877	$777,932	$59,715
G02-Department of Administration	System - Count	832		24	181	262	365
	Current Replacement Value	$2,196,665,404		$54,593,096	$249,313,417	$611,389,400	$1,281,369,491
	Deferred Maintenance	$209,984,579		$40,944,822	$82,273,428	$61,138,940	$25,627,390
	Adjusted DM	$73,259,667		$54,593,096	$9,349,253	$6,113,894	$3,203,424

		Total	Crisis	Poor	Fair	Good	Excellent
G62-MN State Retirement Systems	System - Count	53			10	27	16
	Current Replacement Value	$63,143,212			$4,651,634	$38,420,850	$20,070,729
	Deferred Maintenance	$5,778,539			$1,535,039	$3,842,085	$401,415
	Adjusted DM	$608,822			$174,436	$384,208	$50,177
H51-Direct Care and Treatment	System - Count	3,447	25	134	902	1,756	630
	Current Replacement Value	$1,051,688,200	$2,772,889	$47,340,732	$232,100,476	$406,315,783	$363,158,320
	Deferred Maintenance	$162,766,340	$2,772,889	$35,505,549	$76,593,157	$40,631,578	$7,263,166
	Adjusted DM	$63,788,442	$2,772,889	$47,340,732	$8,703,768	$4,063,158	$907,896
H75-MN Veterans Homes	System - Count	1,448	43	167	316	458	464
	Current Replacement Value	$597,097,976	$12,130,251	$60,147,657	$118,159,674	$196,007,392	$210,653,002
	Deferred Maintenance	$120,047,486	$12,130,251	$45,110,743	$38,992,692	$19,600,739	$4,213,060
	Adjusted DM	$79,195,602	$12,130,251	$60,147,657	$4,430,988	$1,960,074	$526,633
P01-Military Affairs	System - Count	2,006	11	344	1,149	409	93
	Current Replacement Value	$840,877,414	$3,886,386	$131,467,604	$476,928,587	$175,836,453	$52,758,385
	Deferred Maintenance	$278,512,336	$3,886,386	$98,600,703	$157,386,434	$17,583,645	$1,055,168
	Adjusted DM	$155,129,072	$3,886,386	$131,467,604	$17,884,822	$1,758,365	$131,896
P07-Department of Public Safety	System - Count	79		5	42	13	19
	Current Replacement Value	$5,872,343		$535,395	$2,619,596	$1,379,159	$1,338,193
	Deferred Maintenance	$1,430,692		$401,546	$864,467	$137,916	$26,764
	Adjusted DM	$650,766		$535,395	$98,235	$13,792	$3,345
P78-Department of Corrections	System - Count	6,323	74	320	2,515	2,423	991
	Current Replacement Value	$3,271,624,603	$54,777,451	$196,113,406	$1,381,589,400	$1,136,301,268	$502,843,078
	Deferred Maintenance	$781,473,995	$54,777,451	$147,085,054	$455,924,502	$113,630,127	$10,056,862
	Adjusted DM	$315,320,579	$54,777,451	$196,113,406	$51,809,603	$11,363,013	$1,257,108
R29-Department of Natural Resources	System - Count	29,106	391	1,744	10,037	14,309	2,625
	Current Replacement Value	$931,403,318	$11,420,130	$59,144,757	$274,916,390	$484,958,618	$100,963,424
	Deferred Maintenance	$197,016,237	$11,420,130	$44,358,568	$90,722,409	$48,495,863	$2,019,268
	Adjusted DM	$85,976,246	$11,420,130	$59,144,757	$10,309,365	$4,849,586	$252,409
R32-Pollution Control Agency	System - Count	165		2	32	118	13
	Current Replacement Value	$15,121,388		$44,558	$1,642,196	$13,392,670	$41,964
	Deferred Maintenance	$1,915,449		$33,418	$541,925	$1,339,267	$839
	Adjusted DM	$240,172		$44,558	$61,582	$133,927	$105
T79-Department of Transportation	System - Count	11,833	41	324	3,939	2,508	5,021
	Current Replacement Value	$1,650,716,735	$2,342,361	$46,074,014	$439,303,103	$426,693,916	$736,303,341
	Deferred Maintenance	$239,263,355	$2,342,361	$34,555,510	$144,970,024	$42,669,392	$14,726,067
	Adjusted DM	$70,997,939	$2,342,361	$46,074,014	$16,473,866	$4,266,939	$1,840,758

This report was created on 9/10/2025.

'MENT OF ADMINISTRATION
ENTERPRISE REAL PROPERTY

Facility Condition Assessments (FCA) by Agency

9/10/2025

Report Note: This report includes all agency facility condition assessment totals for all agencies with assessed buildings. This report is intended to be used for Enterprise FCA reporting. Report is grouped by agency name and ordered by ascending agency code.

Agency: B04 - Agriculture

FCI Rating:	Poor	**Current Replacement Value:**	$11,347,957	**Ext. Gross Area:**	8,304
Facility Condition Index:	0.38	**Deferred Maintenance:**	$4,276,220	**Building Count:**	1

Agency: B13 - Department of Commerce

FCI Rating:	Good	**Current Replacement Value:**	$1,174,593	**Ext. Gross Area:**	3,216
Facility Condition Index:	0.08	**Deferred Maintenance:**	$95,651	**Building Count:**	1

Agency: B22 - Department of Employment & Economic Development

FCI Rating:	Good	**Current Replacement Value:**	$8,817,315	**Ext. Gross Area:**	27,051
Facility Condition Index:	0.12	**Deferred Maintenance:**	$1,070,386	**Building Count:**	2

Agency: B43 - Iron Range Resource

FCI Rating:	Fair	**Current Replacement Value:**	$103,811,163	**Ext. Gross Area:**	343,343
Facility Condition Index:	0.21	**Deferred Maintenance:**	$21,918,940	**Building Count:**	79

Agency: B9D - Amateur Sports Commission

FCI Rating:	Poor	**Current Replacement Value:**	$227,189,286	**Ext. Gross Area:**	804,946
Facility Condition Index:	0.39	**Deferred Maintenance:**	$88,886,050	**Building Count:**	23

Agency: E25 - Perpich Center

FCI Rating:	Fair	**Current Replacement Value:**	$50,003,457	**Ext. Gross Area:**	176,361
Facility Condition Index:	0.19	**Deferred Maintenance:**	$9,713,084	**Building Count:**	5

Agency: E40 - Historical Society

FCI Rating:	Fair	**Current Replacement Value:**	$433,034,927	**Ext. Gross Area:**	1,246,090
Facility Condition Index:	0.20	**Deferred Maintenance:**	$88,361,725	**Building Count:**	147

Agency: E44 - Minnesota State Academies

FCI Rating:	Fair	**Current Replacement Value:**	$149,336,517	**Ext. Gross Area:**	429,952
Facility Condition Index:	0.24	**Deferred Maintenance:**	$35,214,944	**Building Count:**	19

Agency: E77 - Minnesota Zoological Garden

FCI Rating:	Poor	**Current Replacement Value:**	$261,853,629	**Ext. Gross Area:**	669,740
Facility Condition Index:	0.30	**Deferred Maintenance:**	$78,651,421	**Building Count:**	124

Iministration

FCI Rating:	Good	**Current Replacement Value:**	$2,196,665,404	**Ext. Gross Area:**	5,450,856
Facility Condition Index:	0.10	**Deferred Maintenance:**	$209,984,579	**Building Count:**	28

Agency: G62 - MN State Retirement Systems

FCI Rating:	Good	**Current Replacement Value:**	$63,143,212	**Ext. Gross Area:**	259,837
Facility Condition Index:	0.09	**Deferred Maintenance:**	$5,778,539	**Building Count:**	2

Agency: H51 - Direct Care and Treatment

FCI Rating:	Fair	**Current Replacement Value:**	$1,051,688,200	**Ext. Gross Area:**	3,113,046
Facility Condition Index:	0.15	**Deferred Maintenance:**	$162,766,340	**Building Count:**	174

Agency: H75 - Minnesota Veterans Affairs

FCI Rating:	Fair	**Current Replacement Value:**	$597,097,976	**Ext. Gross Area:**	1,484,550
Facility Condition Index:	0.20	**Deferred Maintenance:**	$120,047,486	**Building Count:**	76

Agency: P01 - Military Affairs

FCI Rating:	Poor	**Current Replacement Value:**	$840,877,414	**Ext. Gross Area:**	2,675,635
Facility Condition Index:	0.33	**Deferred Maintenance:**	$278,512,336	**Building Count:**	69

Agency: P07 - Public Safety

FCI Rating:	Fair	**Current Replacement Value:**	$5,872,343	**Ext. Gross Area:**	20,360
Facility Condition Index:	0.24	**Deferred Maintenance:**	$1,430,692	**Building Count:**	6

Agency: P78 - Department of Corrections

FCI Rating:	Fair	**Current Replacement Value:**	$3,271,624,603	**Ext. Gross Area:**	7,519,414
Facility Condition Index:	0.24	**Deferred Maintenance:**	$781,473,995	**Building Count:**	337

Agency: R29 - Department of Natural Resources

FCI Rating:	Fair	**Current Replacement Value:**	$931,403,318	**Ext. Gross Area:**	3,123,584
Facility Condition Index:	0.21	**Deferred Maintenance:**	$197,016,237	**Building Count:**	2,836

Agency: R32 - Pollution Control Agency

FCI Rating:	Good	**Current Replacement Value:**	$15,121,388	**Ext. Gross Area:**	25,198
Facility Condition Index:	0.13	**Deferred Maintenance:**	$1,915,449	**Building Count:**	18

Agency: T79 - Department of Transportation

FCI Rating:	Good	**Current Replacement Value:**	$1,650,716,735	**Ext. Gross Area:**	6,804,699
Facility Condition Index:	0.14	**Deferred Maintenance:**	$239,263,355	**Building Count:**	917

'MENT OF ADMINISTRATION
ENTERPRISE REAL PROPERTY

Facility Condition Assessments (FCA) by Building

9/10/2025

Report Note: This report includes all agency facility condition assessment totals for each agency and each building assessed. This report is intended to be used for Enterprise FCA reporting. Report is grouped by agency name and site code, and ordered by ascending building code.

NOTE FOR DECOMMISSIONING STUDY APPENDIX D:
FCA BY BUILDING, PAGES 1- 86 REDACTED FOR BREVITY
(Data on MN Facilities other than MCF-Stillwater)

Site: P78620 - Stillwater

Building Code:	P786200000A	**Cost Model Name:**	Bunker	**Current Replacement Value:**	$5,372,978
Building Name:	#27 Perimeter Wall	**Address:**	970 Picket Street	**Deferred Maintenance:**	$791,615
Facility Condition Index:	0.15 - **Good**	**City Code:**	BAYPORT	**Ext. Gross Area:**	105,521
Building Code:	P786200000B	**Cost Model Name:**	Correctional Facility Housing Unit	**Current Replacement Value:**	$1,926,085
Building Name:	Perimeter Fence	**Address:**	970 Picket Street	**Deferred Maintenance:**	$192,609
Facility Condition Index:	0.10 - **Good**	**City Code:**	BAYPORT	**Ext. Gross Area:**	105,521
Building Code:	P7862000282	**Cost Model Name:**	Single-story Work Facility	**Current Replacement Value:**	$54,468,228
Building Name:	Power House - #19	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$12,688,486
Facility Condition Index:	0.23 - **Fair**	**City Code:**	Bayport	**Ext. Gross Area:**	28,655
Building Code:	P7862000582	**Cost Model Name:**	Single-story Office/Public Access Facility	**Current Replacement Value:**	$8,102,602
Building Name:	Health Services #10	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$734,203
Facility Condition Index:	0.09 - **Good**	**City Code:**	Bayport	**Ext. Gross Area:**	20,933
Building Code:	P7862000882	**Cost Model Name:**	Correctional Facility Housing Unit	**Current Replacement Value:**	$16,257,722
Building Name:	Security Center/C-Annex #9	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$2,659,333
Facility Condition Index:	0.16 - **Fair**	**City Code:**	Bayport	**Ext. Gross Area:**	29,171
Building Code:	P7862001282	**Cost Model Name:**	Multi-story Educational Facility	**Current Replacement Value:**	$76,823,820
Building Name:	Industry Bldg #18	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$37,321,933
Facility Condition Index:	0.49 - **Poor**	**City Code:**	Bayport	**Ext. Gross Area:**	124,776
Building Code:	P7862001382	**Cost Model Name:**	Single-story Work Facility	**Current Replacement Value:**	$6,370,756
Building Name:	Industry #26	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$1,402,920
Facility Condition Index:	0.22 - **Fair**	**City Code:**	Bayport	**Ext. Gross Area:**	18,400
Building Code:	P7862001482	**Cost Model Name:**	Single-story Work Facility	**Current Replacement Value:**	$334,044
Building Name:	Utility #22	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$94,533
Facility Condition Index:	0.28 - **Fair**	**City Code:**	Bayport	**Ext. Gross Area:**	1,038
Building Code:	P7862001582	**Cost Model Name:**	Single-story Work Facility	**Current Replacement Value:**	$1,513,401
Building Name:	Vehicle Maint Garage #42	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$265,901
Facility Condition Index:	0.18 - **Fair**	**City Code:**	Bayport	**Ext. Gross Area:**	4,602
Building Code:	P7862001782	**Cost Model Name:**	Correctional Facility Housing Unit	**Current Replacement Value:**	$10,674,469
Building Name:	MN Security Unit #35	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$2,971,174
Facility Condition Index:	0.28 - **Fair**	**City Code:**	Bayport	**Ext. Gross Area:**	20,638
Building Code:	P7862001882	**Cost Model Name:**	Single-story Work Facility	**Current Replacement Value:**	$2,682,809
Building Name:	Building Maintenance #24	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$374,460
Facility Condition Index:	0.14 - **Good**	**City Code:**	Bayport	**Ext. Gross Area:**	10,378

Building Code:	P7862001982	**Cost Model Name:**	Low-rise Office Building, 2 to 4 story	**Current Replacement Value:**	$32,129,021
Building Name:	Kitchen #15	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$4,071,164
Facility Condition Index:	0.13 - **Good**	**City Code:**	Bayport	**Ext. Gross Area:**	39,035
Building Code:	P7862002082	**Cost Model Name:**	Multi-story Educational Facility	**Current Replacement Value:**	$72,606,359
Building Name:	Industry Bldg #20	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$20,647,323
Facility Condition Index:	0.28 - **Fair**	**City Code:**	Bayport	**Ext. Gross Area:**	125,768
Building Code:	P7862002182	**Cost Model Name:**	Correctional Facility Housing Unit	**Current Replacement Value:**	$36,473,793
Building Name:	Cell Hall D #12	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$8,676,435
Facility Condition Index:	0.24 - **Fair**	**City Code:**	Bayport	**Ext. Gross Area:**	62,862
Building Code:	P7862002482	**Cost Model Name:**	Single-story Office/Public Access Facility	**Current Replacement Value:**	$6,259,021
Building Name:	Main Corridor #6	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$1,002,270
Facility Condition Index:	0.16 - **Fair**	**City Code:**	Bayport	**Ext. Gross Area:**	23,935
Building Code:	P7862002782	**Cost Model Name:**	Joint Office/Warehouse Facility	**Current Replacement Value:**	$25,135,768
Building Name:	Industry /Plt Op #25	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$4,441,049
Facility Condition Index:	0.18 - **Fair**	**City Code:**	Bayport	**Ext. Gross Area:**	63,288
Building Code:	P7862002882	**Cost Model Name:**	Single-story Work Facility	**Current Replacement Value:**	$4,763,228
Building Name:	K9 Training #49	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$1,057,799
Facility Condition Index:	0.22 - **Fair**	**City Code:**	BAYPORT	**Ext. Gross Area:**	10,430
Building Code:	P7862003082	**Cost Model Name:**	Multi-story Educational Facility	**Current Replacement Value:**	$20,338,697
Building Name:	Education #13	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$5,836,805
Facility Condition Index:	0.29 - **Fair**	**City Code:**	Bayport	**Ext. Gross Area:**	46,987
Building Code:	P7862003182	**Cost Model Name:**	Single-story Office/Public Access Facility	**Current Replacement Value:**	$1,501,465
Building Name:	Chapel #7	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$304,227
Facility Condition Index:	0.20 - **Fair**	**City Code:**	Bayport	**Ext. Gross Area:**	3,929
Building Code:	P7862003482	**Cost Model Name:**	Single-story Office/Public Access Facility	**Current Replacement Value:**	$16,013,554
Building Name:	Dining Room #14	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$3,873,523
Facility Condition Index:	0.24 - **Fair**	**City Code:**	Bayport	**Ext. Gross Area:**	16,008
Building Code:	P7862003582	**Cost Model Name:**	Low-rise Office Building, 2 to 4 story	**Current Replacement Value:**	$27,813,548
Building Name:	Administration #1	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$5,609,508
Facility Condition Index:	0.20 - **Fair**	**City Code:**	Bayport	**Ext. Gross Area:**	55,006
Building Code:	P7862003782	**Cost Model Name:**	Correctional Facility Housing Unit	**Current Replacement Value:**	$89,359,179
Building Name:	Cell Hall A #5	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$27,287,284
Facility Condition Index:	0.31 - **Poor**	**City Code:**	Bayport	**Ext. Gross Area:**	154,500
Building Code:	P7862004082	**Cost Model Name:**	Single-story Work Facility	**Current Replacement Value:**	$1,521,481
Building Name:	Grainery Storage #50	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$327,452
Facility Condition Index:	0.22 - **Fair**	**City Code:**	Bayport	**Ext. Gross Area:**	5,046

Building Code:	P7862004182	**Cost Model Name:**	Recreation Center	**Current Replacement Value:**	$9,601,552
Building Name:	Recreation #11	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$2,170,063
Facility Condition Index:	0.23 - Fair	**City Code:**	Bayport	**Ext. Gross Area:**	26,178
Building Code:	P7862004482	**Cost Model Name:**	Butler-style Warehouse Building	**Current Replacement Value:**	$1,245,589
Building Name:	Outside Construction #45	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$341,292
Facility Condition Index:	0.27 - Fair	**City Code:**	Bayport	**Ext. Gross Area:**	9,094
Building Code:	P7862004582	**Cost Model Name:**	Correctional Facility Housing Unit	**Current Replacement Value:**	$69,815,901
Building Name:	Cell Hall B #3	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$14,411,217
Facility Condition Index:	0.21 - Fair	**City Code:**	Bayport	**Ext. Gross Area:**	154,684
Building Code:	P7862004782	**Cost Model Name:**	Low-rise Office Building, 2 to 4 story	**Current Replacement Value:**	$6,530,690
Building Name:	Admin West Annex #4	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$1,436,668
Facility Condition Index:	0.22 - Fair	**City Code:**	Bayport	**Ext. Gross Area:**	18,265
Building Code:	P7862005282	**Cost Model Name:**	Single-family Residence	**Current Replacement Value:**	$5,792,869
Building Name:	Young Conference Center #28	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$741,532
Facility Condition Index:	0.13 - Good	**City Code:**	Bayport	**Ext. Gross Area:**	10,225
Building Code:	P7862005482	**Cost Model Name:**	Utility Shed	**Current Replacement Value:**	$17,729
Building Name:	Scale House #48	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$3,418
Facility Condition Index:	0.19 - Fair	**City Code:**	Bayport	**Ext. Gross Area:**	65
Building Code:	P7862005582	**Cost Model Name:**	Single-story Work Facility	**Current Replacement Value:**	$1,269,215
Building Name:	Generator #1 Bldg #38	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$208,811
Facility Condition Index:	0.16 - Fair	**City Code:**	Bayport	**Ext. Gross Area:**	1,617
Building Code:	P7862005682	**Cost Model Name:**	Multi-story Educational Facility	**Current Replacement Value:**	$52,570,699
Building Name:	Industry Bldg #21	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$7,497,856
Facility Condition Index:	0.14 - Good	**City Code:**	Bayport	**Ext. Gross Area:**	87,762
Building Code:	P7862005782	**Cost Model Name:**	Butler-style Warehouse Building	**Current Replacement Value:**	$229,940
Building Name:	Canteen/Property #16	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$75,846
Facility Condition Index:	0.33 - Poor	**City Code:**	Bayport	**Ext. Gross Area:**	16,227
Building Code:	P7862005882	**Cost Model Name:**	Single-story Office/Public Access Facility	**Current Replacement Value:**	$4,688,055
Building Name:	Control Unit #2	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$999,820
Facility Condition Index:	0.21 - Fair	**City Code:**	Bayport	**Ext. Gross Area:**	10,767
Building Code:	P7862005982	**Cost Model Name:**	Single-story Work Facility	**Current Replacement Value:**	$432,492
Building Name:	Greenhouse Office #30	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$50,394
Facility Condition Index:	0.12 - Good	**City Code:**	Bayport	**Ext. Gross Area:**	999
Building Code:	P7862006282	**Cost Model Name:**	Single-story Office/Public Access Facility	**Current Replacement Value:**	$2,062,768
Building Name:	Discipline #8	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$255,949
Facility Condition Index:	0.12 - Good	**City Code:**	Bayport	**Ext. Gross Area:**	3,835

Building Code:	P7862006382	**Cost Model Name:**	Single-story Work Facility	**Current Replacement Value:**	$1,737,995
Building Name:	Flammable Storage #41	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$286,797
Facility Condition Index:	0.17 - Fair	**City Code:**	Bayport	**Ext. Gross Area:**	4,976
Building Code:	P7862006482	**Cost Model Name:**	Butler-style Warehouse Building	**Current Replacement Value:**	$14,450,067
Building Name:	West Warehouse # 37	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$4,084,164
Facility Condition Index:	0.28 - Fair	**City Code:**	Bayport	**Ext. Gross Area:**	58,545
Building Code:	P7862006582	**Cost Model Name:**	Butler-style Warehouse Building	**Current Replacement Value:**	$11,788,149
Building Name:	East Warehouse #36	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$5,001,282
Facility Condition Index:	0.42 - Poor	**City Code:**	Bayport	**Ext. Gross Area:**	66,706
Building Code:	P7862006682	**Cost Model Name:**	Bunker	**Current Replacement Value:**	$4,860,110
Building Name:	Root Cellar #40	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$876,388
Facility Condition Index:	0.18 - Fair	**City Code:**	Bayport	**Ext. Gross Area:**	5,492
Building Code:	P7862006882	**Cost Model Name:**	Single-family Residence	**Current Replacement Value:**	$381,990
Building Name:	Residence Garage #29	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$98,990
Facility Condition Index:	0.26 - Fair	**City Code:**	Bayport	**Ext. Gross Area:**	1,056
Building Code:	P7862006982	**Cost Model Name:**	Butler-style Warehouse Building	**Current Replacement Value:**	$430,093
Building Name:	Storage Shed #60	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$160,236
Facility Condition Index:	0.37 - Poor	**City Code:**	Bayport	**Ext. Gross Area:**	2,704
Building Code:	P7862007182	**Cost Model Name:**	Butler-style Warehouse Building	**Current Replacement Value:**	$544,588
Building Name:	Butler Building #57	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$290,281
Facility Condition Index:	0.53 - Crisis	**City Code:**	BAYPORT	**Ext. Gross Area:**	3,405
Building Code:	P7862007282	**Cost Model Name:**	Butler-style Warehouse Building	**Current Replacement Value:**	$943,213
Building Name:	Pole Barn Storage #58	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$131,150
Facility Condition Index:	0.14 - Good	**City Code:**	Bayport	**Ext. Gross Area:**	6,050
Building Code:	P7862007682	**Cost Model Name:**	Bunker	**Current Replacement Value:**	$715,404
Building Name:	Ice House Storage #54	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$71,540
Facility Condition Index:	0.10 - Good	**City Code:**	Bayport	**Ext. Gross Area:**	1,061
Building Code:	P7862007782	**Cost Model Name:**	Butler-style Warehouse Building	**Current Replacement Value:**	$629,147
Building Name:	Machine Storage #44	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$145,126
Facility Condition Index:	0.23 - Fair	**City Code:**	Bayport	**Ext. Gross Area:**	4,038
Building Code:	P7862008081	**Cost Model Name:**	Fabric Structure	**Current Replacement Value:**	$233,781
Building Name:	Green House #79	**Address:**	970 Pickett Street N	**Deferred Maintenance:**	$33,753
Facility Condition Index:	0.14 - Good	**City Code:**	Bayport	**Ext. Gross Area:**	2,195
Building Code:	P7862008082	**Cost Model Name:**	Butler-style Warehouse Building	**Current Replacement Value:**	$535,940
Building Name:	C/O Transporation Garage #43	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$139,117
Facility Condition Index:	0.26 - Fair	**City Code:**	Bayport	**Ext. Gross Area:**	3,072

Building Code:	P7862008084	**Cost Model Name:**	Utility Shed	**Current Replacement Value:**	$105,913
Building Name:	Sally Port #73	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$25,868
Facility Condition Index:	0.24 - Fair	**City Code:**	Bayport	**Ext. Gross Area:**	163
Building Code:	P7862008085	**Cost Model Name:**	Fabric Structure	**Current Replacement Value:**	$215,136
Building Name:	Green House #74	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$54,855
Facility Condition Index:	0.25 - Fair	**City Code:**	Bayport	**Ext. Gross Area:**	1,771
Building Code:	P7862008086	**Cost Model Name:**	Fabric Structure	**Current Replacement Value:**	$299,455
Building Name:	Green House #75	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$71,260
Facility Condition Index:	0.24 - Fair	**City Code:**	Bayport	**Ext. Gross Area:**	2,195
Building Code:	P7862008087	**Cost Model Name:**	Butler-style Warehouse Building	**Current Replacement Value:**	$1,429
Building Name:	71 -Storage MSU	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$143
Facility Condition Index:	0.10 - Good	**City Code:**	BAYPORT	**Ext. Gross Area:**	93
Building Code:	P7862008088	**Cost Model Name:**	Low-rise Office Building, 2 to 4 story	**Current Replacement Value:**	$140,315
Building Name:	Guard Tower #1	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$12,472
Facility Condition Index:	0.09 - Good	**City Code:**	Bayport	**Ext. Gross Area:**	395
Building Code:	P7862008089	**Cost Model Name:**	Low-rise Office Building, 2 to 4 story	**Current Replacement Value:**	$132,533
Building Name:	Guard Tower #2	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$13,253
Facility Condition Index:	0.10 - Good	**City Code:**	Bayport	**Ext. Gross Area:**	389
Building Code:	P7862008090	**Cost Model Name:**	Low-rise Office Building, 2 to 4 story	**Current Replacement Value:**	$178,578
Building Name:	Guard Tower #3	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$23,178
Facility Condition Index:	0.13 - Good	**City Code:**	Bayport	**Ext. Gross Area:**	489
Building Code:	P7862008091	**Cost Model Name:**	Low-rise Office Building, 2 to 4 story	**Current Replacement Value:**	$150,967
Building Name:	Guard Tower #4	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$15,097
Facility Condition Index:	0.10 - Good	**City Code:**	Bayport	**Ext. Gross Area:**	394
Building Code:	P7862008092	**Cost Model Name:**	Low-rise Office Building, 2 to 4 story	**Current Replacement Value:**	$140,974
Building Name:	Guard Tower #5	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$14,097
Facility Condition Index:	0.10 - Good	**City Code:**	Bayport	**Ext. Gross Area:**	396
Building Code:	P7862008093	**Cost Model Name:**	Low-rise Office Building, 2 to 4 story	**Current Replacement Value:**	$158,577
Building Name:	Guard Tower #6	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$15,858
Facility Condition Index:	0.10 - Good	**City Code:**	Bayport	**Ext. Gross Area:**	459
Building Code:	P7862008094	**Cost Model Name:**	Low-rise Office Building, 2 to 4 story	**Current Replacement Value:**	$145,165
Building Name:	Guard Tower #7	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$14,517
Facility Condition Index:	0.10 - Good	**City Code:**	Bayport	**Ext. Gross Area:**	395
Building Code:	P7862008095	**Cost Model Name:**	Utility Shed	**Current Replacement Value:**	$944
Building Name:	72 -Storage Const. Annex	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$94
Facility Condition Index:	0.10 - Good	**City Code:**	BAYPORT	**Ext. Gross Area:**	92

Building Code:	P7862008096	**Cost Model Name:**	Single-story Office/Public Access Facility	**Current Replacement Value:**	$324,535
Building Name:	Industry Pass Bldg #76	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$35,405
Facility Condition Index:	0.11 **- Good**	**City Code:**	Bayport	**Ext. Gross Area:**	768
Building Code:	P7862008097	**Cost Model Name:**	Single-story Office/Public Access Facility	**Current Replacement Value:**	$308,385
Building Name:	South Gate Officers Station #77	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$10,782
Facility Condition Index:	0.03 **- Excellent**	**City Code:**	Bayport	**Ext. Gross Area:**	480
Building Code:	P7862008100	**Cost Model Name:**	Correctional Facility Housing Unit	**Current Replacement Value:**	$26,049,709
Building Name:	Segregation Bldg #17	**Address:**	970 Pickett Street No	**Deferred Maintenance:**	$1,369,501
Facility Condition Index:	0.05 **- Good**	**City Code:**	Bayport	**Ext. Gross Area:**	60,977
Building Code:	P7862008101	**Cost Model Name:**	Single-story Work Facility	**Current Replacement Value:**	$853,263
Building Name:	Water Treatment #78	**Address:**	970 Picket Street	**Deferred Maintenance:**	$58,447
Facility Condition Index:	0.07 **- Good**	**City Code:**	BAYPORT	**Ext. Gross Area:**	3,487

NOTE FOR DECOMMISSIONING STUDY APPENDIX D:
FCA BY BUILDING, PAGES 93- 464 REDACTED FOR BREVITY
(Data on MN Facilities other than MCF-Stillwater)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received JUN 11 1986
date entered 7-10-86

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic: Stillwater State Prison Historic District

and/or common: Minnesota Correctional Facility -- Stillwater

2. Location

street & number: 5500 Pickett Avenue — N/A not for publication

city, town: Bayport — N/A vicinity of

state: Minnesota code: 22 county: Washington code: 163

3. Classification

Category	Ownership	Status	Present Use	
x district	x public	x occupied	agriculture	museum
building(s)	private	unoccupied	commercial	park
structure	both	work in progress	educational	private residence
site	**Public Acquisition**	**Accessible**	entertainment	religious
object	N/A in process	yes: restricted	government	scientific
	being considered	yes: unrestricted	industrial	transportation
		x no	military	x other: Penal

4. Owner of Property

name: Minnesota Dept. of Corrections - Orville B. Pung, Commissioner

street & number: 300 Bigelow Bldg.; 450 North Syndicate

city, town: St. Paul — N/A vicinity of — state: Minnesota 55104

5. Location of Legal Description

courthouse, registry of deeds, etc.: Washington County Courthouse

street & number: 14900 61st Street North

city, town: Stillwater — state: Minnesota

6. Representation in Existing Surveys

title: State-Owned Buildings Survey — has this property been determined eligible? yes x no

date: 1977-1978 — federal x state county local

depository for survey records: Minnesota State Historic Preservation Office
Minnesota Historical Society -- Fort Snelling History Center

city, town: St. Paul — state: Minnesota

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	_X_ original site
_X_ good	___ ruins	_X_ altered	___ moved date N/A
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

SUMMARY DESCRIPTION

The Minnesota State Prison at Stillwater is situated approximately one mile south of Stillwater, on the top of a bluff overlooking the valley of the St. Croix River. The main building complex, comprising some 16 major buildings on 22 acres within a rectangular, walled compound, was constructed between 1910 and 1914 to designs by State Architect Clarence H. Johnston, Sr. Although occasional details recall historical precedents, the design of the buildings was intended to be simply "modern" and utilitarian. Principal buildings include the Administration Building, four Cell Halls, a Hospital, a Chapel/Dining Hall/Kitchen complex, and industrial buildings. A 28-foot-high, freestanding wall with guard towers encloses the original complex. Several buildings outside the walls also date from the original construction period and are included in the historic district, which covers 13 additional acres and includes in all 29 buildings and 1 structure. Of the 29 buildings, 8 are non-contributing.

ARCHITECTURAL ANALYSIS

Most of the major non-industrial buildings are laid out in a plan said to resemble a telephone pole, with the central circulation spine as the pole and the buildings themselves as the crossbars. Cell Halls A and B form the top crossbar and also the east edge of the walled compound; they meet at the central spine and in front of them, facing the street, stands the Administration Building, the spine's eastern terminus. Like all the original buildings in the compound, these are faced with orange-brown brick and trimmed in cut, hammered limestone; both materials make up the geometric ornament at cornices and gable ends. Also repeated throughout the complex are the deeply overhanging eaves with ornamentally sawn rafters, ornamented sillhouettes of parapet walls, and square brick cupolas with low-pitched, pyramidal caps. Red tile roofs, another element unifying the original design, now remain only on the Administration Building, Hospital, and guard towers.

The Laundry and Tailor Shop, and Cell Hall C (now altered), form the second crossbar of the telephone pole, with the Operations Building and Canteen (now demolished and replaced by the new Chapel) tucked between them and the cell halls. The third crossbar is shown in early renderings of the site plan as consisting of two more cell halls, like A and B but shorter; but only one of these, Cell Hall D, was eventually built. Although it was added later (1927-1928) and differs from the original design in having a flat roof, Cell Hall D contributes to the historic district because it fulfills the original plan, uses the original unifying materials and details, and was designed by the original architect, C. H. Johnston, Sr. It is balanced across the central spine by the Activities Building, added in 1970. The spine terminates at the west in the large Chapel (now Auditorium)/Dining Hall/Kitchen complex.

(See Continuation Sheet)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Expires 10-31-87

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Stillwater State Prison Historic District, Bayport, Washington Co., Minnesota
Continuation sheet Owner of Property Item number 4 Page 1

Robert Erickson, Warden
Stillwater Security Facility
P.O. Box 55
Stillwater, Minnesota 55082

Ms. Sandra J. Hale, Commissioner
Department of Administration
200 State Administration Building
50 Sherburne Avenue
St. Paul, Minnesota 55155

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Expires 10-31-87

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

The exercise yard to the north of the telephone pole complex has always had a baseball diamond. To the south, the Hospital stands in what was considered the prison "park," above the site of the now-demolished Paxtonian greenhouse.

A north-south road called "Main Street" divides the telephone pole-plan housing complex from the industrial buildings to the west. The two factories -- the Cordage Factory on the north and the Farm Machinery Industry Building on the south -- flank the central Power House, backed up by the Cordage Warehouse and the Foundry and Blacksmith Shop, respectively. Generally, flat roofs distinguish these industrial buildings from the housing buildings. Centered behind the Power House as the western terminus of the whole axial composition, the octagonal brick water tower (now demolished) had a battered base, a pronounced stone water table, and small windows at the top above a corbel table and beneath a sprocketed, steeply pointed cap. Various small service buildings clustered around its base, not depicted in the original site plans, remain.

The Warden's Residence, directly across the street from the Administration Building, contributes to the historic district by extending the east-west axis and by presenting an image in sharp contrast to that of the prison itself. The difference between the worlds "inside" and "outside" the walls could hardly be drawn more clearly than it is in this Americanized version of an English country house. Also the work of C. H. Johnston, Sr., the Deputy Warden's Residence is a conventional "Midwest Square" that gains distinction by applying scaled-down versions of details from the Warden's Residence. The other staff residences remaining may have been moved from other sites at the time of construction: they appear to be earlier and are in no way unique, but they are placed on the site so as to establish a staff residential area outside the walls.

The other buildings immediately outside the south wall are unrelated to Johnston's design and date from different periods. The two Shipping Warehouses abutting the wall were added immediately after the original construction period and are purely utilitarian in form and materials. The Auto Maintenance Garage does not appear in photographs taken c. 1930; the Minimum Security Building was added in 1940.

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

DESCRIPTION -- Inventory (Descriptions based on 1985 field survey. Building/Structure numbers are adapted by the author from maps of the Prison and refer to numbers on the sketch map.)

(* = noncontributing building or structure)

Building 1 Administration Building (1910-1914). Three-story rectangular building with projecting central bay. Eastern terminus of central spine. Brick with cut stone trim. Gable roof, cross gable at central bay. Battlemented parapets at gable ends, deeply overhanging eaves with ornamentally sawn rafters. Engaged Doric portico in stone at main entrance. Hammer-finished stone water table, belt course and coping. Brick belt courses, brick and stone panel ornamentation at third story and gable ends. Tile roof. Two brick cupolas on roof. Flagpole mounted on face of gable at central bay. Metal and glass entrance canopy removed; bars removed from second and third story windows; octagonal brick chimney at south end removed. Elevator/stair towers added to north and south ends in 1981.

Building 2 Cell Hall A (1910-1914). Four-story building -- extended rectangular plan. Three slightly projecting bays with gables. Gable roof. Battlemented parapet at south end; north end adjoins cross-gabled central circulation spine, not considered a separate building although its roof projects above those of Cell Halls A and B at this point. Brick with stone trim. Barred window openings extend full height of facade, from stone water table to just under eave line. Brick and stone panel ornament; stone coping. Two brick cupolas on roof. Roof tile replaced with asphalt shingles.

Building 3 Cell Hall B (1910-1914). Mirror image of Cell Hall A.

* Building 4 Chapel (1978-1979). One-story rectangular brick building. Flat roof. Windowless. Adjoins central spine on south, Cell Hall B on east, Cell Hall C on west: only north wall exposed. NONCONTRIBUTING.

Building 5 Operations Building (1910-1914). One-story brick building; "T" plan. Flat roof. Stone water table and coping. Adjoins central spine on north, leg of "T" extends south between Cell Hall A and Laundry and Tailor shop.

(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Stillwater State Prison Historic District

* Building 6 Cell Hall C and Security Center (1910-1914; Cell Hall C altered and Security Center added 1964). Cell Hall C originally mirror image of Laundry and Tailor Shop. One-story, flat-roofed brick Security Center added to north end. Adjoins central spine on south. NONCONTRIBUTING.

Building 7 Laundry and Tailor Shop (1910-1914). One-story rectangular building. Adjoins central spine on north. Gable roof. Battlemented parapet at south end; north end adjoins circulation spine and Cell Hall C. Brick with stone water table and coping; brick and stone ornament. Brick cupola on roof. Roof tile replaced with asphalt shingles.

* Building 8 Activities Building (1970). One-story rectangular brick building. Adjoins central spine on south. Gable roof. Stone water table; no other ornament. NONCONTRIBUTING.

Building 9 Cell Hall D (1927-1928). Three-story rectangular building. Adjoins central spine on north. Flat roof. Brick. Barred window openings extend full height of facade, from stone water table to brick belt course marking cornice.

Building 10 Hospital (1910-1914; now called Health Center). Freestanding one-story brick building. Originally "H" plan with projecting entry bay in center of crossbar facing north; all wings, including both sides of crossbar, extended before 1930. Gable roofs; battlemented parapets at gable ends; deeply overhanging eaves. Stone water table and coping; brick and stone ornament. Tile roof; brick chimneys.

Building 11 Chapel (now called Auditorium), Dining Hall and Kitchen (1910-1914; addition at northwest corner). Although considered one building, this is actually a complex: to the east, a two-story rectangular building containing the Auditorium on the north and the Dining Hall on the south; to the west, a smaller two-story rectangular building containing the kitchen. Both buildings have gable roofs, their ridges running north-south. They are connected by a two-story, gable-roofed wing, its ridge running east-west. Both Dining Hall and Auditorium have single, double-height interior spaces. The windows of the Dining Hall are continuous from stone water table to ornamented brick and stone belt course marking the cornice; those of the Auditorium express two levels. The Kitchen building terminates the central spine with a projecting, cross-gabled central bay. Gables end in battlemented parapets with brick and stone ornament similar to other buildings; roofs have brick cupolas and glazed monitors. Roof tile replaced with asphalt shingles.

(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Stillwater State Prison Historic District
Continuation sheet 4 Item number 7 Page 4

Building 12 Cordage Factory (now called Industry Building, 1910-1914). Rectangular building, three stories, flat roof. Brick; stone water table and coping; brick and stone panel ornament. Brick parapet wall ornamented to suggest crenelations, end pavilions, and gabled center block. Pivoting industrial steel windows.

Structure 13 Power House (1910-1914; remodelled 1982-1983). Square, flat-roofed structure. One story, equivalent to two-story height. Brick; stone water table and coping; stone and brick panel ornament. Full-height barred window openings; steel spandrels. Parapet wall ornamented to suggest crenelations, pinnacles, and gables. Squat cylindrical brick chimney with deeply corbelled cornice demolished; metal chimney and pollution-abatement facilities added at west facade.

Building 14 Farm Machinery Industry Building (1910-1914). Mirror image of Cordage Factory. Some window openings infilled with concrete block and small steel windows.

Structure 15 Cordage Warehouse (1910-1914). Rectangular brick structure consisting of four bays arranged north to south. One story, equivalent to three-story height. Low-pitched gable roof with deeply overhanging eaves. West facade has low-arched windows above overhead vehicle doors, brick and concrete loading dock. Brick and stone panel ornament. Roof tile replaced with asphalt shingles, gutters and metal fascia added.

Structure 16 Electric Motor Repair Shop (now called Water Treatment Building; 1910-1914). Rectangular brick structure; one story; flat roof. Utilitarian, unornamented.

Structure 17 Well House (1910-1914). Square brick structure; one story; flat roof. Utilitarian, unornamented.

Structure 18 Maintenance Building (now called Building Maintenance Building; 1910-1914). Rectangular brick structure; one story; flat roof. Overhead vehicle doors at south facade. Utilitarian, unornamented. One-story, concrete block Inside Construction Building added on east side.

Building 19 Foundry (1914; remodelled 1935). Rectangular, one-story brick building, equivalent to two-story height. Flat-roofed two-story block at north end; south section has roof monitor running north-south. Flat-roofed three-story tower at midpoint of south section on west partially demolished. Stone sills and coping; simple brick panels; otherwise unornamented. Original pivoting industrial steel windows now partially covered with corrugated fiberglass.

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Building 20 Blacksmith Shop (1914). Rectangular, one-story brick building, equivalent to two-story height. Roof monitor running north-south. Stone sills and coping; simple brick panels; otherwise unornamented. Original pivoting industrial steel windows now partially covered with corrugated fiberglass.

Structure 21 Perimeter Wall and Guard Towers (1914). Reinforced concrete wall, 28 feet high, surrounding three sides of original complex. Stone water table and coping at extreme eastern portions of wall (visible from road); brick facing and brick and stone panel ornament on exterior of wall, replaced with rough-finished concrete in some places. Square, three-story concrete guard towers at corners and midpoints of wall. Typical guard tower has brick facing; brick and stone panel ornament with rough-finished concrete in panel; large windows at third story, which projects above top of wall; and low-pitched, pyramidal tile roof.

* Structure 22 West Shipping Warehouse (1916; remodelled 1929). One-story, rectangular, shed-roofed structure. Corrugated metal siding. Loading dock at south. NONCONTRIBUTING.

* Structure 23 East Shipping Warehouse (1916; remodelled 1929). Mirror image of West shipping Warehouse. Two gabled porches at south. NONCONTRIBUTING.

* Building 24 Minimum Security Building (1940). Two-story, flat-roofed brick building; irregular plan. NONCONTRIBUTING.

* Structure 25 Auto Maintenance Garage (after 1916). One-story, wood-frame structure. Gable roof, asphalt shingles. One-story, wood-frame, gable-roofed addition to west. NONCONTRIBUTING.

Building 26 Warden's Residence (1910-1914). Two-story, rectangular, wood-frame house. Stucco exterior, wood trim, brick foundation. Palladian-motif portico at west (entry) facade; one-story sunroom at east overlooking river valley. Typical windows double-hung, six-over-six-light; some smaller rectangular double-hung windows; two round-arched divided-light windows at west facade. Hipped roof. Hipped-roofed dormers at north and west, eyebrow dormer at south, shed dormer at east. Tall, stuccoed chimneys. Hipped-roofed porches at north and south ends have been enclosed; "Craftsman"-style trellis removed from north porch. Wood roof shingles replaced with asphalt shingles.

(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Stillwater State Prison Historic District
Continuation sheet 6 Item number 7 Page 6

* Structure 27 Garage (after 1930). One-story, rectangular wood-frame garage. Stucco finish. Hipped roof, asphalt shingles. NONCONTRIBUTING.

Building 28 Deputy Warden's Residence (1910-1914). Two-story, rectangular, wood-frame house. Stucco exterior, wood trim, concrete foundation. Modest, arched-roofed portico at east (front) entry. Hipped roof; small shed dormer at east. Enclosed porches at north and south. Stuccoed chimney. Wood roof shingles replaced with asphalt shingles.

Building 29 Residence (c. 1910). Two-story, cross-gable, wood-frame house. Two-story enclosed porch at east front.

Building 30 Residence (now called AA House; c. 1910). One-and-one-half-story, cross-gable, wood-frame house. One-story porch at east front. Brick chimney added at south facade.

Period	Areas of Significance—Check and justify below			
..... prehistoric	..... archeology-prehistoric	..... community planning	..... landscape architecture	..... religion
..... 1400–1499	..... archeology-historic	..... conservation	..... law	..... science
..... 1500–1599	..... agriculture	..... economics	..... literature	..... sculpture
..... 1600–1699	..... x architecture	..... education	..... military	..... social/
..... 1700–1799	..... art	..... engineering	..... music	humanitarian
..... 1800–1899	..... commerce	..... exploration/settlement	..... philosophy	..... theater
..... x 1900–	..... communications	..... industry	..... politics/government	..... transportation
		..... invention		..... other (specify)

Specific dates 1910-1914/1928 **Builder/Architect** C. H. Johnston, Sr., St. Paul, Minnesota

Statement of Significance (in one paragraph)

Repeatedly cited for its excellence of design, the second Minnesota State Prison at Stillwater (Stillwater Prison) is particularly significant as an early and influential American instance of the widely-used French "telephone pole" plan for maximum-security institutions.

The original Stillwater Prison, in use since the mid-nineteenth century, had become overcrowded and dilapidated by 1900. A physically constricted site prevented expansion, and the state legislature authorized an entirely new prison in 1905. Designed by Clarence H. Johnston, Sr., the state architect for the Board of Control who was responsible for most of the state's institutional buildings during the first 30 years of the century, the new facility was under construction from 1910 to 1914. The earlier prison's profitable twine-producing industry was retained in the new plan, along with facilities for the production of farm machinery, which remain in operation today.

The new prison attracted widespread attention, probably most significantly for its "telegraph pole" or "telephone pole" plan. First developed at Fresnes-les-Ringis, near Paris, France, in 1898, this plan used a single central circulation spine to connect all cell blocks and other facilities, which were laid out perpendicular to the spine like the crossbars of a telephone pole. Although Johnston's use of the plan at Stillwater was not complete -- the spine stopped short of connecting the western industrial buildings -- it was probably the earliest American instance of the plan subsequently used for state prisons in New Mexico, Ohio, Oregon, Texas, Massachusetts, Connecticut, and Oklahoma; and for the federal penitentiary at Lewisburg, Pennsylvania.[1]

As late as 1949, Stillwater Prison was still being called "modern . . . one of the most satisfactory and attractive physical plants of any state prison of the maximum-security pattern."[2] Most of the original buildings connected by the central spine survive very largely intact, their intricate geometric ornament belying the usually grim image of a prison. It is interesting to note of recent additions to the facility that while the buildings themselves cannot be considered significant, they have for the most part used the original planning concept and contributed to its strength.

Notes

1 United States Bureau of Prisons, Handbook of Correctional Institution Design and Construction, Washington, D. C., 1949, p. 62.

2 Ellis L. Armstrong, ed., History of Public Works in the United States, 1776-1976, Chicago: American Public Works Association, 1976, p. 499.

9. Major Bibliographical References

See Continuation Sheet.

10. Geographical Data

Acreage of nominated property 35

Quadrangle name Stillwater, Minn. - Wis. Quadrangle scale 1 : 24000

UTM References

	Zone	Easting	Northing
A	15	516780	4986025
B	15	516800	4985890
C	15	516890	4985810
D	15	516910	4981210
E	15	516800	4985810
F	15	516830	4985810
G	15	516480	4985150
H	15	516480	4986025

Verbal boundary description and justification

See Continuation Sheet.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	N/A	county	N/A	code	N/A
state	N/A	code	N/A	county	N/A	code	N/A

11. Form Prepared By

name/title	Robert Ferguson, Research Associate
organization	MacDonald and Mack Partnership
date	30 September 1985
street & number	305 Grain Exchange Building
telephone	612-341-4051
city or town	Minneapolis
state	Minnesota 55415

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national X state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Russell W. Fridley

title Russell W. Fridley
State Historic Preservation Officer

date 5/19/86

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

Keeper of the National Register date 7-10-86

Attest: date

Chief of Registration

U.S. GOVERNMENT PRINTING OFFICE : 1983 O - 419-311

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Stillwater State Prison Historic District, Bayport, Washington Co., Minnesota
Continuation sheet Resource Count Item number 8 Page 1

The Stillwater State Prison Historic District Nomination contains

21 Contributing Buildings:

- Administration Building
- Cell Hall A
- Cell Hall B
- Operations Building
- Laundry and Tailor Shop
- Cell Hall D
- Hospital
- Chapel, Dining Hall and Kitchen Complex
- Cordage Factory
- Power House
- Farm Machinery Industry Building
- Cordage Warehouse
- Electric Motor Repair Shop
- Well House
- Maintenance Building
- Foundry
- Blacksmith Shop
- Warden's Residence
- Deputy Warden's Residence
- Residence
- Residence

1 Contributing Structure:

- Perimeter Wall and Guard Towers

8 Non-Contributing Buildings:

- Chapel
- Cell Hall C and Security Center
- Activities Building
- West Shipping Warehouse
- East Shipping Warehouse
- Minimum Security Building
- Auto Maintenance Garage
- Garage

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Stillwater State Prison Historic District
Continuation sheet 7 Item number 9 Page 1

MAJOR BIBLIOGRAPHICAL REFERENCES

Armstrong, Ellis L., ed. History of Public Works in the United States, 1776-1976. Chicago: American Public Works Association, 1976.

Minnesota Legislative Manual, 1911.

Minnesota Legislative Manual, 1925.

Murphy, Patricia. The Public Buildings of the State of Minnesota: An Architectural Heritage. St. Paul, Minnesota: State Historic Preservation Office of the Minnesota Historical Society, July, 1985.

United States Bureau of Prisons. Handbook of Correctional Institution Design and Construction. Washington, D.C.: United States Bureau of Prisons, 1949.

O'Neill, Todd. "Minnesota State Prison, Stillwater." n.p., August, 1984. Report prepared for the State-Owned Buildings Survey.

Various historic photographs on file at the Washington County Historical Museum, Stillwater, Minnesota.

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

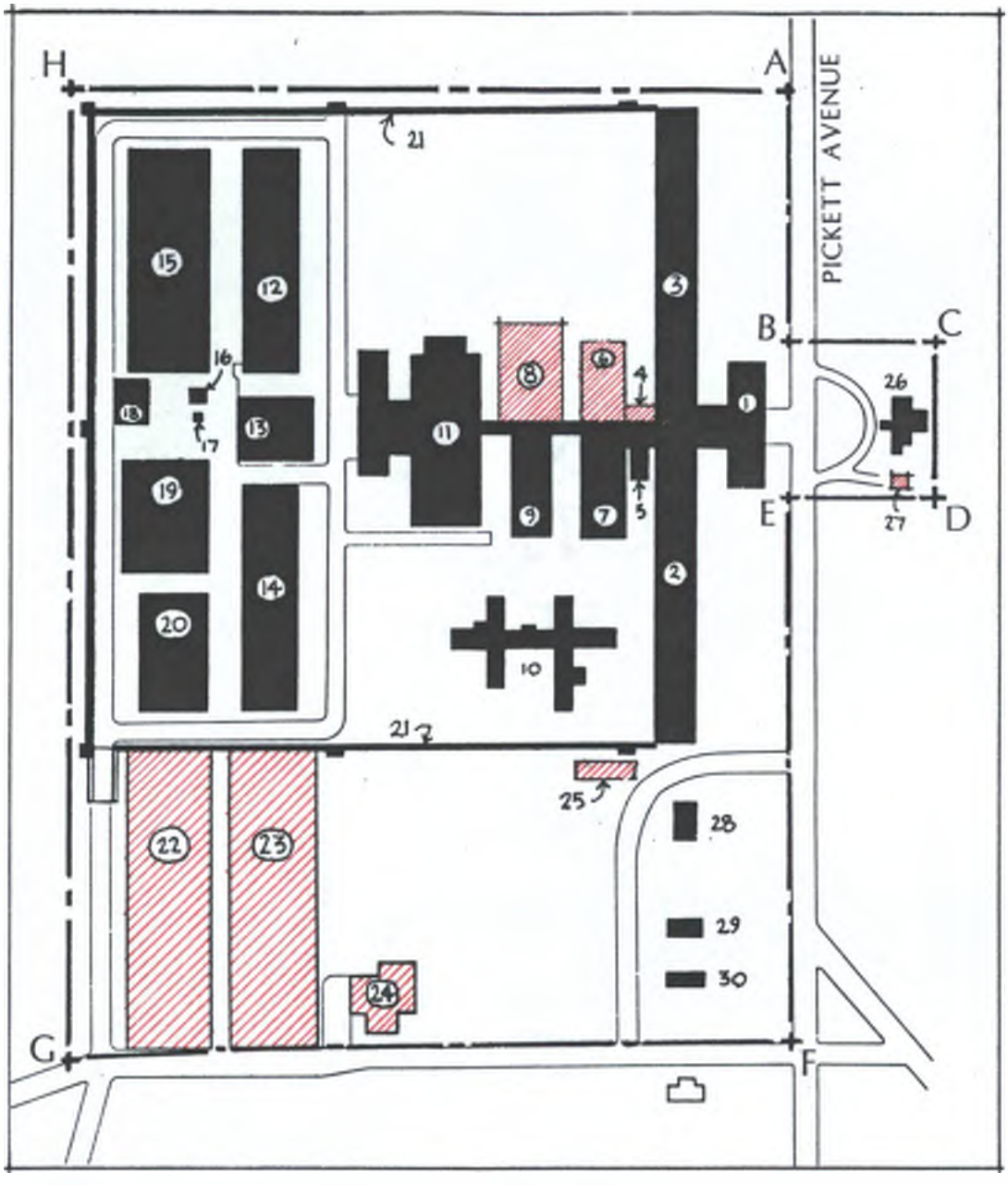
Stillwater State Prison Historic District
Continuation sheet 8 Item number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

From the southwest corner of the intersection of Pickett Avenue and 56th Street North, proceed 300' south along Pickett Avenue to a Point A on the west curb of Pickett Avenue. Thence proceed south along the curb 400' to Point B; thence east 200' to Point C; thence south 200' to Point D; thence west 200' to Point E on the west curb of Pickett Avenue; thence south 800' along that curb to Point F at the northwest corner of the intersection with the unnamed road leading to the Shipping Warehouses. Along the north curb of that road, proceed west 1150' to Point G; thence north 1550' to Point H; thence east approximately 1000' to return to Point A.

JUSTIFICATION

The boundaries described enclose the original walled compound designed by Clarence H. Johnston, Sr. and constructed in 1910-1914, along with its associated staff housing area. The remote farm complex, of no significance with regard to the telephone pole plan, is excluded, as are other facilities added later.



STILLWATER PRISON HISTORIC DISTRICT

NORTH

Contributing Building

Noncontributing Building

Source: Legislative Interim Commission to Study State Building Needs, map, "Minnesota State Prison, Stillwater, Minnesota," January 1957.

WASO Form - 177
("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

0600154

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Stillwater State Prison Historic District
Washington County
MINNESOTA

Working No. JUN 11 1986
Fed. Reg. Date: 2/3/87
Date Due: 7/10/86 2. 4/26/86
Action: ✓ ACCEPT 7-10-86
___ RETURN
___ REJECT
Federal Agency:

Entered in the National Register

☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria
Reviewer
Discipline
Date
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition		Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered	☐ original site
☐ good	☐ ruins	☐ altered	☐ moved date _____
☐ fair	☐ unexposed		

Describe the present and original (if known) physical appearance

☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect
Statement of Significance *(in one paragraph)*

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UTM References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification
The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

GPO 918-450

Comments for any item may be continued on an attached sheet

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Note: These changes apply to Stillwater State Prison Historic District in Washington County, Minnesota.

REFERENCE NUMBER: 86001574

STATE: MINNESOTA

COUNTY: Washington

RESOURCE NAME (HISTORIC): State Prison Historic District

CITY:

VICINITY OF:

ADDRESS:

CERTIFICATION DATE:

REMOVED DATE:

COMMENTS:

Nina M. Archabal
Nina M. Archabal
State Historic Preservation Officer

JUN 17 1988
Date

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

ADDITIONAL INFORMATION

for Keeper [signature] 1/9/87

WASO Form - 177
("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

State Prison Historic District
Washington County
MINNESOTA

Working No. 24 June, 1988
Fed. Reg. Date: _____
Date Due: _____
Action: ✓ ACCEPT 1/9/89
___ RETURN _____
___ REJECT _____
Federal Agency: _____

☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

approved
Entered in the National Register

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

The National Register has accepted additional information submitted by the SHPO. This information clarifies name, address and geographic location information on the original documentation.

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
___ see continuation sheet

Nomination returned for: ___ technical corrections cited below
___ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition		Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered	☐ original site
☐ good	☐ ruins	☐ altered	☐ moved date _____
☐ fair	☐ unexposed		

Describe the present and original (if known) physical appearance

☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect
Statement of Significance *(in one paragraph)*

☐ summary paragraph
☐ completeness
☐ clarity
☐ applicable criteria
☐ justification of areas checked
☐ relating significance to the resource
☐ context
☐ relationship of integrity to significance
☐ justification of exception
☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UTM References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification
The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

☐ Maps
☐ Photographs
☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

GPO 916-450

Comments for any item may be continued on an attached sheet



08231F4A

Stillwater State Prison
Historic District
(Maintenance Bldg. #18)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking northeast
08231/4A

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08230 # 13

Stillwater State Prison
Historic District
(Foundry #19)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking southeast
08230/13

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08230/4

Stillwater State Prison
Historic District
(Farm Machinery Industry
Building #14)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking west
08230/4

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08230#14

Stillwater State Prison
Historic District
Left: Well House #17;
Center: Electric Motor
Repair Shop #16; Right:
Cordage Warehouse #15)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking northwest
08230/14

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08230-8

Stillwater State Prison
Historic District
(Powerhouse, #13)
Bayport, MN

Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking northwest
08230/8

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08230*12

Stillwater State Prison
Historic District
(Power House #13)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking east at pollution
abatement equipment
08230/12

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



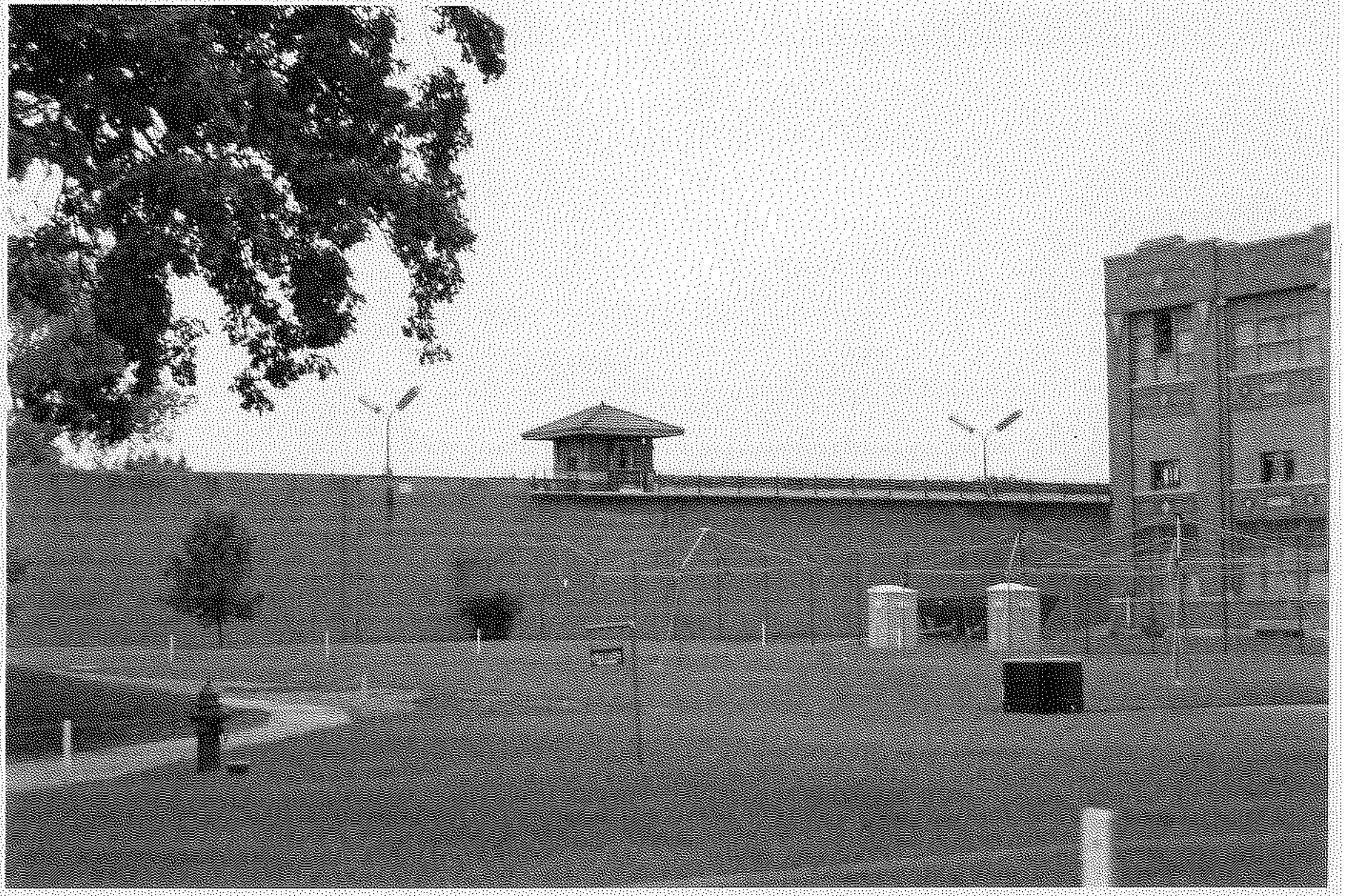
08230 #20

Stillwater State Prison
Historic District
(Cordage Factory #12)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking west
08230/20

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08230 # 7

Stillwater State Prison
Historic District
(Right: Cordage Factory #12;
Left: Wall and Tower #21)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking south-southwest
08230/7

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



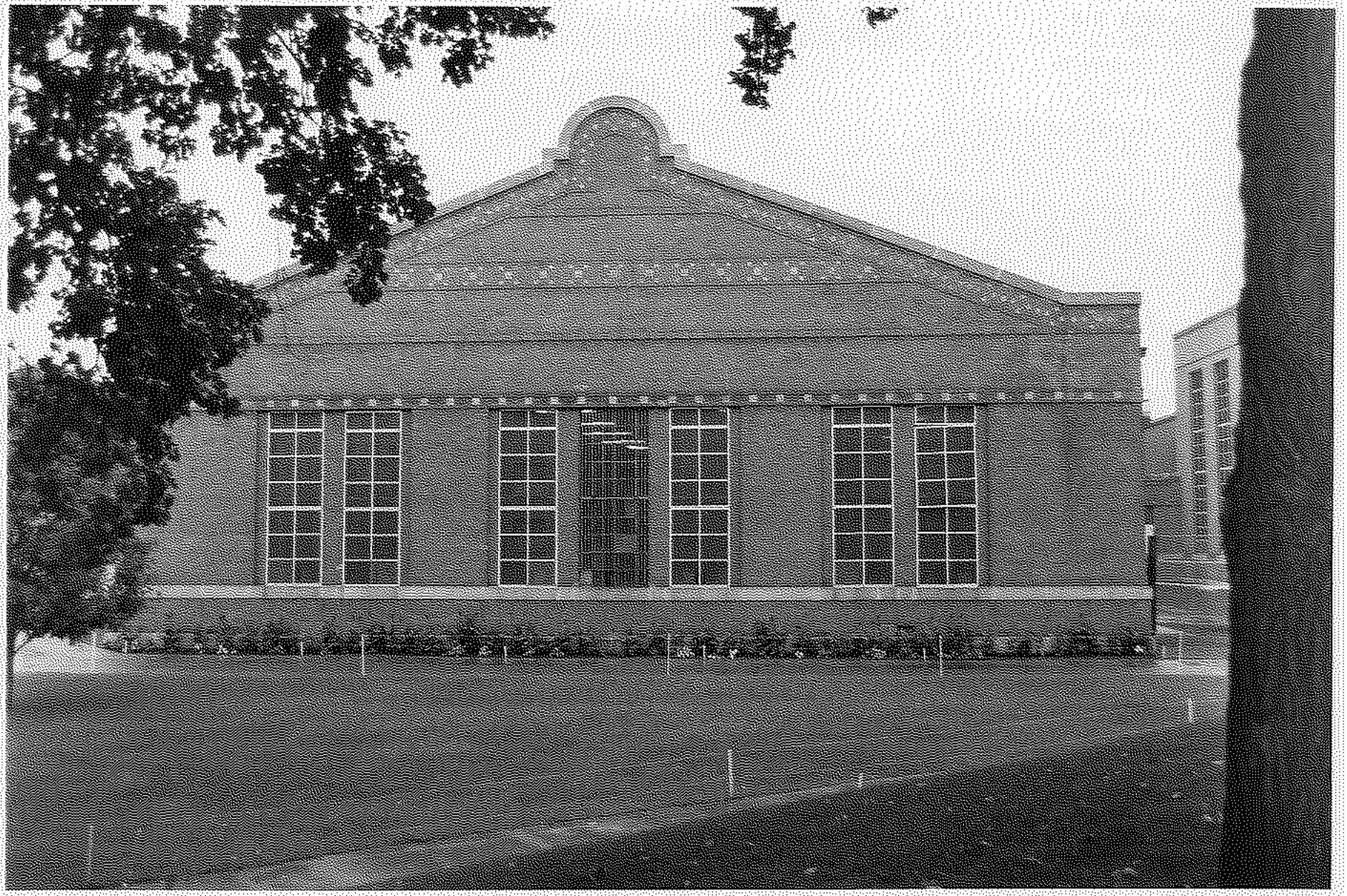
08231*2A

Stillwater State Prison
Historic District
(Power House #13)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking northwest
08231/2A

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



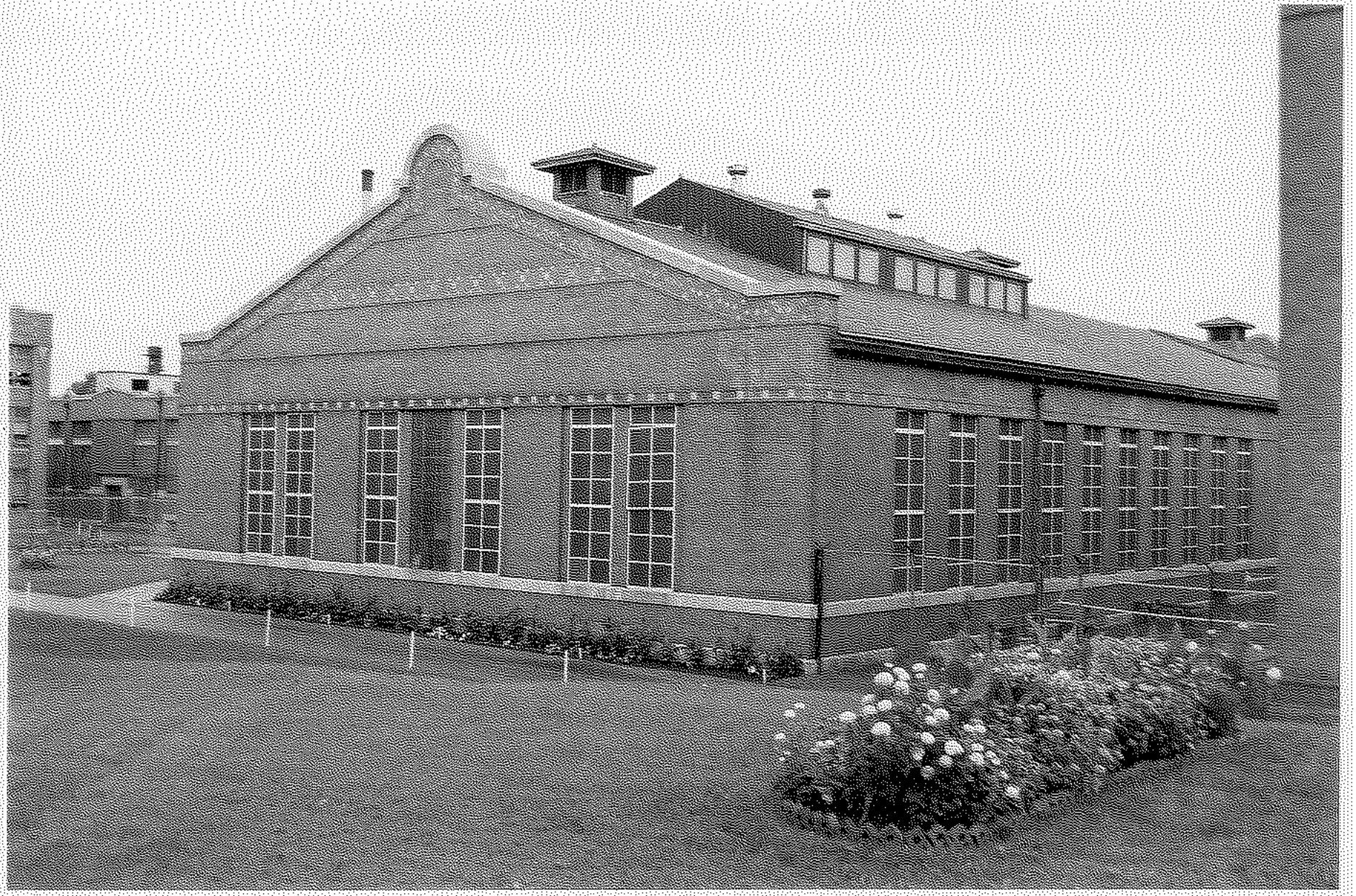
08229 #4

Stillwater State Prison
Historic District
(Dining Hall #11)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking north
08229/4

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08230 #2

Stillwater State Prison
Historic District
(Dining Hall #11)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking northwest
08230/2

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08230 F 9

Stillwater State Prison
Historic District
(Left: Kitchen, #11;
Right: Dining Hall #11)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking northeast
08230/9

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08230 #18

Stillwater State Prison
Historic District
(Chapel #11)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking southeast
08230/18

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08229 #1

Stillwater State Prison
Historic District
(Chapel-now Auditorium
#11)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking southwest
08229/1

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08230 6

Stillwater State Prison
Historic District
(Hospital #10)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking southeast
08230/6

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08229 #3

Stillwater State Prison
Historic District
(Cell Hall D #9)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking northeast
08229/3

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



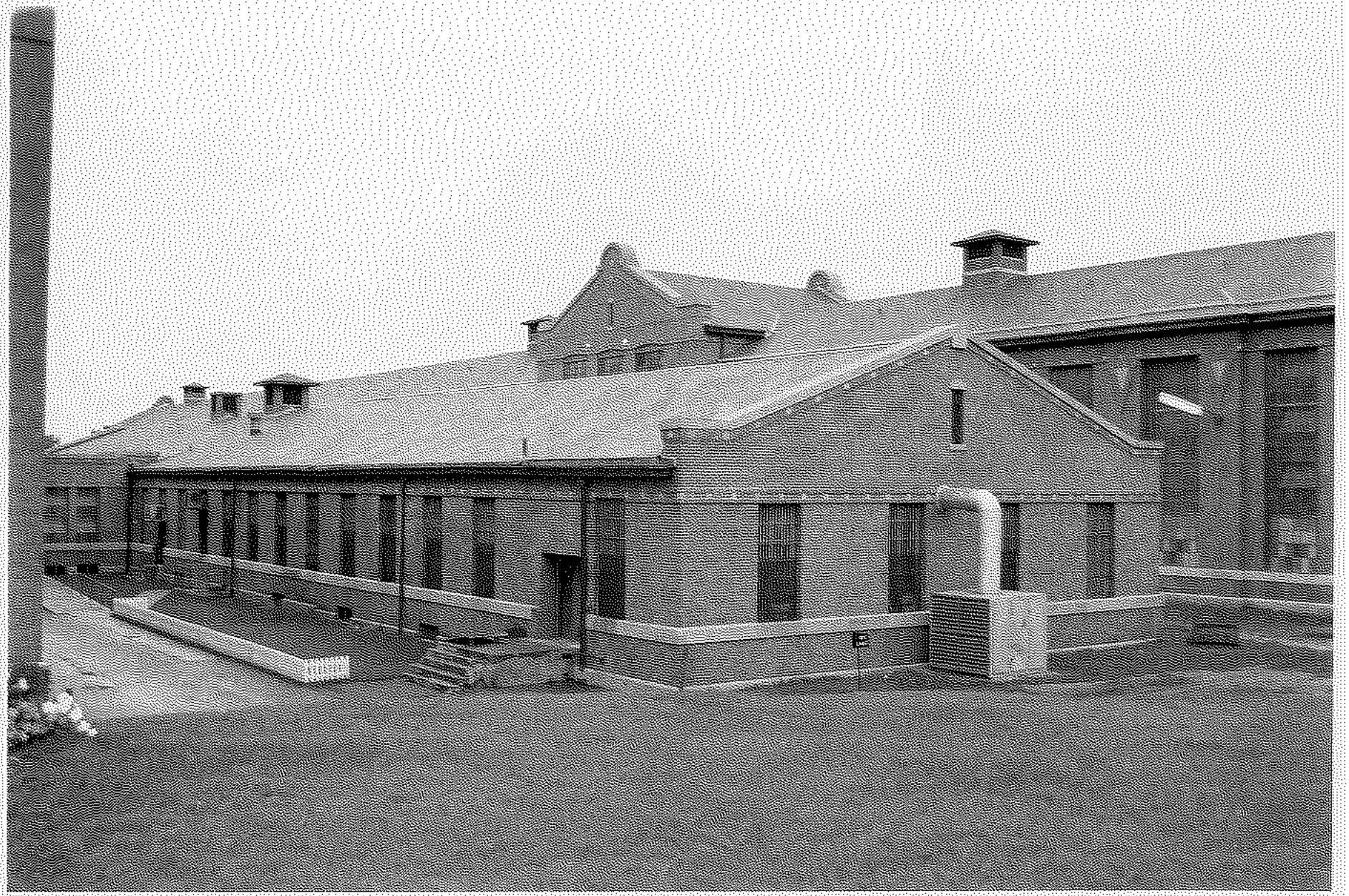
08229*2

Stillwater State Prison
Historic District
(Cell Hall C amd Security
Center #6)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking south-southeast
08229/2

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



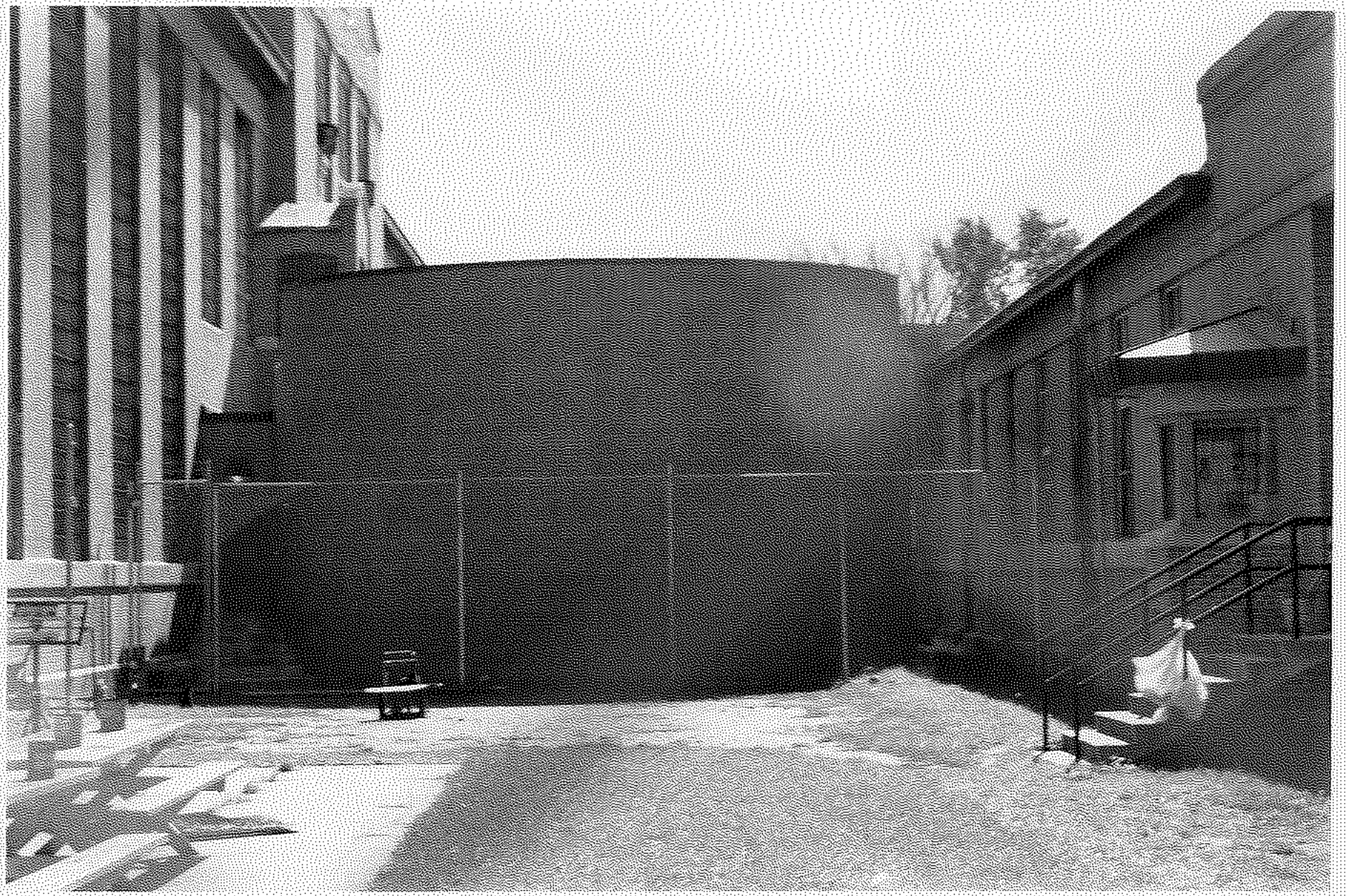
08230/3

Stillwater State Prison
Historic District
(Laundry and Tailor Shop #7)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking northeast
08230/3

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08231-0

Stillwater State Prison
Historic District (Chapel
#4 Non-contributing)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking south
08231/0

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08231-1A

Stillwater State Prison
Historic District
(Operations Bldg. #5
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking north
08231/1A

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)


PLUMBING

08229 #15

Stillwater State Prison
Historic District
(Cell Hall B #3)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking southwest
08229/15

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08229 #17

Stillwater State Prison
Historic District
(Cell Hall B #3)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking west-southwest
08229/17

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08229#8

Stillwater State Prison
Historic District
(Cell Hall B #3)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking southwest
08229/8

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08230 #17

Stillwater State Prison
Historic District
(Cell Hall B #3)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking east
08230/17

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08229#11

Stillwater State Prison
Historic District
(Administration Building #6)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking southwest
08229/11

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



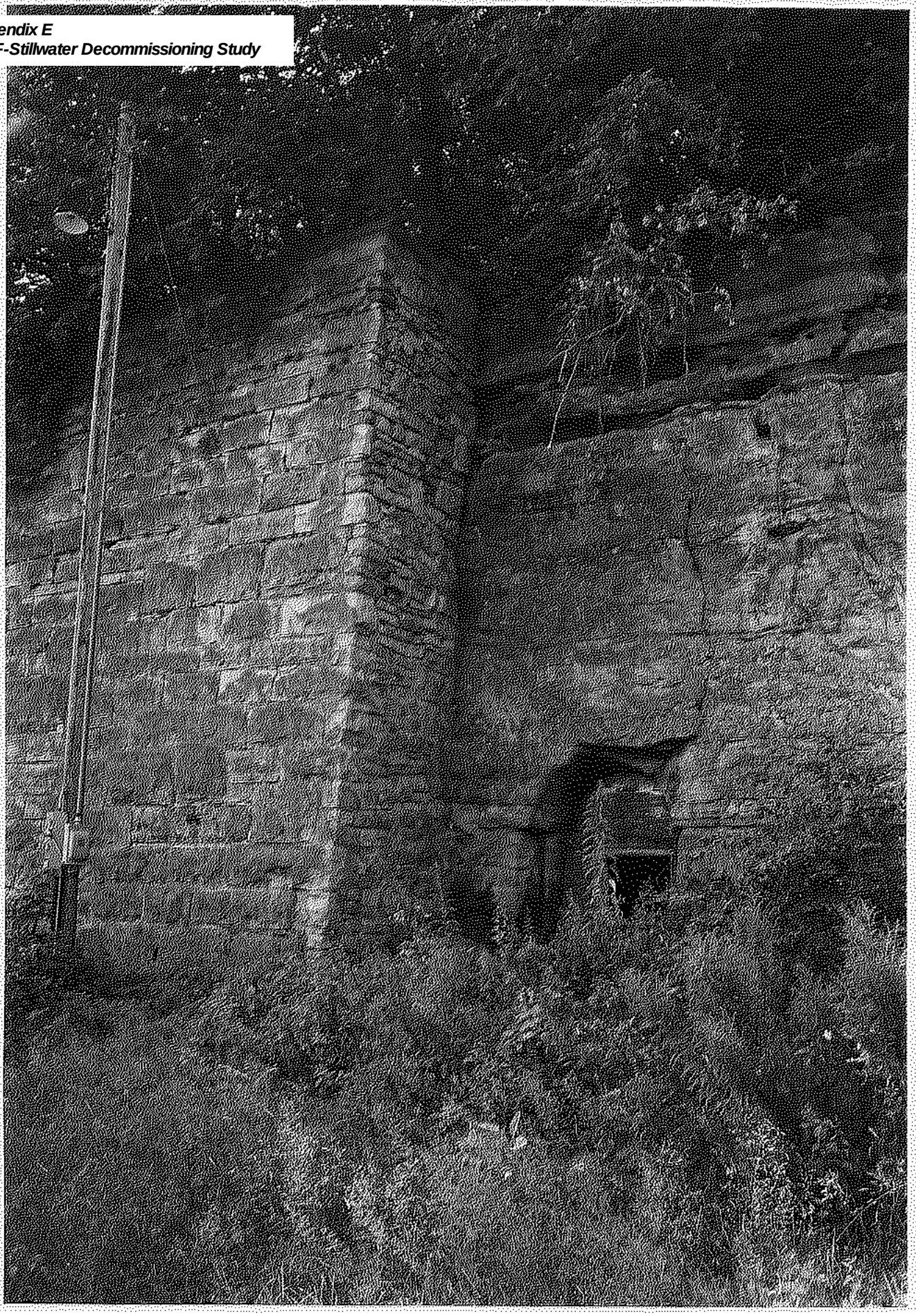
08230*5

Stillwater State Prison
Historic District
(Cell Hall A #2)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking east
08230/5

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



Minnesota State Prison (Old)
(prison wall)
Stillwater, MN; Washington County
Thomas Harvey
1981
Minnesota Historical Society, 690
Cedar Street, St. Paul, MN 55101
South
01087/8a

NOTICE: This material may be protected
by copyright law (Title 17 U.S. Code).



08229*12

Stillwater State Prison
Historic District
(Administration Building #1)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking west
08229/12

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



01087/13a

Minnesota State Prison (Old)
(warehouse)
Stillwater, MN; Washington County
Thomas Harvey
1981
Minnesota Historical Society, 690
Cedar Street, St. Paul, MN 55101
Northeast
01087/13a



Minnesota State Prison (Old)
(warehouse and manufacturing building)
Stillwater, MN; Washington County
Thomas Harvey
1981
Minnesota Historical Society, 690 Cedar Street, St. Paul, MN 55101
northwest
04268/8

NOTICE: This material may be protected by copyright law (Title 17 U. S. Code)

FROM THE COLLECTIONS OF THE
MINNESOTA HISTORICAL SOCIETY
THIS PHOTOGRAPH IS FOR REFERENCE USE ONLY. IT MAY NOT BE REPRODUCED OR SOLD WITHOUT WRITTEN PERMISSION.



08231-7A

Stillwater State Prison
Historic District
(Residence #30)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking northwest
08231/7A

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08230#16

Stillwater State Prison
Historic District
(Kitchen #11)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking southeast
08230/16

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



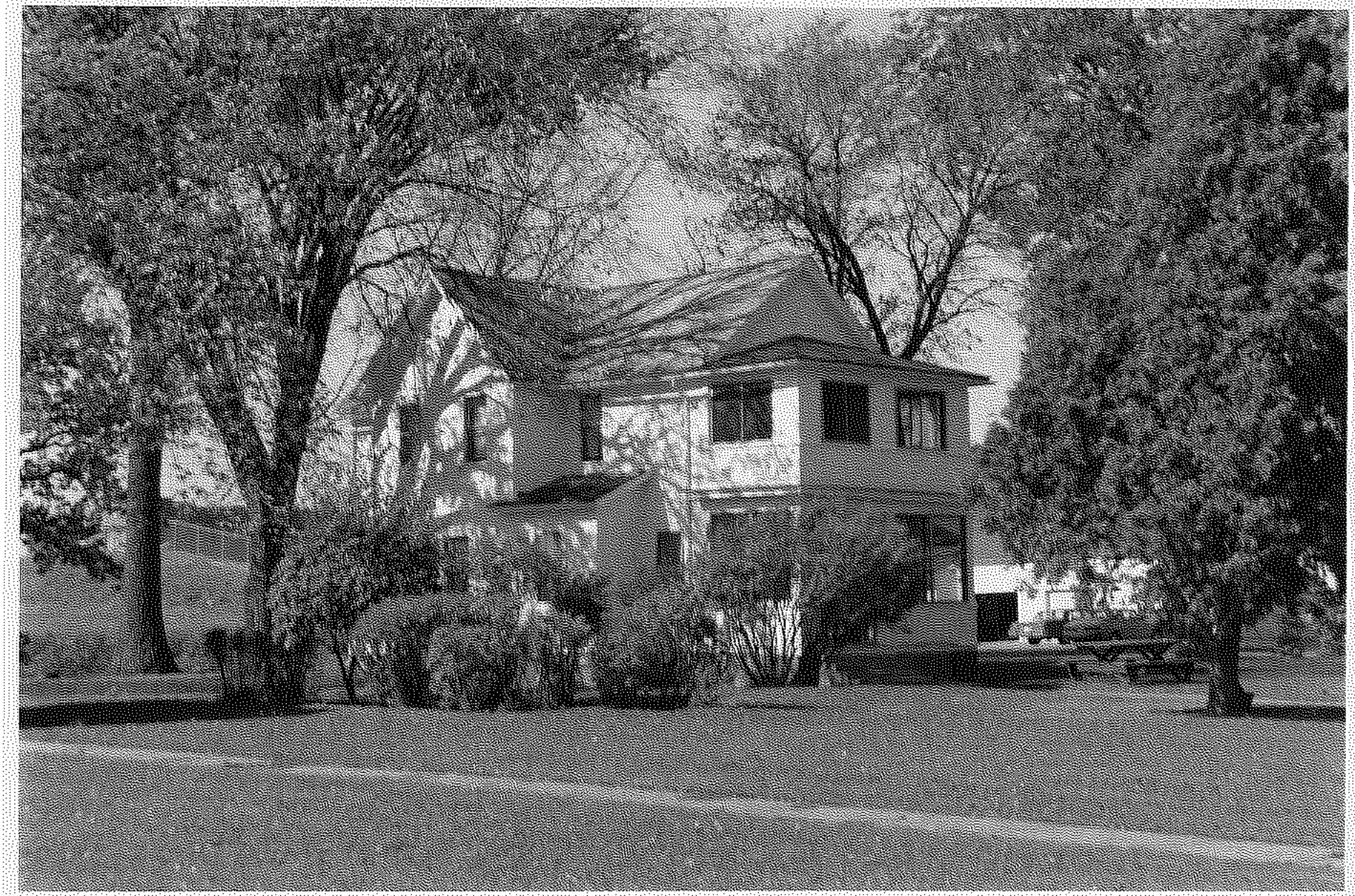
08231-54

Stillwater State Prison
Historic District
(Deputy's Warden's
Residence #28)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking northwest
08231/5A

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08231 #64

Stillwater State Prison
Historic District
(Residence #29)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking northwest
08231/6A

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08232*8

Stillwater State Prison
Historic District (Warden's
House #26)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking northwest
08232/8

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



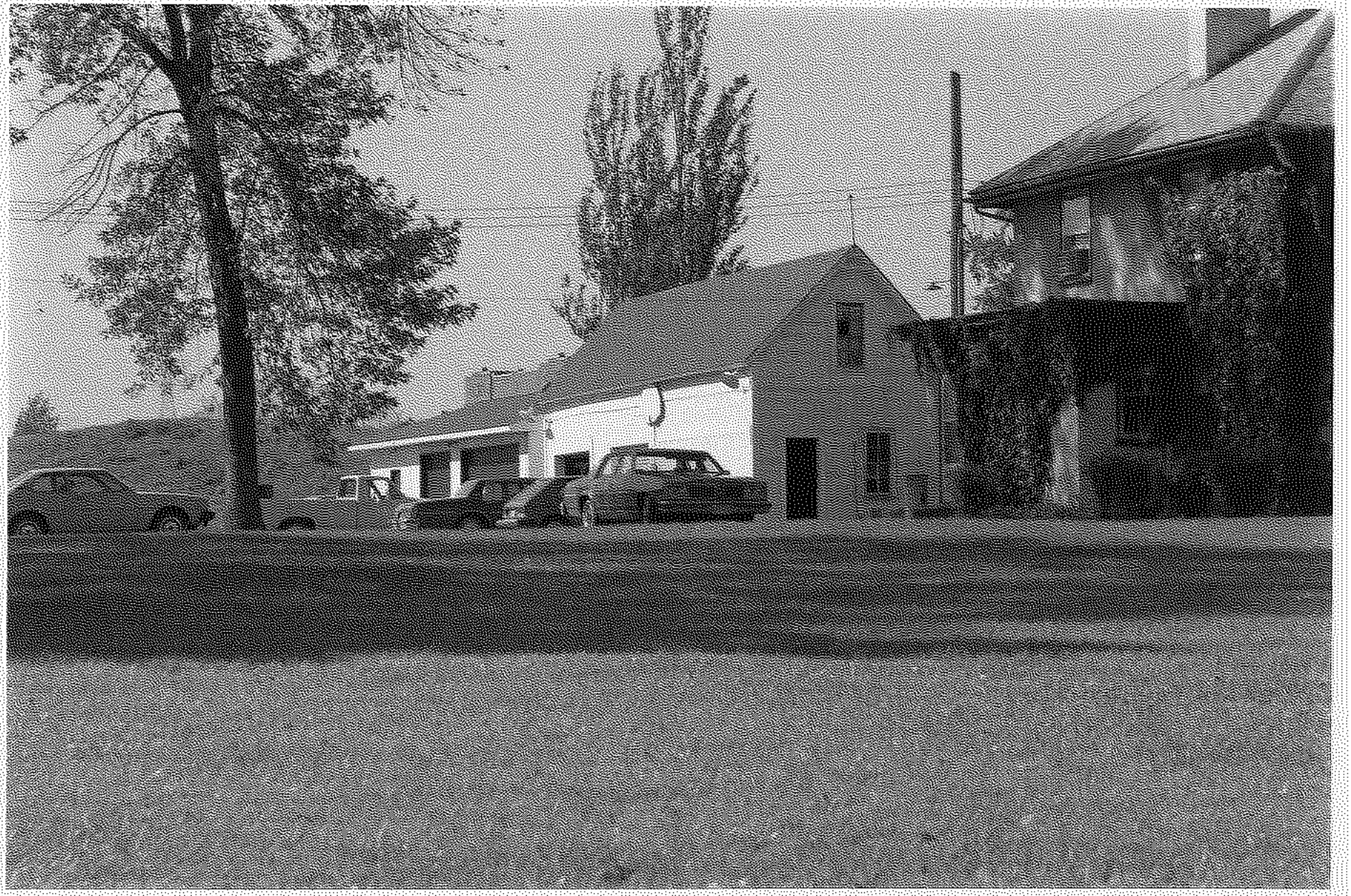
08232 2

Stillwater State Prison
Historic District (Warden's
House #26)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking east
08232/2

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



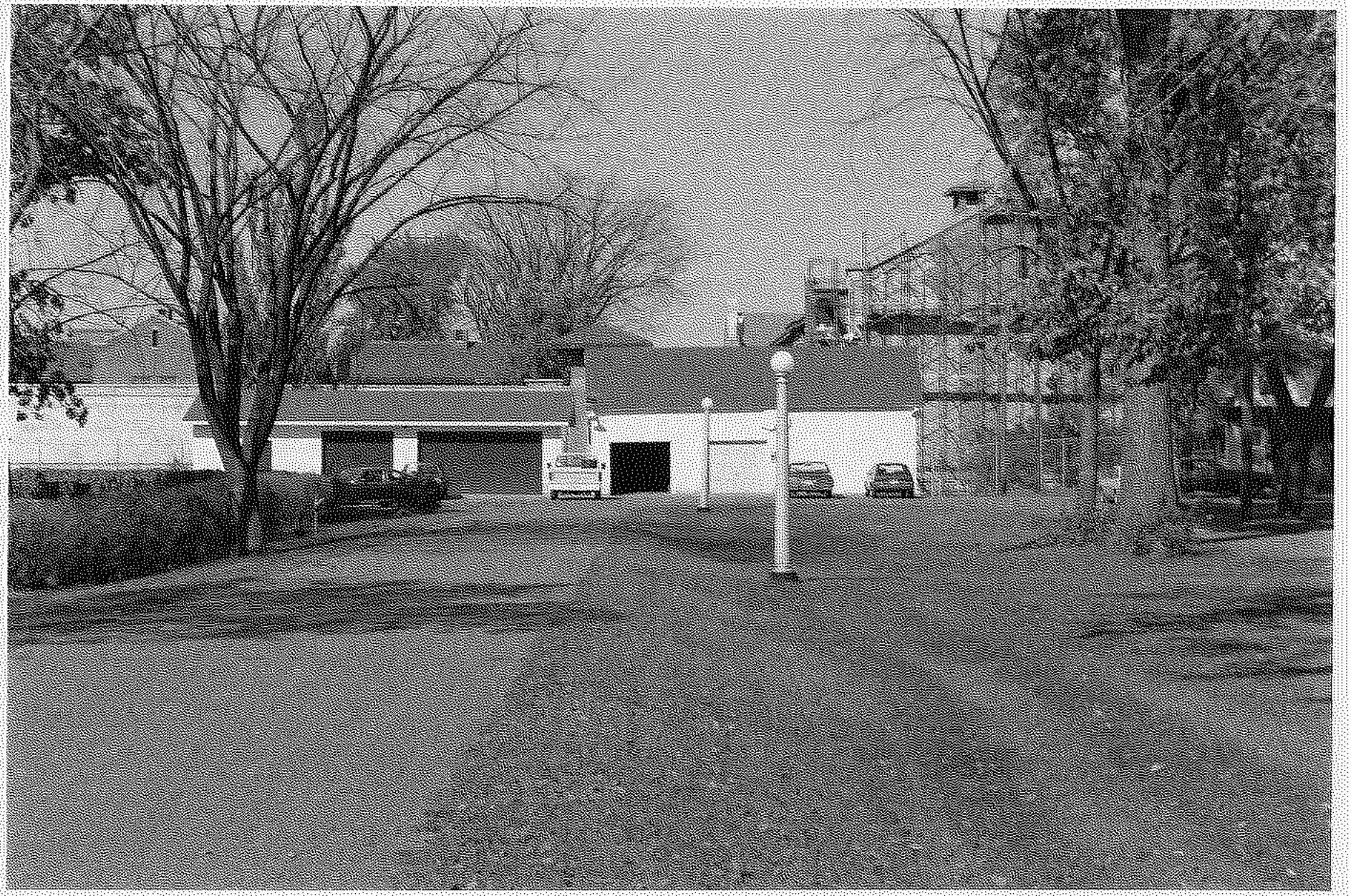
08231 #14A

Stillwater State Prison
Historic District
Auto Maintenance Garage
#25, Non-contributing
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking northwest
08231/14A

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08231-13A

Stillwater State Prison
Historic District
Auto Maintenance Garage
#25, Non-contributing
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking north
08231/13A

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08231-8A

Stillwater State Prison
Historic District
(East and West Shipping
Warehouses #23 and 22 -
Non-contributing)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking northwest
08231/8A

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



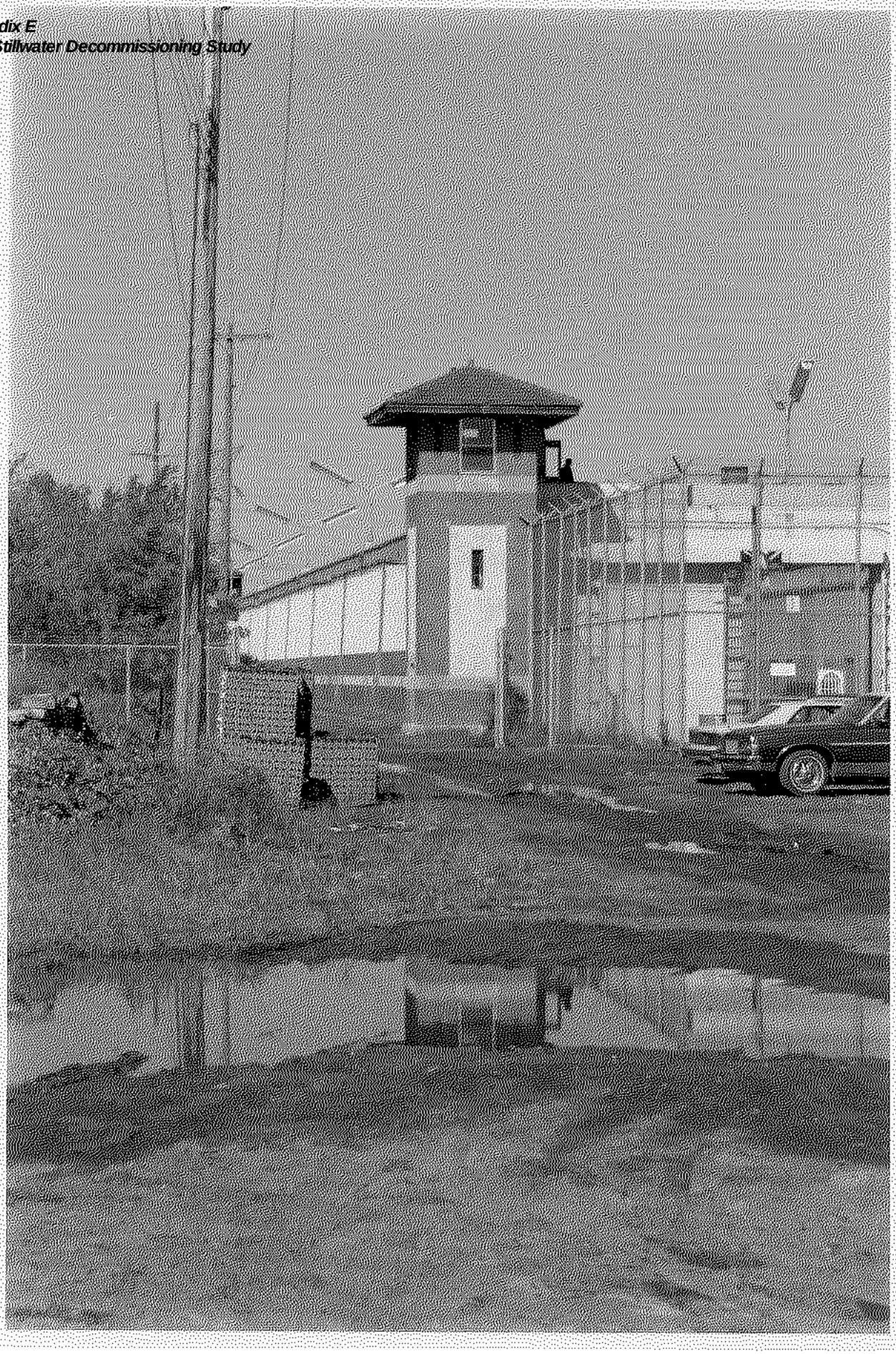
08231 #9A

Stillwater State Prison
Historic District
(Minimum Security Bldg.
#24, Non-contributing)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking north-northwest
08231/9A

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



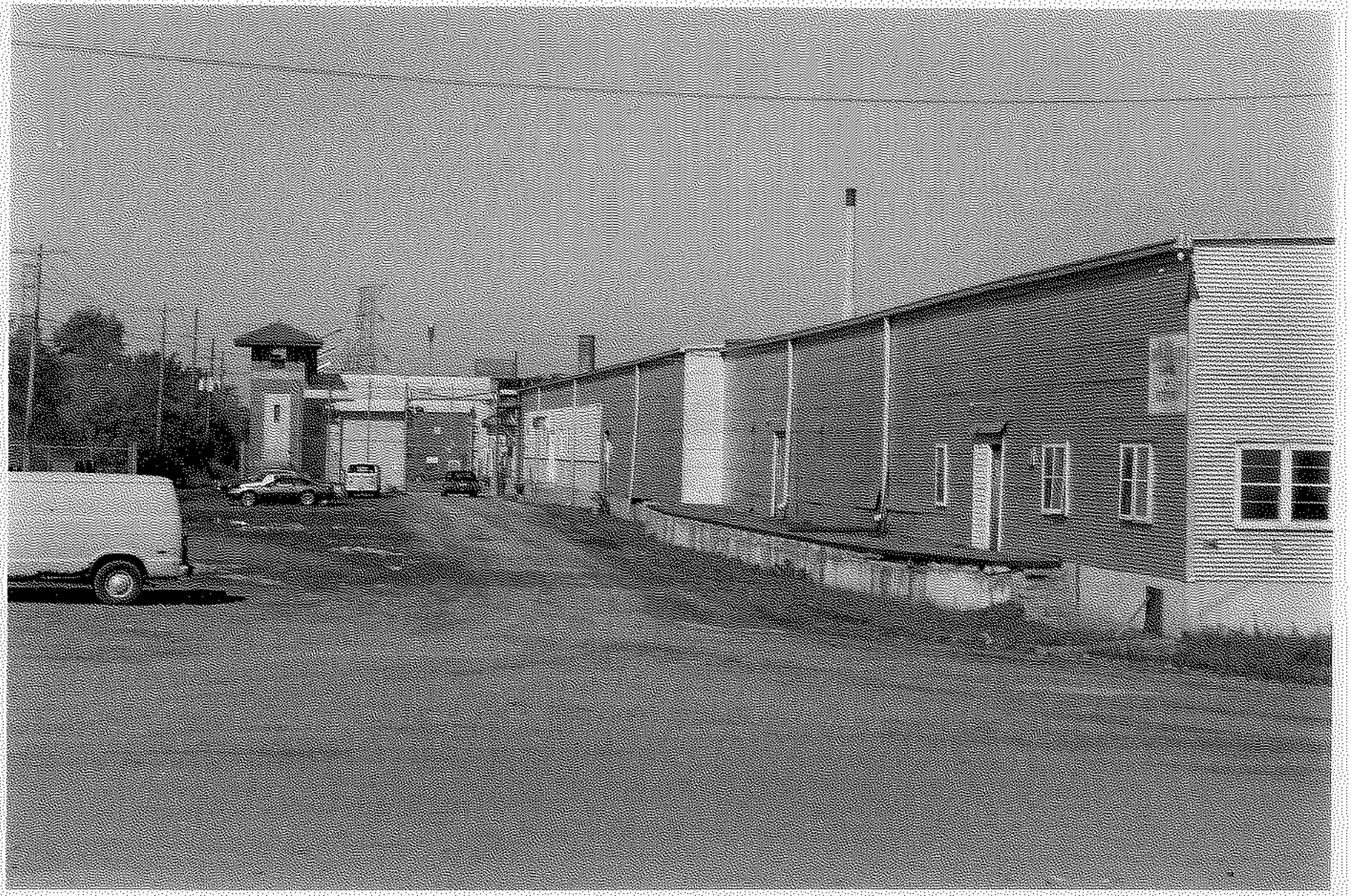
08231-11A

Stillwater State Prison
Historic District
Southwest Guard Tower #21,
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking north-northeast
08231/11A

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08231 #10A

Stillwater State Prison
Historic District
(West Shipping Warehouse
#22, Non-contributing)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking north
08231/10A

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08230#10

Stillwater State Prison
Historic District
(Right: Foundry, #19;
Center: Maintenance Bldg.
#18; Left: Cordage
Warehouse #15)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking north-northeast
08230/10

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)



08230* 11

Stillwater State Prison
Historic District
(Blacksmith Shop #20)
Bayport, MN
Washington County
Robert Ferguson
1985
Minnesota Historical Society,
690 Cedar St., St. Paul, MN
Looking east-southeast
08230/11

From the Collection of the
MINNESOTA HISTORICAL SOCIETY

DO NOT REPRODUCE
WITHOUT WRITTEN PERMISSION

NOTICE:
This Material may be protected by Copyright Law (Title 17 U.S. Code)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

STILLWATER QUADRANGLE
MINNESOTA—WISCONSIN
7.5 MINUTE SERIES (TOPOGRAPHIC)

Mapped, edited, and published by the Geological Survey
in cooperation with Minnesota Department of Administration

Control by USGS, USC&GS, and USCE

Topography by photogrammetric methods from aerial photographs taken 1949 and planetable surveys 1946. Revised 1967 from aerial photographs taken 1966
Depth curves compiled from charts furnished by Minnesota Department of Conservation

Polyconic projection. 1927 North American datum
10,000-foot grids based on Minnesota coordinate system, south zone, and Wisconsin coordinate system, central zone
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue

Red tint indicates area in which only landmark buildings are shown

To place on the predicted North American Datum 1983 move the projection lines 7 meters north and 16 meters east as shown by dashed corner ticks

UTM GRID AND 1980 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
AND WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

QUADRANGLE LOCATION

Revisions shown in purple compiled from aerial photographs taken 1977. Map edited 1980
This information not field checked

Purple tint indicates extension of urban area

ROAD CLASSIFICATION
Heavy-duty — Light-duty
Medium-duty — Unimproved dirt
State Route

STILLWATER, MINN.—WIS.

N4500—W9245/7.5

1967
PHOTOREVISED 1980
DMA 7474 III SE—SERIES V872

STILLWATER PRISON HISTORIC DISTRICT

BAYPORT, MINNESOTA

UTM REFERENCES

A	15	516780	4986025	E	15 516800 4985820
B	15	516800	4985890	F	15 516830 4985580
C	15	516890	4985890	G	15 516480 4985550
D	15	516890	4985820	H	15 516480 4986025

MINNESOTA HISTORICAL SOCIETY

Office Memorandum

Department: Historic Preservation, Field Services, and Grants Department
Phone: 612-726-1171
Date: June 6, 1986

To: Carol Shull
Chief of Registration

From: Susan Roth
Minnesota State Historic Preservation Office

Subject: Re-Submission of Stillwater State Prison Historic District Nomination

The Stillwater State Prison Historic District Nomination was originally submitted in May of 1986. The nomination was returned to the Preservation Office, at my request when I discovered that the wrong photos were included with the nomination. The correct photos have now been included and the nomination is being re-submitted for your review. Thank you.

JUN 11 1986

ASSEMBLY

Broker's Price Opinion

Minnesota Correctional Facility – Stillwater

970 Pickett Avenue North, Bayport, Minnesota 55003

Prepared by ASSEMBLY MN LLC

September 2026

ASSEMBLY

Development ▪ Brokerage ▪ Consulting

Broker's Price Opinion

Minnesota Correctional Facility – Stillwater | Bayport, Minnesota

1. Introduction

This Broker's Price Opinion (BPO) estimates the probable market value of the Minnesota Correctional Facility – Stillwater (the subject property) under two disposition conditions, 1) selling the property and buildings as-is, and 2) demolishing the buildings and selling the property as land. The report also estimates the market value across categories of buyers likely to compete for the property. It was prepared by ASSEMBLY MN LLC as sub-consultant to Sandbulte Architecture LLC in support of the Decommissioning and Disposition Preparation Study (RECS Project No. 78SW0085).

1.1 Scope of Services

Under the governing subconsultant agreement, ASSEMBLY's scope includes identifying potential opportunities for redevelopment or reuse of the site; identifying potential entities to acquire the property from the State, whether government or private; advising on how the State can prepare the property to receive the best value in the market; identifying risks and challenges with transferring the site from State ownership to another entity; advising on regulations that may apply to the transfer; translating the architectural, security, and infrastructure evaluations of the site into high-level cost implications for the State; and performing a Broker's Price Opinion for various site configuration options as determined by the project team. This document addresses the opinion of value and the related value considerations. Evaluation of specific reuse proposals and identification of specific acquiring entities are included in the main study.

1.2 Intended Use and Users

This BPO was prepared for the Minnesota Department of Administration and the Department of Corrections in connection with the Decommissioning and Disposition Preparation Study. It is not intended for reliance by other parties.

1.3 Documents Reviewed

- Braun Intertec Corporation, Pre-Demolition Limited Hazardous Material Site Review, October 2025
- JE Dunn Construction, Stillwater Corrections Facility Demolition Budgetary Estimate, April 23, 2026
- Anderson Engineering of Minnesota, Existing Conditions Survey and Certificate of Survey, draft, 2026
- 2025 Facility Condition Assessment, campus-wide deferred maintenance and replacement value data
- Rozin Security Consulting LLC, Post-Closure Considerations, June 2026 (draft)
- Sandbulte Architecture, Decommissioning and Disposition Preparation Study, Draft Report, March 30, 2026
- City of Bayport Comprehensive Plan, November 2022
- Washington County 2040 Comprehensive Plan
- Middle St. Croix Valley Regional Trail Plan, Bayport Section, April 2023
- National Register of Historic Places Nomination, Stillwater State Prison Historic District, 1986

- Comparable sales data for land sales compiled from MNCAR and CoStar, 2021 to 2026. Institutional sales compiled from MNCAR and CoStar, 2017 to 2026.
- Minnesota Statutes Chapter 16B, State Real Property Disposition

2. Definitions

Term	Definition
Broker's Price Opinion (BPO)	A real estate professional's opinion of the probable selling price of a property, based on market data and professional judgment. A BPO is a planning-level estimate and is not an appraisal.
As-Is Sale	Disposition of the property in its current condition, with all improvements (buildings and structures) in place and conveyed to the buyer without demolition or site preparation by the seller.
Land Sale	Disposition of the property after the seller has demolished the improvements and completed site clearance and applicable remediation, conveying vacant, developable land to the buyer.
Demolition and Remediation Cost	The cost to remove improvements and to abate and dispose of regulated hazardous building materials. As used here, it refers to building-related abatement; subsurface (soil) remediation scope is separately identified and is not established at this stage.
Single-Family Residential (SFR) Land Developer	A buyer who acquires developable land to subdivide and improve for detached single-family housing, typically pricing land on a per-acre or per-lot basis net of development cost.
Industrial User	A buyer who acquires land for industrial, warehouse, logistics, or utility-scale uses. A data center is a specialized, higher-value form of industrial user with intensive power and infrastructure requirements.
Private Master Developer	A buyer who acquires a large site to plan and deliver a phased, mixed-use redevelopment over time, capturing value across multiple parcels and uses rather than a single end use.
National Register of Historic Places (NRHP)	The federal list of properties recognized for historic significance. Listing brings the property within the scope of state and federal historic-preservation review in defined circumstances.
State Historic Preservation Office (SHPO)	The Minnesota office that consults with government agencies on undertakings affecting listed or designated historic properties, to identify treatments and to avoid or mitigate adverse effects.
Section 106 Review	The review required under Section 106 of the National Historic Preservation Act when a federal undertaking (including federal funding, permitting, or licensing) may affect a listed or eligible property.
Entitlement	The land-use approvals (which may include rezoning and a comprehensive plan amendment) required before a proposed use may be developed. A property is entitled for a use when the necessary approvals are in place.
Facility Condition Assessment / Index (FCA / FCI)	An assessment of a facility's condition and deferred-maintenance need. The FCI expresses deferred maintenance as a share of replacement value. These measures reflect the cost to maintain a facility for its assessed use.

3. Subject Property

3.1 Location and Site

Attribute	Description
Address	970 Pickett Avenue North, Bayport, MN 55003 (Washington County)

Site Area	Approximately 107 acres per the Anderson Engineering survey, of which approximately 22 acres lie within the secure perimeter and the balance outside it. Net developable area after easements, rail corridor, setbacks, and any wetland or floodplain constraints is not yet confirmed.
Improvements	57 buildings totaling approximately 1,427,587 gross square feet, including cell halls, administration, industries, powerhouse, support, and perimeter structures, with extensive below-grade construction and utility tunnels.
Current Zoning	The property is zoned for its current institutional and correctional use with most of the site being zoned B-1 Limited Business, and the southern strip of the property being zoned R-3 Multiple Family. Redevelopment for any use inconsistent with current zoning or the city's future land use guidance would require rezoning and, likely, a comprehensive plan amendment.
Historic Status	Listed on the National Register of Historic Places (1986) as the Stillwater State Prison Historic District. Nineteen contributing structures are identified.
Disposition Framework	Disposition of state-owned real property is governed by Minn. Stat. §16B.281 to 16B.287, which establishes a surplus process including a public-body offer window, a USPAP appraisal requirement, and defined approval steps.

3.2 Improvements and Condition

The improvements are institutional structures of varied age and construction, ranging from nineteenth- and early twentieth-century contributing resources to later support and housing buildings. The State's 2025 Facility Condition Assessment reports approximately $183.8 million in deferred maintenance against a current replacement value of approximately $738.1 million, a campus-wide Facility Condition Index of 24.9 percent. On a whole-building basis, the assessment identifies Butler Building #57 and Industries Building #18 among the poorest-rated structures, with Facility Condition Indices of 53.3 percent and 48.6 percent respectively, the latter carrying approximately $37.3 million in deferred maintenance. The assessment applies a 1.2 factor to the replacement-value denominator of contributing structures, which lowers their reported Facility Condition Index relative to non-contributing buildings.

Building-system condition records maintained by the State document specific deficiencies across a number of structures, including roof-covering failures at Plant Operations (#25, rated crisis condition), Power House (#19), Industry Building (#20), and the Chapel (#7); exterior masonry and wall deterioration at Administration (#1), Industry Building (#18), Admin West Annex (#4), Main Corridor (#6), and Education (#13); and wall-panel separation and foundation deterioration at East Warehouse (#36). These records reflect the condition of the buildings as maintained for correctional use

3.3 Environmental Conditions of Record

The following conditions are documented in the Braun Intertec Pre-Demolition Limited Hazardous Material Site Review and related records.

- Asbestos-containing materials, lead-based paint, and polychlorinated biphenyls are confirmed or assumed present across the campus consistent with the age and construction of the buildings.
- Three petroleum release sites associated with the property have each received closure from the Minnesota Pollution Control Agency: a 1990 fuel-oil tank release at the north end of the site, a 1998 release near Building #25, and a release closed in 2018. One active 35,000-gallon underground storage tank remains on site, along with additional fuel storage.
- Three wells are identified on site, one active.

The Braun Intertec review notes that several of the release closures occurred under investigation standards that did not evaluate soil vapor or vapor intrusion, and states that depending on the scope of future redevelopment, additional environmental investigation may be warranted to evaluate potential residual petroleum impacts, particularly in soil vapor. The conditions of record were addressed under the standards in effect at the time of closure; a redevelopment of the site would be evaluated against current standards. No Phase I or Phase II Environmental Site Assessment has been completed for the property.

3.4 Utility Services

The property is served by utility infrastructure configured for institutional use. Heat is generated at a central plant housing four boilers and distributed across the campus through a distribution and tunnel system. Electric service is provided by Xcel Energy through a single main electrical meter, and natural gas is delivered through approximately fourteen gas meters. The facility also operates on-site standby generators.

Water is supplied entirely from two on-site wells, together with an on-site water tower; the property is not served by municipal water. Sanitary sewer service is provided by the City of Bayport. Individual buildings are close to being separately isolable, with water shut-offs at or near each building.

Annual utility consumption records and service-capacity confirmations have not yet been received. The description above reflects the configuration of record and is not a statement of available service capacity.

4. Market Context

4.1 Regional Setting

The property occupies approximately 107 acres on the west bank of the St. Croix River in the City of Bayport, in eastern Washington County, about 20 miles east of downtown Saint Paul and immediately south of the city of Stillwater. It is served by Trunk Highway 95 through the Bayport commercial corridor and lies within the eastern edge of the Minneapolis and Saint Paul metropolitan market, along a federally protected Wild and Scenic riverway.

Bayport is a small, largely built-out riverfront community of roughly 4,000 residents, a figure that includes the population currently housed at the correctional facility. Its economy is anchored by Andersen Corporation, the window and door manufacturer headquartered in Bayport since 1913 and the largest employer in Washington County, with more than 13,000 employees across its operations. The correctional facility has historically been the city's other principal institutional land use and employer. This concentration is both a strength and a vulnerability: Andersen provides a durable industrial employment base, but the community depends heavily on a small number of large institutional and industrial uses, and the closure of the correctional facility removes one of them.

The property sits within one of the stronger submarkets in the Twin Cities region. According to the Washington County Community Development Agency, the county is the fifth most populous in the metropolitan area, with a 2023 population of approximately 278,900 across roughly 109,500 households, having grown 4.3 percent since 2020 and 15 percent over the preceding decade, the fifth-highest growth rate in the state. The county consistently registers among the region's more affluent and stable housing markets. Twin Cities market data for 2024 placed the county's median single-family sales price at approximately $429,900, above the metropolitan median, and the Minnesota Housing Partnership's 2024 analysis found that median-income renters in Washington County can afford the highest rent of any county in the state. The Community Development Agency identifies affordable housing as the county's highest housing priority, indicating demand pressure across the income spectrum. These conditions support underlying land demand for residential development where sites are suitable and entitled.

The area's demographic profile reinforces the underlying strength of the residential submarket. Washington County's population reached approximately an estimated 243,000 in 2024 per the U.S. Census Bureau, up 6 percent from the 2020 census, and the Minnesota State Demographic Center reported it among the state's fastest-growing counties between 2020 and 2025, adding roughly 24,000 residents on a net basis, second only to Hennepin County. The Metropolitan Council's forecast projects continued growth toward roughly 340,000 residents by 2050. The county is affluent by regional and state measures, with a 2023 median household income of approximately $114,500, among the highest of any

Minnesota county. Homeownership is high, at an owner-occupancy rate above 81 percent, and the median value of owner-occupied homes was approximately $400,900 in the 2019 to 2023 American Community Survey.

The population is moderately aged and gradually aging, a pattern relevant to housing demand mix. The county's median age rose from 35.2 in 2000 to approximately 39.9 in 2024, and the share of residents aged 65 and over increased from 9.9 percent in 2010 to 17.6 percent in 2024, consistent with a statewide trend the State Demographic Center projects will continue as the 65-and-over cohort grows. An aging, growing, and affluent population supports demand across a range of housing types, including move-down, senior, and multifamily product, in addition to traditional single-family development. The county remains predominantly White, at approximately 82 percent, with Asian residents at roughly 8 percent, Black residents at 6 percent, and Hispanic or Latino residents (of any race) at approximately 5 percent, and the State Demographic Center projects communities of color to grow at a faster rate than the White population over the coming decades.

Immediately to the north, the city of Stillwater has a tourism-driven economy supplemented by education, health services, and manufacturing, with a median household income above $100,000. Regional visitor activity is significant: the St. Croix National Scenic Riverway drew an estimated 901,000 visitors in 2024, who spent roughly $47 million in gateway communities including Stillwater, and median home sale prices in Stillwater reached approximately $475,000 in late 2025. The riverfront setting, the regional trail network, and the historic-tourism draw of the valley are meaningful amenity strengths for the broader submarket.

Countervailing weaknesses bear on the subject specifically. The submarket sits at the metropolitan edge rather than within a primary growth or logistics corridor, which limits demand from certain industrial and commercial users. Bayport itself is small and substantially built out, with limited local capacity to absorb a site of this scale. The St. Croix Wild and Scenic Riverway designation, while an amenity, also carries additional regulatory oversight for riverfront development. And the subject's own characteristics, its institutional building stock, historic designation, and scale, distinguish it from the conventional residential and small-commercial development that has characterized recent activity in the submarket.

Surrounding land use is a mix of established single-family residential neighborhoods, the Bayport commercial corridor along Highway 95, the St. Croix riverfront, and the Andersen manufacturing operations that anchor the local industrial base. The Middle St. Croix Valley Regional Trail is planned to pass through Bayport along the river corridor. The City of Bayport Comprehensive Plan and the Washington County 2040 Comprehensive Plan set the land use and policy framework within which any redevelopment of the site would be considered; neither presently establishes a redevelopment vision specific to the correctional site.

4.2 Potential Categories of End-User Demand

Developable land in this submarket draws demand from several categories of buyer, each of which values land according to the use it supports:

- Single-family residential land developers, who acquire land to subdivide for detached housing.
- Industrial users, who acquire land for warehouse, logistics, and utility-scale uses. A data center is a specialized, higher-intensity industrial user whose power and infrastructure requirements can support a materially higher land price where a site is suitable and entitled.
- Private master developers, who acquire large sites to plan and deliver phased, mixed-use redevelopment over time, pricing land on the blended value of multiple parcels and uses net of the cost and risk of long-horizon execution.
- Public entities, including the City of Bayport, Washington County, and public agencies, which may acquire all or part of the property for parks, trail, open space, utility, or other public infrastructure purposes. The city has expressed interest in the campus water infrastructure, and the regional trail corridor runs along the adjacent riverfront.

These categories frame the valuation in Section 7 and describe the sources of demand for the property.

5. Comparable Sales

Comparable sale data was complied from MNCAR (MN Commercial Real Estate Association) and CoStar. The comparable land sales selected for this Broker Price Opinion were chosen based on their similarity to the subject property in terms of location, size, condition, and overall market appeal. For the as-is valuation, recognizing that correctional facilities are specialized assets with a limited pool of directly comparable sales, comparables were selected from a broad range of institutional property transactions including former correctional facilities, educational campuses, religious campuses, government facilities, and hospitals based on their similarity in characteristics that influence marketability and redevelopment potential, including campus size, building area, age, and adaptive reuse potential. Because no two institutional campuses are identical, the comparable sales were selected to establish a reasonable range of market indicators rather than to identify direct substitutes. Differences in characteristics were analyzed and considered in developing the final opinion of value. A full list of comparable sales used for the valuation can be found at the end of the Broker's Price Opinion.

5.1 Land Sales – Single Family Residential Development

- Thirteen (13) single family residential development land comparable sales were selected based on their proximity to the subject property within the eastern greater Twin Cities metropolitan area and their similarity in terms of acreage, location, access, surrounding land uses, zoning, and residential development potential. The comparable search was limited to transactions involving parcels of 20 acres or larger that occurred within the past 5 years to capture market activity for larger residential development sites with characteristics similar to the subject property.

Value Based on Land Price PSF	Price PSF (Land)	Subject Property Land Area – SF	Subject Property Value
Comparables AVERAGE	$2.36	4,660,920	$11,000,000

5.2 Land Sales – Industrial and Commercial

- Twenty-three (23) industrial and commercial comparable land sales were selected based on proximity to the subject site within the eastern greater Twin Cities metropolitan area, and their similarities to the subject site. Comparison properties were limited to parcels 20 acres or larger, that have sold within the last 5 years.

Value Based on Land Price PSF	Price PSF (Land)	Subject Property Land Area – SF	Subject Property Value
Comparables AVERAGE	$2.05	4,660,920	$9,555,000

5.3 Land Sales – Data Centers

- Three (3) data center comparable sales were selected from throughout the State of Minnesota and include transactions that occurred within the past 5 years. A statewide search was used to capture enough comparable transactions within this specialized property type while reflecting current market conditions.

Value Based on Land Price PSF	Price PSF (Land)	Subject Property Land Area – SF	Subject Property Value
Comparables AVERAGE	$4.21	4,660,920	$19,622,000

5.4 As-Is Institutional and Campus Sales

- Twelve (12) institutional and campus comparable sales were selected based on their similarity in characteristics that influence marketability and redevelopment potential. Selection criteria emphasized properties located within the Midwest region of the United States that contain approximately 100,000 square feet or more of existing improvements, were built during a similar time period, and represent institutional property types such as correctional facilities, schools, universities, religious campuses, hospitals, and other government or special-purpose campuses. These properties were considered representative of the market for large institutional campuses that appeal to a similar pool of buyers looking for redevelopment or adaptive reuse opportunities. Because of the unique characteristics of the subject property, comparative sales included properties that have sold within the last 9 years in order to collect a sufficient set of comparables.
- The Stillwater DOC site is larger than many of the as-is institutional comparable sales. If one end user does not have use for the entire site, there may be an additional opportunity for the state to separately sell portions of the property to additional end users.

Value Based on Building Price PSF	Price PSF (Building)	Subject Property Building Area – SF	Subject Property Value
Comparables AVERAGE	$5.35	1,427,587	$7,638,000

6. Valuation Methodology

6.1 Disposition Conditions

- As-is sale: the property is conveyed in its current condition, with improvements in place. The buyer assumes the cost and risk of any demolition, abatement, and remediation required for its intended use.
- Land sale: the seller demolishes the improvements, may complete some or all site clearance and applicable remediation, and conveys vacant, developable land.

7. Valuation Summary

7.1 Value by End-User

End User Category	Estimated Value
Single Family Land Development	$11,000,000
Industrial & Commercial	$9,555,000
Data Center	$19,622,000
As-Is Institutional Sale	$7,638,000

8. Value Considerations Not Yet Quantifiable

The values in Section 7 is subject to the following factors, each of which bears materially on value but cannot be quantified at this stage for various reasons such as, a) the necessary study has not been completed, or b) the necessary approvals have not been sought out or obtained, or c) the relevant conditions will be set in the future.

8.1 Historic Designation and SHPO Review

The property's listing on the National Register of Historic Places brings it within the scope of Minnesota historic-preservation review under Minn. Stat. Chapter 138. Before the State, or a political subdivision, carries out or funds, licenses, or permits an undertaking affecting a listed property, consultation with the State Historic Preservation Office is required to identify treatments and to avoid or mitigate adverse effects. Where a disposition or redevelopment involves a federal action, funding, permit, or license, Section 106 review applies in addition. How SHPO would respond to a full-demolition undertaking at this property is not established, because no specific undertaking has been proposed. The treatment ultimately required, whether documentation, salvage, partial retention, or a more extended process, is therefore an inherent and unquantified risk embedded in any greenfield valuation assumption, and a factor affecting the marketability and value of the property in an as-is disposition as well.

8.2 Zoning and Land Use

The property is zoned Industrial (I) on the City of Bayport Zoning Map prepared by SEH and dated November 21, 2025. Under the Section 604 District Use Chart of the City Code, no principal use is permitted outright in the I district. General and limited manufacturing, warehousing, wholesale business, offices, transportation and freight terminals, principal-use and rental storage, restaurants, and essential services, including government and public utility uses, are allowed subject to a certificate of compliance. Hotels and motels, research centers, institutional facilities, industrial waterfront uses, railroad operations, parks, and historic structures are allowed as conditional uses. Retail business and residential uses of all types, including institutional housing, are not permitted in the I district.

Data centers are not a listed use in the District Use Chart. Classification of a data center within an existing use category would be a determination by the City.

The City's adopted 2022 Comprehensive Plan designates the property as Institutional through its 2040 planning horizon, identifies the correctional facility as the City's primary institutional land use, and does not contemplate a change of use for the site. That designation predates the closure mandate. A residential or mixed-use program would require both a comprehensive plan amendment and a rezoning.

The current zoning describes what a buyer could pursue if the property were offered today. It does not describe the framework that will govern disposition. The facility does not close until June 30, 2029, and the City is preparing its 2050 comprehensive plan on a schedule that runs concurrently with the closure period. How the property will be treated in that plan has not been established, and land use guidance for the property, including the zoning designation, may change as that effort concludes. The value indications in this opinion do not assume a change to the current designation.

8.3 Data Center Approval and Policy Risk

To the extent an industrial data center user represents the highest potential value for the site, that value is contingent on land-use approvals being reasonably assured. Data center development is currently the subject of significant public and policy attention, and proposals have in some communities met moratoria or organized opposition. Realizing the highest-value outcome under this sub-case would require the site to be conveyed with a sufficient degree of assurance regarding land-use approval; where the risk of a moratorium or community opposition is present, the value attainable under this sub-case is correspondingly reduced. The highest indicated value is therefore also the most contingent.

8.4 Private Master Developer

A private master developer oversees an entire development, which can lead to additional risk with the potential for a lengthy development timeline, often requiring many years to plan, finance, and install infrastructure before individual parcels can be sold and developed. Developers carry substantial costs for financing, construction, entitlement work and market absorption risk. The long-term nature of these projects also exposes the developer to changing markets and economic conditions, interest rates, construction costs, and demand.

8.5 Timing and Market Change

This opinion is prepared in 2026 while decommissioning of the facility is scheduled for 2029, and the timing of any disposition beyond that date is not defined. Over that horizon, market conditions, interest

rates, development demand, public policy, and the regulatory environment are all subject to change. The considerations in this BPO reflect conditions observable as of the date of the opinion only, and value could differ materially at the time a disposition actually occurs.

8.6 Absence of Environmental Site Assessment; Undefined Soil Remediation

No Phase I or Phase II Environmental Site Assessment has been completed for the property. Subsurface (soil and groundwater) condition is therefore not characterized, and the building-related abatement allowance used in this analysis does not include soil remediation. Any buyer would treat undefined subsurface condition as a cost and risk to be priced, and the amount cannot be estimated until environmental assessment is performed.

8.7 Facility Condition Assessment: Basis and Limits

The State's Facility Condition Assessment was prepared to evaluate the improvements needed to maintain the property in continued correctional use. Those figures do not necessarily correspond to the buildings' structural integrity, nor to the repair scope that would be relevant to a buyer pursuing adaptive reuse. A reuse-oriented condition assessment has not been performed. Reliance on the FCA as a measure of reuse feasibility or reuse cost would be premature at this stage.

8.8 Utility Capacity

The utility infrastructure serving the property is configured for institutional use (Section 3.4). For most redevelopment uses, and particularly for higher-intensity uses, the capacity currently supplied is unlikely to be sufficient, and a buyer would incur cost to upgrade, extend, or reconfigure water, sanitary sewer, electric, and gas service to the intended use. A single-family residential subdivision requires distributed municipal water and sewer and typical electric service across many lots, a different configuration than a single institutional service; an industrial or data center user requires electric capacity well beyond the facility's current load. In addition, metropolitan sewer and water access charges (SAC and WAC) attach to redevelopment based on the units or capacity added and are a cost a buyer would price in. The magnitude of any upgrade cost and access charges cannot be established until service-provider capacity is confirmed and the intended use is defined, and this factor is not uniform across uses; some existing infrastructure carries residual value or reduces a buyer's cost, and a public entity or master developer may repurpose portions of the existing system.

8.9 Disposition Process and Timeline

Disposition of the property is governed by the state surplus real property process under Minn. Stat. §16B.281 to 16B.287, which includes a public-body offer window, an appraisal requirement, and defined approval steps. This process governs how, to whom, and on what timeline the property may be conveyed, and constrains the marketing of the property in ways that differ from a conventional open-market sale. Its effect on the pace and breadth of buyer engagement is a factor in value that cannot be fixed at this stage.

8.10 Title, Easements, and Net Developable Area

A current title commitment and a survey-confirmed determination of net developable area are not available. Easements, encumbrances, the rail corridor, infrastructure corridors, setbacks, and any wetland or floodplain area will affect the acreage that can actually be developed and therefore the achievable value. The developable-acre figures used in Section 7 are subject to confirmation.

8.11 Scale and Absorption

The size of the property, at approximately 107 acres and 1,427,587 square feet of improvements, is large relative to the depth of the local buyer pool for any single use. A buyer able to absorb the entire property in one transaction is comparatively rare, and the scale of the site is itself a factor that can affect the price achievable in a single disposition.

8.12 Buyer Pool Depth

The number of buyers realistically able and willing to acquire the property differs by end-user category and is limited for the data center and master developer categories in particular. The depth of demand at the time of disposition will affect the price achievable and cannot be fixed as of the date of this opinion.

9. Assumptions and Limiting Conditions

- This document is a Broker's Price Opinion prepared for planning purposes. It is not an appraisal and does not comply with the Uniform Standards of Professional Appraisal Practice (USPAP).
- The opinion is based on information believed to be reliable, including the property survey, the Facility Condition Assessment, the pre-demolition hazardous material review, the budgetary demolition estimate, and comparable sales data compiled from MNCAR and CoStar. ASSEMBLY has not independently verified all such information and assumes it to be accurate.
- No Phase I or Phase II Environmental Site Assessment, reuse-oriented structural or condition assessment, current title commitment, or survey-confirmed net developable area determination was available. The opinion is subject to the considerations set out in Section 8.
- This BPO does not identify, evaluate, or endorse any specific future use of the property, does not recommend a disposition strategy, and does not forecast the outcome of any disposition. End-user categories are used solely to express how value varies by category of demand.
- This BPO is prepared for the intended users and intended use stated in Section 1 and may not be relied upon by any other party or for any other purpose. It reflects conditions as of the date of the opinion.

ASSEMBLY

Development ▪ Brokerage ▪ Consulting

CASE STUDIES

Decommissioning and Disposition of Large Institutional and Public Sites

Minnesota Correctional Facility - Stillwater

September 2026

PURPOSE

The following case studies document how large institutional and public properties in other jurisdictions have been decommissioned and moved toward disposition or reuse. They are provided as reference material illustrating the range of approaches taken with comparably scaled and comparably constrained facilities, including former correctional campuses, state institutional campuses, large industrial sites, and publicly held redevelopment areas.

These studies are descriptive. They record what occurred at each site and are not offered as recommendations for any particular disposition strategy at the Minnesota Correctional Facility – Stillwater.

EXECUTIVE SUMMARY

The seven case studies in this appendix document how large institutional and public properties have been decommissioned and moved toward disposition or reuse. Three involve correctional facilities: the Lorton Reformatory in Fairfax County, Virginia, conveyed by the federal government to the receiving county and redeveloped in phases; Rikers Island in New York City, where a legislated closure remains in progress; and Eastern State Penitentiary in Philadelphia, preserved as a stabilized ruin and operated as a museum by a nonprofit steward. Three involve large publicly held or industrial sites in the Twin Cities region: the Upper Harbor Terminal in Minneapolis, the Ford Twin Cities Assembly Plant site in Saint Paul, and the Twin Cities Army Ammunition Plant in Arden Hills. The seventh documents the State of Minnesota's own dispositions of three Regional Treatment Center campuses at Fergus Falls, Willmar, and Ah-Gwah-Ching.

Several features recur across the cases; disposition of publicly owned campuses proceeded through intergovernmental transfer under specific authorizing legislation more often than through open-market sale, with consideration ranging from one dollar to appraised value and with statutory conditions attached to bond-financed property. Receiving governments carried planning, remediation, demolition, and holding costs ahead of private investment, frequently supported by state or federal appropriations. Large campuses were rarely disposed of in a single transaction. Parcelization by intended end use, master developer structures, and phased conveyances were the common pattern. In most cases, redevelopment planning ran through appointed task forces, committees, or similar collaborative bodies. The earliest completed work was consistently the work public entities fully controlled, principally infrastructure, parks, and site preparation, with private vertical development following behind it and, in several cases, stalling in response to policy changes, financing conditions, or intergovernmental disputes. Where redevelopment proceeded on retained public land, long-term ground leases rather than fee sales were the standard conveyance. Historic designation operated as both a constraint on demolition and, in some cases, a financing enabler through rehabilitation tax credits.

Documented timelines vary with the scale of the undertaking. The Minnesota Regional Treatment Center transfers moved from community master planning to sale in approximately three to four years. The larger campuses have taken far longer: at the Ford site, fourteen years passed between the closure announcement and the start of construction; at Lorton, fifteen years from conveyance to first residential occupancy in the historic core; at Upper Harbor Terminal, roughly two decades from the first redevelopment concept to vertical construction; and at TCAAP, more than two decades after the surplus declaration, vertical development remains in its early stages. Several cases also record extended periods of vacancy or partial vacancy between closure and reuse, with associated holding, security, and deterioration considerations.

Case Study 1: Lorton Reformatory

Lorton, Virginia (Fairfax County)

SNAPSHOT

The Lorton Reformatory was a District of Columbia correctional facility operated under the federal prison system on a campus of roughly 2,324 acres in Fairfax County, Virginia. Opened in 1910 and closed in 2001, the property was conveyed to Fairfax County in 2002 and has since been redeveloped in phases. Its historic core has been adaptively reused as a mixed-use residential and commercial community now known as Liberty. *(1, 2, 3)*

BACKGROUND AND CLOSURE

Lorton operated for more than ninety years as the principal correctional facility for the District of Columbia, expanding over time to a peak of approximately 3,500 acres and encompassing minimum, medium, and maximum-security divisions. *(3)* By the 1990s the facility was widely characterized as outdated and overcrowded. *(3)* Closure was directed by federal legislation, the National Capital Revitalization and Self-Government Improvement Act of 1997, which transferred responsibility for District of Columbia felons to the federal Bureau of Prisons and set the facility on a path to closure. The last inmates were transferred out in November 2001. *(3, 4)*

DISPOSITION AND REUSE APPROACH

Disposition proceeded through an intergovernmental transfer rather than an open-market sale. On July 15, 2002, following survey work and the establishment of covenants, approximately 2,324 acres were conveyed from the federal government to Fairfax County for $4.2 million, approximately $1,800 per acre, a figure set at market value by the General Services Administration's appraiser. A separate parcel of approximately 116 acres designated for a high school and middle school was transferred to the County at no cost. *(5)* The conveyance was enabled by dedicated federal legislation and was subject to a legally binding Memorandum of Agreement, dated June 28, 2001, under Section 106 of the National Historic

Preservation Act, which committed the County and other consulting parties to preserve the historically significant structures in a manner favoring adaptive reuse. *(3, 6)*

The County divided the property by intended end use, allocating parcels to public schools, the park authority, a future government facility, senior housing, and an arts center, while reserving the approximately 80-acre historic core, comprising the former Reformatory and Penitentiary, for adaptive reuse. *(5, 7)* The allocation followed a reuse planning requirement in the federal enabling legislation. The Lorton Technical Corrections Act of 1998 required the County to develop a Reuse Plan maximizing use of the land for open space, parkland, or recreation before it acquired the property. After the 2002 transfer, the County developed its land use program through Board-appointed boards and task forces working with residents. *(5)*For that core, the County pursued a public-private partnership. It issued a Request for Proposals in 2007 for a master developer, selected The Alexander Company, and worked through an eighteen-month master-planning process with a Board-appointed citizens oversight committee before the Board of Supervisors adopted the master plan in 2010. The historic core, containing the 41-building reformatory complex and the 15-structure penitentiary, was organized into eight development areas, termed land bays in the master plan, across two phases. *(7, 8, 9)* Fairfax County has remained the owner of the land through redevelopment, with private improvements in the historic core proceeding on county-owned land under long-term lease structures rather than fee conveyances, under a Comprehensive Agreement and Master Development Agreement with the master developer approved by the Board of Supervisors in July 2014 pursuant to Virginia's Public-Private Education Facilities and Infrastructure Act. *(1, 10, 13)* The form of ground lease is a ninety-nine year net lease at a base rent of one dollar for the entire term, with taxes, insurance, and all operating costs borne by the tenant. Improvements vest in the tenant during the term and revert to the County at expiration, and the County holds a termination right if final completion is not achieved by the agreement's deadline, a right of first offer on any transfer of the leasehold, and deed restrictions requiring compliance with the adopted Reuse Plan and the Section 106 Memorandum of Agreement. *(13)* The County's contribution to project infrastructure was capped at $12.765 million under the Master Development Agreement, of which $4.475 million was supported by the County general fund and the balance by other County funds. *(11)*

OUTCOME

The reformatory's addition to the National Register of Historic Places in 2006 made the redevelopment eligible for historic rehabilitation tax credits, which became a component of the project financing. *(4)* Phase I of the historic-core redevelopment opened in 2017, delivering 165 historic apartments together with new townhomes and single-family homes, a clubhouse, and adaptively reused historic commercial space. *(10, 11)* The grocery-anchored commercial component, Liberty Market, opened in 2023 within the walls of the historic complex, with additional restaurant and retail tenancy continuing to fill thereafter. *(12)*The broader Laurel Hill area now integrates the residential community with public schools, parkland,

a golf course, an arts center, and government facilities. The redevelopment timeline spanned approximately fifteen years, from acquisition in 2002 to first residential occupancy in 2017. *(7, 11)*

RELEVANCE TO MCF-STILLWATER

Lorton has several similarities to MCF-Stillwater: a large correctional campus whose closure was directed by legislation rather than initiated by its operating agency, listed on the National Register. The property was conveyed government-to-government at appraised value under dedicated enabling legislation. *(3, 5)* At Lorton, historic obligations were resolved before conveyance through a Section 106 Memorandum of Agreement that bound the receiving government to preservation-oriented reuse. Similarly, a state-level counterpart process under Minnesota Statutes Chapter 138 would likely apply to any future undertaking affecting the Stillwater State Prison Historic District. *(4, 6)* In the case of Lorton, the receiving government, not the closing authority, carried the redevelopment, and its first completed work was the work it fully controlled: parkland, a golf course, schools, and an arts center preceded the historic core by years and established value and public acceptance for the phases that followed. *(1, 5)* The County retained ownership of the land, with private improvements proceeding under ninety-nine year net ground leases at nominal base rent, improvements reverting to the County at expiration, and termination rights tied to completion, rather than fee sales, and the historic core advanced through a competitively selected master developer under a Board-adopted master plan. *(1, 9, 10, 13)* The documented pace provides a reference point for timeline expectations: fifteen years from conveyance to first residential occupancy in the historic core, and twenty-one years from conveyance to the opening of the grocery-anchored commercial center. *(7, 11, 12)*

PHOTOGRAPHS



https://www.washingtonpost.com/local/fin 1



https://www.cnbc.com/2025/04/19/old-libe 1

SOURCES

[1] CNBC, "Look inside: We spent $64 million turning an old Virginia prison into an apartment complex," April 2025.

[2] Vera Institute of Justice, "How to Redevelop Former Jails and Prisons for the Collective Good," 2025.

[3] Lorton Reformatory, background and closure records, including the National Capital Revitalization and Self-Government Improvement Act of 1997.

[4] Washingtonian, "A Notorious DC Prison Is Now a Classy Suburban Development," 2020.

[5] Fairfax County Department of Planning and Development, "Laurel Hill History."

[6] Fairfax County Department of Planning and Development, "From Lorton Prison to Laurel Hill" (Section 106 Memorandum of Agreement).

[7] Fairfax County Department of Planning and Development, "Laurel Hill Master Plan Activities and Chronology."

[8] Fairfax County, Laurel Hill Adaptive Reuse Area Comprehensive Plan amendment staff report.

[9] The Alexander Company, "Live in a prison: Plans for Laurel Hill get rave reviews."

[10] The Alexander Company, "Liberty – Lorton" project page.

[11] Fairfax County Adopted Capital Improvement Program, FY2019 and FY2020 to FY2024 editions, Laurel Hill Adaptive Reuse.

[12] WTOP News, "Lidl to open at a former Virginia prison," July 2023.

[13] Fairfax County Board of Supervisors and The Alexander Company, Inc., Comprehensive Agreement and Master Development Agreement for the Laurel Hill Adaptive Reuse Area, approved July 2014 under the Public-Private Education Facilities and Infrastructure Act of 2002, with exhibits including the Form of Ground Lease, fairfaxcounty.gov/procurement.

Case Study 2: Rikers Island

New York City, New York

SNAPSHOT

Rikers Island, one of the nation's most notorious jail complexes, is undergoing a major transformation. New York City has adopted a plan to close the complex and replace it with a network of four smaller, borough-based jail facilities designed to be safer and more humane, while reinforcing community ties and reducing incarceration rates. However, this project has faced delays, budgeting challenges, political disputes, and community impacts, prompting reassessment of timelines and alternatives. *(1)*

BACKGROUND AND CLOSURE

Rikers Island was purchased by New York City in 1884, at an original size of ~87 acres and grew to approximately 413 acres through the use of the island as a municipal landfill. *(2)* The island initially operated as a jail farm, and its first permanent jail facility opened in 1932; Rikers then became the city's primary jail complex, holding pre-trial detainees, short-term sentences, and prisoners awaiting transfer. Rikers has developed a reputation for violence, poor conditions, and systemic dysfunction, attracting sustained media attention and court scrutiny. *(3)* In 2017 the New York City Council committed to closing Rikers and replacing it with a network of smaller facilities in the boroughs. *(4)*

DISPOSITION AND REUSE APPROACH

In 2019 the City Council approved the Uniform Land Use Review Process (ULURP) to prohibit incarceration on Rikers post-closure and advance the borough-based jail plan. *(5)* Procurement and construction planning of the replacement facilities began in 2020, though COVID-19 delayed key milestones. *(6)* In February 2021 the Renewable Rikers Act passed which: 1) establishes a process to transfer control of Rikers Island from the Department of Corrections to other agencies for sustainability and resiliency purposes as the jails close, 2) requires NYC to determine feasibility of what renewable energy and large-scale battery storage can be sited on Rikers Island, and 3) requires NYC to assess capacity for organics and wastewater processing on Rikers Island. *(7)* No disposition of the island itself has occurred to date: the jails remain in operation past the statutory deadline, the replacement facilities remain in construction, and transfers of control under the Renewable Rikers Act are sequenced to follow individual facility closures. *(7, 9)*

OUTCOME

The NYC Council and Mayor's Office co-championed the closure plan through legislation and budget commitments, shifting city policy away from mass incarceration. *(8)* Early construction phases began in 2022 but have had significant delays, with some facilities not expected to open until the late 2020s or early 2030s, well past the legal deadline of August 31, 2027. *(9)* An Independent Rikers Commission issued blueprints outlining closure strategies and timelines. Their reports have repeatedly acknowledged the legal deadline may not be met without extensive policy coordination. *(9)* Due to ongoing violence and unsafe conditions, a federal judge appointed a remediation manager to oversee improvements at Rikers, undercutting city control. *(10)*

RELEVANCE TO MCF-STILLWATER

Rikers is an example of a legislated closure in progress. A statutory closure deadline of August 31, 2027 was enacted while replacement capacity was still in procurement and construction, and independent commission reports have repeatedly acknowledged that the deadline may not be met, documenting the distance that can open between a legislated closure date and operational readiness. *(9)* Reuse planning has proceeded in parallel with closure rather than after it, the Renewable Rikers Act established a process for transferring control of the island between public agencies as the jails close and required feasibility studies of renewable energy, battery storage, and wastewater uses in advance of any disposition decision. *(7)* The island remains in public ownership throughout, and changes in political leadership and the appointment of a federal remediation manager have affected the pace and control of the process. *(10, 11)*

PHOTOGRAPHS



https://i.guim.co.uk/img/media/609fee624 1



https://i.guim.co.uk/img/media/609fee624 2

RENDERING OF FUTURE VISION



https://greenburgercenter.org/the-vision 1

SOURCES

[1] NYC A Roadmap to Closing Rikers, rikers.cityofnewyork.us

[2] History of DOC, www.nyc.gov

[3] Big Moment for NYC's Rikers Island Jail, Brennan Center for Justice

[4] Closing Rikers Island Current Progress Timeline, rikers.cityofnewyork.us

[5] Roadmap to a More Just and Humane Era: New York City Changing Official City Map to Make Rikers Island a Public Space by 2026, December 2, 2019, New York City Council

[6] Closing Rikers Island Current Progress Timeline, rikers.cityofnewyork.us

[7] Council Votes to Pass the "Renewable Rikers Act, www.nyc.gov

[8] City Invests $391 Million in Communities and Comprehensive Reforms to the Criminal Justice System, October 17, 2019, New York City Council

[9] Rikers commission outlines new plan to close jail complex sooner, Spectrum News NY 1

[10] US judge takes control of New York's troubled Rikers Island jail, Reuters

[11] What is the Future of Renewable Rikers' Island?, Vital City NYC

[12] Rikers Island Shutdown Plan Progresses With Construction Firms for New Manhattan Jail, November 19, 2024, The City Reporting to New Yorkers

[13] NYC Council Outlines Solutions City Must Advance to Close Rikers Island, Following Report by Commission Led by Former Chief Judge Lippman, April 16, 2025, New York City Council

Case Study 3: Upper Harbor Terminal

Minneapolis, Minnesota

SNAPSHOT

The Upper Harbor Terminal is a 48-acre, city-owned parcel on nearly a mile of Mississippi River frontage in North Minneapolis, between Lowry and Dowling Avenues. Developed as a municipal barge shipping terminal beginning in 1968 and operated as the Port of Minneapolis, the terminal ceased barge operations at the end of 2014. It is now the subject of an approximately $350 million public-private redevelopment, led jointly by the City of Minneapolis and the Minneapolis Park and Recreation Board, that combines mixed-income housing, a riverfront regional park, a community performing arts center, and commercial and community space. *(1, 2)*

BACKGROUND AND CLOSURE

The site was used for lumber milling and later agricultural purposes through the early twentieth century before the City developed it as an intermodal barge terminal between 1968 and 1987, at what was effectively the head of commercial navigation on the Mississippi River. *(3)* Barge traffic ceased at the end of 2014, and the federally mandated closure of the Upper St. Anthony Falls Lock in 2015, enacted to slow the upstream migration of invasive carp, ended large-scale shipping operations at the site. *(1, 3)* The terminal's significance related less to the architecture of its facilities, though its concrete storage domes were structurally distinctive, than to its role in the City's long effort to sustain commercial navigation above St. Anthony Falls. *(3)* The site is not listed on the National Register of Historic Places; a 2007 survey found it eligible only as a contributor to a larger potential harbor historic district, and a 2017 reevaluation found the site individually not eligible for the National Register, though eligible for local landmark designation. *(2)* Redevelopment of the riverfront had been contemplated for years prior, including a 2004 feasibility study and the City's Above the Falls Master Plan, and the lock closure became the catalyst for advancing those plans. *(2, 3)*

DISPOSITION AND REUSE APPROACH

Because the site was already publicly owned, the process centered not on conveyance from one government to another but on structuring a redevelopment of city-owned land through a master developer while retaining public ownership of the parkland. In 2013 the City updated the Above the Falls Master Plan and changed the site's future land use designation, and the Park Board prepared a companion revision to the Above the Falls Regional Park Plan. *(4)* Following a request-for-qualifications process that drew a single response, the City granted an exclusive development rights agreement to United Properties as master developer, with First Avenue joining to lead the performing arts venue. *(5)* A concept plan was brought forward for public review in 2018. Community concerns prompted the City to delay its vote, the plan was amended, and a 17-member Collaborative Planning Committee was established to guide the

project. The City Council approved the concept plan in 2019 and the $350 million redevelopment framework in 2021. *(5, 6, 7)* The City, as the responsible governmental unit under the Minnesota environmental review program, also completed an Alternative Urban Areawide Review covering the 53-acre study area, adopting the final AUAR and mitigation plan in 2021 and updating it in 2025, in place of project-by-project environmental review. *(15)*

The disposition framework does not contemplate fee sales of the development land. The City retains ownership of the development parcels and conveys development and use through long-term ground leases, with annual net ground lease payments dedicated by Council action to a fund for North Side anti-displacement and community wealth initiatives. *(8, 16)* To date, the principal completed conveyance is the riverfront park parcel to Park Board stewardship. The performing arts center proceeds on City-owned land under lease and use agreements approved in 2025, with the venue publicly owned and operated by a joint venture of First Avenue and the Minnesota Orchestra. The housing and employment parcels are held under exclusive negotiating rights agreements with the master developer, and redevelopment agreements and ground leases are negotiated parcel by parcel as feasibility is established. *(8, 16)* Project financing combined state bonding, tax increment financing, and layered affordable housing sources. The City requested $20 million in state bonding for Phase 1 and was allocated $15 million, which it agreed to match, and it adopted a tax increment financing plan to reimburse eligible redevelopment costs. *(9, 10)* The affordable housing component drew on Hennepin County's Affordable Housing Investment Fund, the City's Affordable Housing Trust Fund, and the Metropolitan Council's Livable Communities program, among other public sources. *(11)*

OUTCOME

Site preparation and demolition began in 2022, and construction of public infrastructure, including West River Road, 33rd Avenue North, and Dowling Avenue, was completed and marked by a ribbon-cutting in June 2024. *(2, 12)* Environmental work has been a substantial component led by the Mississippi Watershed Management Organization, which committed $10.7 million toward shoreline and habitat restoration and a district stormwater system shared across fourteen public and private parcels. *(13)* The redevelopment vision includes approximately 500 units of mixed-income housing led by United Properties in partnership with a local developer, an approximately 19 to 20-acre riverfront regional park under Park Board stewardship, a health and wellness hub, and a community performing arts center led by First Avenue with the Minnesota Orchestra and the African American Community Development Corporation as partners. *(1, 14)* As of 2026, the components completed or under construction were the public ones: roadway infrastructure, the district stormwater system, park improvements, and the performing arts center, with the first affordable housing parcel currently seeking financing. The remaining parcels are identified for end uses but await financing or committed users, and the later development phases do not have committed schedules. *(1, 11)* Roughly two decades elapsed between the first redevelopment concept

for the riverfront and the start of vertical construction, and a decade after implementation began, the completion horizon for the full program has not been established. *(14)*

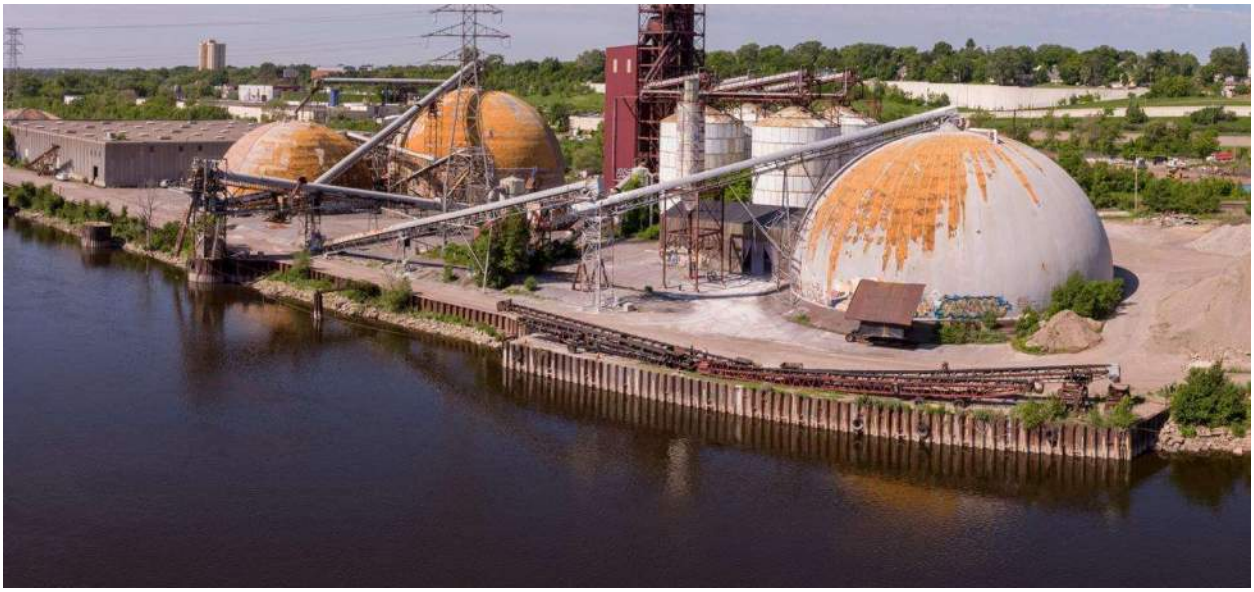
RELEVANCE TO MCF-STILLWATER

Upper Harbor Terminal illustrates a disposition in which the closing authority and the receiving authority were the same public owner, allowing the City to retain control of the land and structure its reuse through partnership with a master developer rather than a market sale. *(5, 8)* Continuous public ownership enabled parcelization by end use, with housing, park, and civic components conveyed or retained under different terms and financed through distinct public funding sources rather than a single transaction. *(8, 11)* Retained public ownership also bears on pace: with parcels committed to narrowly specified end uses, the pool of feasible users for each parcel is smaller and each conveyance requires its own public approvals, and a decade into implementation the private parcels remain largely unbuilt while the public components have advanced. *(1, 8, 11)* That sequencing repeats the pattern documented at Lorton: the first completed work is the work the public entities fully control, and it sets the physical frame and the investment case for the private phases that follow. *(2, 12)* As at Lorton and the Ford site, redevelopment planning here ran through appointed bodies, including the Collaborative Planning Committee, a pattern that recurs across the cases in this appendix. *(6)* The project also demonstrates the weight of community engagement and its effect on schedule as sustained public concern reshaped the concept plan and added a formal collaborative planning body, and the overall timeline from initial vision to construction extended across roughly two decades. *(5, 6)* Environmental remediation and stormwater infrastructure were central rather than incidental to the redevelopment, and public subsidy in the form of bonding, tax increment financing, and layered housing finance was necessary to advance the project. *(9, 10, 13)*

PHOTOGRAPHS



https://www.mwmo.org/wp-content/uploads/ 1



https://fmr.org/files/upper-harbor-termi 1https://fmr.org/files/upper-harbor-terminal-riverfront-project_0.jpg

RENDERING OF FUTURE VISION



https://www.uproperties.com/property/upp 1

SOURCES

[1] Mpls.St.Paul Magazine, "What to Know About the Upper Harbor Terminal Redevelopment Project," 2025.

[2] Minneapolis Park and Recreation Board, "Upper Harbor Site – New Regional Park."

[3] City of Minneapolis, Upper Harbor Terminal project timeline, minneapolismn.gov.

[4] Friends of the Mississippi River, "City of Minneapolis releases new redevelopment study for the Upper Harbor Terminal."

[5] Minnesota Center for Environmental Advocacy, "Supporting community efforts demanding a better future for the Upper Harbor Terminal."

[6] Friends of the Mississippi River, "Upper Harbor Terminal – Where do we go from here?"

[7] Twin Cities Business, "Upper Harbor Terminal Venue Lands Two New Partners," 2023.

[8] City of Minneapolis, RCA-2021-01158, Land conveyances and development terms with United Properties, Minneapolis Park and Recreation Board, and Xcel Energy.

[9] Minnesota Center for Environmental Advocacy, Upper Harbor Terminal project summary (state bonding and City match).

[10] City of Minneapolis, RCA-2022-00564, Land conveyance and Upper Harbor Infrastructure Tax Increment Financing Plan.

[11] City of Minneapolis, RCA-2024-00947, Upper Harbor Terminal revised development terms.

[12] MinnPost, "Upper Harbor redevelopment moves to next phase," June 2024.

[13] Mississippi Watershed Management Organization, "Upper Harbor Redevelopment."

[14] MinnPost, "Upper Harbor redevelopment moves to next phase" (development team and program).

[15] City of Minneapolis, Upper Harbor Terminal Alternative Urban Areawide Review, final AUAR and mitigation plan (2021) and AUAR update (2025), minneapolismn.gov.

[16] City of Minneapolis, RCA-2025-00784, Land conveyances and development terms: Upper Harbor Community Performing Arts Center (CPAC), 2025.

Case Study 4: Ford Motor Company Twin Cities Assembly Plant Site

Saint Paul, Minnesota

SNAPSHOT

The former Ford Motor Company Twin Cities Assembly Plant site in the Highland Park neighborhood of Saint Paul, MN is being redeveloped into Highland Bridge, a mixed-use sustainable urban community. The transformation of this 122-acre brownfield represents a long-term public-private partnership involving the City of Saint Paul, community stakeholders, developers, and environmental agencies. The redevelopment process took over a decade of planning, public engagement, environmental cleanup, and strategic government leadership, resulting in new housing, commercial space, parks, and award-winning infrastructure that advances economic, social, and environmental goals.

BACKGROUND AND CLOSURE

The Ford Twin Cities Assembly Plant was a major industrial facility operating in Saint Paul, MN from 1925 until its closure in 2011. At its peak, the plant employed over 2,100 workers and served as a regional economic anchor. Located on river bluffs above the Mississippi River, the plant became obsolete as manufacturing technology and logistics evolved. Ford announced the plant's closure in 2006, but continued plant operations until December 16, 2011. *(1)*

DISPOSITION AND REUSE APPROACH

Government leadership played a central role throughout planning and implementation. The City of Saint Paul led a decade-long public planning process, hosting over 140 public meetings and engaging residents, technical experts, and community groups to shape the vision for the site. *(2)* Planning began in 2007, the year after Ford announced the closure, when a consultant team retained by the City worked with the City-appointed Ford Site Planning Task Force and the public to establish a vision and goals for the site and to develop five alternative development scenarios. *(8)* The City Council adopted the Ford Site Master Plan in 2017, which formalized land use goals, sustainability principles, and urban design standards. *(3)* Remediation was conducted and funded by Ford as the property owner and carried out by its environmental consultant beginning in 2015 under the Minnesota Pollution Control Agency's Voluntary Investigation and Cleanup and Petroleum Brownfields programs, with MPCA review and approval of testing and cleanup plans and issuance of a certificate of completion once remediation was finished. The City retained an independent environmental consultant to review remediation plans and results. *(4)* City leadership, including Mayor Melvin Carter, championed the project and supported amended development agreements to align redevelopment with evolving community and market needs. *(5)*

The redevelopment vision for the site focused on creating a vibrant, mixed-use, sustainable community that supports living, working, and recreation. The master planning process emphasized extensive community engagement, incorporating public priorities into land use, public spaces, transportation connectivity, and environmental design. *(1,2)* The studies commissioned through the planning process, cataloged by the City with authors, dates, and subjects, examined transportation, stormwater management, environmental design, and employment strategies. *(8)* Sustainability principles guided decision-making, aiming for walkability, transit access, green infrastructure, and open spaces that reconnect the site to the Mississippi River. *(1,2)*

OUTCOME

Ford Motor Company and the City of Saint Paul selected Ryan Companies as the master developer in 2018, with Ryan Companies purchasing the site in December 2019 for $61 million, approximately $500,000 per acre of land area. *(1, 6)* Ford, as the party responsible for site contamination, retained its remediation obligations under MPCA oversight regardless of the eventual buyer. The sale occurred only after the City had adopted the master plan and zoning, so the property transferred with entitlements in place. The City's Housing and Redevelopment Authority approved a redevelopment agreement defining the public-private partnership before the closing. *(4, 6)* Ryan began construction in 2020 and continues today with many mixed-use elements, parks, infrastructure and some housing complete, and more housing and retail underway. *(6)* Delivery has not been continuous. Following voter approval of a rent stabilization ordinance in November 2021, Ryan postponed planned building submittals indefinitely, and the market-rate multifamily phases, whose tax increment was structured to help fund the affordable housing and infrastructure, stalled for roughly three years. Ryan is on record attributing the pause to the ordinance's effect on investment alongside construction cost and interest rate conditions. Construction on the stalled market-rate phases resumed in 2025 after the City exempted new construction from the ordinance for twenty years and restructured the tax increment district. *(10, 11)*Highland Bridge is delivering thousands of housing units, including affordable and attainable housing, and is projected to generate significant tax revenue and jobs across construction and long-term employment sectors. More than 55 acres of open space, parks, and public amenities have been integrated, enhancing quality of life and community assets. *(1,2)* New road, bike, and pedestrian networks improve connections between the site, surrounding neighborhoods, and the riverfront. *(1)* The development's green stormwater infrastructure system received national recognition for treating approximately 64 million gallons of stormwater annually and reducing sediment and phosphorus load to the Mississippi River, illustrating Highland Bridge as a model of environmental design. *(5,7)* A former disposal area at the base of the river bluff, known as Area C, remains under Ford ownership, with remediation alternatives under review by the MPCA as of 2026. *(9)*

RELEVANCE TO MCF-STILLWATER

The Ford site documents a disposition in which the closing owner was a private company and the public role was regulatory and planning-based rather than proprietary. The City adopted a master plan and zoning framework for the site in advance of sale, so the property transferred with its land use program already established. *(2, 3)* Remediation responsibility remained with the former owner, which funded and carried out cleanup under MPCA programs before and during disposition, and a residual environmental area remains under the former owner's control after redevelopment began. *(4, 9)* The sale itself was a single transaction to a master developer, with parcel-level development following under the adopted plan, and the interval from closure announcement in 2006 to the start of construction in 2020 spanned approximately fourteen years. *(1, 6)* The subsequent stall isolates where schedule risk sits in such structures: the publicly supported infrastructure, parks, and affordable components continued to deliver while the market-rate phases paused in response to policy and capital conditions. *(10, 11)*

PHOTOGRAPHS



https://media.bizj.us/view/img/10787508/ 1



https://encrypted-tbn0.gstatic.com/image 1

RENDERING OF FUTURE VISION



https://highlandbridge.com/2021/06/07/su 1

SOURCES

[1] City of Saint Paul, "Ford Motor Company Twin Cities Assembly Plant: An Assessment of Significance and Eligibility," Ford Historical Survey Report, 2007, and Ford Site / Highland Bridge project records, stpaul.gov.

[2] City of Saint Paul – Highland Bridge Redevelopment – planning and economic development. www.stpaul.gov

[3] City of Saint Paul – Ford Site Zoning and Public Realm Master Plan. www.stpaul.gov

[4] City of Saint Paul – Ford Site Demolition and Cleanup. www.stpaul.gov

[5] City of Saint Paul – Highland Bridge Wins National Project Excellence Award for Green Stormwater Infrastructure System. www.stpaul.gov

[6] Ryan Companies – Highland Bridge | Ford Site Redevelopment. www.ryancompanies.com

[7] City of Saint Paul – Amended development agreements reignite residential and commercial construction at highland bridge. www.stpaul.gov

[8] City of Saint Paul, "Ford Site Planning Project Studies," stpaul.gov.

[9] Minnesota Pollution Control Agency, "Saint Paul: Ford Motor Company Area C," pca.state.mn.us.

[10] Star Tribune, "Developers pause St. Paul projects after rent control vote," November 2021.

[11] Axios Twin Cities, "After gut-wrenching pause, Highland Bridge gains steam," June 2025.

Case Study 5: Minnesota Regional Treatment Centers

Fergus Falls, Willmar, and Ah-Gwah-Ching, Minnesota

SNAPSHOT

During the 2000s and early 2010s, the State of Minnesota disposed of three Department of Human Services regional treatment center campuses: the Fergus Falls Regional Treatment Center, the Willmar Regional Treatment Center, and the Ah-Gwah-Ching Center near Walker. Each campus was transferred to a local unit of government for one dollar, subject to Minnesota Statutes section 16A.695 governing state bond-financed property, under specific authorizing legislation. Legislature-appropriated grant funds covered holding costs, abatement, and demolition, and subsequent resales by the receiving governments occurred at appraised value with net proceeds paid to the State. *(1, 2, 3)*

BACKGROUND AND CLOSURE

All three campuses were operated by the Department of Human Services and were vacated over time as programs moved to community-based service models. The Department continued to operate and maintain each campus until its sale, or until demolition was completed. *(1)* The Fergus Falls campus, a Kirkbride-plan complex listed on the National Register of Historic Places in 1986, closed in 2005 after roughly two decades of declining census. *(4, 7)* At Willmar, operations were consolidated and downsized through the early 2000s. *(5)* At Ah-Gwah-Ching, a roughly 175-acre lakeside campus originally developed as the state tuberculosis sanatorium, the State announced plans by 2004 to close the facility. *(6)*

DISPOSITION AND REUSE APPROACH

To prepare the properties for marketing and sale, the State obtained Phase I environmental site assessments, hazardous materials abatement surveys, Phase I archaeological assessments, appraisals, boundary surveys, title commitments, historic property records, and facility condition assessments, and prepared environmental assessment worksheets for potential demolition. The State also worked with local units of government to develop master plans for the sites. *(1)* Specific legislation authorized and funded the dispositions: Minnesota Laws 2005, Chapter 20 appropriated $4.0 million for site preparation and demolition to implement redevelopment and reuse at Ah-Gwah-Ching, $1.0 million for building renovation and demolition at Willmar, up to $2.21 million to retire municipal bonds issued by the City of Fergus Falls, and $400,000 for demolition of the city-owned waste-to-energy plant on the Fergus Falls campus, with unspent appropriations grantable to the local government acquiring each campus. *(2)*

Each campus was then transferred to a local unit of government for one dollar, subject to section 16A.695. Ah-Gwah-Ching was transferred to Cass County, additionally subject to shoreland easements reserved by the Department of Natural Resources. Willmar was transferred to Kandiyohi County, additionally subject

to deed restrictions related to historic preservation, with the State leasing back a portion of the property. Fergus Falls was transferred to the City of Fergus Falls in 2007, with no historic preservation deed restriction. *(1, 4)*

OUTCOME

The receiving governments carried the campuses to reuse on differing paths. At Willmar, ninety-five acres and thirty-seven buildings were sold in January 2006 for $900,000, approximately $9,500 per acre, to local technology companies for creation of the MinnWest Technology Campus, and Kandiyohi County acquired the remaining buildings and land for behavioral health and community addiction programs; the resale occurred at appraised value with net proceeds paid to the State. *(1, 5)* At Ah-Gwah-Ching, buildings were demolished with state grant funds and the county subsequently sold a portion of the property at appraised value for a housing development, with net proceeds paid to the State. *(1)* At Fergus Falls, the State provided grant funds for holding costs, abatement, demolition, and minor repairs, and reuse of the National Register-listed main building remained the subject of extended local deliberation for years after transfer. *(1, 4)*

The timeframe from community master planning to sale was approximately three years at Willmar and approximately four years at Fergus Falls and Ah-Gwah-Ching. The master plan work was contracted and led by the State. In the Department of Administration's later assessment, granting funds directly to the local jurisdictions to complete master planning would have been more effective. *(1)*

RELEVANCE TO MCF-STILLWATER

These three sites are examples where the State of Minnesota (owner of MCF-Stillwater) itself disposed of large, partially or wholly vacant institutional campuses, and they share most of the methods expected to apply at MCF-Stillwater such as specific authorizing legislation, disposition to a local unit of government at nominal consideration, compliance with section 16A.695 for bond-financed property, appraisal-based value at resale with net proceeds returned to the State, and state-appropriated grants covering holding costs, abatement, and demolition. *(1, 2, 3)* Two of the three campuses were listed on the National Register of Historic Places at disposition, and the treatment of historic restrictions varied. A preservation deed restriction was recorded at Willmar and none at Fergus Falls or Ah-Gwah-Ching. *(1, 4)* The operating agency, rather than a successor holder, maintained each campus until sale or demolition was completed, and the documented interval from community master planning to sale was three to four years. *(1)*

PHOTOGRAPHS



https://www.mnhs.org/mnopedia/search/ind 1



http://www.mnsans.com/ah-gwah-ching.html 1



https://www.visitfergusfalls.com/explore 1

SOURCES

[1] Minnesota Department of Administration, Real Estate and Construction Services, records and staff account of the disposition of the Willmar, Fergus Falls, and Ah-Gwah-Ching Regional Treatment Center campuses, provided June and July 2026.

[2] Minnesota Laws 2005, Chapter 20 (appropriations and conditions for Regional Treatment Center redevelopment, demolition, and related costs).

[3] Minnesota Statutes, section 16A.695 (state bond-financed property).

[4] Minnesota Historical Society, MNopedia, "Fergus Falls State Hospital."

[5] West Central Tribune, "Looking back at the WRTC," 2017.

[6] Minnesota Public Radio, "State plans to close Minnesota's only psychiatric nursing home," July 2004.

[7] National Park Service, "Fergus Falls State Hospital."

Case Study 6: Twin Cities Army Ammunition Plant (TCAAP)

Arden Hills, Minnesota

SNAPSHOT

The Twin Cities Army Ammunition Plant was a federal ammunition production complex of approximately 2,370 acres in Arden Hills, established in 1941 and operated on the government's behalf by private contractors. Portions of the property were declared surplus by the federal government in 2002, following placement on the federal Superfund National Priorities List in 1983. Ramsey County acquired the principal redevelopment acreage, and the site is now planned as Rice Creek Commons, a mixed-use community advanced through a joint governance structure with the City of Arden Hills. *(1, 5)*

BACKGROUND AND CLOSURE

The plant was established in 1941 as part of wartime industrial mobilization and was operated by Federal Cartridge Corporation as a government-owned, contractor-operated facility, employing more than 20,000 workers at its wartime peak and remaining in periodic use through the Korean and Vietnam eras. *(1)* Groundwater contamination from chlorinated solvents was discovered near the site in the early 1980s, and the facility was placed on the federal Superfund National Priorities List in 1983, with investigation and remediation of soil, groundwater, sediment, and surface water continuing for decades. *(1)* By the early 2000s, large portions of the property were declared surplus, with approximately 585 acres identified for redevelopment. *(1)*

DISPOSITION AND REUSE APPROACH

Surplus federal property was transferred through the General Services Administration, and in 2013 Ramsey County spent $28.5 million to buy and finish cleaning 427 acres. Most of the cost, $22.6 million of the $28.5 million, was spent on environmental cleanup of the site. The county financed the transaction with $21.4 million in bonding, $2 million in contingency funds, and a $6 million transfer from its solid waste fund. *(7)* A Joint Powers Agreement between Ramsey County and the City of Arden Hills, executed in 2012, established a Joint Development Authority to coordinate land use planning, infrastructure decisions, development agreements, and public engagement. *(1, 5)* The county pursued a strategy of preparing the land for long-term redevelopment rather than immediate resale, funding demolition and remediation beginning in 2013 and using county bonding authority for portions of cleanup and infrastructure, with tax increment financing contemplated for future phases. *(5)* Cleanup of the county acreage was completed in November 2015 and received a certificate of completion from the MPCA in 2016, with site soils delisted from the federal Superfund list in 2019; the U.S. Army remains responsible for continuing deep groundwater remediation. *(7)* The redevelopment program, Rice Creek Commons, is

planned to include market-rate and affordable housing, commercial and employment uses, parks, trails, open space, and supporting infrastructure, implemented through a master developer structure. Alatus and other development teams participated in negotiations over land pricing, infrastructure responsibilities, affordable housing commitments, and phasing. *(1, 5)*

OUTCOME

Implementation was delayed for several years by disagreements between the county and the city over housing density, affordability requirements, and governance authority. *(2)* A development agreement was reached in 2022, and negotiations advanced in 2023 after a multi-year impasse. In April 2025, ground was broken on the first private building, a 157,000 square foot corporate headquarters for Micro Control Company, on a ten-acre portion of a forty-acre commercial parcel that Ryan Companies had purchased from the county in 2023. Additional federal property transactions occurred in 2026. The principal public infrastructure, the Rice Creek Boulevard roadway and associated utilities, remained in design as of 2026, with site preparation anticipated in late 2026 and major construction beginning in 2027. *(3, 4, 6)* Vertical development remains in early stages more than two decades after the surplus declaration and more than four decades after the site's Superfund listing. *(1, 6)*

RELEVANCE TO MCF-STILLWATER

TCAAP documents an intergovernmental acquisition in which the receiving county assumed remediation, demolition, and carrying costs well in advance of private investment, financing that position through public bonding with recovery anticipated over a multi-decade buildout. *(5)* Environmental condition governed the sequence of disposition: federal remediation obligations, Superfund status, and cleanup to standards suitable for the intended end uses preceded and shaped the redevelopment program. *(1)* The case also documents governance risk in joint public structures: contested authority between the county and the host city over density and affordability was a recorded source of multi-year delay between land acquisition and development agreement. *(2, 3)*

PHOTOGRAPHS



https://encrypted-tbn0.gstatic.com/image 2

RENDERING OF FUTURE VISION



https://www.mvviewer.org/news/2024/02/26 1

SOURCES

[1] City of Arden Hills, "TCAAP Background and History," cityofardenhills.org.

[2] Axios Twin Cities, "Silence in Arden Hills over stalled Rice Creek Commons project," August 2021.

[3] Axios Twin Cities, "Arden Hills redevelopment agreement reached," May 2022.

[4] Axios Twin Cities, "Arden Hills project finally progresses after years of impasse," April 2023.

[5] Ehlers, "Twin Cities Army Ammunition Plant (TCAAP) Redevelopment," case study, ehlers-inc.com.

[6] U.S. General Services Administration, "GSA sells excess federal property in Arden Hills, Minnesota," April 2026.

[7] Ramsey County, Rice Creek Commons project pages ("Frequently Asked Questions," "Public Infrastructure," and project updates), ramseycounty.us.

Case Study 7: Eastern State Penitentiary

Philadelphia, Pennsylvania

SNAPSHOT

Eastern State Penitentiary is an approximately 11-acre former prison in Philadelphia, opened in 1829 and closed in 1971. Designated a National Historic Landmark in 1965, the property remained vacant and deteriorating for roughly two decades after closure before being stabilized and opened for public tours. It operates today as a museum and historic site managed by a nonprofit steward, preserved as a stabilized ruin rather than restored or redeveloped. *(1, 2)*

BACKGROUND AND CLOSURE

The penitentiary operated for over 140 years, and its radial plan influenced prison design internationally. Deteriorating infrastructure and changing correctional practice led to closure in 1971. The Commonwealth of Pennsylvania retained the vacant property for several years, and in 1980 the City of Philadelphia purchased it for approximately $400,000, roughly $36,000 per acre, with the intent of redevelopment. Through the vacancy, the complex deteriorated substantially, vegetation overtook portions of the site, roofs failed, and structural systems weakened. *(1, 3)*

DISPOSITION AND REUSE APPROACH

A disposition through sale for redevelopment was pursued and then abandoned. The City transferred the property to the Philadelphia Redevelopment Authority in 1984 to solicit proposals, and by 1987 the proposals under consideration included a shopping center, retail with parking, luxury apartments, restaurants, and a nightclub. *(3, 4)* The proposals drew organized opposition. Historians and preservationists formed the Eastern State Penitentiary Task Force as a committee of the Preservation Alliance for Greater Philadelphia and urged the City to reject all commercial proposals on the grounds that each called for demolishing prison buildings. In 1988 the Mayor directed the Redevelopment Authority not to award the project, and the Authority declined all three bids, ending the commercial disposition effort. *(3, 4)* The path taken instead was preservation and interpretation, financed through philanthropy and earned revenue rather than public capital. Grants from the Pew Charitable Trusts and the Getty Foundation funded the Task Force's assessment of the buildings and its study of reuse options, which concluded that the structures were viable but required protection. Limited hard-hat tours had begun in the late 1980s, and stabilization work began in 1991 with a Pew grant. The site held its first Halloween fundraiser that same year to raise money to open the penitentiary for daytime historic tours. The event that grew from it became the largest single source of operating revenue and the means by which the site raises local match for state preservation grants. A nonprofit organization, Eastern State

Penitentiary Historic Site, Inc., assumed the leading operational role in 1994 under agreement with the City, which retains ownership. Rather than full restoration, a stabilized-ruin approach preserved the deteriorated fabric while providing for visitor safety, at lower capital cost than rehabilitation. *(1, 2, 3, 4, 5, 6)*

OUTCOME

The site operates as one of Philadelphia's most visited historic attractions, with operations supported by tourism revenue, memberships, grants, and events, and with stabilization work continuing in phases over multiple decades. *(1)*

RELEVANCE TO MCF-STILLWATER

Eastern State documents the longest post-closure vacancy studied, roughly two decades, and the physical consequences of extended vacancy for a masonry institutional complex. It is also the one case in which an attempted disposition for redevelopment failed: the Commonwealth sold the campus to the City in 1980 in an intergovernmental transfer at nominal value, the City's subsequent effort to convey it for commercial redevelopment was halted in 1988, and ownership remains public with operations vested in a nonprofit steward. *(3, 4)* The museum outcome was not a plan made at closure; it emerged seventeen years later, when private redevelopment proposals for a deteriorated National Historic Landmark drew organized opposition and none demonstrated feasibility against the preservation constraint. The stabilized-ruin approach stands as a documented alternative where full rehabilitation of a historically significant institutional complex is not economically supportable, and National Historic Landmark designation, in place before closure, shaped the range of feasible outcomes throughout. *(1, 2, 4)*

PHOTOGRAPHS



https://www.planetizen.com/news/2019/06/ 1

SOURCES

[1] Eastern State Penitentiary Historic Site, "History of Eastern State Penitentiary," easternstate.org.

[2] National Park Service, Eastern State Penitentiary National Historic Landmark records.

[3] WHYY, "How Eastern State Penitentiary became a Philly attraction," October 2019.

[4] Encyclopedia of Greater Philadelphia, "Eastern State Penitentiary."

[5] Hidden City Philadelphia, "A Prison Reformed: Eastern State Penitentiary Confronts Injustice," February 2022.

[6] CBS News Philadelphia, "Pennsylvania grant to help preserve Eastern State Penitentiary."

Stillwater Corrections Facility Demolition
Bayport, Minnesota
April 24, 2026

Budgetary Estimate

Construction Cost Summary

Description	Quantity		Cost	Unit Cost
Site Demolition	107	Acres	27,158,665	254,843
Estimated Construction Total	**107**	**Acres**	**27,158,665**	**$254,843.44**

Other Costs by Owner (For Reference)

Pre-Demolition Inspections and Testing	LS	231,080
Hazardous Materials Design	LS	250,000
Pre-Demolition Abatement & Remediation	LS	1,660,000
Hazardous Materials Air Monitoring	LS	75,000
Owner Contingency	10%	5,653,341
Total Cost with Items Above		**35,028,086**

Exclusions:

Design Fees & Reimburseables

Geotechnical Testing and Inspections

Environmental Site Assessments & Testing

Demolition of Water Treatment Facilities (assumed to remain)

Selective Demolition or Deconstruction

Assumptions:

Final condition of site to have seed mix for soil stabilziation only.

Project duration between 10 and 16 months including abatement.

Escalation to July of 2029 included.

Allowances provided for site utility disconnets and contaminated soil removal.

Stillwater Corrections Facility Demolition
Bayport, Minnesota
April 24, 2026
Budgetary Estimate

Site Demolition

Item	Description		Cost
1	General Conditions		2,715,867
2	Public / Enabling Work		274,078
3	Demolition		12,766,509
4	Excavation and Grading		3,207,453
5	Hardscape and Striping		0
6	Site Structures and Signage		0
7	Fencing		0
8	Site Specialties		0
9	Special Construction		0
10	Site Utilities		100,000
11	Landscaping and Irrigation		159,855
12	Electrical		241,968
	Subtotal		19,465,731
	Permits, Bonds and Insurance	2.55%	692,788
	Design & Estimate Contingency	5.00%	1,007,926
	Construction Contingency	5.00%	1,058,322
	Escalation to Qtr 3 of 2029	17.5%	3,889,334
	Design Fees & Reimbursables	0.00%	0
	Fee	4.00%	1,044,564
	Total		**$27,158,665**

Item	Description	Unit	Quantity	Price	Amount
2	**Public / Enabling Work**				
	Logistics				
01 10 00	Temporary Roads and Parking	SF	50,000	1.23	61,531
01 10 00	6' Temp Fencing - In Ground	LF	9,105	23.34	212,547
	Total				274,078
3	**Demolition**				
02 41 00	Site Demolition of Existing Development	AC	106.57	2,858	304,595
02 41 00	#1 Administration Building	SF	55,005	8.18	450,000
02 41 00	#2 Turnkey Area	SF	10,767	7.43	80,000
02 41 00	#3 Cell Block B	SF	154,685	7.76	1,200,000
02 41 00	#4 Admin West Annex	SF	9,772	7.67	75,000
02 41 00	#5 Cell Block A	SF	154,685	7.76	1,200,000
02 41 00	#6 Main Corridor	SF	23,934	7.31	175,000
02 41 00	#7 Chapel	SF	3,929	7.64	30,000
02 41 00	#8 Operations/ Discipline	SF	3,836	6.52	25,000
02 41 00	#9 Security Ctr/Cell Hall C	SF	29,172	7.37	215,000
02 41 00	#10 Health Services & Operations	SF	20,933	7.17	150,000
02 41 00	#11 Recreation	SF	26,179	7.64	200,000
02 41 00	#12 Cell Hall D	SF	62,863	7.95	500,000
02 41 00	#13 Education/ Auditorium	SF	46,987	7.45	350,000
02 41 00	#14 Dining Room	SF	16,008	7.81	125,000
02 41 00	#15 Kitchen	SF	39,035	7.69	300,000
02 41 00	#16 Canteen/Property	SF	16,227	4.62	75,000
02 41 00	#17 Segregation	SF	60,977	7.38	450,000
02 41 00	#18 Industries	SF	123,626	7.68	950,000
02 41 00	#19 Power Plant	SF	28,655	7.50	215,000
02 41 00	#20 Industry	SF	125,768	7.55	950,000
02 41 00	#21 Industry	SF	87,762	7.41	650,000
02 41 00	#22 Utility	SF	1,038	7.23	7,500
02 41 00	#24 MT SVC? Inside Grounds Building	SF	10,378	7.71	80,000
02 41 00	#25 Q Shop	SF	63,288	7.51	475,000
02 41 00	#26 R Shop	SF	18,400	7.61	140,000
02 41 00	#27 Prison Perimeter Wall Demo	LF	3,523	175.00	616,525
02 41 00	Guard Towers	EA	7	20,000	140,000
02 41 00	#28 Warden's House	SF	10,225	7.33	75,000
02 41 00	#29 Greenhouse Office	SF	998	4.01	4,000
02 41 00	#30 Outside Yard Maintenance	SF	999	4.00	4,000
02 41 00	#35 Minimum Security Unit	SF	20,638	7.27	150,000
02 41 00	#36 East Warehouse	SF	66,706	7.50	500,000
02 41 00	#37 West Warehouse	SF	58,545	7.69	450,000
02 41 00	#38 Water Treatment	LS	1	12,000	**Not Included**
02 41 00	#39 Water Tower	LS	1	50,000	**Not Included**
02 41 00	#40 Root Cellar	SF	5,492	4.55	25,000
02 41 00	#41 Flammable Storage	SF	4,976	5.02	25,000
02 41 00	#42 Vehicle Maintenance Garage	SF	4,602	5.43	25,000
02 41 00	#43 Transporation Garage	SF	3,072	4.88	15,000
02 41 00	#44 Machine Storage Garage	SF	4,038	4.95	20,000
02 41 00	#45 Construction Shop	SF	9,094	4.95	45,000
02 41 00	#48 Scale House	SF	65	11.54	750
02 41 00	#49 K9 Training	SF	10,430	4.79	50,000
02 41 00	#50 Grainery	SF	5,046	4.95	25,000
02 41 00	#54 Storage Shed	SF	1,061	4.71	5,000
02 41 00	#57 Butler Building	SF	3,405	5.87	20,000

Item	Description	Unit	Quantity	Price	Amount
02 41 00	#58 Storage	SF	5,993	5.01	30,000
02 41 00	#60 Annex Garage	SF	2,704	5.55	15,000
02 41 00	#71 MSU Storage	SF	93	10.75	1,000
02 41 00	#72 Outside Construction Annex Storage	SF	92	10.87	1,000
02 41 00	#73 Sally Port	SF	163	6.13	1,000
02 41 00	#74 Green House	SF	1,771	3.95	7,000
02 41 00	#75 Green House	SF	2,159	3.94	8,500
02 41 00	#76 Industries Pass Gate 3	SF	768	7.81	6,000
02 41 00	#77 South Gate Officers Station	SF	480	7.29	3,500
02 41 00	#78 Water Treatment	LS	1	25,000	**Not Included**
02 41 00	#79 Green House	SF	2,159	3.94	8,500
02 41 00	Underground Utility Tunnels	LF	806	125.00	100,750
02 41 00	Elevator Decommision	EA	13	40,000	520,000
02 41 00	Miscellaneous Solid Waste Removal	SF	1,419,683	0.35	496,889
	Total				12,766,509

4 Excavation and Grading

31 20 00	Green Areas Demo & Clearing	AC	53.18	1,316	69,991
31 20 00	Contaminated Soil Removal Allowance	CY	2,500	35.00	87,500
31 20 00	Temporary Erosion Control	AC	106.57	760.06	81,000
31 20 00	Site Grading	AC	106.57	7,275	775,297
31 20 00	Underground Fuel Tank Removal	LS	1	15,000	15,000
31 20 00	Import and Place Backfill for Basement Demolition	CY	121,037	18.00	2,178,666
	Total				3,207,453

10 Site Utilities

33 00 00	Utility Disconnect Allowance	LS	1	100,000	100,000
	Total				100,000

11 Landscaping and Irrigation

32 90 00	Topsoil Stabilization Seeding	AC	106.57	1,500	159,855
	Total				159,855

12 Electrical

33 70 00	Electrical Temp Power for Abatement	SF	1,419,683	0.10	141,968
33 70 00	Electrical Site Disconnects Allowance	LS	1	100,000	100,000
	Total				241,968

Survey Report

For an ALTA/NSPS Land Title Survey of the

Stillwater Correctional Facility

For Property located at:

970 Pickett Ave N.
City of Bayport, Washington County, Minnesota

RECS Project No. 78SW0085



DEPARTMENT OF CORRECTIONS

DEPARTMENT OF ADMINISTRATION

July 17, 2026

ANDERSON

Table of Contents

I. Summary of Surveying Services

II. Definitions

III. Deed Manifest per Parcel
-Parcel Records of the Facility Areas
-Parcel Records of the Railroad Strip Areas

IV. Affiliated Surveys and Plats

V. Separate Deeds Describing the Same Area

VI. Parcel Narratives

VII. National Register of Historic Places

VIII. Certification

I. **Summary of Surveying Services**

Surveying services were performed in accordance with generally accepted surveying practices and applicable minimum standard detail requirements for ALTA/NSPS Land Title Surveys. At the client's request, the survey certifies to Items 3, 4, 7(a), 8, and 11(a) of Table A of the ALTA/NSPS Land Title Survey Standards. Due to the size and detail of the site, the ALTA/NSPS Survey is presented with two surveys. The first survey depicts the site features and indicated by V-100 Series sheets, the second is the boundary portion of the survey and indicated by V-200 Series sheets.

Title: The legal description and easement information were provided by DCA Title, Commitment for Title Insurance, Commitment No. DC260600, as agent for Old Republic National Title Insurance Company, dated March 12, 2026.

Research: Reasonable and ordinary research procedures and survey standards were employed in researching the public records pertinent to the property. Along with the information from the above-mentioned Title Commitment, additional research was conducted as follows:

- From the Public sector (Government agencies):

1. Surveys and deeds were obtained from the County's RecordEASE Web Access portal, resulting in the retrieval of approximately 24 additional documents relevant to the Facilities and Railroad Spur areas.

2. A meeting was held with the Washington County Surveyor on June 24, 2026, at the Washington County Public Works Building, located at 11660 Myeron Road North, Stillwater, Minnesota 55082. The discussion focused on the historic and present boundaries of Washington County State Aid Highways (CSAH) No. 21 and No. 28. This review was necessary because certain deeds conveying property to the State of Minnesota in the early 1900s reference these highways as boundary lines.

   The primary question addressed was whether the current alignments of these rights-of-way, as depicted on Washington County Right-of-Way Plat No. 96 (CSAH 21) and Right-of-Way Plat No. 137 (CSAH 28), accurately reflect their historic locations at the time of the original conveyances. These plats were prepared in 1995 and 2001, respectively.

   Based on the discussion and review of available information, it was determined that the locations shown on these right-of-way plats are accurate representations of the historic alignments of CSAH 21 and CSAH 28 at the time the deeds were conveyed to the State of Minnesota.

3. The State of Minnesota Land Management Department was contacted to request information and clarification regarding ownership of portions of the Railroad Strip. Deeds for this strip are conveyed to the "State of Minnesota" without specifying a managing agency, such as the Department of Corrections (DOC) or the Department of Transportation (DOT).

   A letter dated March 27, 2012, indicates that the DOC "owns" the entirety of the Railroad Strip, and further notes that the DOT sought control of a portion for the Stillwater Bridge project. Accompanying the letter was a sketch identifying the area requested by the DOT. The portion conveyed for this purpose is depicted as Parcel 258A on MnDOT Right-of-Way Plat No. 82-129.

   Neither the DOC nor the DOT was able to provide documentation evidencing a formal conveyance or record deed for this transfer.

- From the Private sector (Private practitioners):

  Anderson Engineering of Minnesota, LLC, reached out to the following:

  1. Stack Land Surveying. Barry Stack, a licensed land surveyor, was contacted to see if he had any surveys or local knowledge around the lands of the Railroad Spur. He provided a report he produced in 2007, discussing the integrity of a survey by H.T. Purtell, dated February 10, 1961, titled "Situation Survey", on file with the Washington County Surveyor's Office as "Certificate of Survey No. 07018". The report points out that this document was not signed or certified by Purtell, nor bears any endorsements from the City, County, State, or District Court and that there are inherent blunders associated with procedures to re-create the parcels shown thereon. Anderson Engineering agreed with the position of Mr. Stack's report. The "Situation Survey" was not used in the production of this survey.

  2. Cornerstone Land Surveying, LLC. Cornerstone was contacted to determine whether they possessed any surveys or local knowledge pertaining to the Campus Facilities and Railroad Spur areas. They indicated that they had no additional information beyond what is currently available within the County records.

Public Road Easements: There are Public Road Easements that affect the lands of the Correctional Facilities. These easements are shown on the Certificate of Survey accompanied by this report and of record with the Washington County Recorder's office as:
-Washington County Highway Right-of-Way Plat No. 96 – C.S.A.H. 21
-Washington County Highway Right-of-Way Plat No. 97 – C.S.A.H. 21
-Washington County Highway Right-of-Way Plat No. 137 – C.S.A.H. 28
-Washington County Highway Right-of-Way Plat No. 143 – C.S.A.H. 28
-MNDOT – Commissioner's Order Map (Plat 82-127)
-County State Aid Highway No. 14, Document No. 445553

Occupation Lines:

Property rights or title may, in some circumstances, be associated with lines of occupation rather than record boundary lines when discrepancies exist between the two. Determination of whether title may have shifted from the record boundary to an occupation line is a legal matter beyond the scope of this survey, and an attorney should be consulted for an opinion regarding the likelihood of such a claim.

Visible occupation features observed during the survey are depicted on the Existing Conditions Survey accompanying this report. Although occupation lines were reviewed as part of the survey process, they were not relied upon or used in establishing the property boundaries shown hereon.

Cemeteries

The St. Michael's Cemetery is located on the east side of the Correctional Facilities lands. On April 20, 2018, an Order for Judgment was recorded, adjudicating the property line between the cemetery and the Correctional Facility. The adjudicated property line is depicted on the survey accompanying this report. The Order of Judgment is of record with the Office of the Washington Recorder, Washington County, Minnesota, as Document No. 4152823.

Unrecorded Easements:

Unrecorded Easements may exist on the property and not be revealed by the limited research or survey of the property. Potentially created by reservation, or use, easements may burden the property regardless of further mention in recent records. Easements may arise by implication. Obvious and visible evidence of easement has been taken into account, along with the disclosure of easements in the most recent records examined for boundary information.

An opinion on the location of the record boundary is depicted by the ALTA/NSPS Land Title Survey accompanying this report. Lost records, missing monuments, and obscure evidence often affect the certainty of the opinion. There can be no guarantee.

II. Definitions

Corner Identification: Property corners found are shown on the Certificate of Survey accompanying this report, by a closed circle symbol. The type of monument found is listed next to these symbols. Property corners found are shown on the survey with and open circle symbol which represent a 14 inch long, 1/2" open pipe, marked by a Professional Land Surveyor in the State of Minnesota, with an orange plastic cap marked "AE-MN LS 52134". The "AE-MN" represents Anderson Engineering of Minnesota.

III. Deed Manifest Per Parcel

Parcel Records of the Facility Areas:

Parcel	Recording Date	Grantor	Grantee	Record	Book	Page	Deed Type
1	July 3rd 1919	Henry H. Harrison	State of Minnesota	68680	88D	309	WD
2	July 7th 1906	Herman & Lena Seigler	State of Minnesota	39301	64D	113	WD
2	July 10th 1906	Robert & Mira Davis	State of Minnesota	39330	64D	118	QCD
3	July 3rd 1919	Henry H. Harrison	State of Minnesota	68680	88D	309	WD
3	December 8th, 2017	State of Minnesota	Washington County	4138222			QCD
4	July 10th 1906	Robert & Mira Davis	State of Minnesota	39330	64D	118	QCD
4	August 21st, 2014	State of Minnesota	City of Bayport	4000636			QCD
5	December 4th, 1911	Asa & Sarah Batchelder	State of Minnesota	51010	73D	209	WD
5	December 11th, 1911	George & Nancy Richards	State of Minnesota	51011	73D	210	WD
5	December 4th, 1911	Lizem and Christine Foucher	State of Minnesota	51012	73D	211	WD
5	December 7h, 1911	Robert & Isabelle Coles	State of Minnesota	51030	73D	214	WD
5	December 28th, 1911	G.B. & Rose Gagnon	State of Minnesota	51123	74D	3377	WD
5	December 5th, 1913	Henry H. Harrison	State of Minnesota	55399	63D	366	WD
5	December 5th, 1913	Henry H. Harrison	State of Minnesota	55400	63D	397	WD
5	January 14th, 1913	Dennis and Catherine Boyle	State of Minnesota	53483	76D	170	WD
5	May 2nd, 1935	State of Minnesota	City of Bayport	109447	128D	150	WD
5	June 5th, 1945	State of Minnesota	City of Bayport	138116	146D	390	QCD
5	March 19th, 1957	State of Minnesota	Village of Bayport	189506	205D	56	QCD
5	April 23rd, 1962	State of Minnesota	MNDOT	220862	246D	611	Order
6	December 4th, 1911	George & Nancy Richards	State of Minnesota	51011	73D	210	WD
6	July 3rd 1919	Henry H. Harrison	State of Minnesota	68680	88D	309	WD
6	June 7th, 1919	Catharine McBeath	State of Minnesota	68496	90D	254	WD
6	May 2nd, 1935	State of Minnesota	City of Bayport	109447	128D	150	WD
7	July 10th 1906	Robert & Mira Davis	State of Minnesota	39330	64D	118	QCD
8	July 10th 1906	Robert & Mira Davis	State of Minnesota	39330	64D	118	QCD
8	February 9th, 1949	Village of Bayport	State of Minnesota	155180	169D	2	QCD
8	April 20th, 2018	State of Minnesota	Church of St. Charles	4152823			

Continued on next page

Deed Manifest Per Parcel Continued

Parcel Records of the Railroad Spur Areas:

Parcel	Recording Date	Grantor	Grantee	Record	Book	Page	Deed Type
9	January 26th 1915	Elizabeth & William Law	State of Minnesota	58023	79	299	WD
10	June 17th 1908	David & Christine Hefty	State of Minnesota	44484	67	330	WD
11	May 19th 1956	Town of Baytown	State of Minnesota	185584	3M.R.	196	Resolution
12	June 14th 1907	Scott, Margaret, & Elizabeth Van Emon, Kate Van Emon Taylor, and J.B. Taylor	State of Minnesota	41756	68	67	WD
13	December 7th, 1907	Barbara Sibley	State of Minnesota	42712	68	140	WD
14	March 8th 1907	Otto & Loise Richert	State of Minnesota	41223	68	21	WD
15	March 8th 1907	Elizabeth & R.E. Smith	State of Minnesota	41224	68	22	WD
16	March 28th 1907	Albert & Anna Anderson	State of Minnesota	41310	68	28	WD
17	September 24 1907	John & Catherine Cover	State of Minnesota	42175	67	138	WD
18	December 31st 1907	Harry & Bessie Beach	State of Minnesota	42911	68	164	WD
19	October 14th 1909	John & Sylvia Parker	State of Minnesota	46463	68	482	WD

IV. Affiliated Surveys and Plats

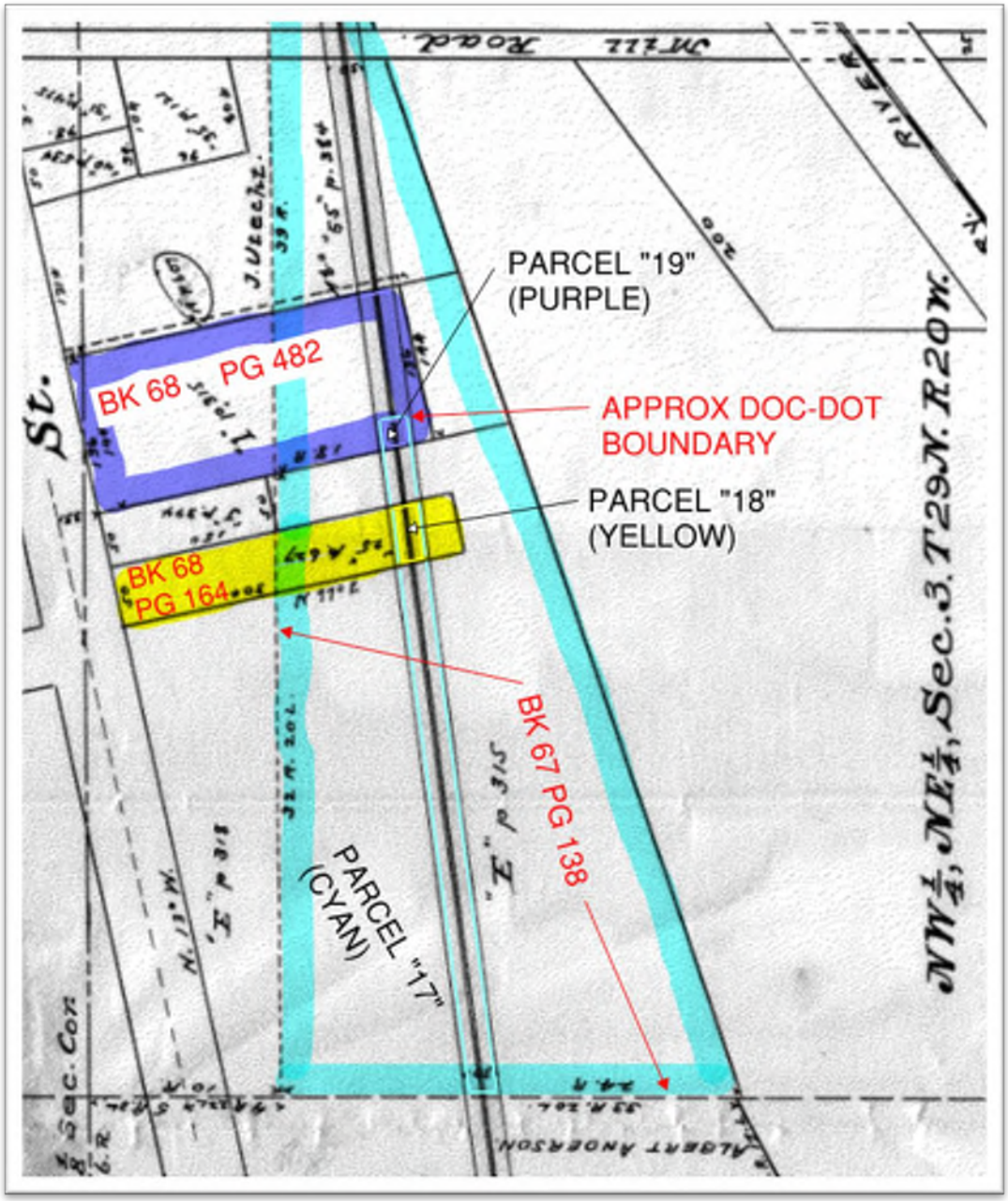
Below is a list of Surveys and Plats affiliated with determining the boundaries of the Stillwater Correctional Facility, including the Railroad Spur portion.

Survey Type	Recording Date	Plat Name / Certificate of Survey (COS) Number	Document No.
Plat	May 18th 1857	Oak Park	
Plat	May 24th 1857	Crofut & Beach's Addition to Oak Park	
Plat	March 9th 1858	Esterbrook's and Daggett's Addition to Oak Park	
Plat	December 18th 1938	Secrest and Perra's Addition to Baytown	
Plat	January 14th, 1948	Township No. 29N, Range No. 20 West, 4th Mer.	
Plat	November 14th 1973	Butler, Secrest, Bronson, et. al. Addition	
Plat	December 1st 2022	St. Michael's Cemetery	4393260
Plat	April 8th 2025	Barkers Alps Bayport School Addition	4467104
Plat	February 19th. 1873	South Stillwater (now Bayport)	
Certificate of Survey	January 30th 2001	COS No. 06272	
Certificate of Survey	December 7th 1941	COS No. 09659	
Certificate of Survey	July 1944	COS No. 06024	
Certificate of Survey	February 10th 1961	COS No. 07018 Situation Survey	
Certificate of Survey	February 18th 1976	COS No. 00163	
Certificate of Survey	November 3rd 1977	COS No. 00899	
Certificate of Survey	June 22nd 1978	COS No. 01091	
Certificate of Survey	April 17th 1980	COS No. 01614	
Certificate of Survey	August 13th 1984	COS No. 02868	
Certificate of Survey	September 16th 1987	COS No. 04125	
Certificate of Survey	December 24th 1987	COS No. 04325	
Certificate of Survey	November 7th 2003	COS No. 10515	
Certificate of Survey	March 7th 2016	COS No. 08642	
George Cox Survey	September 9th 1906	Plat of Right of Way for Railway shown in Exhibit A of Book 68, Page 8	
Station Map	April 5th 1918	State Prison Spur Alignment Map by Chicago Milwaukee & St. Paul RY. CO.	Sheet S-6c of 8 Sheets
CAD Drawing	March 29th 1995	Washington County Highway Right of Way Plat No. 69 – C.S.A.H. 21	S36047
CAD Drawing	March 29th 1995	Washington County Highway Right of Way Plat NO. 97 – C.S.A.H. 21	836048

V. Separate Deeds Describing the Same Area

During the course of the survey and search for boundary information, the following possible deed overlaps were noted along within the Railroad Strip.

The descriptions of Parcel 18, 19 and appear to describe the same areas of the 30 foot wide strip as covered in the description of Parcel 17.



VI. Parcel Narratives

The Parcel narratives below represent a brief analysis and opinion of the documents used for each parcel.

Parcel 1:

Regarding the last call in the description "thence Southerly along said road to the place of beginning", the east side of Pickett Avenue does not intersect the point of beginning. Instead, it intersects the east line of the SW ¼ of the NE ¼ of Section 3, at a point 80.71 feet north of the point of beginning. For the purposes of this survey, this point was used as the terminus of this description.

Recommend re-writing this description by moving the current point of beginning to a point 80.71 feet north of the SE corner of the SW ¼ of the NE ¼ of Section 3.

Parcel 2:

Regarding the call in the description "to the easterly line of the Stillwater and Point Douglas Road", this location was interpreted as being the west line of Parcel 8 of the Washington County Right-of-Way Plat No. 97.

Following this easterly line to the north, it then takes a 16.17 foot jog westerly to follow the east line of this road as defined by the plat CROFUT AND BEACHES ADDITION. This line was determined as shown per the Washington County Right-of-Way Plat No. 97, as the west line of Parcel 10.

Regarding the call in the second description "thence Southeasterly in a straight line 250 feet to a point 100 feet due West of the westerly line of the Stillwater and Baytown Road (so-called)", this location was computed based on the west lines of Parcels 2 and 4 of the Washington County Right-of-Way Plat No. 137 (the documents called for in the table of this plat do not mathematically describe the location of the original road); and Document Number 4138222, which describes a strip conveyed to the County.

Also regarding the second parcel description, the description starts with "Commencing". This word should be replaced with "Beginning".

Parcel 3:

The call of "lying north and east of the public highway across said Block" is construed to follow the north line of Parcel 3 of the Washington County Right-of-Way Plat No. 137, as best available evidence. Parcel 3 is referenced to Book 88 of Deeds, page 309, however the documents called for in the table of this plat do not mathematically describe the location of the original road. Another controlling factor in determining the public highway in this corridor is a strip of land, transferred in a conveyance from the State of Minnesota to Washington County, recorded as Document No. 4138222.

Parcel Narratives Continued

Parcel 4:

The current deeds describe lands owned by the State of Minnesota on both sides of C.S.A.H. No. 21; however, they do not specifically identify ownership as belonging to either the Department of Corrections (DOC) Facility or the Maximum Security Prison. Despite the absence of a defined boundary in the recorded documents, it is the understanding of the Department of Corrections that the division between these two entities is intended to follow C.S.A.H. No. 21.

For purposes of this investigation, the division line was determined to be the west right-of-way line of C.S.A.H. No. 21 as it existed in 1994, prior to the creation of Washington County Right-of-Way Plat No. 96 in 1995. The Washington County Surveyor's Office provided the alignment of the 1994 west right-of-way line for use in this analysis. At the time of this report, the Department of Corrections was in the process of preparing new parcel descriptions based upon this 1994 right-of-way alignment.

Parcel 5:

This Parcel contains multiple deeds summing to describe all the lands within Block 1 of the plat BAYPORT (FORMALY SOUTH Stillwater), lying west of the Final Certification of a Condemnation for highway purposes in Document No. 220862. No other notables to mention about this parcel.

Parcel 6:

This Parcel contains multiple deeds summing to describe all the lands within Block 11 of the plat BAYPORT (FORMALY SOUTH Stillwater), lying west of the Final Certification of a Condemnation for highway purposes in Document No. 220862, And all of Block 12 Except lands described in Book 65 of Deeds, Page 283. No other notables to mention about this parcel.

Parcel 7:

The description excepts that part lying west of the Westerly line of the Stillwater and Point Douglas Road (so-called). It is believed that the west line of County Hwy Plat No. 97 is the best representation of this line. No other notables to mention about this parcel.

Parcel 8:

The parcel is affected by an Order for Judgment between the Church of St. Charles of Bayport, Minnesota, and the State of Minnesota. The action arose from the Church's use and occupation of lands deeded to the State. The judgment establishes a metes and bounds description defining the ownership line between the Church and the State and is recorded as Document No. 4152823, filed on May 4, 2018.

In addition, the current description of Parcel 8 is affected by a deed recorded in Book 169 of Deeds, Page 2, whereby the State of Minnesota conveyed certain lands to the Village of Bayport in 1949. This conveyance represents an exception to the State's ownership and influences the present configuration of Parcel 8 as depicted hereon.

Parcel Narratives Continued

Parcel 9:

The configuration and location of Parcel 9 suggest that it may have been acquired to accommodate railroad switching operations or other railroad-related uses. However, no documentary evidence was located during this investigation that specifically identifies the intended purpose of the acquisition.

Parcel 10:

Parcel 10 appears to have been acquired for railroad spur purposes. No other mentionable occurrences.

Parcel 11:

Parcel 11 appears to have been acquired for railroad spur purposes. Parcel is a portion of a vacated street per a City Resolution recorded in Miscellaneous Book 3, Page 196. Parcel is subject to a sanitary utility easement per Document No. 263206 in Book 299 of Deeds, Page 689.

Parcel 12:

Parcel 12 appears to have been acquired for railroad spur or related railroad operations. However, a review of the historical conveyances indicates that not all lands comprising the intended 30-foot-wide strip were successfully conveyed.

A comparison of the deeds associated with Parcels 12 and 13 reveals an apparent discrepancy between the descriptions recorded in Book 68, Page 140, and Book 68, Page 67. The descriptions appear to be crossed, with Book 68, Page 140 encompassing lands beyond those necessary for the strip, while Book 68, Page 67 omits lands that appear necessary to complete the corridor. This inconsistency suggests either a drafting or scriveners' error in the preparation of the 1907 conveyances.

An additional title concern was identified between Parcels 12 and 13. Each parcel is described by platted lots. Based upon the locations of plat monuments recovered for CROFUT AND BEACH'S ADDITION and ESTERBROOKS AND DAGGETT'S ADDITION, an apparent gap of approximately 11 feet exists between the two platted additions. As depicted on the Certificate of Survey accompanying this report, this gap falls between the respective plat boundaries and does not appear to have been expressly conveyed or otherwise accounted for within the documents reviewed during this investigation.

The legal ownership of the lands comprising this apparent gap could not be determined from the available records. The finding may be the result of historical surveying methods, platting practices, conveyancing errors, or other title-related matters that are beyond the scope of this survey. Accordingly, it is recommended that the parties seek the advice of legal counsel and a qualified title professional to further evaluate the ownership and legal status of the lands situated between the two additions.



Parcel Narratives Continued

Parcel 13:

Parcel 13 is also affected by the title and boundary issues identified between Parcels 12 and 13. Based upon the locations of monuments recovered for CROFUT AND BEACH'S ADDITION and ESTERBROOKS AND DAGGETT'S ADDITION, an apparent gap of approximately 11 feet exists between the two platted additions. As a result, a portion of the area associated with the railroad corridor may be subject to an unresolved ownership question.

Parcel 14:

Parcel 14 appears to have been acquired for railroad spur purposes. No other mentionable occurrences.

Parcel 15:

Parcel 15 appears to have been acquired for railroad spur purposes. No other mentionable occurrences.

Parcel 16:

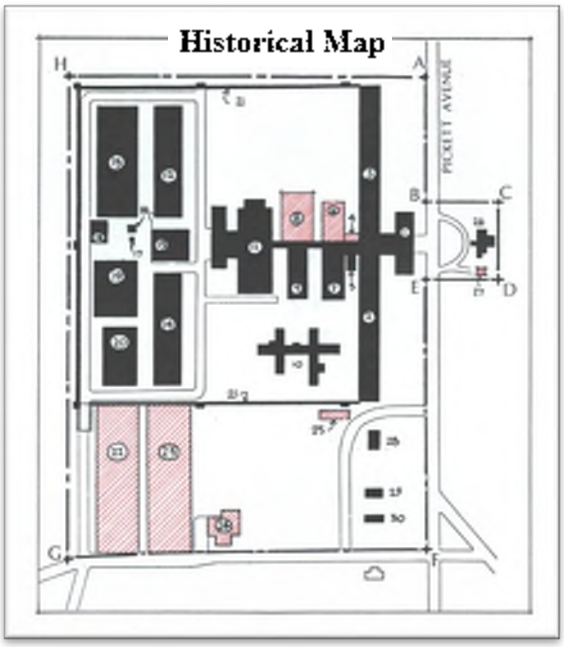
Parcel 16 appears to have been acquired for railroad spur purposes. No other mentionable occurrences.

Parcel 17, 18, and 19:

See Chapter V for description location findings. These Parcels are subject to a sanitary utility easement per Document No. 763467.

VII. National Register of Historic Places

While reviewing the document of the National Register of Historic Places boundary description, by the National Park Service, we examined how the written description fits the historic campus and associated features on the ground. During that review, we found that the record distances do not close to the intended boundary geometry and appear to place portions of the boundary approximately 150 feet from the locations indicated by the mapped boundary (bottom left). We also noted that the boundary extension surrounding the Warden's House does not appear to correspond well with the physical location of that historic resource. The map showing the intended location of the boundaries, from the original National Register of Historic Places, is depicted to the right.

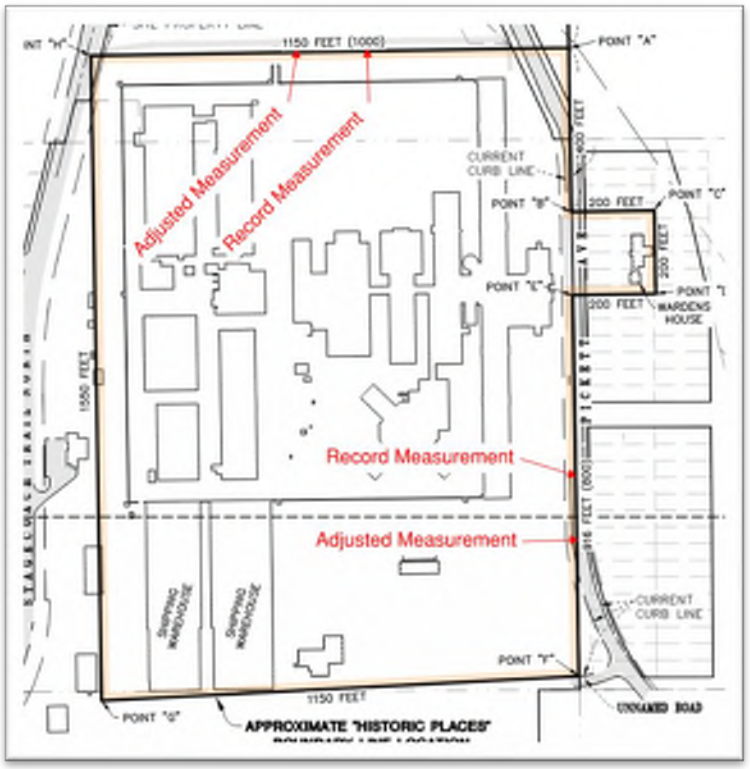


To reconcile the written description with the boundary depicted on the historic map and the existing site features, it was necessary to adjust two of the record distances (bottom right). These revisions allow the boundary to encompass both the main campus and the Warden's House in a manner consistent with the apparent intent of the original designation.

Location per Description



Location with Two Adjusted Distances



ANDERSON

VIII. Certification

I hereby certify that this survey report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 17th day of July 2026

Daniel Greenwald, License Land Surveyor

Minnesota License No. 52134



This document contains 16 pages.

ALTA/NSPS LAND TITLE SURVEY
For: The Stillwater Correctional Facility

LEGAL DESCRIPTION:

PARCEL 1: Book 88 of Deeds, page 309. PID: 0302920130046.

All that part of the Southwest Quarter of the Northeast Quarter of Section 3, Township 29 North, Range 20 West, Washington County, Minnesota, described as follows:

Beginning at the Southeast corner of said Southwest Quarter of the Northeast Quarter of said Section; thence North on the East line thereof 20 rods; thence West on a line parallel with the South line of said quarter section 8 rods, more or less, to the Stillwater and Baytown Road, so–called; thence Southerly along the said road to the place of beginning.

PARCEL 2: Book 64 of Deeds, pages 113 and 118. PIDs: 0302920130047, 0302920130049, 0302920130050.

All that part of the Southwest Quarter of the Northeast Quarter of Section 3, Township 29 North, Range 20 West, Washington County, Minnesota, described as follows:

Beginning at a point in the South line of said tract 180 feet East of the centerline of the Stillwater and Point Douglas Road (so–called); running thence North parallel with the East line of said 40 acre tract 100 feet; thence West parallel with the South line of said tract to a point in the Easterly line of said Stillwater and Point Douglas Road; thence Northeasterly along said Easterly line of said road to a point in a line drawn parallel with and 454.5 feet Northerly from the South line of said 40 acre tract, being the South line of Nye Street (so–called); thence East parallel with the South line of said tract along the South line of said Nye Street to a point 356 feet West of the Easterly line of said 40 acre tract, said point being known as the Northwest corner of Lot 7, Block 5, Crofut & Beach's Addition to Oak Park; thence Southeasterly in a straight line 250 feet to a point 100 feet due West of the Westerly line of the Stillwater and Baytown Road (so–called); thence due East from said point 100 feet to the said West line of said road; thence Southeasterly along the Westerly line of said Stillwater and Baytown Road to the South line of said Southwest Quarter of the Northeast Quarter of said Section 3; thence West along the quarter section line of said Section 3 to the place of beginning.

AND all that part of the Southwest Quarter of the Northeast Quarter of Section 3, Township 29 North, Range 20 West, Washington County, Minnesota, described as follows:

Commencing at the Northwest corner of Lot 7, Block 5, Crofut & Beach's Addition to Oak Park; running thence in a straight line Southeasterly 250 feet to a point 100 feet due West of the West line of Baytown Street (so–called), the same being the main traveled road from said Oak Park to South Stillwater; thence due East from said point 100 feet to the said West line of Baytown Street; thence Northwesterly along the said West line of said street to the South line of Nye Street, in said Crofut & Beach's Addition to Oak Park; thence West along said South line fo said street to the point of beginning.

AND All that part of the Southwest Quarter of the Northeast Quarter of Section 3, Township 29 North, Range 20 West, Washington County, Minnesota, described as follows, to–wit:

Beginning at a point where the centerline of the Stillwater and Point Douglas road (so called), as now laid out and traveled, intersects the South line of said Southwest Quarter of the Northeast Quarter of said Section 3; running thence East on the South line of said Southwest Quarter of the Northeast Quarter of said Section, 180 feet; thence North parallel with the East line of said Southwest Quarter of the Northeast Quarter of said Section, 100 feet; thence West parallel to the South line of said Southwest Quarter of the Northeast Quarter of said Section to the centerline of said Stillwater and Point Douglas Road; thence South on the centerline of said road to the place of beginning.

PARCEL 3 Book 88 of Deeds, page 309. PID: 0302920130048.

All that part of Block 5, Crofut & Beach's Addition to Oak Park, Washington County, Minnesota, lying North and East of the public highway across said Block and known as Stillwater and South Stillwater Road (so–called).

PARCEL 4: Book 64 of Deeds, Page 118; Document No. 39996396; and Washington County right–of–way Plat No. 96. PID: 0302920340003.

All that part of the South Half of the Southwest Quarter of Section 3, Township 29 North, Range 20 West, Washington County, Minnesota, described as follows:

Beginning at the quarter section corner at the Southeast corner of said tract; running thence West along the South line of said Section 3 to the Easterly right–of–way line of the Stillwater branch of the Chicago, St. Paul, Minneapolis and Omaha Railway Company; thence Northerly along said Easterly right–of–way line of said railway to the North line of said tract of land; thence East along the North line of said tract to the Northeast corner thereof; thence South along the quarter section line in said Section 80 rods to the point of beginning.

EXCEPT

That part of the Southeast Quarter of the Southwest Quarter, Section 3, Township 29 North, Range 20 West, Washington County, Minnesota, described as follows:

Commencing at the Southeast corner of said Southeast Quarter of the Southwest Quarter; thence South 89 degrees 28 minutes 13 seconds West, assigned bearing, along the South line of said Southeast Quarter of the Southwest Quarter, a distance of 665.22 feet to the Easterly right–of–way line of Stagecoach Trail North (A.K.A. County State–Aid Highway 21); thence North 00 degrees 31 minutes 47 seconds West, along said Easterly right–of–way line, 60.00 feet to the point of beginning of the tract to be herein described; thence North 34 degrees 35 minutes 03 seconds West, along said right–of–way line, 112.00 feet; thence North 21 degrees 21 minutes 41 seconds East, along said right–of–way line, 508.03 feet; thence South 70 degrees 24 minutes 54 seconds East, 250.49 feet; thence South 00 degrees 08 minutes 49 seconds East, 478.06 feet to the Northerly right–of–way line of County State–Aid Highway 14 (A.K.A. 5th Avenue North); thence South 89 degrees 28 minutes 13 seconds West, along said Northerly right–of–way line, 358.72 feet to the point of beginning.

AND EXCEPT

That part of said South Half of the Southwest Quarter, lying westerly of the following described line:

Commencing at the southeast corner of said Southeast Quarter of the Southwest Quarter; thence South 89 degrees 28 minutes 12 seconds West a distance of 899.53 feet to the beginning of the line to be described, and being the intersection of the south line of said Southeast Quarter of the Southwest Quarter with the west line of Stagecoach Trail North, labeled as the "Existing right–of–way" on Washington County Highway Right–of–Way Plat No. 96, C.S.A.H. 21; thence northeasterly along said west line a distance of 131.20 feet along a non–tangential curve concave to the northwest, having a radius of 495.87 feet, a central angle of 15 degrees 09 minutes 36 seconds, a chord bearing of North 28 degrees 56 minutes 28 seconds East and a chord distance of 130.82 feet; thence North 21 degrees 21 minutes 40 seconds East continuing along said west line and tangential to the last described curve a distance of 822.73 feet; thence continuing northeasterly along said west line a distance of 90.21 feet along a tangential curve concave to the southeast, having a radius of 661.62 feet and a central angle of 07 degrees 48 minutes 43 seconds; thence North 60 degrees 46 minutes 17 seconds West continuing along said west line, not tangent to the last described curve, a distance of 7.95 feet; thence continuing northeasterly along said west line a distance of 292.31 feet along a non–tangential curve concave to the southeast, having a radius of 669.62 feet, a central angle of 25 degrees 00 minutes 41 seconds, a chord bearing of North 41 degrees 40 minutes 55 seconds East and a chord distance of 290.00 feet; thence North 54 degrees 11 minutes 16 seconds East continuing along said west line and tangential to the last described curve a distance of 170.12 feet; thence continuing northeasterly along said west line a distance of 65.81 feet along a tangential curve concave to the northwest, having a radius of 276.71 feet, a central angle of 13 degrees 37 minutes 33 seconds to the north line of said Southeast Quarter of the Southwest Quarter, and said line there terminating.

PARCEL 5: Book 63 of Deeds, pages 366 and 397; Book 73 of Deeds, pages 209–211, 214; Book 74 of deeds, page 337; Book 76 of Deeds, page 170; Book 128 of Deeds page 150; Book 146 of Deeds, page 390; Book 205 of Deeds, page 56; Book 246 of Deeds, page 611. PID: 0302920410004.

That part of Block 1 of the Village of Bayport (formerly South Stillwater), Washington County, Minnesota, lying West of the following described line:

Commencing at an iron pipe monument set at the intersection of the Northerly line of the Village of Bayport, and the Westerly right of way line of the Chicago, St. Paul, Minneapolis and Omaha Railroad, and running thence Westerly along said Northerly line of the Village of Bayport 665.2 feet to the point of beginning; thence Southerly by a deflection angle to the left of 106° 58', 198.6 feet; thence by a deflection angle to the right 3°24', 185 feet; thence by a deflection angle to the right of 1°3', 137.7 feet; thence by a deflection angle to the left of 3°3', 145.35 feet; thence by a deflection angle to the right of 4°6 ', 111.6 feet; thence by a deflection angle to the left of 10°27', 111.6 feet; thence by a deflection angle to the right of 1°5', 187.15 feet; thence by a deflection angle to the left 17°39 ', 55 feet; thence by a deflection angle to the right of 21°12', 136.85 feet; thence by a deflection angle to the left of 9°47', 50.2 feet; thence by a deflection angle to the right of 17°30', 73.55 feet to a cedar post; thence by a deflection angle to the left of 81°52', 66.7 feet to a cedar post; thence by a deflection angle to the right of 90°56', 345.3 feet; thence by a deflection angle to the left of 0°34', 233.3 feet, more or less, to a cedar post set in the Northerly line of Oak Street, and said line there terminating.

LEGAL DESCRIPTION CONTINUED:

PARCEL 6 Book 65 of Deeds, page 283; Book 73 of Deeds, page 210; Book 88 of Deeds, page 309; Book 90 of deeds, page 254; Book 128 of Deeds, page 150; Book 128 of Deeds page 150. PID: 0302920410013.

All of Block 11 and Block 12, South Stillwater, Washington County, Minnesota, EXCEPT that part of Lot 8 – 15, inclusive, Block 12, described in that certain deed executed by the Northwest Thresher Company to the Minneapolis and St. Paul Suburban Railway Company, dated June 30, 1908, recorded in Book 65 of Deeds, page 283; Lot 24, Block 12, South Stillwater;

AND EXCEPT those lands contained within and lying West of Washington County Highway Right of Way Plat No. 143;

AND EXCEPT all of Blocks 1, 2, 3, 4, 9, 10, 11, 14, 15 and 16; Lots 1 to 11 inclusive in Block 17, and Lots 1 to 14 inclusive in Block 8,lying East of the following described line: Commencing at an iron pipe monument set at the intersection of the Northerly line of the Village of Bayport, and the Westerly right of way line of the Chicago, St.Paul, Minneapolis and Omaha Railroad; and running thence Westerly along said Northerly line of the Village of Bayport 665.2 feet to the point of beginning; thence Southerly by a deflection angle to the left of 106° 58', 198.6 feet; thence by a deflection angle to the right 3°24', 185 feet; thence by a deflection angle to the right of 1°3' , 137.7 feet; thence by a deflection angle to the left of 3°3', 145.35 feet; thence by a deflection angle to the right of 4°6', 111.6 feet; thence by a deflection angle to the left of 10°27', 111.6 feet; thence by a deflection angle to the right of 1°5', 187.15 feet; thence by a deflection angle to the left 17°39', 55 feet; thence by a deflection angle to the right of 21°12', 136.85 feet; thence by a deflection angle to the left of 9°47', 50.2 feet; thence by a deflection angle to the right of 17°30', 73.55 feet to a cedar post; thence by a deflection angle to the left of 81°52', 66.7 feet to a cedar post; thence by a deflection angle to the right of 90°56', 345.3 feet; thence by a deflection angle to the left of 0°34', 233.3 feet, more or less, to a cedar post set in the Northerly line of Oak Street.

PARCEL 7: Book 64 of Deeds, page 118. PID: 0302920420001.

The Northwest Quarter of the Southeast Quarter of Section 3, Township 29 North, Range 20 West, Washington County, Minnesota, EXCEPT that part lying West of the Westerly line of the Stillwater and Point Douglas Road (so–called).

PARCEL 8: Book 64 of Deeds, page 118; Book 169 of Deeds, page 2; Document No. 4152823. PID: 0302920430005.

All that part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 29 North, Range 20 West, Washington County, Minnesota, described as follows:

Beginning at the Southwest corner of said tract, being the quarter section corner on the South line of said Section 3; running thence East 1240 feet to the Westerly line of Hazelwood Cemetery; thence North along the West line of said cemetery and the Catholic Cemetery to a point in the North line of said tract 97.5 feet West of the Northeast corner of said tract; thence West along the North line of said tract to the Northwest corner thereof; thence South along the quarter section line 80 rods to the point of beginning.

EXCEPT All that part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 29 North, Range 20 West, Washington County, Minnesota, described as follows, to–wit:

Beginning at a point on the South line thereof, said point being 103.95 feet West of the Southeast corner thereof; and running thence North on a line parallel to and 103.95 feet West of the East line thereof 340 feet; thence West on a line parallel to the South line thereof 125 feet; thence South on a line parallel to the East line thereof 340 feet to the South line thereof; thence East along said South line 125 feet to the point of beginning;

AND EXCEPT all of the lands platted as St. Michael's Cemetery. Abstract Property

THE RAILROAD SPUR: See Sheet 2 of 6 Sheets and Sheet 6 of 6 Sheets.

CERTIFICATION:

To the Minnesota Department of Corrections:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 3, 4, 7(a), 8, and 11(a) of Table A thereof. The field work was completed in April of 2026.

Date of Map or Plat: July 17, 2026

Anderson Engineering of Minnesota, LLC

by: Daniel Greenwald

Daniel Greenwald
Minnesota License No. 52134

DANIEL S GREENWALD
LICENSED LAND SURVEYOR
52134
STATE OF MINNESOTA

SURVEY NOTES:

1. The horizontal datum and bearings are based on the Washington County Coordinate System NAD83(2011).
2. According to Federal Emergency Management Agency (FEMA) maps, the property described hereon lies in flood Zone X, areas determined to be outside the 0.2% annual chance floodplain; and Zone A, the 1% annual chance flood (100 year flood), also known as the base flood, (no base flood elevation determined), per Flood Insurance Rate Map Number 27163C0268E, dated February 3, 2010. The approximate location of the boundary between Zone X and Zone A is depicted hereon, based on available mapping.
3. The legal description and easement information were provided by DCA Title, Commitment for Title Insurance, Commitment No. DC260600, as agent for Old Republic National Title Insurance Company, dated March 12, 2026.
4. The area of the property described hereon is 106.5703 acres and listed per parcel as follows:
   - Parcel 1: 1418 square feet or 0.0325 acres
   - Parcel 2: 450,853 square feet or 10.3502 acres
   - Parcel 3: 18,409 square feet or 0.4226 acres
   - Parcel 4: 585,311 square feet or 13.4369 acres
   - Parcel 5: 164,001 square feet or 3.7649 acres
   - Parcel 6: 232,028 square feet or 5.3266 acres
   - Parcel 7: 1,759,944 square feet or 40.4028 acres
   - Parcel 8: 1,390,378 square feet or 31.9187 acres

19021_s_boundary

ALTA/NSPS LAND TITLE SURVEY

SITE ADDRESS
970 PICKETT AVE N.
BAYPORT, MN 55003

DEPARTMENT OF CORRECTIONS

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DATE: REVISIONS:
Appendix I MCF-Stillwater Decommissioning Study

ALTA/NSPS LAND TITLE SURVEY
For: The Stillwater Correctional Facility

LEGAL DESCRIPTIONS OF THE RAILROAD SPUR PARCELS:

A strip of ground 30 feet wide running from North to South through and across the following described real estate in Washington County, Minnesota:

PARCEL 9: Book 79 of Deeds, page 299. PID: 0302920130032.

All that portion of Lot 2, Block 4, Crofut and Beach's Addition to Oak Park, described as follows: Commencing at a point 81.8 feet West of the Northwest corner of Garden and Nye Streets, measured along the North line of said Nye Street; thence West along said North line of said Nye Street 10 feet; thence North and parallel to the West line of said Lot 2 to the intersection with the Westerly line of the Railway right of way running from the River Falls Line of the Chicago, St. Paul, Minneapolis and Omaha Railway in a Southerly direction to the South line of Lot 2, Block 4, said Crofut and Beach's Addition to Oak Park; thence in a Southerly direction along the West line of said right of way to the point of beginning.

PARCEL 10: Book 67 of Deeds, page 330. PID: 0302920130032.

All that portion of Lot 2, Block 4, Crofut and Beach's Addition to Oak Park, bounded and described as follows: Commencing at a point 60.9 feet West of the Southwest corner of Leavenworth and Garden Streets, measured along the South line of Leavenworth Street; thence in a Southerly direction 15 feet distant from and parallel to the centerline of the Railroad as now located, 128.4 feet to the North line of Nye Street to a point 51.8 feet from the Northwest corner of Nye and Garden Streets; thence West along said North line of Nye Street 30 feet; thence Northerly 15 feet distant from and parallel to said centerline of said Railroad as located, to the South side of Leavenworth Street to a point which is 90.9 feet distant from the Southwest corner of Leavenworth and Garden Streets; and thence East along said South line of Leavenworth Street 30 feet to the point of beginning.

PARCEL 11 Book 3 of Miscellaneous Records, page 196. PID: 0302920120029.

All that part of Leavenworth Street running Easterly from the East line of Main Street (also known as State Aid Road No. 3) to the East lines of Lot 6, Block 2, and Lot 11, Block 3, Crofut and Beach's Addition to Oak Park, if said lot lines were extended into Leavenworth Street and the said part of which street abuts the South lines of Blocks 1 and 2 and the North lines of Blocks 3 and 4 of said Addition. (Vacation recorded in Book 3 of M.R., page 196)

PARCEL 12: Book 68 of Deeds, Page 67. PID: 0302920120029.

Lot 4, Block 1, Crofut and Beach's Addition to Oak Park, in accordance with a survey made by George Cox dated September 9, 1906.

PARCEL 13: Book 68 of Deeds, page 140. PID: 0302920120029.

Lots 1, 2 and 3, Block 4, Esterbrook and Daggett's Addition to Oak Park, in accordance with a survey made by George Cox dated September 9, 1906.

PARCEL 14: Book 68 of Deeds, page 21. PID: 0302920120029.

Lot 4, Block 1, Esterbrook and Daggett's Addition to Oak Park, in accordance with a survey made by George Cox dated September 9, 1906.

PARCEL 15: Book 68 of Deeds, page 22. PID: 0302920120029.

All that part of the Southwest Quarter of the Northeast Quarter of Section 3, Township 29 North of Range 20 West, described as follows: Beginning at a point in the West line of said 40 acre tract 6 rods South of the Northwest corner thereof; running thence South 6 rods; thence East parallel with the North line of said 40 acre tract 40 rods; thence North 20 degrees West 6 rods and 17 links; thence West 36 rods and 23 links to the place of beginning, in accordance with a survey made by George Cox dated September 9, 1906.

PARCEL 16: Book 68 of Deeds, page 28.PID: 0302920120029.

All that part of the Southwest Quarter of the Northeast Quarter of Section 3, Township 29 North of Range 20 West, described as follows: Beginning at the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 3; running thence South along the West line of said 40 acre tract 6 rods; thence East parallel with the North line of said 40 acre tract 36 rods and 23 links; thence North 23 degrees West 6 rods and 17 links to the North line of said 40 acre tract; thence West 33 rods and 20 links to the point of beginning, in accordance with a survey made by George Cox dated September 9, 1906.

PARCEL 17: Book 67 of Deeds, page 138. PID: 0302920120029.

Commencing 10 rods East of the quarter post on the North line of Section 3, Township 29 North, Range 20 West of the Fourth P.M.; and running thence South 71 rods and 20 links; thence East 24 rods; thence North 20 degrees West to the place of beginning; SAVE AND EXCEPTING from above described tract land conveyed by deeds recorded in Book X of Deeds, page 410; Book I, page 315; Book J, Page 344; Book 25, page 627; Book 55, page 384; in accordance with a survey made by George Cox dated September 9, 1906.

PARCEL 18: Book 68 of Deeds, page 164. PID: 0302920120029. (Describes lands also in Parcel 17).

All that part of the Northwest Quarter of the Northeast Quarter of Section 3, Township 29 North of Range 20 West, described as follows: Commencing at the Southwest corner of a piece of land heretofore deeded by John Cover and wife to Elizabeth Cover by Deed dated May 19, 1858, recorded in Book J of Deeds, page 344; thence North 77 degrees East, along the South line of said last described tract 300 feet; thence South 13 degrees East, 50 feet; thence South 77 degrees West, 300 feet; thence North 13 degrees West, 50 feet to the place of beginning, in accordance with a survey made by George Cox dated September 9, 1906.

PARCEL 19: Book 68 of Deeds, page 482. PID: 0302920120029. (Describes lands also in Parcel 17).

All that part of the Northwest Quarter of the Northeast Quarter AND the Northeast Quarter of the Northwest Quarter of Section 3, Township 29 North of Range 20 West, described as follows: Commencing on the East side of the Government Road at the Northwest corner of lands conveyed by John Cover and wife to Elizabeth Cover by deed dated May 19, 1858, recorded in Book J of Deeds, page 344; thence North 77 degrees East 18 rods; thence North 13 degrees West 144 feet; thence South 77 degrees West 18 rods; thence South 13 degrees East 144 feet to the place of beginning, EXCEPTING that part of same conveyed to Elizabeth Cover by Deed dated June 15, 1887, recorded in Book 19 of Deeds, page 607, being the North 8 feet of said tract, in accordance with a survey made by George Cox dated September 9, 1906.

SURVEY NOTES:

1. The legal description and easement information were provided by DCA Title, Commitment for Title Insurance, Commitment No. DC260600, as agent for Old Republic National Title Insurance Company, dated April 21, 2026.
2. The area of the property described hereon is 106.5703 acres and listed per parcel as follows:
   - Parcel 9: 567 square feet or 0.0130 acres
   - Parcel 10: 3,757 square feet or 0.0862 acres
   - Parcel 11: 908 square feet or 0.0208 acres
   - Parcel 12: 2,936 square feet or 0.0674 acres
   - Parcel 13: 3,536 square feet or 0.0812 acres
   - Parcel 14: 4,231 square feet or 0.0971 acres
   - Parcel 15: 2,885 square feet or 0.0662 acres
   - Parcel 16: 2,996 square feet or 0.0688 acres
   - Parcel 17: 18,043 square feet or 0.4142 acres (this acreage includes Parcels 18 and 19)
   - Parcel 18: 946 square feet or 0.0217 acres
   - Parcel 19: 1,506 square feet or 0.0346 acres

   Total Railroad Spur Parcels: 39,859 square feet or 0.9150 acres
3. The mathematical location of the center line of the Railroad is depicted per the Chicago Milwaukee & St. Paul Railway Co. Station Map, River Division, State Prison Spur, dated April 5, 1918. This document is available on the MNDOT right–of–way mapping and monitoring website.
4. The field work was completed April of 2026.

19021_s_boundary

ALTA/NSPS
LAND TITLE SURVEY

SITE ADDRESS
970 PICKETT AVE N.
BAYPORT, MN 55003

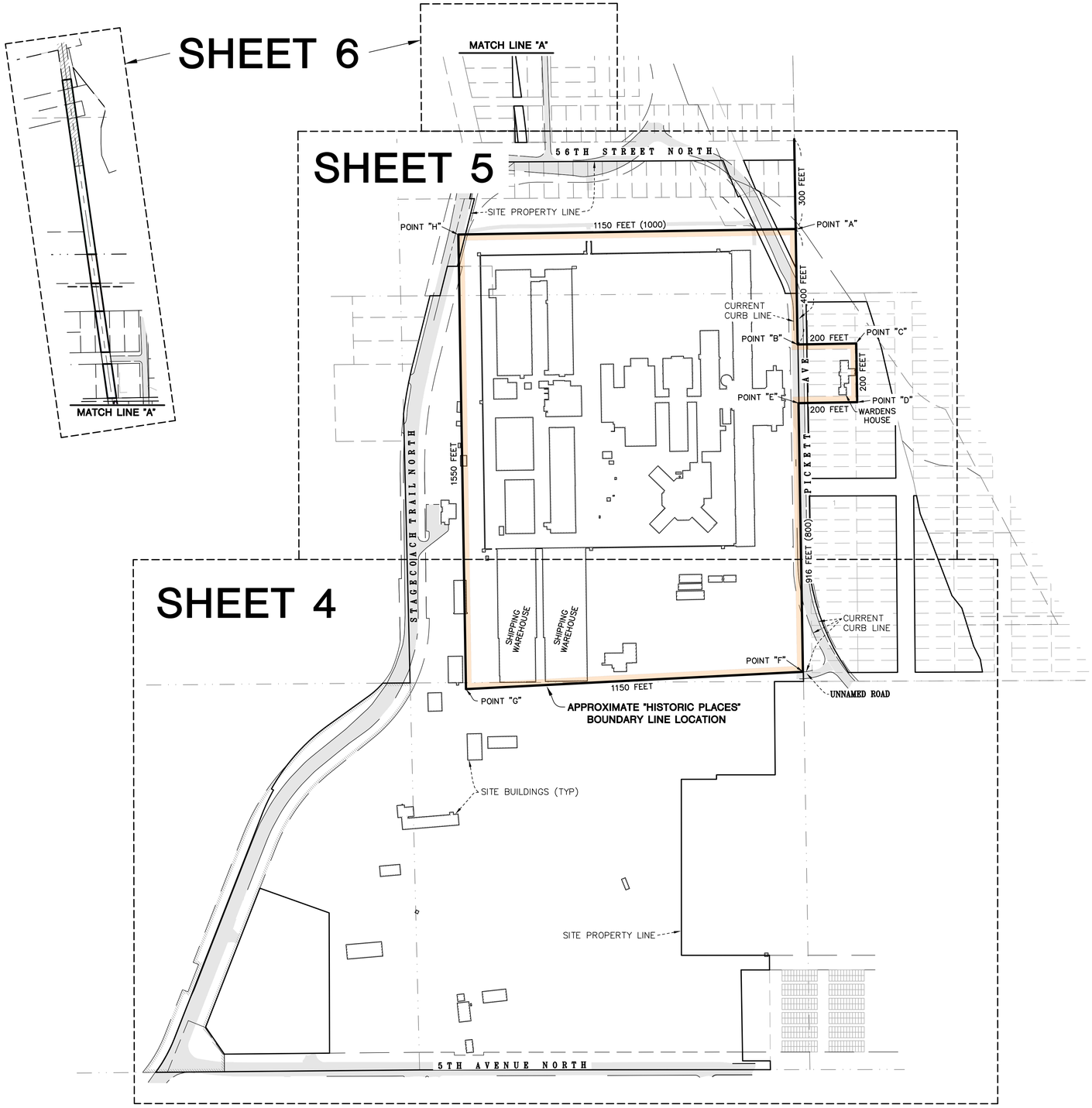
DEPARTMENT OF CORRECTIONS

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DATE: REVISIONS:

Appendix I
MCF-Stillwater
Decommissioning Study

EXHIBIT OF THE LOCATION OF THE "NATIONAL REGISTER OF HISTORICAL PLACES" OF THE STILLWATER PRISON, SHEET INDEX AND VICINITY MAP



NATIONAL REGISTER OF HISTORIC PLACES, REGISTRY INFORMATION:

NPS Form 10–900–a
(3–82)
OMB No. 1024–0018
Exp. 10–31–84
United States Department of the Interior
National Park Service
National Register of Historic Places
Inventoy – Nomination Form
Stillwater State Prison Historic District

VERBAL BOUNDARY DESCRIPTION:

From the southwest corner of the intersection of Pickett Avenue and 56th Street North, proceed 300' south along Pickett Avenue to a Point A on the west curb of Pickett Avenue. Thence proceed south along the curb 400' to Point B; thence east 200' to Point C; thence south 200' to Point D; thence west 200' to Point E on the west curb of Pickett Avenue; thence south 800' along that curb to Point F at the northwest corner of the intersection with the unnamed road leading to the Shipping Warehouses. Along the north curb of that road, proceed west 1150' to Point G; thence north 1550' to Point H; thence east approximately 1000' to return to Point A.

JUSTIFICATION:

The boundaries described enclose the original walled compound designed by Clarence H. Johnston, Sr. and constructed in 1910–1914, along with its associated staff housing area. The remote farm complex, of no significance with regard to the telephone pole plan, is excluded, as are other facilities added later.

NOTE:

The historic register boundary depicted herein was initially oriented to the west curb line of Pickett Avenue based on the available record information. Using that configuration, a portion of the rear of the Warden's House falls outside the designated historic boundary. To better align the boundary with the apparent intent of the National Register designation and to fully encompass the Warden's House, the boundary was shifted approximately 12 feet to the east. Under this revised configuration, the rear of the Warden's House lies approximately 5 feet within the historic register boundary.

During the analysis, it was determined that the record distances contained within the boundary description do not mathematically close and place portions of the boundary approximately 150 feet from the locations depicted on the accompanying boundary map. In addition, the boundary extension surrounding the Warden's House does not correspond well with the physical location of that historic resource when the description is plotted as written.

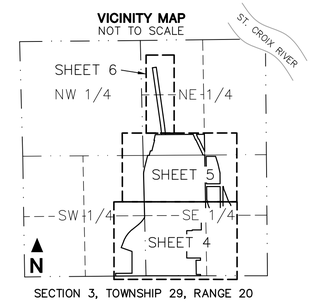
To reconcile the written description with the boundary depicted on the historic map and the existing site features, two record distances were adjusted. These revisions result in a boundary configuration that encompasses both the main campus and the Warden's House and appears to be consistent with the apparent intent of the original designation. The adjusted boundary is intended to correct apparent discrepancies between the mapped boundary and the written description and is not intended to alter the extent of the designated historic property.

LEGEND

- PROPERTY LINE
- ADJACENT PARCEL (NOT SURVEYED)
- SECTION LINE
- PUBLIC RIGHTS–OF–WAY
- BITUMINOUS SURFACE WITH CURB WHEN PRESENT
- (8.00) RECORD DISTANCE
- "HISTORICAL PLACES" BOUNDARY (APPROX.)

VICINITY MAP

NOT TO SCALE



SECTION 3, TOWNSHIP 29, RANGE 20

19021_s_boundary

ALTA/NSPS LAND TITLE SURVEY

SITE ADDRESS
970 PICKETT AVE N.
BAYPORT, MN 55003

N W E S
0 200 400
SCALE IN FEET

DEPARTMENT OF CORRECTIONS

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DATE: REVISIONS:

Appendix I
MCF-Stillwater
Decommissioning Study

SHEET 3/6

V-203

ALTA/NSPS LAND TITLE SURVEY
For: The Stillwater Correctional Facility

SEE SHEET 5 OF 6 SHEETS

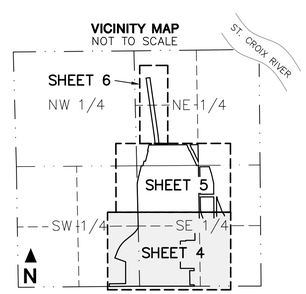
THE EAST HALF OF SECTION 3 IS SUBJECT TO A SEWER EASEMENT PER BOOK 88 DEEDS, PAGE 161. SAID DOCUMENT STATES FOR A 12 INCH PIPE TO BE LAID UNDERNEATH THE MAIN TRACK OF THE RAILWAY COMPANY. IT IS UNKNOWN IF THIS "MAIN TRACK" REPRESENTS THE PRISON SPUR WHICH HISTORICALLY SERVICED THIS FACILITY THIS DOCUMENT AFFECTS ALL PARCEL EXCEPT PARCEL 4.

LINE TABLE		
LINE SEG.	BEARING	DISTANCE
L4	N10°10'16"W	40.61
L5	N13°50'20"W	41.16
L6	N16°50'30"W	41.75
L7	N19°45'11"W	42.44
L8	N23°10'24"W	43.44
L9	N25°47'29"W	44.35
L10	N30°06'28"W	46.14
L11	N32°46'54"W	48.66

LEGEND

- PROPERTY LINE
- ADJACENT PARCEL (NOT SURVEYED)
- SECTION LINE
- COUNTY RIGHT-OF-WAY PLAT NO. 96
- COUNTY RIGHT-OF-WAY PLAT NO. 97
- COUNTY RIGHT-OF-WAY PLAT NO. 143
- FOUND IRON MONUMENT AS DESCRIBED
- SET 1/2"x14" IRON MONUMENT MARKED L.S. NO. 52134
- SET SURVEY NAIL
- SET "X" IN CONCRETE
- BITUMINOUS SURFACE WITH CURB WHEN PRESENT
- (8.00) RECORD DISTANCE
- NOTE: SEE V-100 SERIES SHEETS FOR SITE FEATURES

VICINITY MAP
NOT TO SCALE

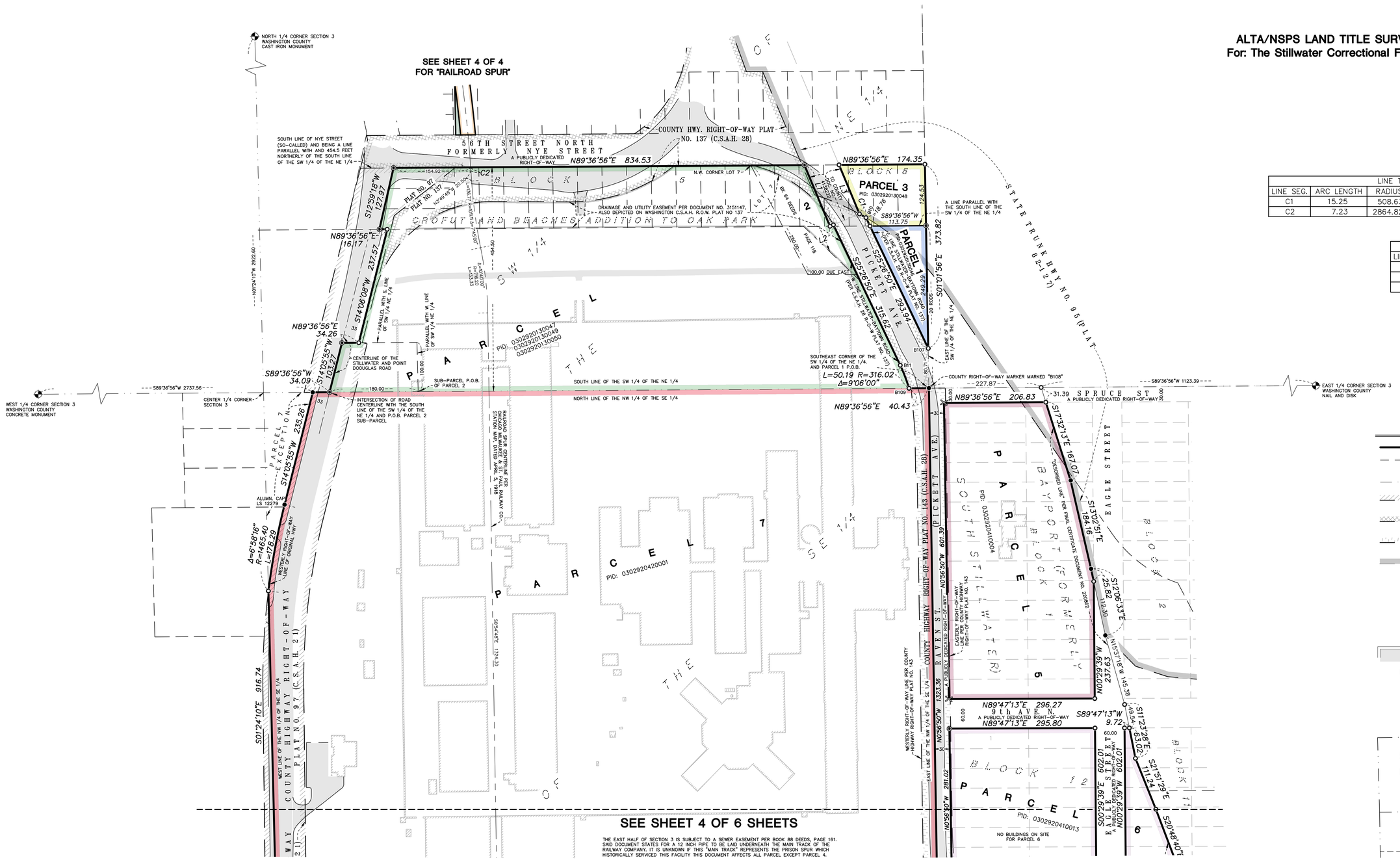


SECTION 3, TOWNSHIP 29, RANGE 20
WASHINGTON COUNTY, MINNESOTA

19021_s_boundary

ALTA/NSPS LAND TITLE SURVEY	**SITE ADDRESS** 970 PICKETT AVE N. BAYPORT, MN 55003	N W E S 0 100 200 SCALE IN FEET	DEPARTMENT OF CORRECTIONS	ANDERSON 13605 1st Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 | F 763.412.4090 | ae-mn.com Anderson Engineering of Minnesota, LLC | Proj # 19021	DATE: REVISIONS: *Appendix I MCF-Stillwater Decommissioning Study*	SHEET 4/6	V-204

ALTA/NSPS LAND TITLE SURVEY
For: The Stillwater Correctional Facility



LINE TABLE				
LINE SEG.	ARC LENGTH	RADIUS	DELTA	CHORD
C1	15.25	508.63	01°43'04"	N60°22'45"W 15.25
C2	7.23	2864.82	00°08'40"	S03°54'08"E 7.23

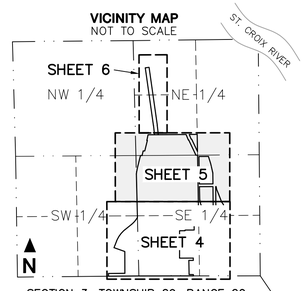
LINE TABLE		
LINE SEG.	BEARING	DISTANCE
L1	S22°37'37"E	134.55
L2	N67°22'23"E	7.66
L3	N22°37'37"W	107.94

LEGEND

- PROPERTY LINE
- ADJACENT PARCEL (NOT SURVEYED)
- SECTION LINE
- COUNTY RIGHT-OF-WAY PLAT NO. 97
- COUNTY RIGHT-OF-WAY PLAT NO. 137
- COUNTY RIGHT-OF-WAY PLAT NO. 143
- MNDOT RIGHT-OF-WAY PLAT NO. 82-127
- FOUND IRON MONUMENT AS DESCRIBED
- SET 1/2"x14" IRON MONUMENT MARKED L.S. NO. 52134
- SET SURVEY NAIL
- SET "X" IN CONCRETE
- BITUMINOUS SURFACE WITH CURB WHEN PRESENT

NOTE: SEE V-100 SERIES SHEETS FOR SITE FEATURES

VICINITY MAP
NOT TO SCALE



SECTION 3, TOWNSHIP 29, RANGE 20
WASHINGTON COUNTY, MINNESOTA

19021_s_boundary

ALTA/NSPS LAND TITLE SURVEY

SITE ADDRESS
970 PICKETT AVE N.
BAYPORT, MN 55003

N W E S
0 100 200
SCALE IN FEET

DEPARTMENT OF CORRECTIONS

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DATE: REVISIONS:

Appendix I
MCF-Stillwater
Decommissioning Study

SHEET 5/6

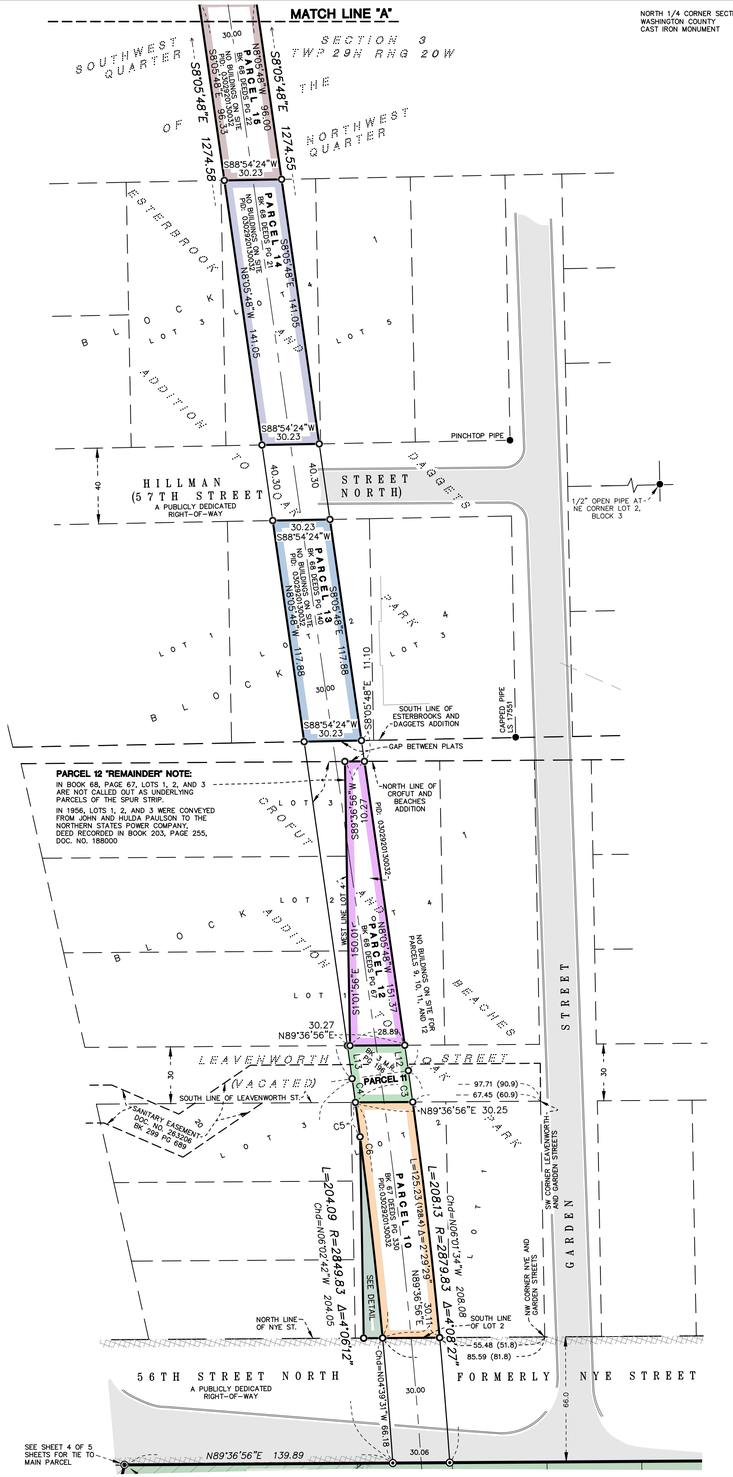
V-205

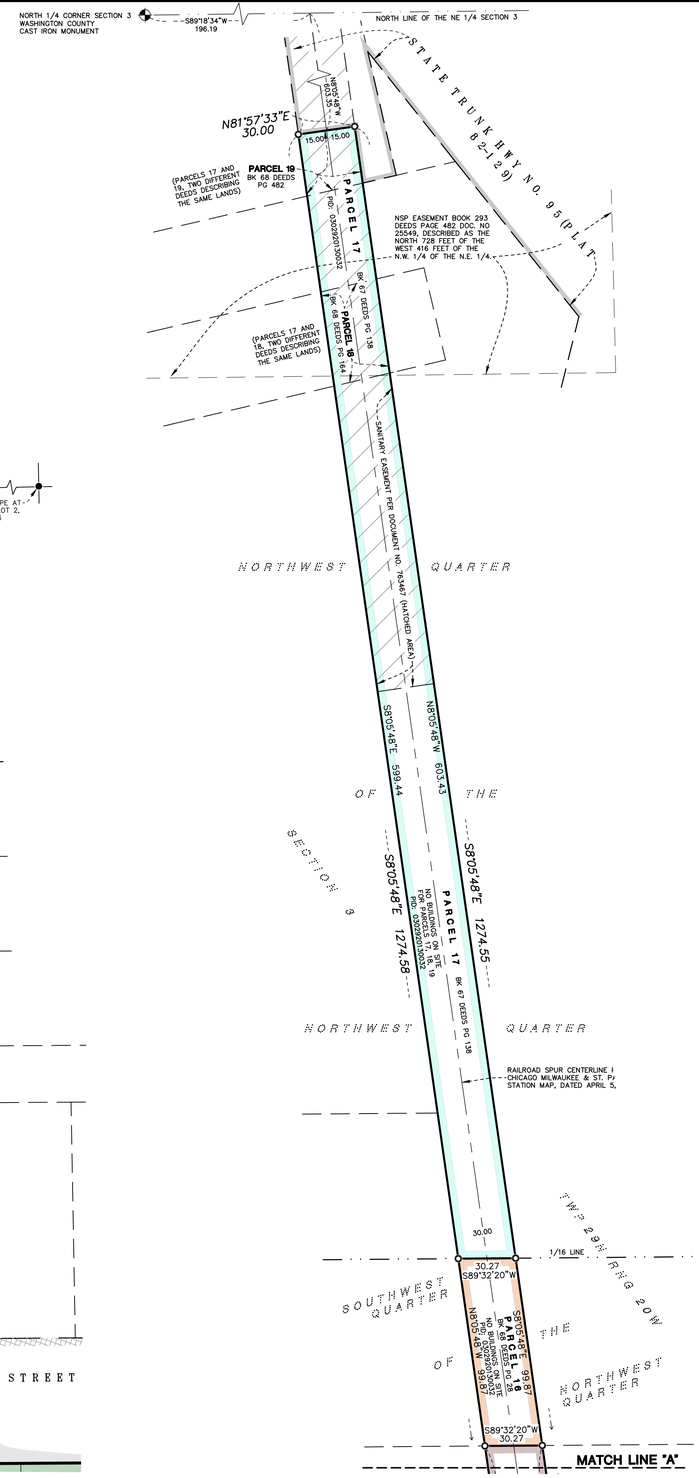
ALTA/NSPS LAND TITLE SURVEY
For: The Stillwater Correctional Facility

LEGEND

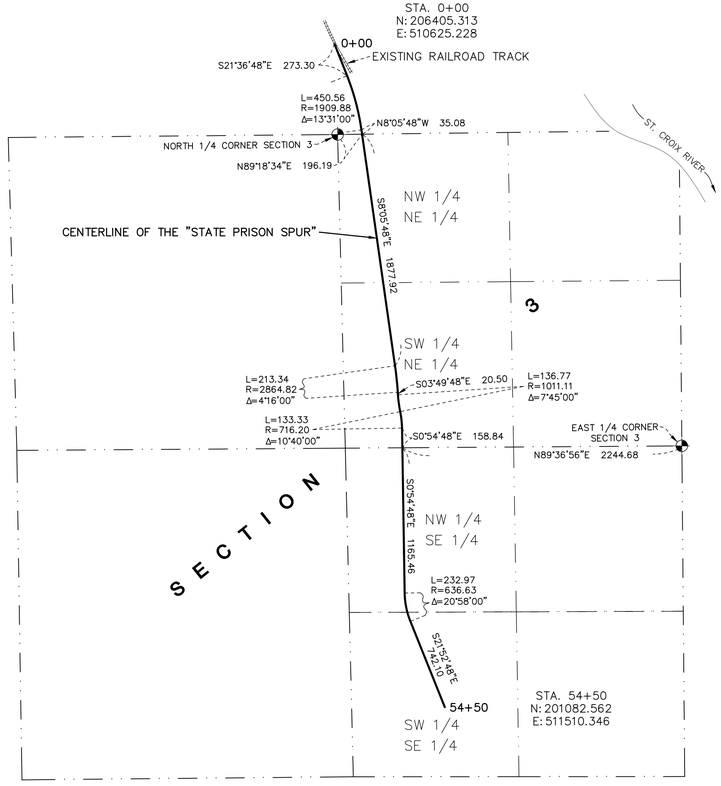
- PROPERTY LINE
- ADJACENT PARCEL (NOT SURVEYED)
- SECTION LINE
- COUNTY RIGHT–OF–WAY PLAT NO. 137
- MNDOT RIGHT–OF–WAY PLAT NO. 82–129
- FOUND IRON MONUMENT AS DESCRIBED
- SET 1/2"x14" IRON MONUMENT MARKED L.S. NO. 52134
- BITUMINOUS SURFACE WITH CURB WHEN PRESENT

NOTE: SEE V–100 SERIES SHEETS FOR SITE FEATURES

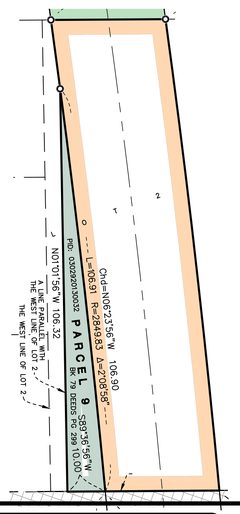




The mathematical location of the centerline of the Railroad Spur Centerline shown below is per the Chicago Milwaukee & St. Paul Railway Co. Station Map, River Division, State Prison Spur, dated April 5, 1918. This document is available on the MNDOT right–of–way mapping and monitoring website.



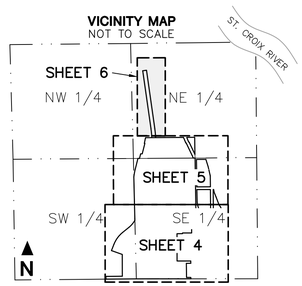
DETAIL



LINE TABLE		
LINE SEG.	BEARING	DISTANCE
L12	S08°05'48"E	13.54
L13	N08°05'48"W	17.61

LINE TABLE				
LINE SEG.	ARC LENGTH	RADIUS	DELTA	CHORD
C3	16.72	2879.83	00°19'58"	S07°55'49"E 16.72
C4	12.66	2849.83	00°15'16"	N07°58'10"W 12.66
C5	18.33	2849.83	00°22'07"	N07°39'28"W 18.33
C6	125.24	2849.83	02°31'05"	N06°34'59"W 125.23

VICINITY MAP
NOT TO SCALE



SECTION 3, TOWNSHIP 29, RANGE 20
WASHINGTON COUNTY, MINNESOTA

19021_s_boundary

ALTA/NSPS LAND TITLE SURVEY

SITE ADDRESS
970 PICKETT AVE N.
BAYPORT, MN 55003

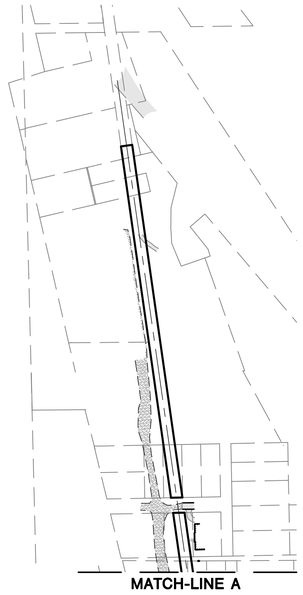
N W E S
0 40 80
SCALE IN FEET

DEPARTMENT OF CORRECTIONS

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DATE: REVISIONS:
Appendix I MCF-Stillwater Decommissioning Study

SHEET 6/6
V-206



SURVEY FOR:

The Stillwater Correctional Facility.

ADDRESS:

970 Pickett Street North, City of Bayport, Minnesota.

CERTIFICATION:

To the Minnesota Department of Corrections:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 3, 4, 7(a), 8, and 11(a) of Table A thereof. The field work was completed in April of 2026.

Date of Map or Plat: July 17, 2026

Anderson Engineering of Minnesota, LLC

by: Daniel Greenwald

Daniel Greenwald
Minnesota License No. 52134

DANIEL S GREENWALD
LICENSED LAND SURVEYOR
52134
STATE OF MINNESOTA

SURVEY NOTES:

1. The horizontal datum and bearings are based on the Washington County Coordinate System NAD83(2011).
2. The area of the property shown hereon is listed by parcel on Sheet V–200 and Sheet V–201.
3. The location and extent of underground utilities, if shown, are based upon existing drawings provided by the Minnesota Correctional Facility, above ground evidence, and Gopher State One Call markings per ticket number 260970061. Exclusive of excavation, there is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with State Statute, the location of utilities shall be confirmed prior to any demolition or construction.
4. The field work was completed in the months of April and May, 2026.
5. According to Federal Emergency Management Agency (FEMA) maps, the property described hereon lies in flood Zone X, areas determined to be outside the 0.2% annual chance floodplain; and Zone A, the 1% annual chance flood (100 year flood), also known as the base flood, (no base flood elevation determined), per Flood Insurance Rate Map Number 27163C0268E, dated February 3, 2010. The approximate location of the boundary between Zone X and Zone A is depicted hereon, based on available mapping.
6. Sheets V–100 through V–121 depict the site features of the Correctional Facility.
   See sheets V–201 through V–206 for the boundary survey portion of this project.

BUILDING NUMBERS

1: ADMINISTRATION BLDG.	30: GARAGE
2: VISITOR BLDG./COMMUNICATIONS	35: MINIMUM SECURITY UNIT (MSU)
3: CELL BLOCK B	36: EAST WAREHOUSE
5: CELL BLOCK A	37: WEST WAREHOUSE
6: MAIN CORRIDOR	38: WATER TREATMENT
7: CHAPEL	39: WATER TOWER
8: OPERATIONS	40: ROOT CELLAR
9: CELL BLOCK C/SECURITY CENTER	41: FLAMMABLE STORAGE
10: LAUNDRY	42: VEHICLE MAINT. GARAGE
11: RECREATION	43: VEHICLE GARAGE
12: CELL HALL D	44: MACHINE STORAGE
13: EDUCATION	45: CONSTRUCTION SHOP
14: DINING HALL	46: RESIDENCE 7
15: KITCHEN	49: COMMISARY
16: CANTEEN/PROPERTY	50: BARN
17: NEW SEGREGATION	54: STORAGE A
18: MINNCOR MFG.	57: BUTLER BLDG.
19: POWERHOUSE	58: STORAGE D
20: MINNCOR MFG.	60: STORAGE
21: MINNCOR MFG. AND V.T. CARPENTRY	74: GREEN HOUSE
22: STORAGE	75: GREEN HOUSE
24: MAINTENANCE	76: INDUSTRY PASS GATE
25: Q–MAINTENANCE	78: WATER TREATMENT
26: R–SHOP	79: GREEN HOUSE
28: ADMIN ANNEX	

UTILITY NOTE:

1. FIELD TOPOGRAPHIC SURVEY, UTILITY LOCATES, ETC. HAVE BEEN COMPLETED (SHOWN 'BLACK'). ADDITIONAL UTILITY LOCATION(S) ARE FROM CORRECTIONAL FACILITY SUPPLIED UTILITY MAPS (SHOWN 'GRAY SCALE').
2. THE LOCATION AND EXTENT OF UNDERGROUND UTILITIES, IF SHOWN, ARE BASED UPON ABOVE GROUND EVIDENCE, AND UTILITY DRAWINGS PROVIDED BY THE CORRECTIONAL FACILITY. THE CONTRACT FOR THIS PROJECT DID NOT INCLUDE FIELD VERIFYING THE CORRECTNESS OF THE ORIENTATION, SIZE , OR TYPE OF THE UNDERGROUND UTILITIES SHOWN WITHIN THIS SHEET SET. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF ANY UNDERGROUND UTILITY INFORMATION SHOWN. THE SIZE AND LOCATION SHOULD BE CONSIDERED APPROXIMATE. ADDITIONAL UNDERGROUND UTILITIES MAY BE PRESENT. VERIFICATION OF THE EXISTENCE AND LOCATION OF ALL UTILITIES SHOULD BE OBTAINED FROM THE UTILITY OWNERS PRIOR TO ANY PLANNING OR DESIGN. THE LOCATION OF THE UTILITIES SHALL BE CONFIRMED PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
3. CONTRACTOR(S) SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO PERFORMING ANY ACTIVITIES AND/OR OPERATIONS.

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY

LEGEND

AIR CONDITIONER	IRRIGATION CONTROL VALVE
AUTO SPRINKLER	MAILBOX
BENCH	LIGHT BOLLARD
CATCH BASIN	LIGHT POLE
CLEAN OUT	MANHOLE
COMMUNICATION PEDESTAL	MANHOLE FROM PLAN
CULVERT	POST INDICATOR VALVE
CURB STOP	POLE MOUNTED CAMERA
ELECTRIC BOX	POWER POLE
ELECTRIC OUTLET POST	POWER POLE ANCHOR
ELECTRIC MANHOLE	ROOF DRAIN
ELECTRIC METER	SANITARY MANHOLE
FLAG POLE	SIGN
GAS METER	SPIGOT
GAS VALVE	STAND PIPE
GUARD POST	STEAM MANHOLE
HANDHOLE	STORM MANHOLE
HANDHOLE COMMUNICATIONS	WATER MANHOLE
HANDHOLE ELECTRIC	WATER VALVE
HYDRANT	WINDOW WELL

- COMMUNICATION
- FENCE
- GAS MAIN
- HANDRAIL
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

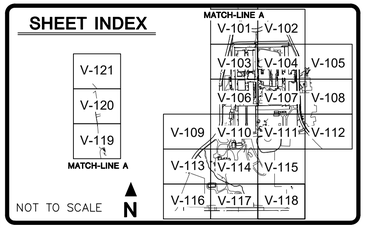
NOTE: SEE V–200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP–RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

STEAM	COMMUNICATION
STORM SEWER	FIBER OPTICS
TELEPHONE	GAS MAIN
WATER MAIN	SANITARY SEWER
UNDERGROUND ELECTRIC	

SHEET INDEX



NOT TO SCALE

N

N
W E
S

0 200 400
SCALE IN FEET

AE NO. 19021

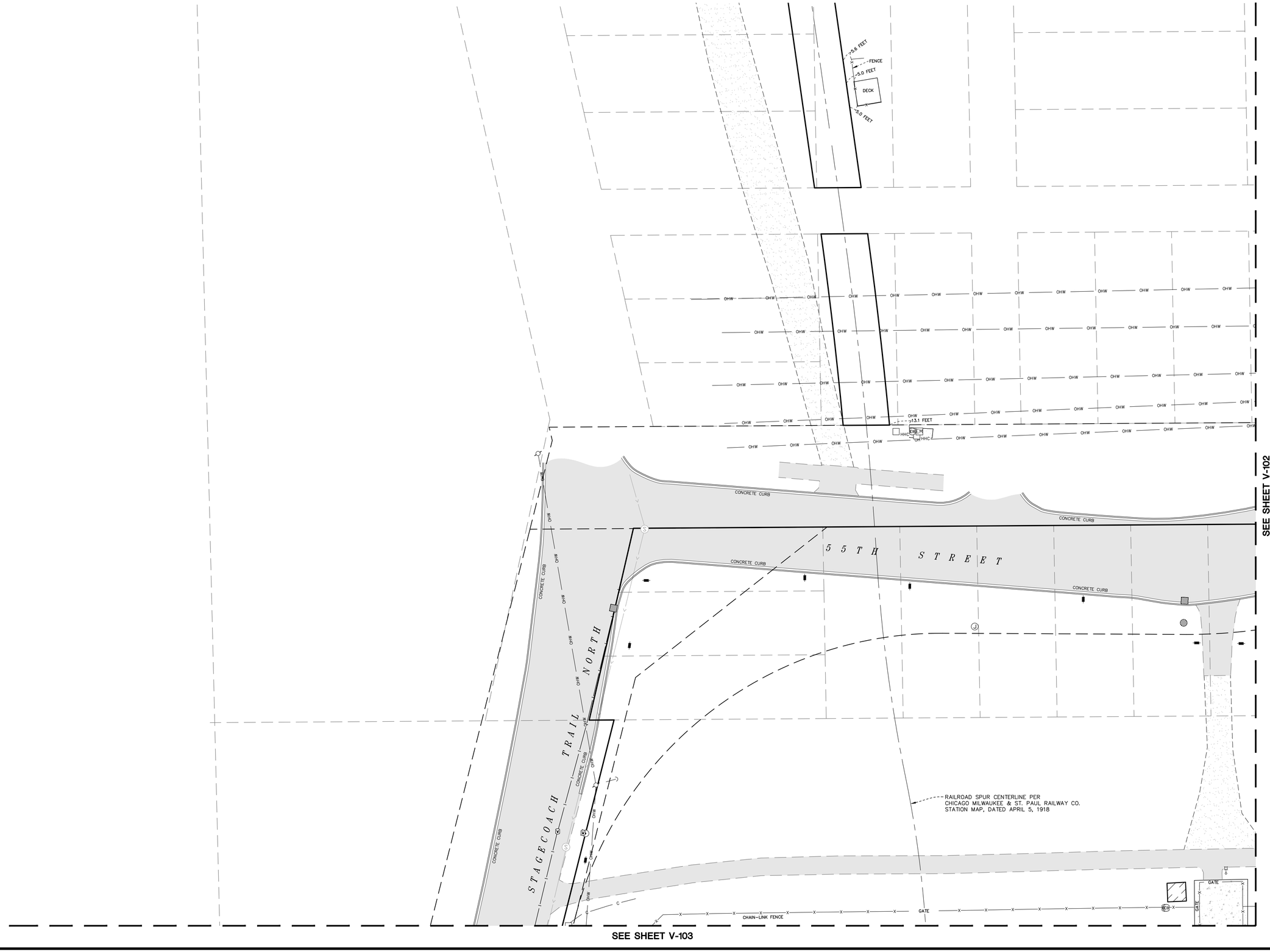
PROJECT NO. 78SW0085

SHEET V-100 1 of 22

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY



LEGEND

- AIR CONDITIONER
- AUTO SPRINKLER
- BENCH
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CULVERT
- CURB STOP
- ELECTRIC BOX
- ELECTRIC OUTLET POST
- ELECTRIC MANHOLE
- ELECTRIC METER
- FLAG POLE
- GAS METER
- GAS VALVE
- GUARD POST
- HANDHOLE
- HANDHOLE COMMUNICATIONS
- HANDHOLE ELECTRIC
- HYDRANT
- IRRIGATION CONTROL VALVE
- MAILBOX
- LIGHT BOLLARD
- LIGHT POLE
- MANHOLE
- MANHOLE FROM PLAN
- POST INDICATOR VALVE
- POLE MOUNTED CAMERA
- POWER POLE
- POWER POLE ANCHOR
- ROOF DRAIN
- SANITARY MANHOLE
- SIGN
- SPIGOT
- STAND PIPE
- STEAM MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- W.W. WINDOW WELL
- COMMUNICATION
- FENCE
- GAS MAIN
- HANDRAIL
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

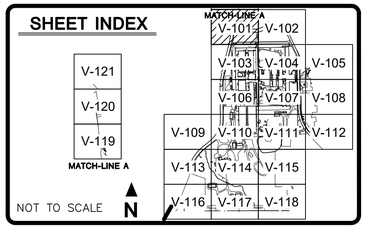
NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

- STEAM
- STORM SEWER
- TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- COMMUNICATION
- FIBER OPTICS
- GAS MAIN
- SANITARY SEWER

SHEET INDEX



N
W E
S
0 30 60
SCALE IN FEET

AE NO. 19021

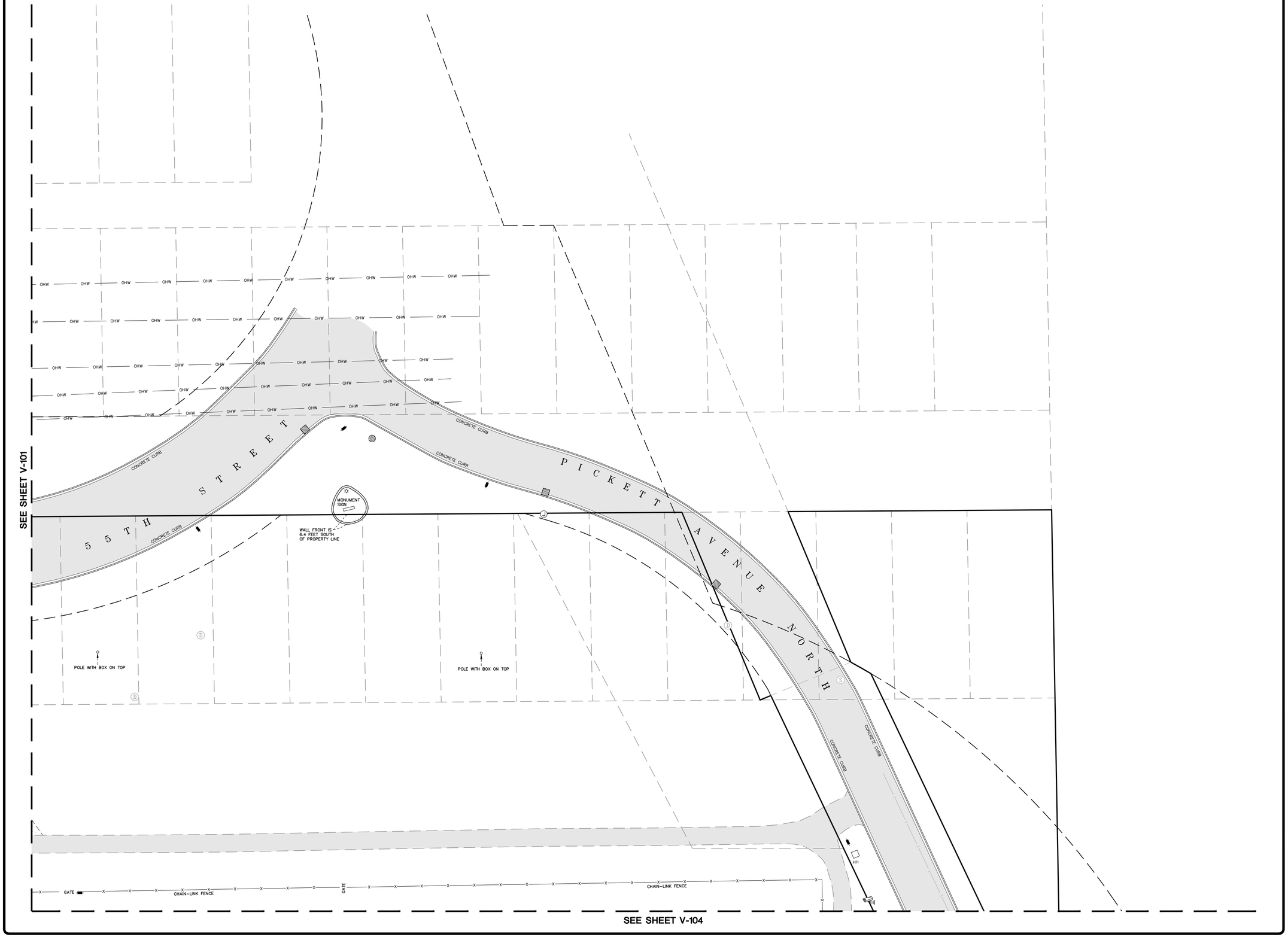
PROJECT NO. 78SW0085

SHEET V-101 2 of 22

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY



LEGEND

- AIR CONDITIONER
- AUTO SPRINKLER
- BENCH
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CULVERT
- CURB STOP
- ELECTRIC BOX
- ELECTRIC OUTLET POST
- ELECTRIC MANHOLE
- ELECTRIC METER
- FLAG POLE
- GAS METER
- GAS VALVE
- GUARD POST
- HANDHOLE
- HANDHOLE COMMUNICATIONS
- HANDHOLE ELECTRIC
- HYDRANT
- IRRIGATION CONTROL VALVE
- MAILBOX
- LIGHT BOLLARD
- LIGHT POLE
- MANHOLE
- MANHOLE FROM PLAN
- POST INDICATOR VALVE
- POLE MOUNTED CAMERA
- POWER POLE
- POWER POLE ANCHOR
- ROOF DRAIN
- SANITARY MANHOLE
- SIGN
- SPIGOT
- STAND PIPE
- STEAM MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- W.W. WINDOW WELL
- COMMUNICATION
- FENCE
- GAS MAIN
- HANDRAIL
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

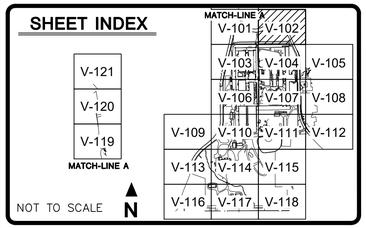
NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

- STEAM
- STORM SEWER
- TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- COMMUNICATION
- FIBER OPTICS
- GAS MAIN
- SANITARY SEWER

SHEET INDEX



NOT TO SCALE

N

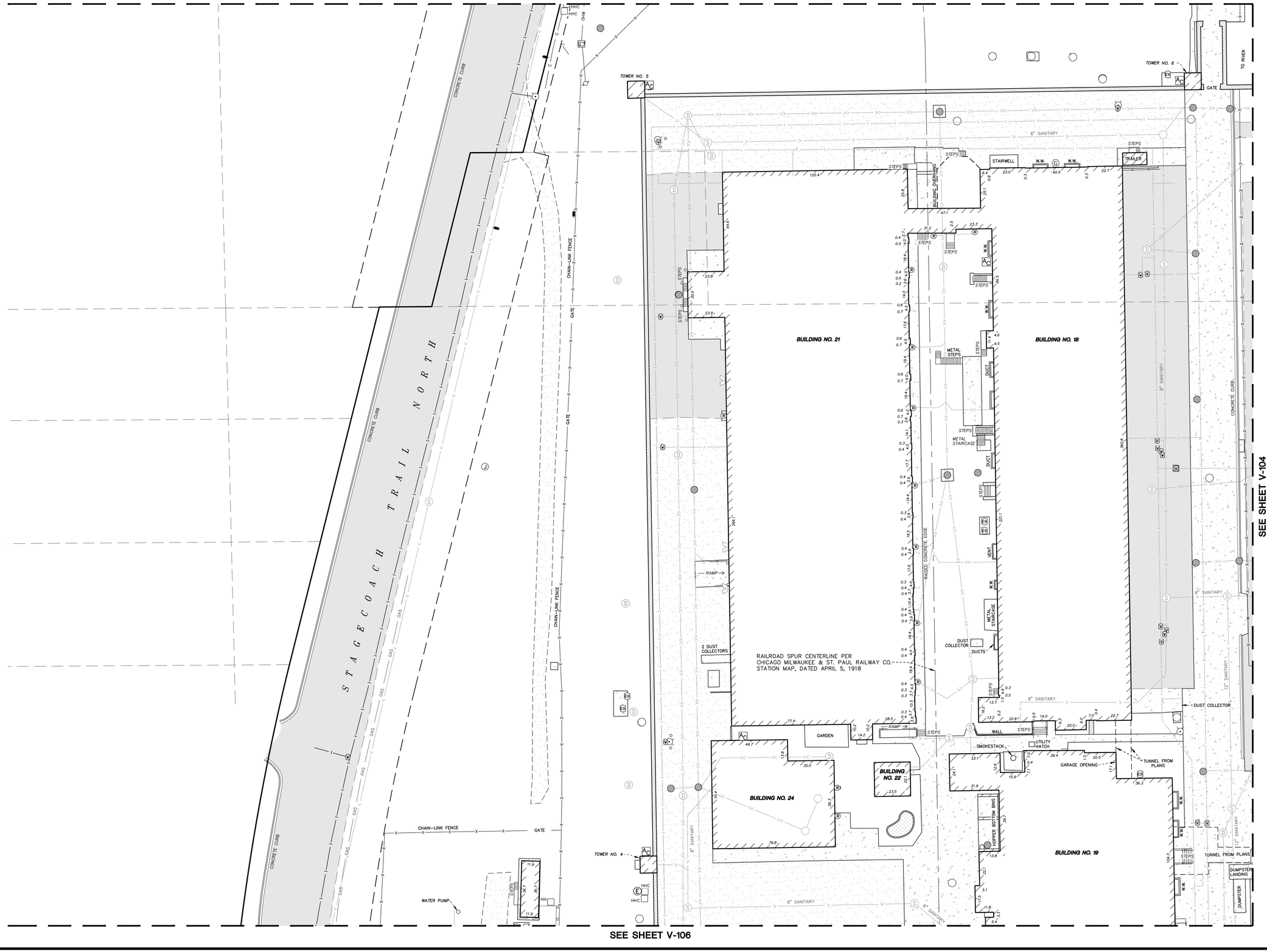
N
W E
S

0 30 60
SCALE IN FEET

AE NO. 19021

PROJECT NO. 78SW0085

SHEET V-102 3 of 22



SEE SHEET V-104

SEE SHEET V-106

Appendix I
MCF-Stillwater
Decommissioning Study

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY

LEGEND

- AIR CONDITIONER
- AUTO SPRINKLER
- BENCH
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CULVERT
- CURB STOP
- ELECTRIC BOX
- ELECTRIC OUTLET POST
- ELECTRIC MANHOLE
- ELECTRIC METER
- FLAG POLE
- GAS METER
- GAS VALVE
- GUARD POST
- HANDHOLE
- HANDHOLE COMMUNICATIONS
- HANDHOLE ELECTRIC
- HYDRANT
- IRRIGATION CONTROL VALVE
- MAILBOX
- LIGHT BOLLARD
- LIGHT POLE
- MANHOLE
- MANHOLE FROM PLAN
- POST INDICATOR VALVE
- POLE MOUNTED CAMERA
- POWER POLE
- POWER POLE ANCHOR
- ROOF DRAIN
- SANITARY MANHOLE
- SIGN
- SPIGOT
- STAND PIPE
- STEAM MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- W.W. WINDOW WELL
- COMMUNICATION
- FENCE
- GAS MAIN
- HANDRAIL
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

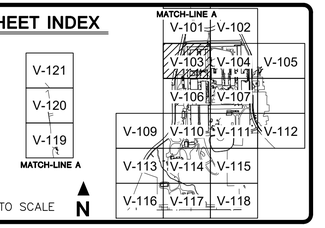
NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

- STEAM
- STORM SEWER
- TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- COMMUNICATION
- FIBER OPTICS
- GAS MAIN
- SANITARY SEWER

SHEET INDEX



NOT TO SCALE N

N W E S

0 30 60
SCALE IN FEET

AE NO. 19021

PROJECT NO. 78SW0085

SHEET V-103 4 of 22

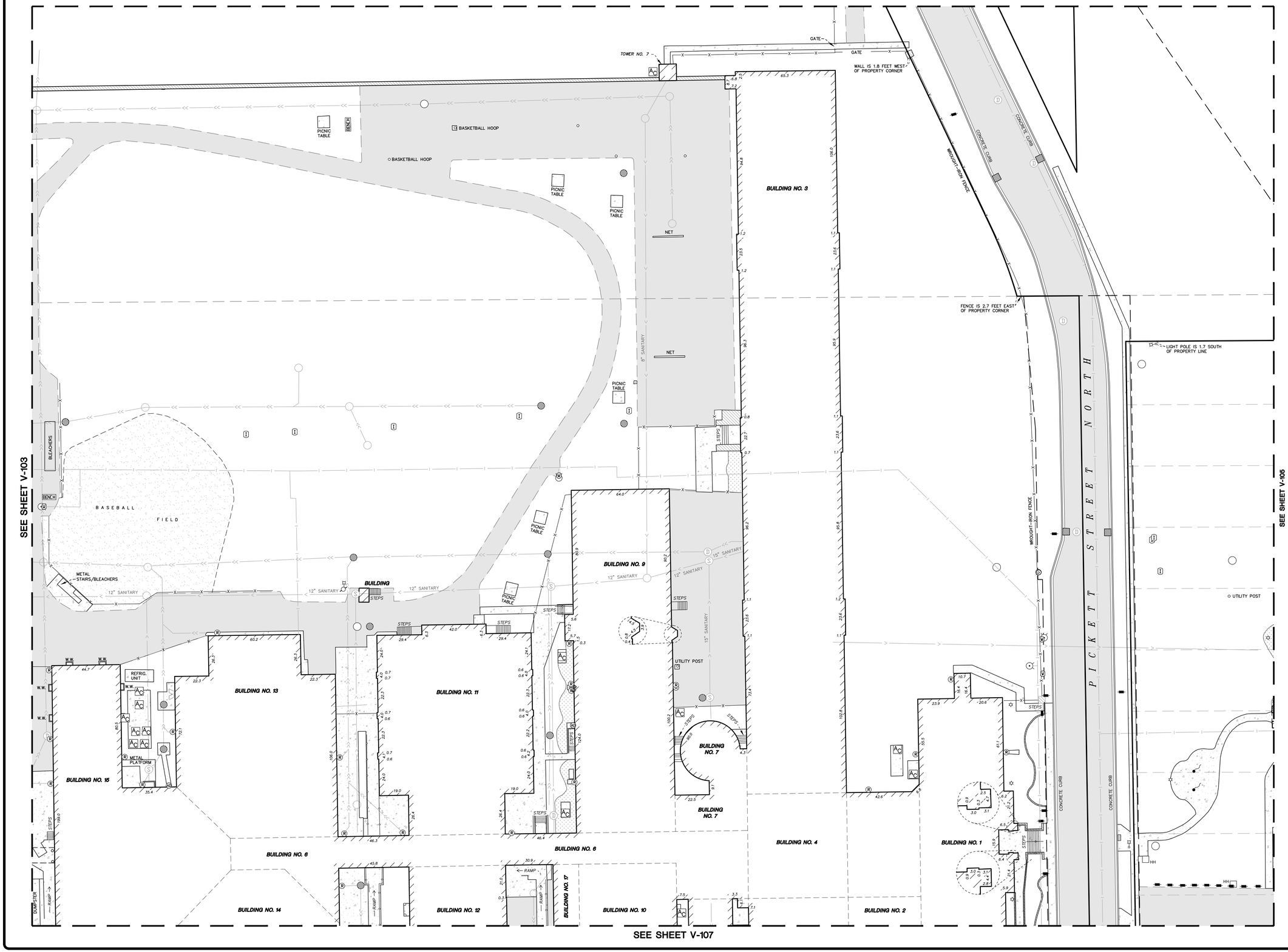
Appendix I
MCF-Stillwater
Decommissioning Study

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY

SEE SHEET V-102



LEGEND

AC	AIR CONDITIONER	I	IRRIGATION CONTROL VALVE
AS	AUTO SPRINKLER	MB	MAILBOX
BENCH	BENCH		LIGHT BOLLARD
	CATCH BASIN		LIGHT POLE
CO	CLEAN OUT		MANHOLE
J	COMMUNICATION PEDESTAL		MANHOLE FROM PLAN
	CULVERT		POST INDICATOR VALVE
	CURB STOP		POLE MOUNTED CAMERA
EB	ELECTRIC BOX		POWER POLE
EO	ELECTRIC OUTLET POST		POWER POLE ANCHOR
E	ELECTRIC MANHOLE	R	ROOF DRAIN
EM	ELECTRIC METER	S	SANITARY MANHOLE
	FLAG POLE		SIGN
G	GAS METER		SPIGOT
G	GAS VALVE		STAND PIPE
	GUARD POST	ST	STEAM MANHOLE
HH	HANDHOLE	D	STORM MANHOLE
HHC	HANDHOLE COMMUNICATIONS	W	WATER MANHOLE
HHE	HANDHOLE ELECTRIC	W	WATER VALVE
	HYDRANT	W.W.	WINDOW WELL

- C — COMMUNICATION
- X — X — FENCE
- GAS — GAS MAIN
- o — o — HANDRAIL
- OHW — OVERHEAD WIRES
- > — SANITARY SEWER
- >> — STORM SEWER
- UE — UNDERGROUND ELECTRIC
- I — WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

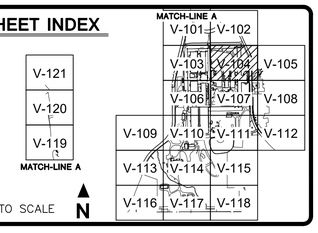
NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

- S — STEAM
- >> — STORM SEWER
- TEL — TELEPHONE
- I — WATER MAIN
- UE — UNDERGROUND ELECTRIC
- C — COMMUNICATION
- FO — FIBER OPTICS
- GAS — GAS MAIN
- > — SANITARY SEWER

SHEET INDEX



NOT TO SCALE N

N W E S

0 30 60
SCALE IN FEET

AE NO. 19021

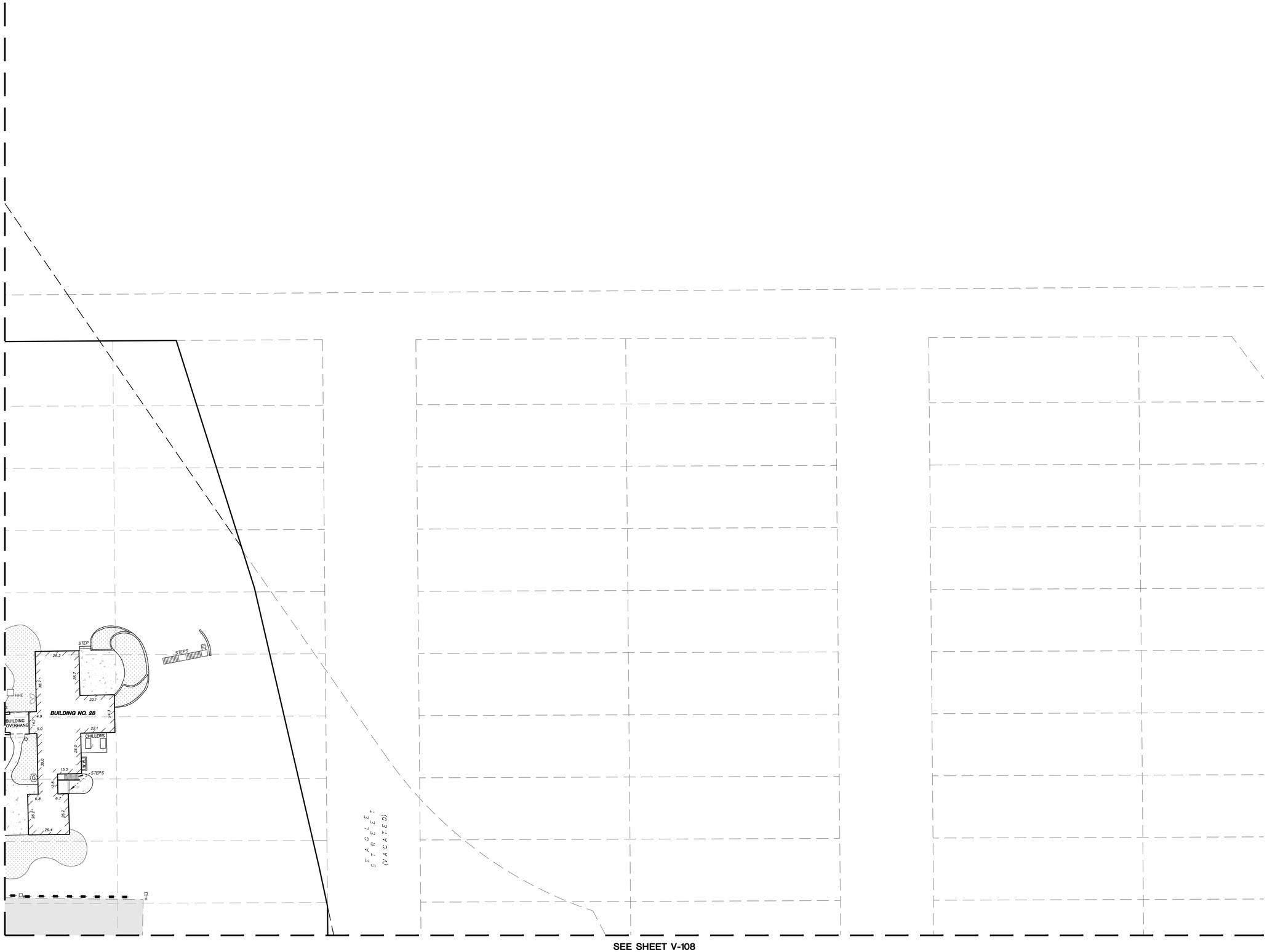
PROJECT NO. 78SW0085

SHEET V-104 5 of 22

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY



LEGEND

- AIR CONDITIONER
- AUTO SPRINKLER
- BENCH
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CULVERT
- CURB STOP
- ELECTRIC BOX
- ELECTRIC OUTLET POST
- ELECTRIC MANHOLE
- ELECTRIC METER
- FLAG POLE
- GAS METER
- GAS VALVE
- GUARD POST
- HANDHOLE
- HANDHOLE COMMUNICATIONS
- HANDHOLE ELECTRIC
- HYDRANT
- IRRIGATION CONTROL VALVE
- MAILBOX
- LIGHT BOLLARD
- LIGHT POLE
- MANHOLE
- MANHOLE FROM PLAN
- POST INDICATOR VALVE
- POLE MOUNTED CAMERA
- POWER POLE
- POWER POLE ANCHOR
- ROOF DRAIN
- SANITARY MANHOLE
- SIGN
- SPIGOT
- STAND PIPE
- STEAM MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- W.W. WINDOW WELL
- COMMUNICATION
- FENCE
- GAS MAIN
- HANDRAIL
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

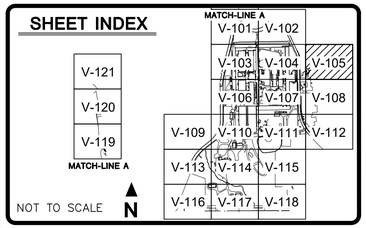
NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

- STEAM
- STORM SEWER
- TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- COMMUNICATION
- FIBER OPTICS
- GAS MAIN
- SANITARY SEWER

SHEET INDEX



NOT TO SCALE

N

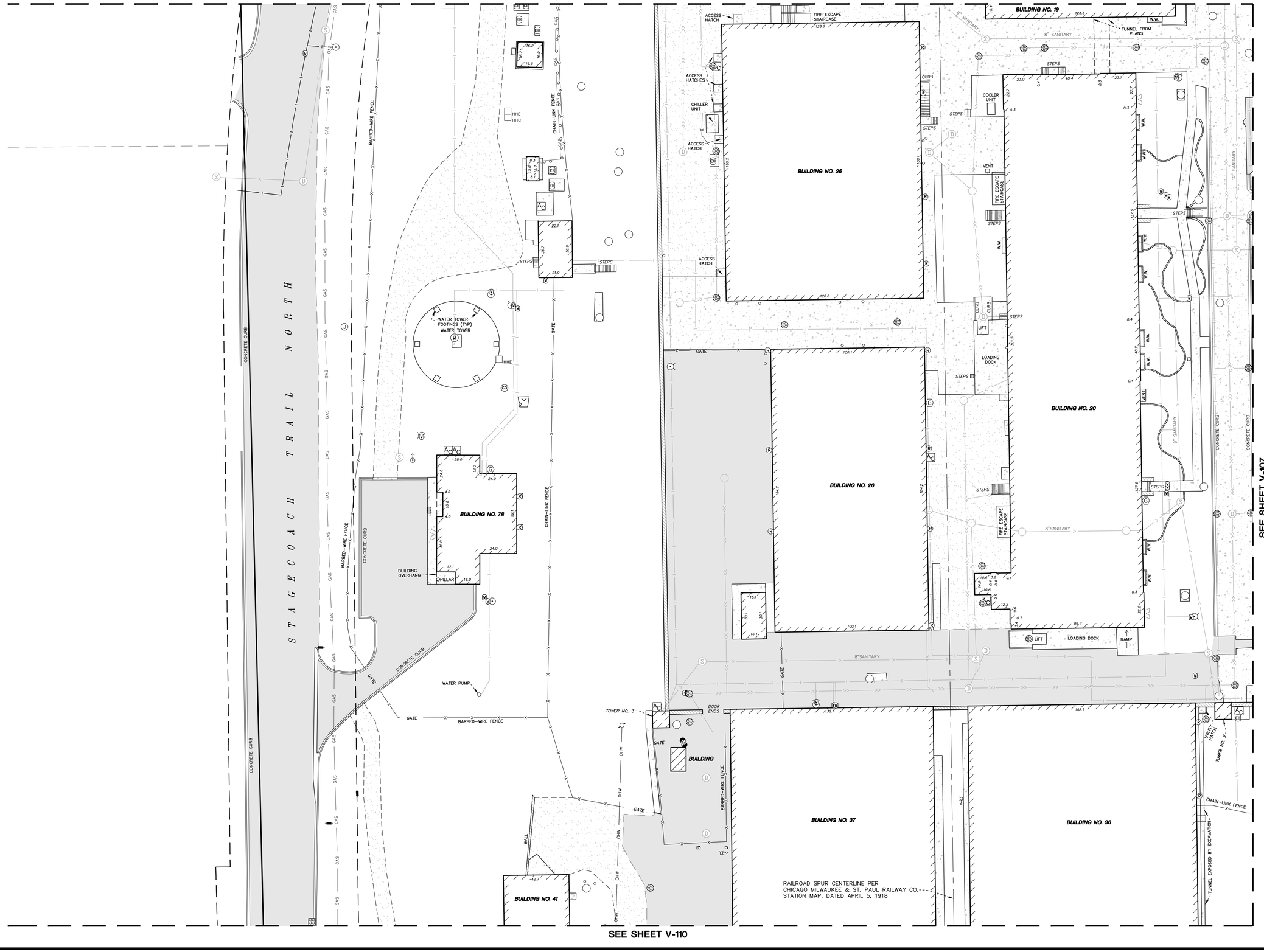
W E S

0 30 60
SCALE IN FEET

AE NO. 19021

PROJECT NO. 78SW0085

SHEET V-105 6 of 22



SEE SHEET V-107

SEE SHEET V-110

Appendix I
MCF-Stillwater
Decommissioning Study

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY

LEGEND

- AIR CONDITIONER
- AUTO SPRINKLER
- BENCH
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CULVERT
- CURB STOP
- ELECTRIC BOX
- ELECTRIC OUTLET POST
- ELECTRIC MANHOLE
- ELECTRIC METER
- FLAG POLE
- GAS METER
- GAS VALVE
- GUARD POST
- HANDHOLE
- HANDHOLE COMMUNICATIONS
- HANDHOLE ELECTRIC
- HYDRANT
- IRRIGATION CONTROL VALVE
- MAILBOX
- LIGHT BOLLARD
- LIGHT POLE
- MANHOLE
- MANHOLE FROM PLAN
- POST INDICATOR VALVE
- POLE MOUNTED CAMERA
- POWER POLE
- POWER POLE ANCHOR
- ROOF DRAIN
- SANITARY MANHOLE
- SIGN
- SPIGOT
- STAND PIPE
- STEAM MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- W.W. WINDOW WELL
- COMMUNICATION
- FENCE
- GAS MAIN
- HANDRAIL
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

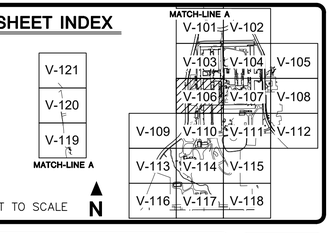
NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

- STEAM
- STORM SEWER
- TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- COMMUNICATION
- FIBER OPTICS
- GAS MAIN
- SANITARY SEWER

SHEET INDEX



NOT TO SCALE

N

N
W E
S

0 30 60
SCALE IN FEET

AE NO. 19021

PROJECT NO. 78SW0085

SHEET **V-106** **7 of 22**

Appendix I
MCF-Stillwater
Decommissioning Study

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY

SEE SHEET V-104

SEE SHEET V-106

SEE SHEET V-108

SEE SHEET V-111

BUILDING NO. 14
BUILDING NO. 12
BUILDING NO. 17
BUILDING NO. 10
BUILDING NO. 8
BUILDING NO. 2
BUILDING NO. 5
BUILDING
BUILDINGS
GREENHOUSE BUILDING NO. 79
GREENHOUSE BUILDING NO. 75
GARAGE BUILDING NO. 30
GARAGE
CHILLER
TANK
AIR CHILLER
TOWER NO. 1
LOADING DOCK
OVERHANG
OUET
PLANTER
FIRE PIT
GARDEN
GATE
STEPS
RAMP
CONCRETE CURB
CHAIN-LINK FENCE
WROUGHT-IRON FENCE
WALL IS 3.8 FEET EAST OF PROPERTY LINE
8" SANITARY
12" SANITARY
6" DIP
W.W.
HHE
PICKETT STREET NORTH
9TH AVENUE NORTH
(PER PLAT OF BAYPORT – FORMERLY – SOUTH STILLWATER)
PARKING LOT

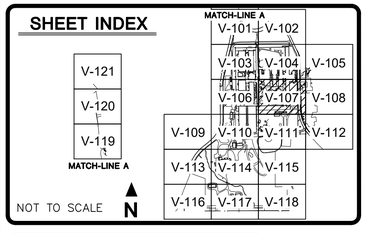
LEGEND

- AC AIR CONDITIONER
- AUTO SPRINKLER
- BENCH
- CATCH BASIN
- CO CLEAN OUT
- COMMUNICATION PEDESTAL
- CULVERT
- CURB STOP
- EB ELECTRIC BOX
- EOP ELECTRIC OUTLET POST
- E ELECTRIC MANHOLE
- EM ELECTRIC METER
- FLAG POLE
- G GAS METER
- GV GAS VALVE
- GUARD POST
- HH HANDHOLE
- HHC HANDHOLE COMMUNICATIONS
- HHE HANDHOLE ELECTRIC
- HYDRANT
- I IRRIGATION CONTROL VALVE
- MAILBOX
- LIGHT BOLLARD
- LIGHT POLE
- MANHOLE
- MANHOLE FROM PLAN
- POST INDICATOR VALVE
- POLE MOUNTED CAMERA
- POWER POLE
- POWER POLE ANCHOR
- R ROOF DRAIN
- S SANITARY MANHOLE
- SIGN
- SPIGOT
- SD STAND PIPE
- ST STEAM MANHOLE
- D STORM MANHOLE
- W WATER MANHOLE
- WV WATER VALVE
- W.W. WINDOW WELL
- C COMMUNICATION
- X FENCE
- GAS GAS MAIN
- HANDRAIL
- OHW OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UE UNDERGROUND ELECTRIC
- I WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS
- NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

- S STEAM
- STORM SEWER
- TEL TELEPHONE
- I WATER MAIN
- UE UNDERGROUND ELECTRIC
- C COMMUNICATION
- FO FIBER OPTICS
- GAS GAS MAIN
- SANITARY SEWER

SHEET INDEX



NOT TO SCALE

N

SCALE IN FEET 0 30 60

AE NO. 19021

PROJECT NO. 78SW0085

SHEET V-107 8 of 22

SEE SHEET V-105

PARKING LOT

9TH AVENUE NORTH
(PER PLAT OF BAYPORT – FORMERLY – SOUTH STILLWATER)

9TH AVENUE NORTH
(VACATED)

SEE SHEET V-107

PARKING LOT

EAGLE STREET
(PER PLAT OF BAYPORT – FORMERLY – SOUTH STILLWATER)

FLAGPOLE IS 0.1 FEET WEST OF PROPERTY LINE

SEE SHEET V-112

Appendix I
MCF-Stillwater
Decommissioning Study

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY

LEGEND

- AIR CONDITIONER
- AUTO SPRINKLER
- BENCH
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CULVERT
- CURB STOP
- ELECTRIC BOX
- ELECTRIC OUTLET POST
- ELECTRIC MANHOLE
- ELECTRIC METER
- FLAG POLE
- GAS METER
- GAS VALVE
- GUARD POST
- HANDHOLE
- HANDHOLE COMMUNICATIONS
- HANDHOLE ELECTRIC
- HYDRANT
- IRRIGATION CONTROL VALVE
- MAILBOX
- LIGHT BOLLARD
- LIGHT POLE
- MANHOLE
- MANHOLE FROM PLAN
- POST INDICATOR VALVE
- POLE MOUNTED CAMERA
- POWER POLE
- POWER POLE ANCHOR
- ROOF DRAIN
- SANITARY MANHOLE
- SIGN
- SPIGOT
- STAND PIPE
- STEAM MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- W.W. WINDOW WELL
- COMMUNICATION
- FENCE
- GAS MAIN
- HANDRAIL
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

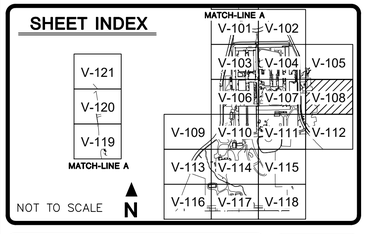
NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

- STEAM
- STORM SEWER
- TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- COMMUNICATION
- FIBER OPTICS
- GAS MAIN
- SANITARY SEWER

SHEET INDEX



NOT TO SCALE

N

N
W E
S

0 30 60
SCALE IN FEET

AE NO. 19021

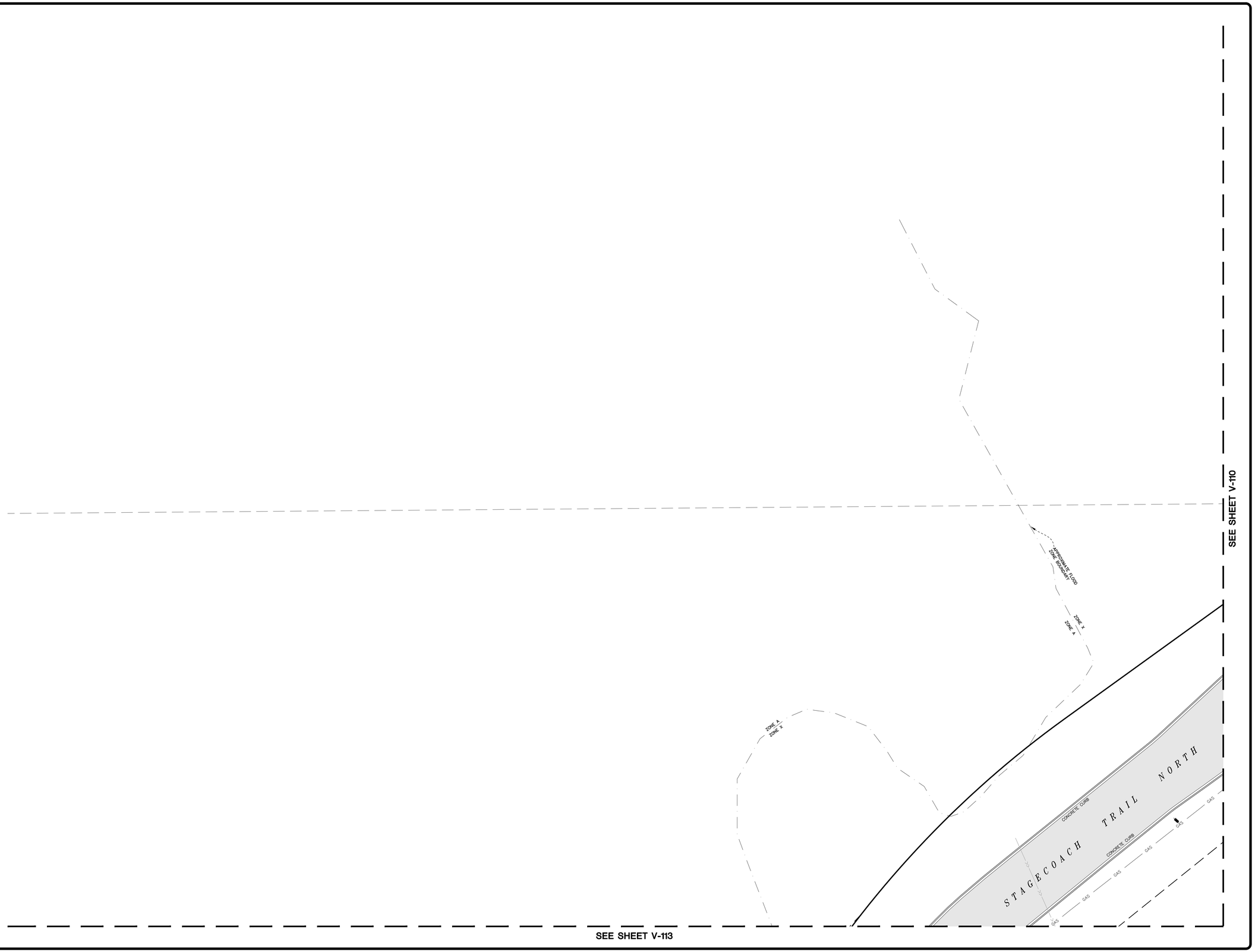
PROJECT NO. 78SW0085

SHEET V-108 9 of 22

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY



LEGEND

- AIR CONDITIONER
- AUTO SPRINKLER
- BENCH
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CULVERT
- CURB STOP
- ELECTRIC BOX
- ELECTRIC OUTLET POST
- ELECTRIC MANHOLE
- ELECTRIC METER
- FLAG POLE
- GAS METER
- GAS VALVE
- GUARD POST
- HANDHOLE
- HANDHOLE COMMUNICATIONS
- HANDHOLE ELECTRIC
- HYDRANT
- IRRIGATION CONTROL VALVE
- MAILBOX
- LIGHT BOLLARD
- LIGHT POLE
- MANHOLE
- MANHOLE FROM PLAN
- POST INDICATOR VALVE
- POLE MOUNTED CAMERA
- POWER POLE
- POWER POLE ANCHOR
- ROOF DRAIN
- SANITARY MANHOLE
- SIGN
- SPIGOT
- STAND PIPE
- STEAM MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- W.W. WINDOW WELL
- C — COMMUNICATION
- X — X — FENCE
- GAS — GAS MAIN
- o — o — HANDRAIL
- OHW — OVERHEAD WIRES
- > — SANITARY SEWER
- >> — STORM SEWER
- UE — UNDERGROUND ELECTRIC
- W — WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

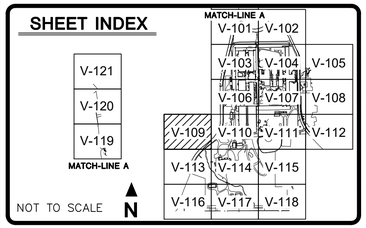
NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

- S — STEAM
- >> — STORM SEWER
- TEL — TELEPHONE
- W — WATER MAIN
- UE — UNDERGROUND ELECTRIC
- C — COMMUNICATION
- FO — FIBER OPTICS
- GAS — GAS MAIN
- > — SANITARY SEWER

SHEET INDEX



NOT TO SCALE

N

N
W E
S

0 30 60
SCALE IN FEET

AE NO. 19021

PROJECT NO. 78SW0085

SHEET V-109 10 of 22

SEE SHEET V-109

SEE SHEET V-111

SEE SHEET V-114

STAGECOACH TRAIL NORTH

CONCRETE CURB

GAS

BUILDING NO. 41

BUILDING NO. 40

BUILDING LINES ARE UNDERGROUND

BUILDING NO. 42

BUILDING NO. 43

FUEL TANKS

PROPANE TANK STORAGE

BUILDING NO. 45

CONCRETE PAD

BUILDING NO. 44

BUILDING NO. 37

BUILDING NO. 36

LOADING DOCK

STEPS

HH

HHE

OHW

GATE

TUNNEL EXPOSED BY EXCAVATION

TUNNEL RUNS EAST UNDERGROUND

LANDING

METAL LANDING

SHED

GATE ARM

BUILDING

6" CIP

8" SANITARY

4" FORCEMAIN

RAILROAD SPUR CENTERLINE PER
CHICAGO MILWAUKEE & ST. PAUL RAILWAY CO.
STATION MAP, DATED APRIL 5, 1918

Appendix I
MCF-Stillwater
Decommissioning Study

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY

LEGEND

- AIR CONDITIONER
- AUTO SPRINKLER
- BENCH
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CULVERT
- CURB STOP
- ELECTRIC BOX
- ELECTRIC OUTLET POST
- ELECTRIC MANHOLE
- ELECTRIC METER
- FLAG POLE
- GAS METER
- GAS VALVE
- GUARD POST
- HANDHOLE
- HANDHOLE COMMUNICATIONS
- HANDHOLE ELECTRIC
- HYDRANT
- IRRIGATION CONTROL VALVE
- MAILBOX
- LIGHT BOLLARD
- LIGHT POLE
- MANHOLE
- MANHOLE FROM PLAN
- POST INDICATOR VALVE
- POLE MOUNTED CAMERA
- POWER POLE
- POWER POLE ANCHOR
- ROOF DRAIN
- SANITARY MANHOLE
- SIGN
- SPIGOT
- STAND PIPE
- STEAM MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- W.W. WINDOW WELL
- COMMUNICATION
- FENCE
- GAS MAIN
- HANDRAIL
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

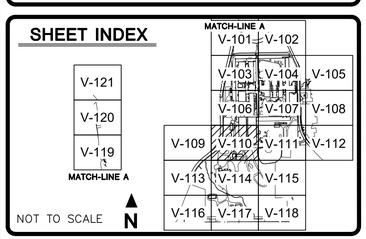
NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

- STEAM
- STORM SEWER
- TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- COMMUNICATION
- FIBER OPTICS
- GAS MAIN
- SANITARY SEWER

SHEET INDEX



NOT TO SCALE

N

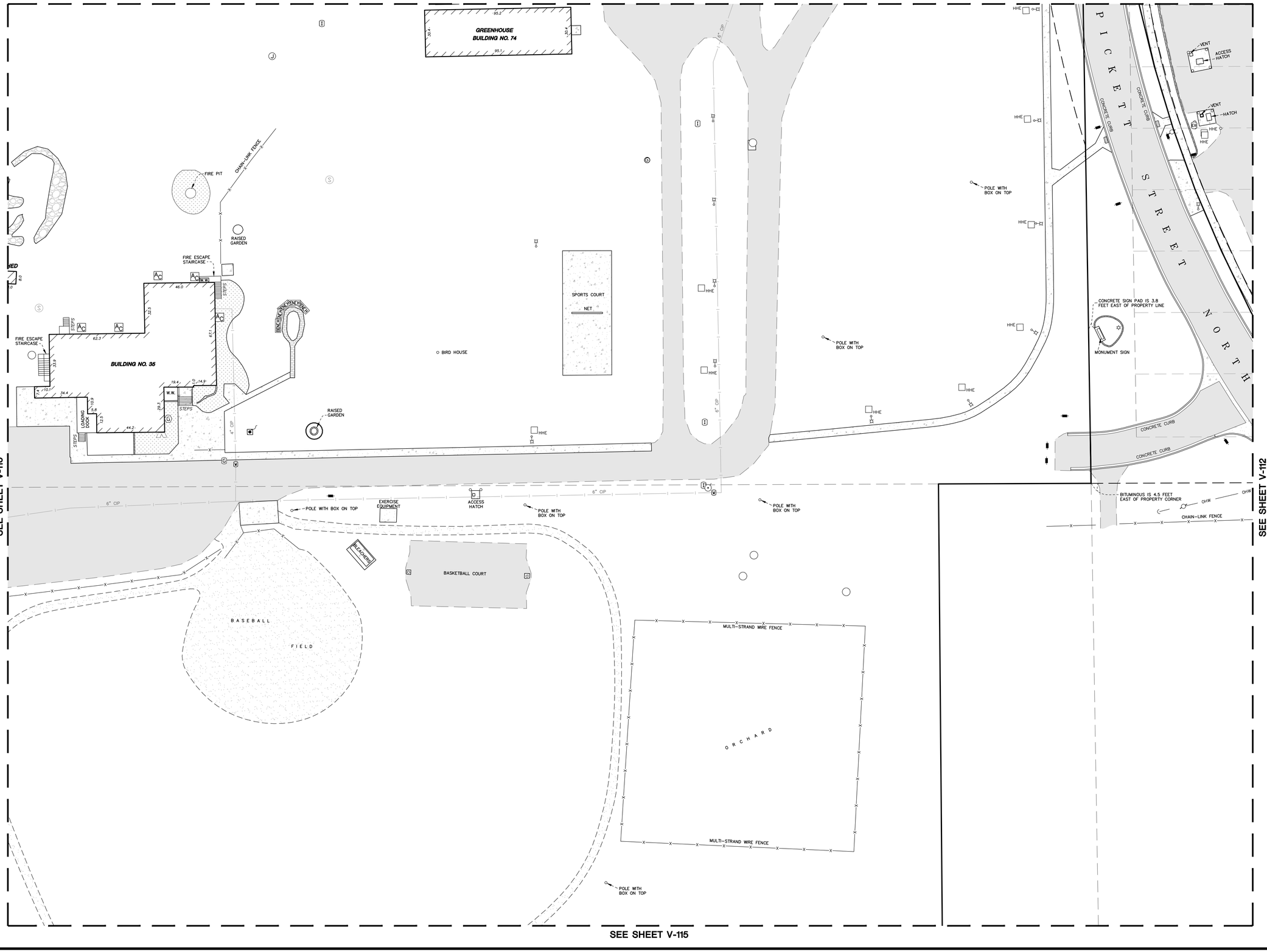
N
W E
S

0 30 60
SCALE IN FEET

AE NO. 19021

PROJECT NO. 78SW0085

SHEET V-110 11 of 22



Appendix I
MCF-Stillwater
Decommissioning Study

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY

LEGEND

- AIR CONDITIONER
- AUTO SPRINKLER
- BENCH
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CULVERT
- CURB STOP
- ELECTRIC BOX
- ELECTRIC OUTLET POST
- ELECTRIC MANHOLE
- ELECTRIC METER
- FLAG POLE
- GAS METER
- GAS VALVE
- GUARD POST
- HANDHOLE
- HANDHOLE COMMUNICATIONS
- HANDHOLE ELECTRIC
- HYDRANT
- IRRIGATION CONTROL VALVE
- MAILBOX
- LIGHT BOLLARD
- LIGHT POLE
- MANHOLE
- MANHOLE FROM PLAN
- POST INDICATOR VALVE
- POLE MOUNTED CAMERA
- POWER POLE
- POWER POLE ANCHOR
- ROOF DRAIN
- SANITARY MANHOLE
- SIGN
- SPIGOT
- STAND PIPE
- STEAM MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- W.W. WINDOW WELL
- COMMUNICATION
- FENCE
- GAS MAIN
- HANDRAIL
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

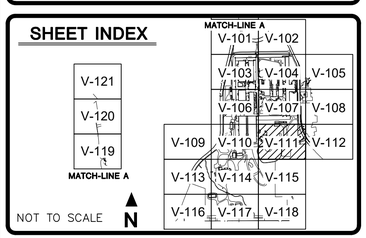
NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

- STEAM
- STORM SEWER
- TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- COMMUNICATION
- FIBER OPTICS
- GAS MAIN
- SANITARY SEWER

SHEET INDEX



NOT TO SCALE

N

N
W E
S

0 30 60
SCALE IN FEET

AE NO. 19021

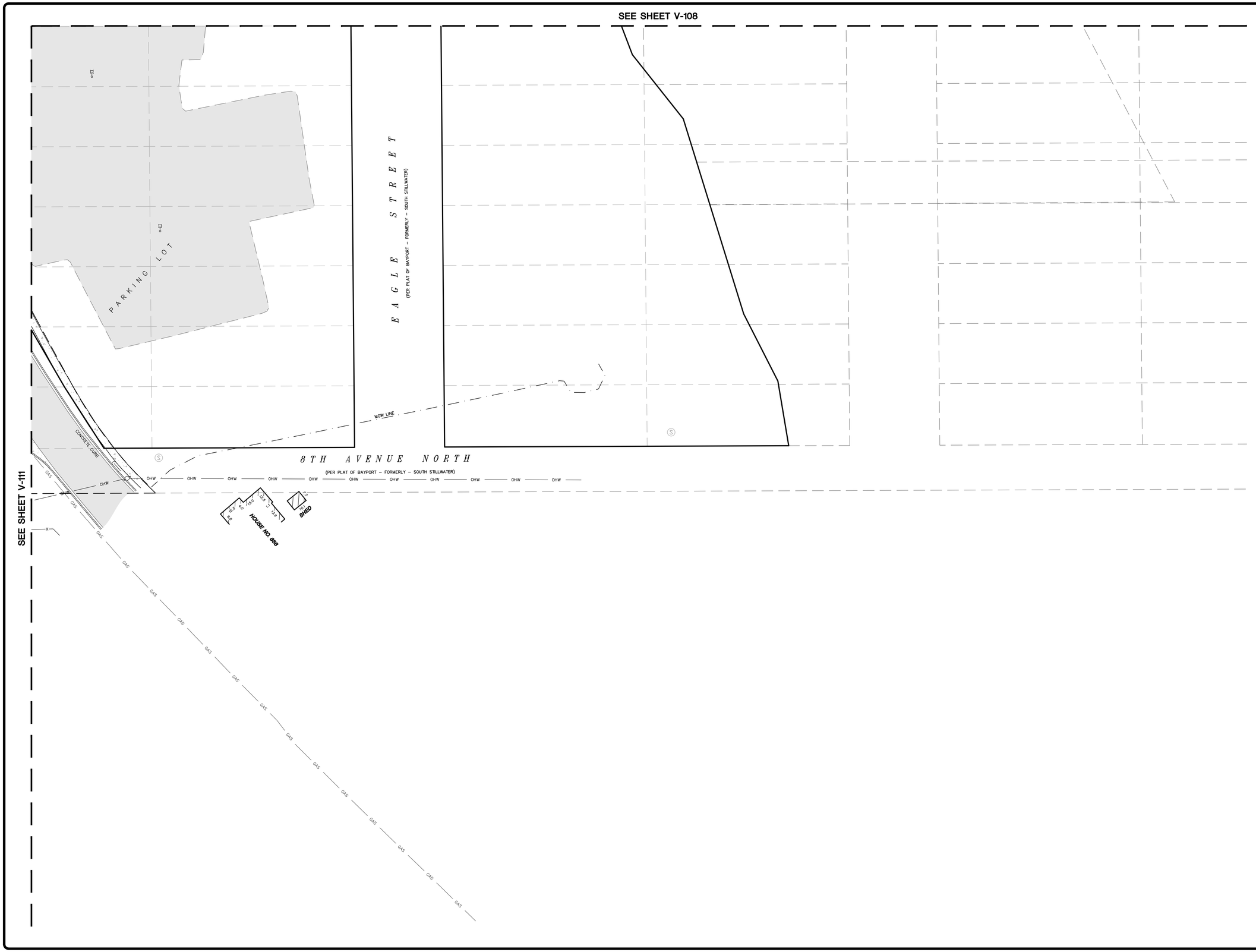
PROJECT NO. 78SW0085

SHEET **V-111** 12 of 22

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY



LEGEND

- AIR CONDITIONER
- AUTO SPRINKLER
- BENCH
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CULVERT
- CURB STOP
- ELECTRIC BOX
- ELECTRIC OUTLET POST
- ELECTRIC MANHOLE
- ELECTRIC METER
- FLAG POLE
- GAS METER
- GAS VALVE
- GUARD POST
- HANDHOLE
- HANDHOLE COMMUNICATIONS
- HANDHOLE ELECTRIC
- HYDRANT
- IRRIGATION CONTROL VALVE
- MAILBOX
- LIGHT BOLLARD
- LIGHT POLE
- MANHOLE
- MANHOLE FROM PLAN
- POST INDICATOR VALVE
- POLE MOUNTED CAMERA
- POWER POLE
- POWER POLE ANCHOR
- ROOF DRAIN
- SANITARY MANHOLE
- SIGN
- SPIGOT
- STAND PIPE
- STEAM MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- W.W. WINDOW WELL
- COMMUNICATION
- FENCE
- GAS MAIN
- HANDRAIL
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

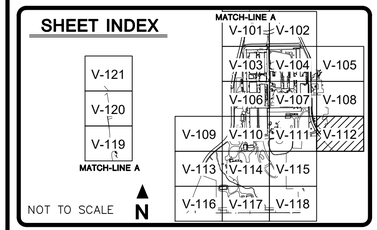
NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

- STEAM
- STORM SEWER
- TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- COMMUNICATION
- FIBER OPTICS
- GAS MAIN
- SANITARY SEWER

SHEET INDEX



NOT TO SCALE

N

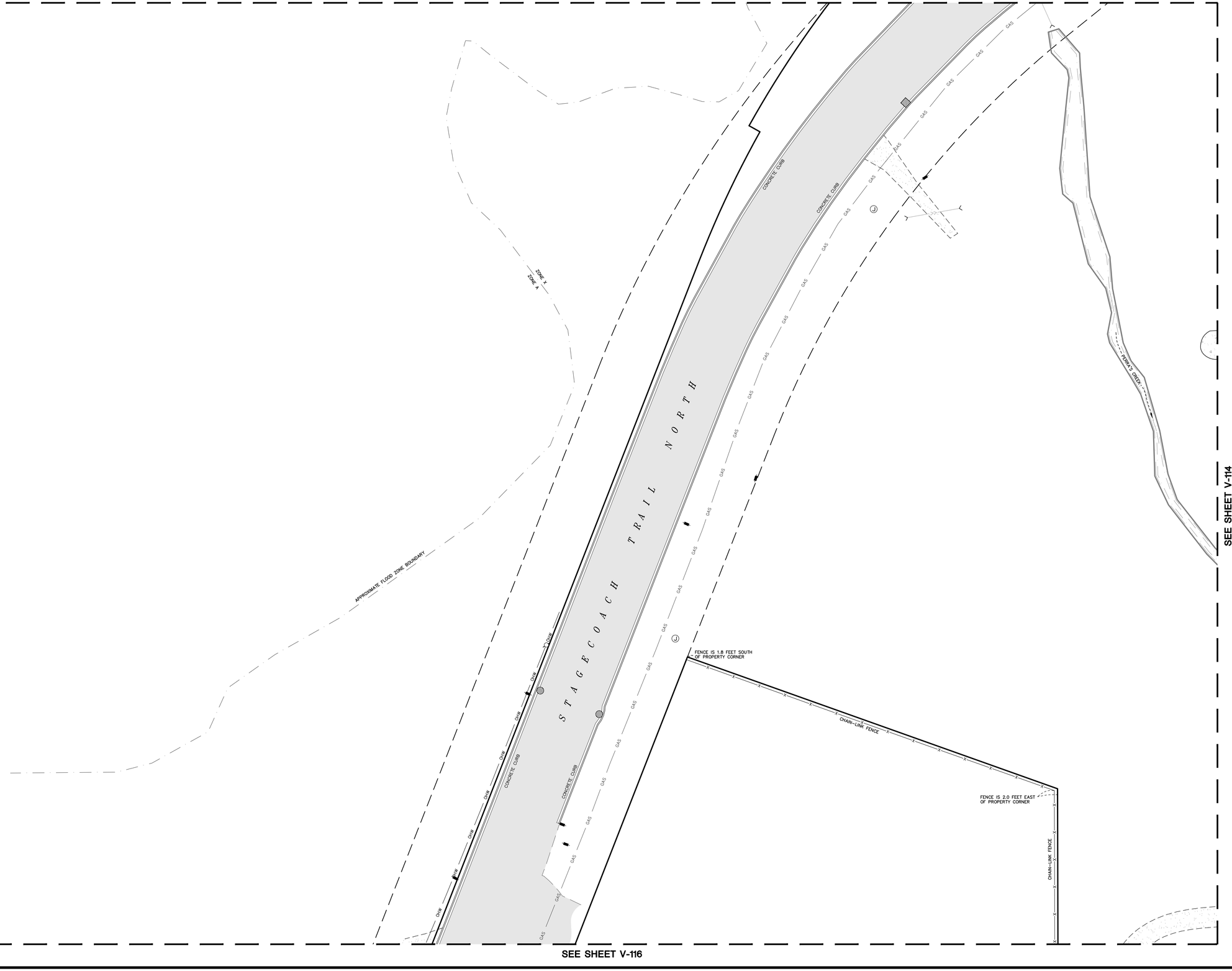
N
W E
S

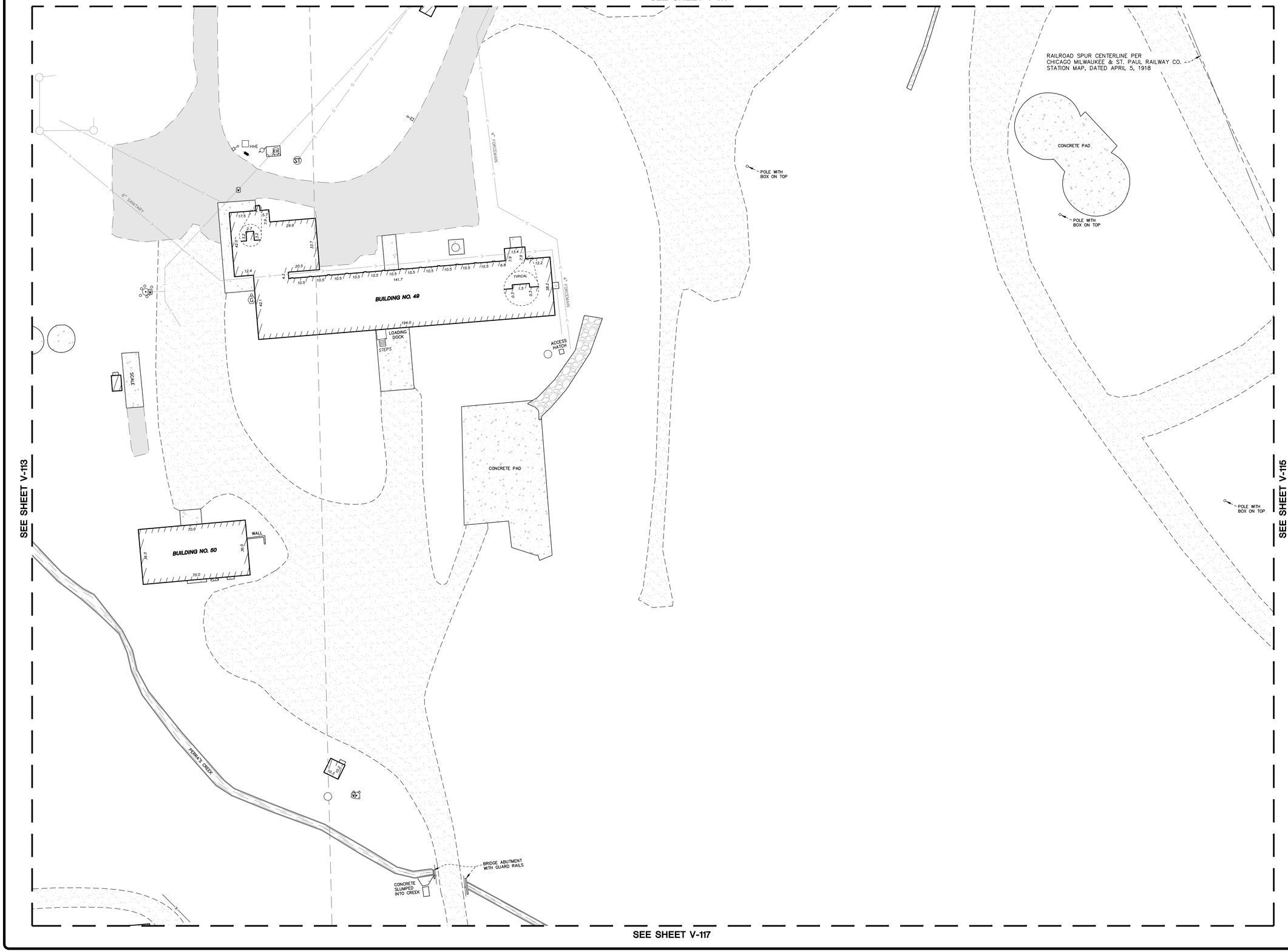
0 30 60
SCALE IN FEET

AE NO. 19021

PROJECT NO. 78SW0085

SHEET V-112 13 of 22


N O R T H
STAGECOACH TRAIL
CONCRETE CURB
CONCRETE CURB
CONCRETE CURB
CONCRETE CURB
GAS
GAS
GAS



SEE SHEET V-113

SEE SHEET V-115

SEE SHEET V-117

Appendix I
MCF-Stillwater
Decommissioning Study

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY

LEGEND

- AIR CONDITIONER
- AUTO SPRINKLER
- BENCH
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CULVERT
- CURB STOP
- ELECTRIC BOX
- ELECTRIC OUTLET POST
- ELECTRIC MANHOLE
- ELECTRIC METER
- FLAG POLE
- GAS METER
- GAS VALVE
- GUARD POST
- HANDHOLE
- HANDHOLE COMMUNICATIONS
- HANDHOLE ELECTRIC
- HYDRANT
- IRRIGATION CONTROL VALVE
- MAILBOX
- LIGHT BOLLARD
- LIGHT POLE
- MANHOLE
- MANHOLE FROM PLAN
- POST INDICATOR VALVE
- POLE MOUNTED CAMERA
- POWER POLE
- POWER POLE ANCHOR
- ROOF DRAIN
- SANITARY MANHOLE
- SIGN
- SPIGOT
- STAND PIPE
- STEAM MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- W.W. WINDOW WELL
- COMMUNICATION
- FENCE
- GAS MAIN
- HANDRAIL
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

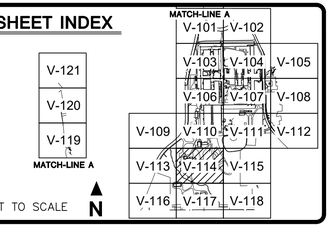
NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

- STEAM
- STORM SEWER
- TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- COMMUNICATION
- FIBER OPTICS
- GAS MAIN
- SANITARY SEWER

SHEET INDEX



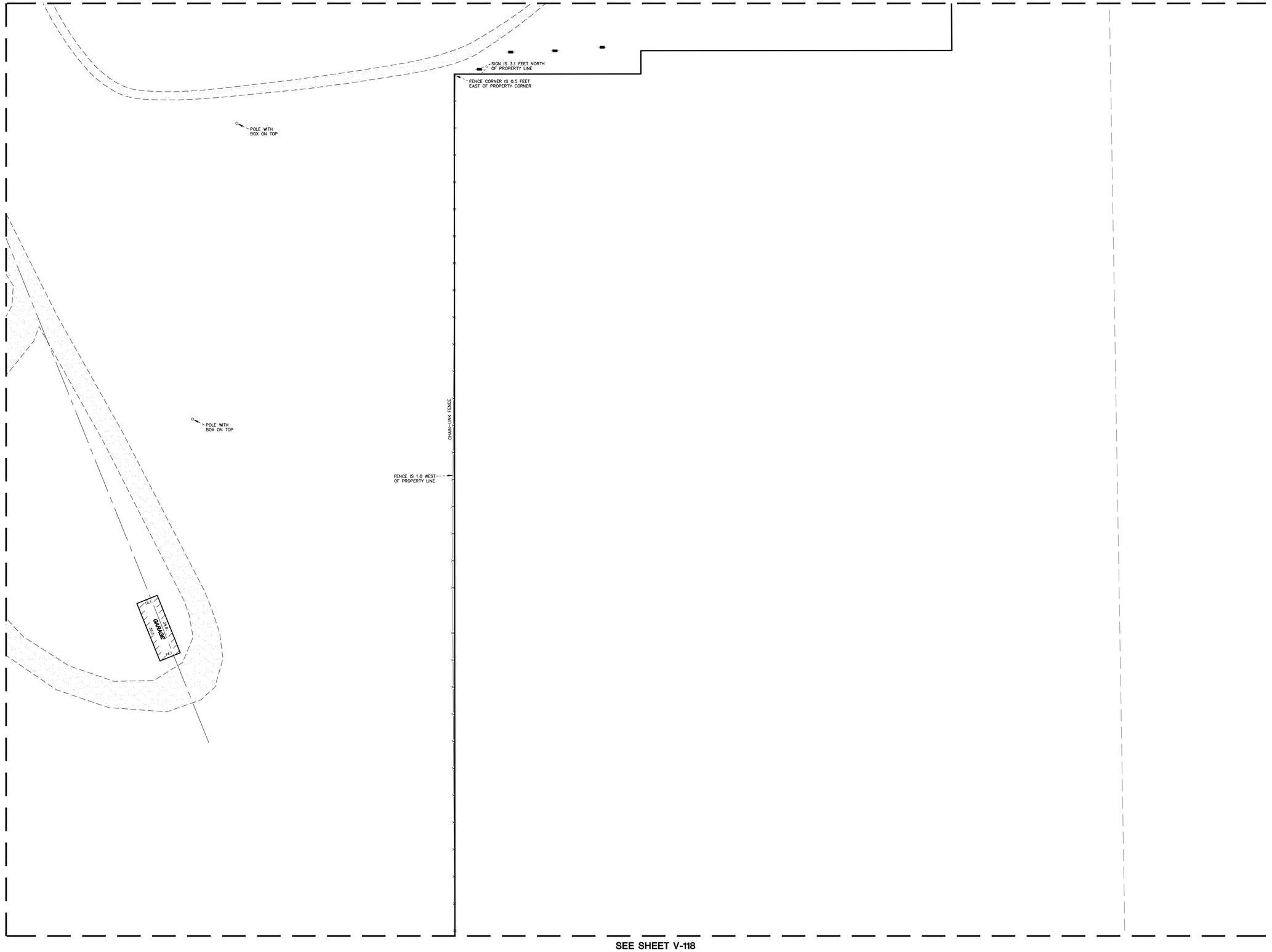
N W E S

0 30 60
SCALE IN FEET

AE NO. 19021

PROJECT NO. 78SW0085

SHEET V-114 15 of 22



SEE SHEET V-114

SEE SHEET V-118

Appendix I
MCF-Stillwater
Decommissioning Study

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY

LEGEND

- AIR CONDITIONER
- AUTO SPRINKLER
- BENCH
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CULVERT
- CURB STOP
- ELECTRIC BOX
- ELECTRIC OUTLET POST
- ELECTRIC MANHOLE
- ELECTRIC METER
- FLAG POLE
- GAS METER
- GAS VALVE
- GUARD POST
- HANDHOLE
- HANDHOLE COMMUNICATIONS
- HANDHOLE ELECTRIC
- HYDRANT
- IRRIGATION CONTROL VALVE
- MAILBOX
- LIGHT BOLLARD
- LIGHT POLE
- MANHOLE
- MANHOLE FROM PLAN
- POST INDICATOR VALVE
- POLE MOUNTED CAMERA
- POWER POLE
- POWER POLE ANCHOR
- ROOF DRAIN
- SANITARY MANHOLE
- SIGN
- SPIGOT
- STAND PIPE
- STEAM MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- W.W. WINDOW WELL
- COMMUNICATION
- FENCE
- GAS MAIN
- HANDRAIL
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

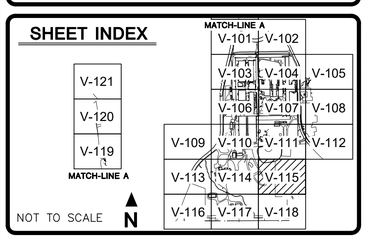
NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

- STEAM
- STORM SEWER
- TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- COMMUNICATION
- FIBER OPTICS
- GAS MAIN
- SANITARY SEWER

SHEET INDEX



NOT TO SCALE

N

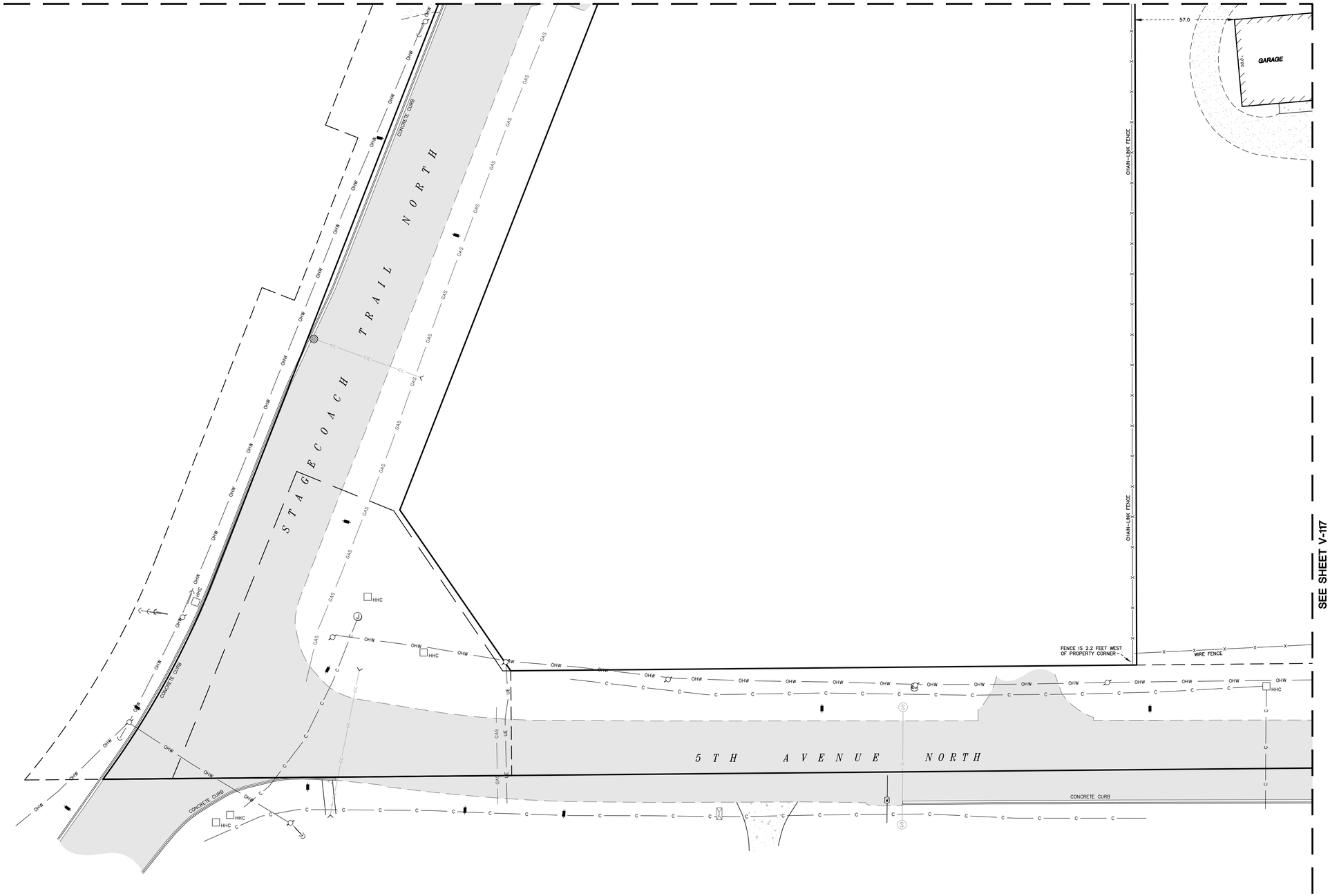
N
W E
S

0 30 60
SCALE IN FEET

AE NO. 19021

PROJECT NO. 78SW0085

SHEET V-115 16 of 22



SEE SHEET V-117

Appendix I
MCF-Stillwater
Decommissioning Study

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY

LEGEND

- AIR CONDITIONER
- AUTO SPRINKLER
- BENCH
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CULVERT
- CURB STOP
- ELECTRIC BOX
- ELECTRIC OUTLET POST
- ELECTRIC MANHOLE
- ELECTRIC METER
- FLAG POLE
- GAS METER
- GAS VALVE
- GUARD POST
- HANDHOLE
- HANDHOLE COMMUNICATIONS
- HANDHOLE ELECTRIC
- HYDRANT
- IRRIGATION CONTROL VALVE
- MAILBOX
- LIGHT BOLLARD
- LIGHT POLE
- MANHOLE
- MANHOLE FROM PLAN
- POST INDICATOR VALVE
- POLE MOUNTED CAMERA
- POWER POLE
- POWER POLE ANCHOR
- ROOF DRAIN
- SANITARY MANHOLE
- SIGN
- SPIGOT
- STAND PIPE
- STEAM MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- W.W. WINDOW WELL
- COMMUNICATION
- FENCE
- GAS MAIN
- HANDRAIL
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

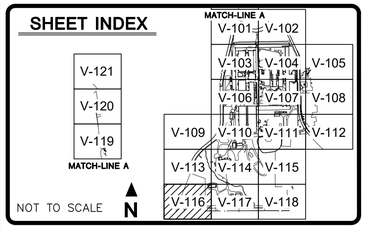
NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

- STEAM
- STORM SEWER
- TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- COMMUNICATION
- FIBER OPTICS
- GAS MAIN
- SANITARY SEWER

SHEET INDEX



NOT TO SCALE

N

N
W E
S

0 30 60
SCALE IN FEET

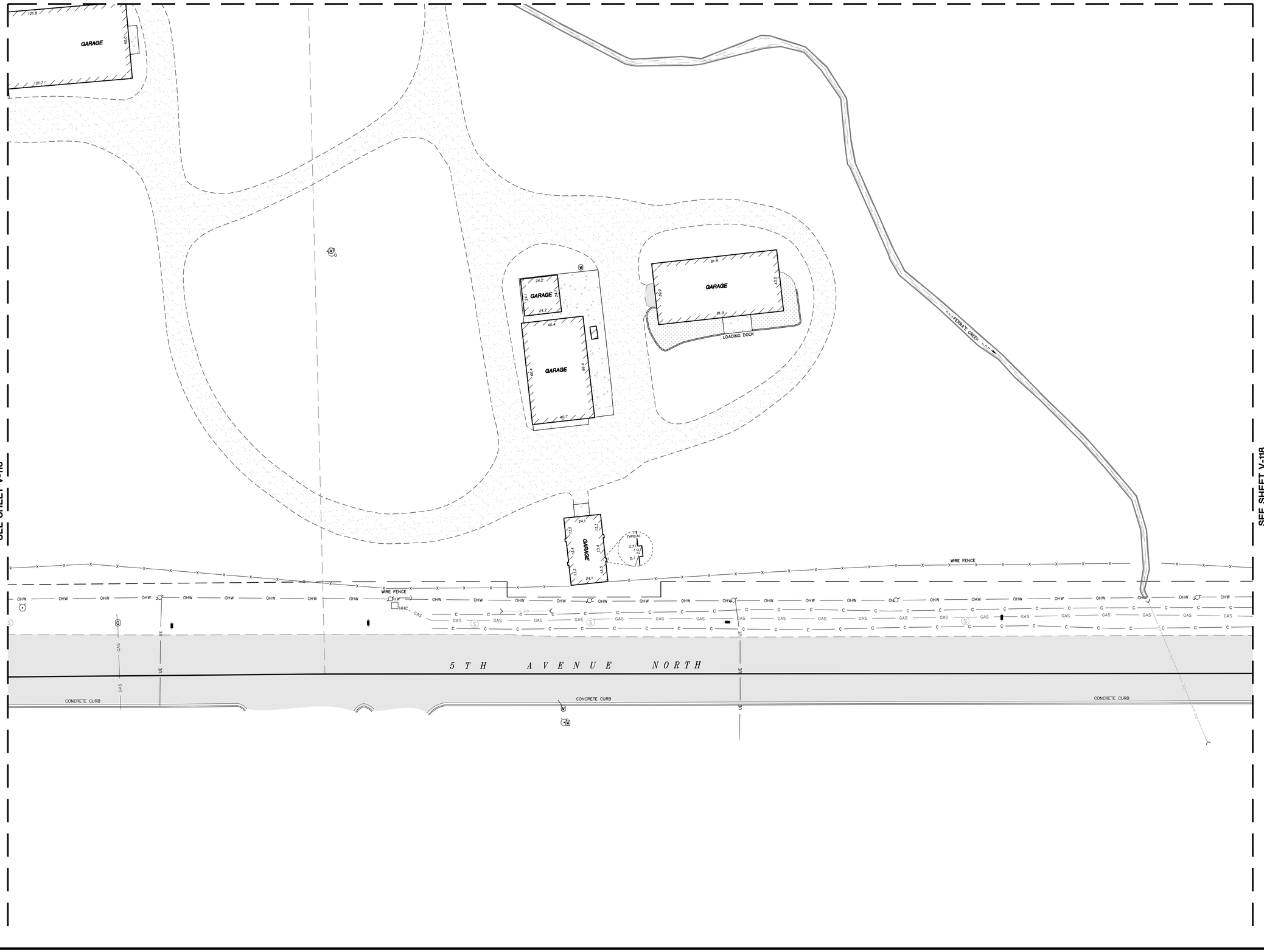
AE NO. 19021

PROJECT NO. 78SW0085

SHEET V-116 17 of 22

SEE SHEET V-116

SEE SHEET V-118



Appendix I
MCF-Stillwater
Decommissioning Study

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY

LEGEND

- AIR CONDITIONER
- AUTO SPRINKLER
- BENCH
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CULVERT
- CURB STOP
- ELECTRIC BOX
- ELECTRIC OUTLET POST
- ELECTRIC MANHOLE
- ELECTRIC METER
- FLAG POLE
- GAS METER
- GAS VALVE
- GUARD POST
- HANDHOLE
- HANDHOLE COMMUNICATIONS
- HANDHOLE ELECTRIC
- HYDRANT
- IRRIGATION CONTROL VALVE
- MAILBOX
- LIGHT BOLLARD
- LIGHT POLE
- MANHOLE
- MANHOLE FROM PLAN
- POST INDICATOR VALVE
- POLE MOUNTED CAMERA
- POWER POLE
- POWER POLE ANCHOR
- ROOF DRAIN
- SANITARY MANHOLE
- SIGN
- SPIGOT
- STAND PIPE
- STEAM MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- W.W. WINDOW WELL
- COMMUNICATION
- FENCE
- GAS MAIN
- HANDRAIL
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

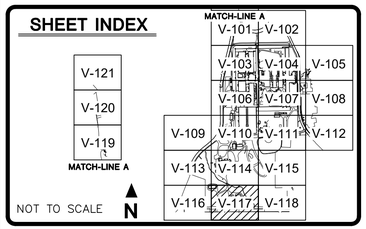
NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

- STEAM
- STORM SEWER
- TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- COMMUNICATION
- FIBER OPTICS
- GAS MAIN
- SANITARY SEWER

SHEET INDEX



NOT TO SCALE

N

N
W E
S

0 30 60
SCALE IN FEET

AE NO. 19021

PROJECT NO. 78SW0085

SHEET V-117
18 of 22

SEE SHEET V-117

FENCE CORNER IS 0.7 FEET NORTHEAST OF PROPERTY CORNER

CHAIN-LINK FENCE

BUILDING CORNER IS 4.5 FEET SOUTH OF PROPERTY LINE

BITUMINOUS CORNER IS 3.6 FEET WEST OF PROPERTY LINE

FENCE CORNER IS 1.1 FEET EAST OF PROPERTY CORNER

WROUGHT-IRON FENCE

CHURCH OF ST. CHARLES CEMETERY

BURIAL PLOTS

WIRE FENCE

WIRE FENCE

FENCE CORNER IS 3.1 FEET NORTH OF PROPERTY LINE

CONCRETE CURB

5TH AVENUE NORTH

CONCRETE CURB

CONCRETE CURB

Appendix I
MCF-Stillwater
Decommissioning Study

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY

LEGEND

- AIR CONDITIONER
- AUTO SPRINKLER
- BENCH
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CULVERT
- CURB STOP
- ELECTRIC BOX
- ELECTRIC OUTLET POST
- ELECTRIC MANHOLE
- ELECTRIC METER
- FLAG POLE
- GAS METER
- GAS VALVE
- GUARD POST
- HANDHOLE
- HANDHOLE COMMUNICATIONS
- HANDHOLE ELECTRIC
- HYDRANT
- IRRIGATION CONTROL VALVE
- MAILBOX
- LIGHT BOLLARD
- LIGHT POLE
- MANHOLE
- MANHOLE FROM PLAN
- POST INDICATOR VALVE
- POLE MOUNTED CAMERA
- POWER POLE
- POWER POLE ANCHOR
- ROOF DRAIN
- SANITARY MANHOLE
- SIGN
- SPIGOT
- STAND PIPE
- STEAM MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- W.W. WINDOW WELL
- COMMUNICATION
- FENCE
- GAS MAIN
- HANDRAIL
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

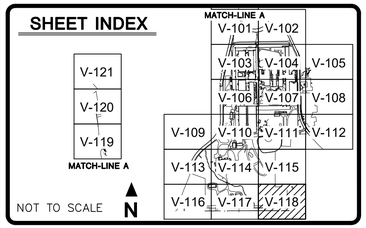
NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

- STEAM
- STORM SEWER
- TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- COMMUNICATION
- FIBER OPTICS
- GAS MAIN
- SANITARY SEWER

SHEET INDEX



NOT TO SCALE

N

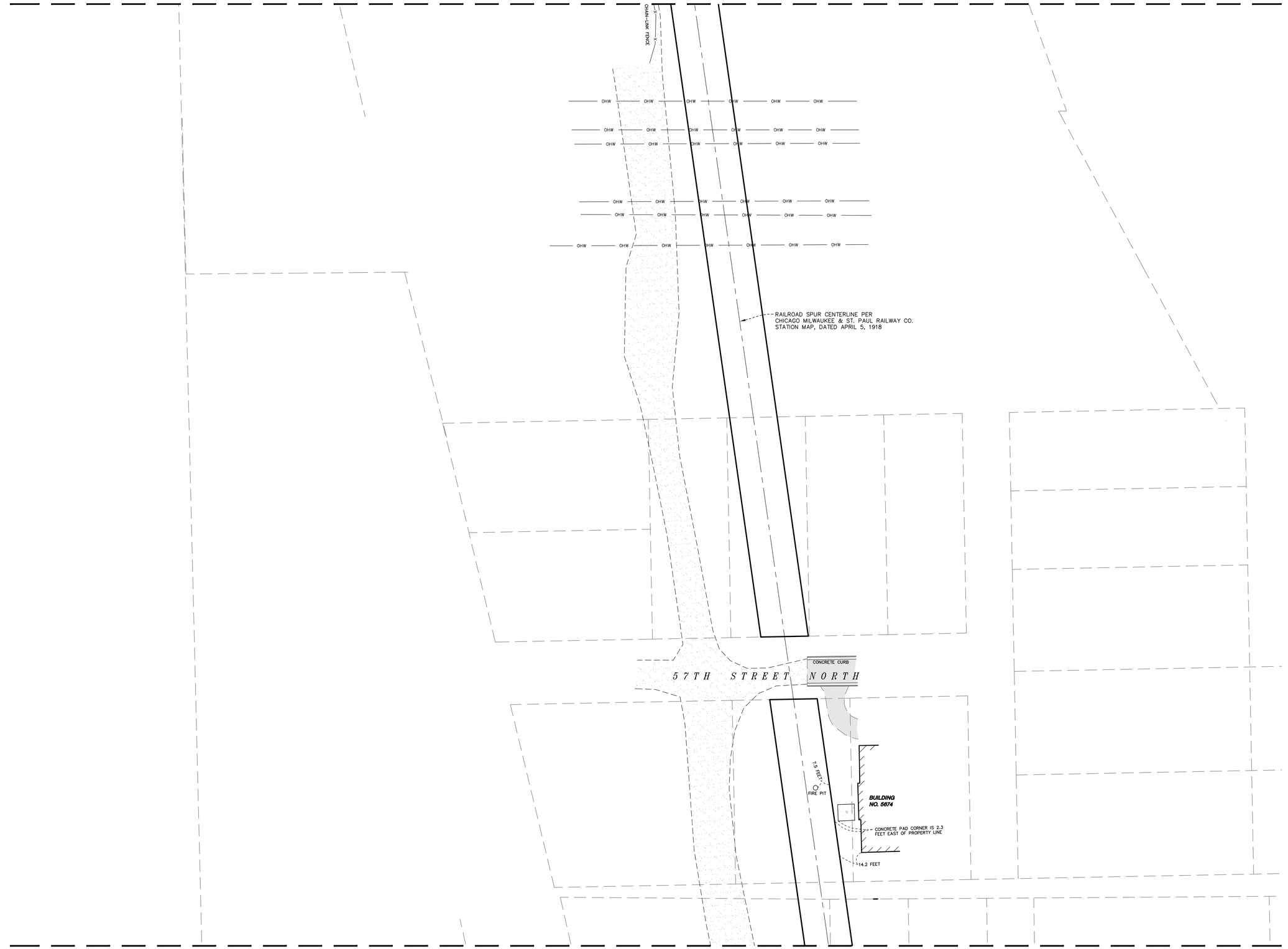
N W E S

0 30 60
SCALE IN FEET

AE NO. 19021

PROJECT NO. 78SW0085

SHEET V-118 19 of 22



SEE SHEET V-101

Appendix I
MCF-Stillwater
Decommissioning Study

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY

LEGEND

- AIR CONDITIONER
- AUTO SPRINKLER
- BENCH
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CULVERT
- CURB STOP
- ELECTRIC BOX
- ELECTRIC OUTLET POST
- ELECTRIC MANHOLE
- ELECTRIC METER
- FLAG POLE
- GAS METER
- GAS VALVE
- GUARD POST
- HANDHOLE
- HANDHOLE COMMUNICATIONS
- HANDHOLE ELECTRIC
- HYDRANT
- IRRIGATION CONTROL VALVE
- MAILBOX
- LIGHT BOLLARD
- LIGHT POLE
- MANHOLE
- MANHOLE FROM PLAN
- POST INDICATOR VALVE
- POLE MOUNTED CAMERA
- POWER POLE
- POWER POLE ANCHOR
- ROOF DRAIN
- SANITARY MANHOLE
- SIGN
- SPIGOT
- STAND PIPE
- STEAM MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- W.W. WINDOW WELL
- COMMUNICATION
- FENCE
- GAS MAIN
- HANDRAIL
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

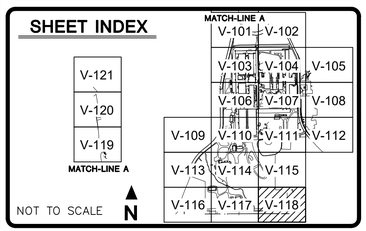
NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

- STEAM
- STORM SEWER
- TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- COMMUNICATION
- FIBER OPTICS
- GAS MAIN
- SANITARY SEWER

SHEET INDEX



NOT TO SCALE

N

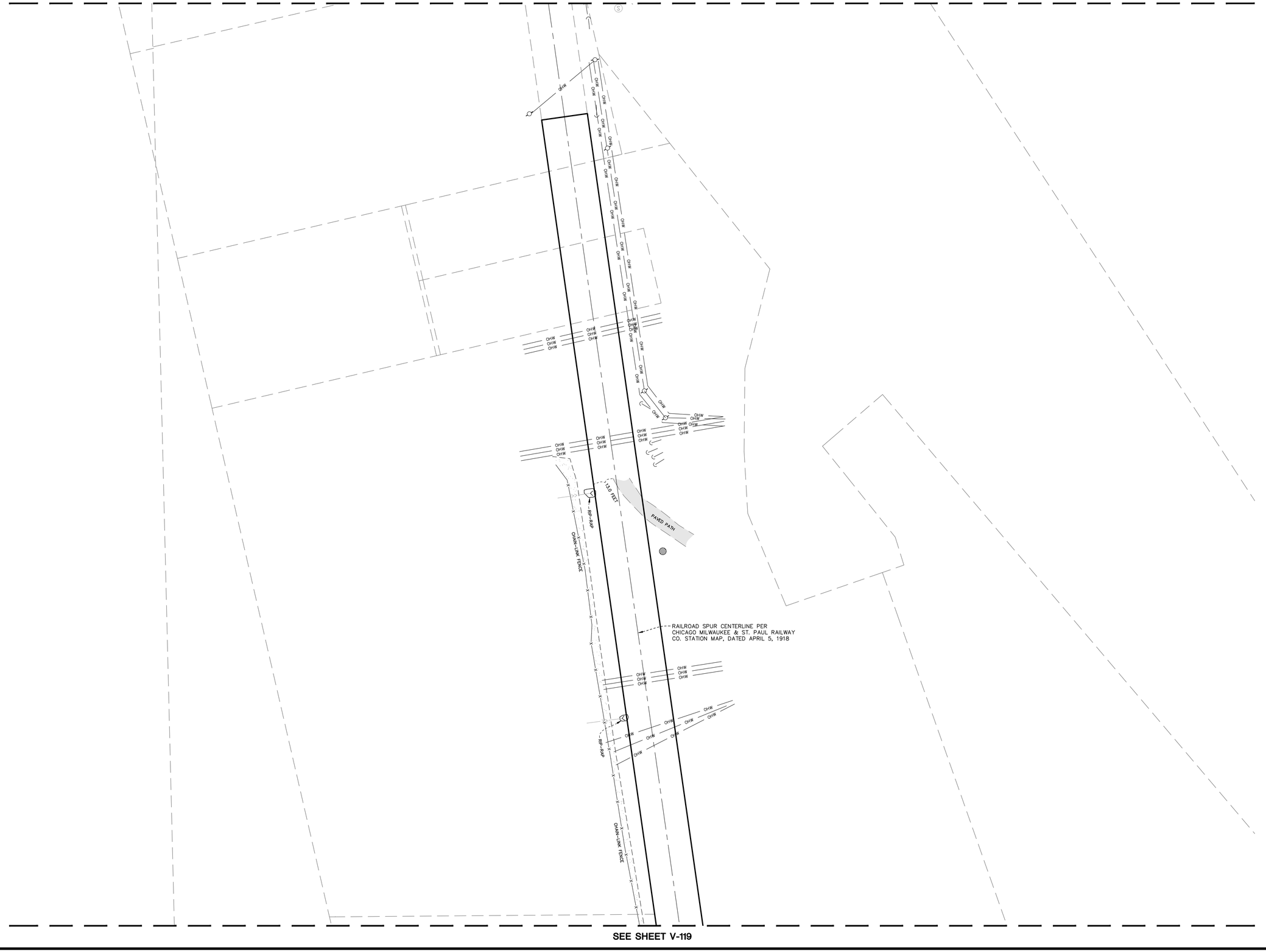
N
W E
S

0 30 60
SCALE IN FEET

AE NO. 19021

PROJECT NO. 78SW0085

SHEET **V-119** 20 of 22



Appendix I
MCF-Stillwater
Decommissioning Study

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY

LEGEND

- AIR CONDITIONER
- AUTO SPRINKLER
- BENCH
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CULVERT
- CURB STOP
- ELECTRIC BOX
- ELECTRIC OUTLET POST
- ELECTRIC MANHOLE
- ELECTRIC METER
- FLAG POLE
- GAS METER
- GAS VALVE
- GUARD POST
- HANDHOLE
- HANDHOLE COMMUNICATIONS
- HANDHOLE ELECTRIC
- HYDRANT
- IRRIGATION CONTROL VALVE
- MAILBOX
- LIGHT BOLLARD
- LIGHT POLE
- MANHOLE
- MANHOLE FROM PLAN
- POST INDICATOR VALVE
- POLE MOUNTED CAMERA
- POWER POLE
- POWER POLE ANCHOR
- ROOF DRAIN
- SANITARY MANHOLE
- SIGN
- SPIGOT
- STAND PIPE
- STEAM MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- W.W. WINDOW WELL

- COMMUNICATION
- FENCE
- GAS MAIN
- HANDRAIL
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

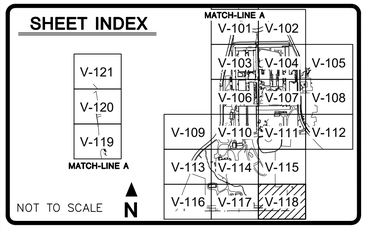
NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

UTILITIES SHOWN FROM PLAN

- STEAM
- STORM SEWER
- TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- COMMUNICATION
- FIBER OPTICS
- GAS MAIN
- SANITARY SEWER

SHEET INDEX



NOT TO SCALE

N

N
W E
S

0 30 60
SCALE IN FEET

AE NO. 19021

PROJECT NO. 78SW0085

SHEET V-120 21 of 22

ANDERSON
13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com
Anderson Engineering of Minnesota, LLC | Proj # 19021

DEPARTMENT OF CORRECTIONS

ALTA/NSPS LAND TITLE SURVEY

LEGEND

- AIR CONDITIONER
- AUTO SPRINKLER
- BENCH
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CULVERT
- CURB STOP
- ELECTRIC BOX
- ELECTRIC OUTLET POST
- ELECTRIC MANHOLE
- ELECTRIC METER
- FLAG POLE
- GAS METER
- GAS VALVE
- GUARD POST
- HANDHOLE
- HANDHOLE COMMUNICATIONS
- HANDHOLE ELECTRIC
- HYDRANT
- IRRIGATION CONTROL VALVE
- MAILBOX
- LIGHT BOLLARD
- LIGHT POLE
- MANHOLE
- MANHOLE FROM PLAN
- POST INDICATOR VALVE
- POLE MOUNTED CAMERA
- POWER POLE
- POWER POLE ANCHOR
- ROOF DRAIN
- SANITARY MANHOLE
- SIGN
- SPIGOT
- STAND PIPE
- STEAM MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- W.W. WINDOW WELL
- COMMUNICATION
- FENCE
- GAS MAIN
- HANDRAIL
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- PROPERTY LINE
- ADJACENT PARCELS (NOT SURVEYED)
- WASHINGTON COUNTY HIGHWAY PLATS

NOTE: SEE V-200 SERIES SHEETS FOR ADDITIONAL BOUNDARY LINE INFORMATION

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE ROCK
- PAVER SURFACE
- RIP-RAP
- TRUNCATED DOMES
- WALL

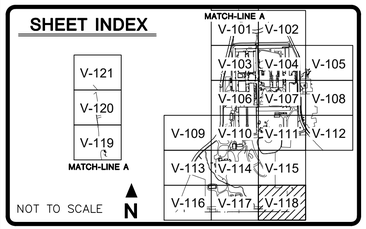
UTILITIES SHOWN FROM PLAN

- STEAM
- STORM SEWER
- TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- COMMUNICATION
- FIBER OPTICS
- GAS MAIN
- SANITARY SEWER

RAILROAD SPUR CENTERLINE PER CHICAGO MILWAUKEE & ST. PAUL RAILWAY CO. STATION MAP, DATED APRIL 5, 1918

SEE SHEET V-120

SHEET INDEX



NOT TO SCALE

N

N
W E
S

0 30 60
SCALE IN FEET

AE NO. 19021

PROJECT NO. 78SW0085

SHEET V-121 22 of 22

Stillwater Decommissioning – Collaborator Engagement Framework

August 4, 2026

Tier 1 – Local Jurisdictions	**Tier 2 - Regional**	**Tier 3 – Historic Entities**	**Tier 4 – Suggested Parties from prior meetings**	***Tier 5 – General Public (if deemed appropriate)***
Target Message / Goals: What do you already have envisioned? What do you need? Opportunities / challenges? What incentives exist that someone could leverage to redevelop this property? What incentives could we create to get what you need?	Target Message: Share information Ask about potential needs / interest Receive feedback and input, but clarify that decisions are to be made by State, Washington County, and City of Bayport	Target Message: What historic regulation applies? What State actions can encourage appropriate preservation / adaptive reuse? Interest in future museum on-site.	Target Message: Share information Ask about potential needs / interest Receive feedback, but clarify that decisions are to be made by State, Washington County, and City of Bayport	Target Message: Gather feedback and input Gauge interest in potential future interaction on-site Receive feedback, but clarify that decisions are to be made by State, Washington County, and City of Bayport

Entities / Contacts:
• Bayport City Planner Sara Taylor and Administrator Matt Kline
• City of Bayport:
  ○ Planning Commission
  ○ Mayor: Michele Hanson
  ○ City Council members
• Washington County
  ○ Administrator Kevin Corbid
  ○ Commissioners
  ○ Sheriff's Office
• Washington County Community Development Agency
• State Legislators representing the area: Rep. Hill, Sen. Housley
	Entities / Contacts:
	• School District – Stillwater Area Public Schools
	• City of Oak Park Heights
	  ○ Jacob Rife, Administrator
	  ○ Steve Hansen, Police Chief
	• Baytown Township
	• City of Stillwater
	  ○ Mayor Ted Kozlowski
	  ○ City Council
	  ○ City Administrator
	  ○ Chief of Police
	• Met Council
	• Andersen Windows: Eliza Chlebeck, VP Communications & Community
	• Xcel Energy
	• Tribal Leaders / Native American group(s) (Wendy sent email requesting written feedback 6/17/26)
	• St Michaels Catholic Cemetery (adjacent to site)
		Entities / Contacts:
		• SHPO
		• MNHS
		• Washington County Historical Society
			• Andersen Foundation	Entities / Contacts:
				• Previously and/or currently Incarcerated People (written digital questionnaire)
				• Current and/or Prior Employees (written online questionnaire)
				
				Discussed, but intentionally omitted:
				• *Private higher education institutions*
				• *Private Developers*
				• *General Public Engagement:*
				  ○ *Information booths at community events*
				  ○ *City of Bayport City council meeting*
				  ○ *Online Survey*

January 27, 2026 – Stillwater Correctional Facility Decommissioning - Tour Attendees:

Michele Hanson, Bayport Mayor, mhanson@ci.bayport.mn.us

Carl Bliss, Bayport City Councilmember, cbliss@ci.bayport.mn.us

Jay Jackson, Bayport Police Dept, jjackson@ci.bayport.mn.us

Aaron Slinger, Bayport Police Dept, aslinger@ci.bayport.mn.us

Matt Kline, Bayport City Administrator, mkline@ci.bayport.mn.us

Sara Taylor, Bayport City Planner & Deputy City Administrator, staylor@ci.bayport.mn.us

Ethan Gilmore, Bayport City Councilmember, egilmore@ci.bayport.mn.us

Kyle Schenck, Washington County Sheriff's Office, kyle.schenck@washingtoncountymn.gov

Doug Berglund, Washington County Sheriff's Office, douglas.berglund@washingtoncountymn.gov

Terry Thomas, Washington County Community Corrections, Terry.Thomas@Washingtoncountymn.gov

Bethany Cox, Washington County Commissioner, district 3 (BAYPORT & Oak Park Heights), Bethany.cox@washingtoncountymn.gov

Nate Timm, Washington County Sheriff's Office, nate.timm@washingtoncountymn.gov

Dan Starry, Washington County Sheriff's Office, dan.starry@washingtoncountymn.gov

Karla Bigham, Washington County Commissioner, district 4 (southern), karla.bigham@washingtoncountymn.gov

Chuck Dougherty, Oak Park Heights Mayor, cdougherty@cityo□bakparkheights.org

Mike Liljegren, Oak Park Heights Councilmember, liljegrens@comcast.net

Larry Odebrecht, Stillwater City Council Ward 3, lodebrecht@stillwatermn.gov

Brian Mueller, Chie□o□Police Stillwater, bmueller@stillwatermn.gov

Hunter Julien, Stillwater Police Dept., hjulien@stillwatermn.gov

Safia Khan, Deputy Commissioner and Chie□o□Staff, Department o□Corrections

Decommissioning Study Team: Warden Bill Bolin, Deputy Warden Dan Moe, Laura Haag, Karl Hunt, Greg Ewig, Kimberly Sandbulte

MEETING MINUTES

Topic: City of Bayport Staff Info Session

Project: Study for Decommissioning & Disposition Preparation of the Stillwater Campus
RECS Project Number: 78SW0085
Meeting Date: 11:00am, February 4, 2026
Meeting Location: Virtual via Microsoft Teams
Minutes issued: February 9, 2026 by Kimberly Sandbulte

Invitees:		
Name	**Agency / Company**	**Attendance**
Sara Taylor	City of Bayport	Yes
Matt Kline	City of Bayport	Yes
D. Daniel Licht	City of Bayport / Consultant	Yes
Laura Haag	State of MN, RECS	No
Greg Ewig	State of MN, RECS	Partial – first 30 minutes
Karl Hunt	State of MN, DOC	Yes
Kimberly Sandbulte	Sandbulte Architecture	Yes
Claire VanderEyk	Assembly	Yes
Sara Mosman	Assembly	Yes

Purpose of Meeting: To initiate coordination between the State Decommissioning Study team and the City of Bayport; to discuss regulatory context, historic preservation considerations, community goals, infrastructure issues, and intergovernmental coordination related to the future reuse and redevelopment of the Stillwater Correctional Facility site.

Items Discussed:

1. Decommissioning Study Overview: the project team reviewed the legislative mandate directing preparation of a decommissioning study for the Stillwater Correctional Facility. The study will evaluate a wide range of future uses with emphasis on economic stability and benefits to surrounding communities. A final report is due to the Minnesota Legislature by September 30, 2026.
2. Property overview: The facility consists of approximately 102 acres and 57 buildings totaling roughly 1,000,000 square feet. Construction dates primarily to 1914. The site includes secure and non-secure areas, primary correctional living quarters, support and administration space, and industrial and warehouse space.
3. Historic Preservation and Regulatory Context

a. Currently listed in the National Register of Historic Places (NRHP)
    i. As a District: a geographical area defined in the nomination, includes the secure perimeter, the Warden's House, and the two warehouses south of the secure perimeter. Structures within are categorized as either contributing or non-contributing. Regulations apply to the whole district, not just contributing buildings.
    ii. The NRHP does not inherently enact any regulation. A private entity could make changes or demolish all of the site without being subject to any review process or regulation.
    iii. Federal (Section 106) and State (Statute 138) regulations require that any government funded project ("undertaking") on the site be reviewed by the State Historic Preservation Office (SHPO).
    iv. If a private entity desires to pursue the Historic Tax Credit program, then the project becomes subject to SHPO review. The Federal Historic Tax Credit program offers a 20% income tax incentive and the State Historic Tax Credit program also offers a 20% income tax incentive. There are other qualifications a project needs to meet.
b. Options for protection / regulation
    i. State Historic Sites designation: Would assign administration and control to MNHS to operate the site as a museum.
    ii. Local Designation:
        1. City of Bayport or Washington County would need to have an HPC, certified through SHPO
        2. Then the HPC would need to designate the site, then they could adopt guidelines for preservation and/or rehabilitation.
    iii. Legislature could add language to decommissioning bill outlining future preservation regulation or goals

4. Community Vision and Redevelopment Considerations
    a. City representatives noted that Bayport is largely landlocked, making the prison site a rare opportunity for future growth. There is no strong community opposition to redevelopment. The site is viewed as a clean slate for long-term planning.
    b. Desired future uses discussed included mixed-use development, employment opportunities, attainable and affordable housing, neighborhood-serving retail (e.g., grocery or market), and public amenities. Mixed-use development was identified as essential given the scale of the site.

5. Comprehensive Planning and Zoning
    a. The City is preparing for its next comprehensive plan update (due by 2028). Minimum residential density requirements (7 units per acre) will apply to any areas designated for residential use. Planned Unit Development zoning was discussed as a potential tool to provide flexibility.
    b. Designation of the site as a Special Planning Area within the comprehensive plan was discussed as a way to align the City's long-range planning with future master planning efforts without prematurely constraining outcomes.
6. Transportation and Connectivity
    a. Participants noted physical and perceived separation between the site and downtown Bayport, similar to other past developments. Improved connections to 5th Avenue, downtown, and regional trail systems were identified as important.
    b. Traffic capacity and impacts along Highway 95, Highway 36, Pickett Avenue, and Stagecoach Trail were identified as key concerns. City Staff senses limited community support for traffic-intensive industrial uses.
7. Intergovernmental Coordination: The City reported positive working relationships with Washington County and neighboring communities. Washington County's Community Development Authority (CDA), County Administration, County Highway, and Public Works staff were identified as key partners for future coordination.
8. Planning Grants and Funding: Matt Kline stated that he is aware of Washington County's application for an EPA planning grant, which should be discussed further with County leaders. The City does not currently have adequate funding to accomplish an appropriate Master Planning effort for the site, and would be interested in grant programs that could potentially fund the effort.
9. Water Infrastructure and Utilities:
    a. The City expressed interest in the facility's water treatment plant and wells, which draw from a separate aquifer from the current City wells. Incorporating the correctional facility's water systems into the City's system would increase the long-term resiliency of the municipal water supply.
    b. Further due diligence for the City's interest would include a facility tour for the City Public Works staff and an evaluation of deferred maintenance and staffing implications.
10. City and Civic Facility needs
    a. Long-term civic facility needs were discussed at a conceptual level, including potential co-location of City Hall, Public Works, water operations,

and other municipal functions. City staff noted there are no immediate needs, but will continue to contemplate long-term (10 to 20 year) goals.

11. Next Steps:
    a. Decommissioning Study team will coordinate an informational session with Washington County leaders including the County Administrator, CDA, and Public works staff.
    b. Decommissioning Study team will coordinate a tour of the water treatment facilities for City public works staff.
    c. Continue dialogue regarding comprehensive plan alignment, zoning strategies, and Decommissioning Study progress.

The preceding represents Sandbulte Architecture's understanding of the topics discussed and decisions made during the meeting. Please let the author know of any errors or omissions within 7 days.

ASSEMBLY Sandbulte Architecture

MEETING MINUTES

Topic: REP. HILL INFORMATION SESSION

Project: Study for Decommissioning & Disposition Preparation of the Stillwater Campus
RECS Project Number: 78SW0085
Meeting Date: 4:30pm February 4, 2026
Meeting Location: Virtual via Zoom
Minutes issued: February 6, 2026 by Kimberly Sandbulte

Attendees / Copied		
Name	**Agency / Company**	**Attendance:**
Josiah Hill	MN Representative	Yes
Kelly Haff	State of MN, DOC	Yes
Karl Hunt	State of MN, DOC	Yes
Laura Haag	State of MN, RECS	No
Greg Ewig	State of MN, RECS	No
Kimberly Sandbulte	Sandbulte Architecture	Yes
Claire VanderEyk	Assembly	No
Sara Mosman	Assembly	No

Agenda Items:

1. Kimberly Sandbulte provided an overview of the Decommissioning Study goals, noting that background research is underway and stakeholder engagement is in early stages, starting with local governments and State representatives. The Stakeholder Engagement Framework is attached.
2. Representative Hill shared perspectives on potential future uses of the site, including educational, technical training, housing, or energy-related uses, while emphasizing that redevelopment priorities should be guided by local community goals and creation of regional benefit. Creating synergy between the City of Bayport and the surrounding communities would be an ideal outcome.
3. Representative Hill noted that maximizing financial return should not be the sole driver of redevelopment decisions and expressed concern about speculative interest in the site. He cautioned that redevelopment discussions should remain community-focused and not be driven primarily by financial considerations.
4. Representative Hill described the correctional facility as part of the community's identity, in a complex way that is both "pride and heartburn." He recommended considering preservation of a cell block or a portion of a cell block for interpretive or

museum use, potentially including opportunities for corrections officers to share their experiences.

5. Representative Hill expressed concern that environmental contamination on the site would potentially be an obstacle to redevelopment. Another concern he stated is that there will be too many entities that will have conflicting interests and conflicting control over the site. The project team clarified that the goal of the Decommissioning Study is to hear input from all of the community and present the feedback to the State for consideration. The hope is that themes will arise that illustrate some alignment from all stakeholders. Representative Hill expressed concern that the process will create animosity between the communities in the region, as it will be hard to balance the needs and desires of all the groups.
6. Representative Hill stated that he is not aware of a State entity currently interested in acquiring the site or a portion of the site. He stated that the local government might have an interest and supported the State communicating with the City of Bayport and Washington County directly to field input.
7. Representative Hill stated that he is not aware of any State incentives that would be applicable for redevelopment.
8. Representative Hill suggested that the team have informational sessions with Bayport State Bank & Trust, the Fred C. & Katherine B. Andersen Foundation, and Andersen Corporate Foundation. He noted that these organizations may be able to give feedback on the needs of the community.
9. Representative Hill expressed interest in remaining informed as the Decommissioning Study progresses and indicated willingness to provide informal review or feedback on preliminary materials, as appropriate.

These minutes are intended to document discussion and input; no decisions were made.

The preceding represents Sandbulte Architecture's understanding of the topics discussed and decisions made during the meeting. Please let the author know of any errors or omissions within 7 days.

MEETING MINUTES

Topic: Washington County Information Session

Project: Study for Decommissioning & Disposition Preparation of the Stillwater Campus
RECS Project Number: 78SW0085
Meeting Date: 2:00pm, February 13, 2026
Meeting Location: Conference Room 5599; Washington County Office of Administration, 14949 62nd Street North, Stillwater, MN 55082
AND Virtual via Microsoft Teams
Minutes issued: February 16, 2026 by Kimberly Sandbulte

Invitees:		
Name	**Agency / Company**	**Attendance:**
Bethany Cox	County Commissioner	In-person
Kevin Corbid	County Administrator	In-person
Chris Eng	Econ Dev Director, CDA	In-person
Melissa Taphorn	Executive Director, CDA	In-person
Jennifer Wagenius	Deputy County Administrator	In-person
Wayne Sandberg	County Public Works	In-person
Frank Ticknor	County Public Works	In-person
Cory Slagle	County Public Works	No
Sara Taylor	City of Bayport	Virtual
Matt Kline	City of Bayport	Virtual
Laura Haag	State of MN, RECS	Virtual
Karl Hunt	State of MN, DOC	Virtual
Kimberly Sandbulte	Sandbulte Architecture	In-person
Claire VanderEyk	Assembly MN	Virtual
Sara Mosman	Assembly MN	No

Purpose of the Meeting: The purpose of the meeting was to brief Washington County leadership on the State-led Decommissioning & Disposition Preparation Study, review site conditions and constraints, present relevant case study research, and solicit County-level input regarding infrastructure, regional planning implications, and potential future land uses.

No decisions were made at this meeting. The discussion was exploratory in nature.

Items Discussed:

1. Kimberly Sandbulte provided an overview of the Decommissioning Study goals and process. She also provided an overview of the property. The slides presented are attached for reference. June 30, 2029 is when the Department of Corrections is currently planned to end operations at the facility.
2. Claire VanderEyk provided an overview of the case studies that the consultant team is examining:
    a. Ford Plant Site / Highland Bridge neighborhood in St. Paul, MN: Large-scale brownfield redevelopment into mixed-use neighborhood
    b. Upper Harbor Terminal area in Minneapolis, MN: Public riverfront industrial transitioned to mixed use development
    c. Lorton, Virginia (now known as Liberty at Laurel Hill): A former federal correctional campus redeveloped into a mixed-use community
    d. Rikers Island, New York City: an active jail currently under a planning effort for decommissioning and future re-use.

    Common themes from the case studies include:
    e. 10-20+ year phased redevelopment timelines
    f. Significant public-private partnerships
    g. Early infrastructure investment (roads, utilities, stormwater)
    h. Importance of master planning prior to property disposition
3. Wayne Sandberg noted that Washington County Public Works does not have any immediate interest in acquiring the site or a portion of the site for county facility needs.
4. Wayne Sandberg noted that the site is bound by multiple County roads. Roads in the vicinity of the site:
    a. County Highway 21 / Stagecoach Trail
    b. County Highway 14 / 5th Avenue
    c. 56th Street is a County Highway
    d. St. Croix Scenic Parkway is Minnesota Highway 95 (MnDOT jurisdiction)
    e. Pickett Avenue and 6th Street North are NOT County Roads, those are City of Bayport streets

    As redevelopment is considered, the County will want to re-evaluate traffic volumes, access management, and right-of-way dedication. Early coordination regarding roadways will be necessary.
5. The planned Middle St. Croix Regional Recreational Trail alignment is currently shown to the west of the site along Stagecoach Trail. This location is diagrammatic

in nature and the exact location could be anywhere in the vicinity. As planning efforts continue, the recreational trail feature should be considered.

6. Parcel Clarification: Questions were raised regarding a few parcels in the county believed to be owned by the Department of Corrections.
    a. It was acknowledged that County GIS ownership data may not reflect current title records for some parcels located south of Prairie Way South and between Stagecoach Trail and Highway 95.
    b. There is a narrow parcel that runs linear north-south to the north of the Correctional Facility, shown in the Washington County GIS system as owned by "MN State Prison & Max Sec Facility" parcel ID 0302920120029. The State will clarify if this parcel would be part of the property being decommissioned. The County noted that this parcel may be of specific interest as it could be utilized for the planned Middle St. Croix Regional Recreational Trail.
    c. A site survey and title verification will be completed as part of the Decommissioning Study work, to clarify the boundaries of parcels associated with the Department of Corrections and which parcels will be included with the decommissioning.
7. Potential Uses Discussion
    a. CDA representatives overviewed regional housing needs, including higher-density and mixed-income housing types not currently prevalent in Bayport
    b. Higher Education / Community or Technical College
    c. Concerns included the scale of a redevelopment effort and the capacity of the infrastructure to handle alternative uses.
    d. The new school south of the site was also mentioned, as an influence to the type of uses appropriate along 5th Avenue North.
    e. Grocery store
8. Master Planning efforts & County Involvement
    a. Given the scale and complexity of potential redevelopment, County representatives recommended that a comprehensive master planning process be undertaken prior to property disposition. This could include preparation of an Alternative Urban Areawide Review (AUAR) and/or Environmental Impact Statement (EIS), depending on the redevelopment scenario.
    b. The County has some programs that could be important resources in various stages of the site's redevelopment:
        i. The County Redevelopment Finance fund offers a grant to cities, which could fund master planning efforts related to the site.

ii. The County also applied for an Environmental Assessment Program grant through the US Environmental Protection Agency (EPA), which would include a planning component that could potentially be applicable.
iii. Land and Water Legacy program purchases land with a goal of protecting, restoring, enhancing and providing access to natural areas. This program helped with the purchase of land for the area called Lumberjack Landing in Stillwater.

9. History and Legacy of the site:
    a. Bethany Cox stated that the Director of Community Corrections had noted the significant history and trauma associated with the site and suggested that demolition may be appropriate.
    b. It was recommended that engagement include formerly incarcerated individuals and facility staff to discuss ways to acknowledge or commemorate the history of the site.
10. Action Items and next steps:
    a. State to continue stakeholder engagement per approved plan.
    b. State to coordinate with other State agencies regarding potential acquisition interest.
    c. Survey to be completed to confirm parcel boundaries associated with DOC ownership.
    d. Consultant team to continue development of draft report, including regional coordination strategies.

These minutes are intended to document discussion and input; no decisions were made.

The preceding represents Sandbulte Architecture's understanding of the topics discussed and decisions made during the meeting. Please let the author know of any errors or omissions within 7 days.

MEETING MINUTES

Topic: Info Session for City of Stillwater

Project: Study for Decommissioning & Disposition Preparation of the Stillwater Campus
RECS Project Number: 78SW0085
Meeting Date: March 2, 2026, 2:30 p.m.
Meeting Location: Virtual via Microsoft Teams
Minutes issued: March 4, 2026 by Kimberly Sandbulte

Invitees:		
Name	**Agency / Company**	**Attendance**
Ted Kozlowski	Mayor, City of Stillwater	Yes
Joe Kohlmann	City Administrator, City of Stillwater	Yes
Jason Zimmerman	Community Development Director, City of Stillwater	Yes
Ben Gutknecht	Planning Manager, City of Stillwater	Yes
Beth Wolf	City Clerk, City of Stillwater	No
Elizabeth Bechel	City of Stillwater, Communications	Yes
Matt Kline	City Administrator, City of Bayport	Yes
Sara Taylor	Assistant Administrator, City of Bayport	Yes
Laura Haag	State of MN, RECS	Yes
Karl Hunt	State of MN, DOC	No
Kimberly Sandbulte	Sandbulte Architecture	Yes
Claire VanderEyk	Assembly	Yes
Sara Mosman	Assembly	Yes

Purpose of the Meeting: The purpose of the meeting was to brief City of Stillwater leadership on the State-led Decommissioning and Disposition Preparation Study, review site conditions and constraints, and solicit input regarding infrastructure considerations, regional planning implications, and potential future land uses.

Items Discussed:

1. Kimberly Sandbulte provided an overview of the Decommissioning Study goals, process, and existing site conditions. Presentation slides are attached for reference.
2. It was clarified that the State currently anticipates no continued use of the site by the Minnesota Department of Corrections beyond June 2029; however, this timeline remains subject to change.

3. The property will first be offered to other State agencies in accordance with standard disposition procedures. The State is currently gauging preliminary interest; formal notice of availability is anticipated after September 30, 2026.
4. City of Stillwater representatives identified the following regional priorities:
    a. Employment replacement and job creation
    b. Housing
    c. Community and recreation facilities (including an indoor pool)
    d. Education and workforce development
    e. Regional-scale uses
5. Mayor Ted Kozlowski expressed concern regarding the long-term community impacts associated with the facility's closure. He noted that some employees represent multi-generational families who have worked at the facility and reside in Bayport or surrounding communities. Relocation to other Department of Corrections facilities may not be desirable for all affected employees.
6. Jason Zimmerman noted that the City of Stillwater has initiated an update to its Comprehensive Plan.
7. Matt Kline noted that the group pushing for a Community Center may be in the process of acquiring the old Lake Elmo Elementary school.
8. The group acknowledged that both Bayport and Stillwater have already developed most of the developable land within their limits, which has reduced inquiries from developers and businesses looking for opportunities. As it becomes public that there is an opportunity, there might be more interest from private entities.
9. The group discussed redevelopment of the adjacent Xcel Energy King Plant site and the potential cumulative regional impacts of both projects. The Decommissioning Study team will be meeting with Xcel Energy soon. Xcel has gathered a group of local stakeholders that meet to discuss the future of the Xcel plant site. Mayor Kozlowski noted that Matt Kline could provide additional information on that group.
10. The group discussed that the site has views of the river valley, has desirable natural features, and has easy access to major transportation routes. It is generally noted that heavy industrial uses do not necessarily capitalize on those features.
11. The opportunity for a large sports complex was discussed. The group discussed regional recreational development efforts, including proposals in Hudson, Wisconsin to develop a sports complex with a minor league baseball stadium. As far as the group on this meeting was aware, the biggest roadblock to that effort is funding and/or the developer's ability to secure financing. The group discussed a need for space accommodating adult winter activities, such as curling.

12. Claire VanderEyk noted that case studies being reviewed as part of the Decommissioning Study include:
    a. Lorton Reformatory, Lorton, Virginia
    b. Ford Assembly Plant site, St. Paul, MN
    c. Upper Harbor Terminal area, Minneapolis, MN
    d. Rikers Island, New York, NY
13. Participants identified the following indicators of a successful redevelopment outcome:
    a. Job creation
    b. Housing development
    c. High-quality site design and visual character
    d. Community support and engagement
    e. Infrastructure investment
    f. A coordinated regional approach
14. Stillwater representatives expressed an interest in being involved in a task force or other group to continue discussing the redevelopment of the correctional facility site.

These minutes document discussion and input received. No formal decisions were made.

The foregoing represents Sandbulte Architecture's understanding of the topics discussed during the meeting. Please let the author know of any errors or omissions within 7 days.

ASSEMBLY Sandbulte Architecture

MEETING MINUTES

Topic: Info Session for Metropolitan Council

Project: Study for Decommissioning & Disposition Preparation of the Stillwater Campus
RECS Project Number: 78SW0085
Meeting Date: March 4, 2026, 10:00 a.m.
Meeting Location: Virtual via Microsoft Teams
Minutes issued: March 4, 2026, by Kimberly Sandbulte

Attendees / Copied:		
Name	**Agency / Company**	**Attendance**
Gail Cederberg	District 11 Metropolitan Council Member	No
Michael Sund	Metropolitan Council	Yes
Emma Dvorak	Metropolitan Council	Yes
Matt Kline	City Administrator, City of Bayport	Yes
Sara Taylor	Assistant Administrator, City of Bayport	No
Daniel Licht	City of Bayport Planning Consultant	Yes
Laura Haag	State of MN, RECS	Yes
Karl Hunt	State of MN, DOC	No
Matthew Probst	State of MN, DOC	Yes
Kimberly Sandbulte	Sandbulte Architecture	Yes
Claire VanderEyk	Assembly	Yes
Sara Mosman	Assembly	Yes

Purpose of the Meeting: The purpose of the meeting was to brief the Metropolitan Council on the State-led Decommissioning and Disposition Preparation Study, review site conditions and constraints, and solicit input regarding infrastructure considerations, regional planning implications, and potential future land uses.

Items Discussed:

1. Councilmember Cederberg was not able to attend due to a personal matter. Kimberly Sandbulte will work with her to schedule a follow-up discussion.
2. Kimberly Sandbulte provided an overview of the Decommissioning Study goals, process, and existing site conditions. Presentation slides are attached for reference.
3. The correctional facility maintains an independent water supply system, including two on-site wells, water treatment infrastructure, and a water distribution system with an on-site water tower. Wastewater generated on site is conveyed to the

municipal wastewater system and ultimately treated at the St Croix Valley Wastewater Treatment Plant operated by the Metropolitan Council.

4. The Metropolitan Council recently adopted the Imagine 2050 regional development framework, which establishes long-range goals for growth, infrastructure, and regional development. Local communities are responsible for implementing these goals through their Comprehensive Plans. Metropolitan Council representatives encouraged the study team to coordinate closely with the City of Bayport as the community defines its long-term vision for the site.
5. Metropolitan Council staff noted that similar large-scale redevelopment efforts have utilized task forces or long-term advisory groups to coordinate planning and stakeholder engagement. A similar task force would be appropriate for this project, to ensure Met Council guidance and resources are incorporated to the project at the appropriate stages. In comparable efforts, task forces initially met on a quarterly basis, with meetings occurring more frequently as planning progressed.
6. Because the facility is expected to remain in use by the Minnesota Department of Corrections through 2029, the land use designation in the 2050 Comprehensive Plan will likely need to continue recognizing an institutional use during the transition period. The City could consider identifying the area as a transitional land use district to acknowledge the current institutional use and a potential future redevelopment use. Due to the size and complexity of the site, a future Comprehensive Plan amendment will likely be required. The Met Council will be able to advise on ways to make a Comprehensive Plan Amendment process as streamlined as possible, if they are involved with the project throughout.
7. Development of a site Master Plan could help inform and streamline a future Comprehensive Plan amendment by clearly establishing redevelopment goals and preferred land uses. An Alternative Urban Areawide Review (AUAR) or similar environmental review process may also be appropriate and could be coordinated with the Master Plan effort.
8. The Metropolitan Council administers the Livable Communities Act Program, which may provide funding for pre-development activities or master planning work. Application deadlines for that program are usually in April and October of each year.
9. Metropolitan Council representatives emphasized that local governments are responsible for leading community visioning and redevelopment planning efforts, and reiterated the Council's support for local decision-making.
10. Metropolitan Council representatives provided suggestions for additional stakeholder engagement groups, including:

a. Organizations representing traditionally underserved or underrepresented communities (Metropolitan Council staff offered to provide regional contacts)
b. Individuals or organizations representing communities directly affected by incarceration
c. Regional water and watershed organizations, including Clean Water Minnesota and the local watershed district
d. Organizations representing senior populations (Metropolitan Council staff will provide contact information for several groups)

11. Kimberly Sandbulte noted that the study is currently in the early stages of information gathering and that public communications regarding the project may be limited in the near term. Metropolitan Council representatives were encouraged to reach out with any questions, comments, or suggestions as the study progresses.

These minutes document discussion and input received. No formal decisions were made.

The foregoing represents Sandbulte Architecture's understanding of the topics discussed during the meeting. Please let the author know of any errors or omissions within 7 days.

MEETING MINUTES

Topic: Info Session for St. Michaels Cemetery

Project: Study for Decommissioning & Disposition Preparation of the Stillwater Campus
RECS Project Number: 78SW0085
Meeting Date: March 5, 2026, 2:00 p.m.
Meeting Location: Virtual via Microsoft Teams
Minutes issued: March 10, 2026 by Kimberly Sandbulte

Attendees / Copied		
Name	**Agency / Company**	**Attendance**
Leah Metzger	St. Michaels Catholic Cemetery	Yes
Laura Kuschel	St. Charles Administrator	Yes
Fr. Bruno	St. Charles Pastor	Yes
Tom Thueson	Cemetery Committee Member	Yes
Erin Lisle	Director of Operations – St. Michael's church	Yes
Matt Kline	City Administrator, City of Bayport	Yes
Sara Taylor	Assistant Administrator, City of Bayport	No
Laura Haag	State of MN, RECS	No
Karl Hunt	State of MN, DOC	No
Kimberly Sandbulte	Sandbulte Architecture	Yes
Claire VanderEyk	Assembly	No
Sara Mosman	Assembly	No

Purpose of the Meeting: The purpose of the meeting was to brief representatives from St. Michael's Cemetery on the State-led Decommissioning and Disposition Preparation Study, review site conditions and constraints, and solicit input regarding infrastructure considerations, regional planning implications, and potential future land uses.

Items Discussed:

1. Kimberly Sandbulte provided an overview of the Decommissioning Study goals, process, and existing site conditions. Presentation slides are attached for reference.
2. Previous City planning efforts had contemplated a cul-de-sac at the end of a roadway extending from 8th Avenue. The City indicated that no street modifications are currently planned in the area. Street changes may be considered once more is known about the potential redevelopment of the correctional facility site.

3. The Cemetery currently owns about 17 acres of property. Approximately 13 of those acres are developed. The undeveloped area is predominantly along the west side of the site, creating a buffer zone between the correctional facility property and the cemetery.
4. Cemetery representatives expressed interest in potentially acquiring additional land in the future. Representatives noted continued growth in demand for traditional in-ground burials. Representatives indicated that formal long-range planning has not yet been undertaken to determine the extent of potential future expansion. Kimberly Sandbulte noted that conducting planning studies could help identify an approximate acreage need for potential expansion over a 10- to 20-year planning horizon.
5. Although the State has not yet determined the final direction for the property, potential future redevelopment concepts discussed to date include mixed-use development and/or subdivision into multiple parcels that could be sold or redeveloped independently.
6. Cemetery representatives expressed interest in participating in future discussions or stakeholder engagement processes regarding the potential future of the site.
7. Cemetery representatives expressed a concern about any neighboring use that would create a lot of noise. Representatives noted the importance of maintaining a quiet and respectful environment for the cemetery.
8. Cemetery representatives asked if there was any interest from a federal agency such as DHS ICE. Kimberly Sandbulte noted that the State has not received any interest from Federal agencies thus far, and does not intend to solicit responses from federal agencies. State representatives noted that the State's surplus property statutes do not require the property to be offered to federal agencies.
9. Cemetery representatives expressed interest in maintaining a buffer between the cemetery and any future uses on the correctional facility site.
10. Pickett Avenue N / Sixth Street N was noted as an important route frequently used for funeral processions traveling from the Stillwater area.
11. Cemetery representatives expressed an interest in seeing multiple functions / uses of the correctional facility site, in order to support a broader range of community activity at the site.
12. The group discussed that the City-operated cemetery may also consider expansion. Matt Kline noted that the City-operated cemetery currently appears to have less anticipated expansion demand.

13. Kimberly Sandbulte noted that the study is currently in the early stages of information gathering and that public communications regarding the project may be limited in the near term. Participants were encouraged to share any additional questions, comments, or suggestions as the study progresses.

These minutes document discussion and input received. No formal decisions were made.

The foregoing represents Sandbulte Architecture's understanding of the topics discussed during the meeting. Please let the author know of any errors or omissions within 7 days.

MEETING MINUTES

Topic: Info Session for Xcel Energy

Project: Study for Decommissioning & Disposition Preparation of the Stillwater Campus
RECS Project Number: 78SW0085
Meeting Date: March 6, 2026, 1:00 p.m.
Meeting Location: Virtual via Microsoft Teams
Minutes issued: March 11, 2026 by Kimberly Sandbulte

Attendees / Copied:		
Name	**Agency / Company**	**Attendance:**
Patricia Leaf	Xcel Energy	Yes
Michael Wilhelmi	Xcel Energy	Yes
Jake Andre	Xcel Energy	Yes
Josh Mertz	Xcel Energy	Yes
Matt Kline	City Administrator, City of Bayport	No
Sara Taylor	Assistant Administrator, City of Bayport	No
Jennifer Wagenius	Washington County Deputy Administrator	Yes
Bethany Cox	Washington County Commissioner	Yes
Laura Haag	State of MN, RECS	Yes
Karl Hunt	State of MN, DOC	No
Kimberly Sandbulte	Sandbulte Architecture	Yes
Claire VanderEyk	Assembly	Yes
Sara Mosman	Assembly	Yes

Purpose of the Meeting: The purpose of the meeting was to brief representatives from Xcel Energy on the State-led Decommissioning and Disposition Preparation Study, review site conditions and constraints, and solicit input regarding infrastructure considerations, regional planning implications, and potential future land uses.

Items Discussed:

1. Kimberly Sandbulte provided an overview of the Decommissioning Study goals, process, and existing site conditions. Presentation slides are attached for reference.
2. Research into the history of the site is not included in the scope of the Decommissioning Study. However, the State is in the process of procuring a consultant to complete a historical study focused on the site's history prior to its use as a correctional facility, with particular attention to Native American connections to the land.

3. The National Register of Historic Places (NRHP) historic district includes the secure perimeter, the warden's house located east of the secure perimeter, and an area immediately south of the secure perimeter encompassing two large warehouse buildings. Approximately the southern one-third of the property lies outside the historic district boundary.
4. The condition of the existing correctional facility buildings varies. Some buildings are relatively recent in construction, while others exhibit varying levels of deferred maintenance.
5. The correctional facility maintains an independent water supply system, including two on-site wells, water treatment infrastructure, and a water distribution system with an on-site water tower. Wastewater generated on site is conveyed to the municipal wastewater system and ultimately treated at the St Croix Valley Wastewater Treatment Plant operated by the Metropolitan Council.
6. A hazardous materials survey is being completed in conjunction with the decommissioning study. Anticipated hazardous materials are primarily associated with typical building construction materials. At this time, the State is not aware of any buried industrial waste on the site.
7. The King Plant is planned to cease operations at the end of 2028.
8. Michael Wilhelmi provided an overview of the King Plant site components. The King Plant site totals about 140 acres. Most of the site is a coal yard. There is a buffer property along the south edge of the site, which is planted for butterfly gardens. There is a large berm that was constructed when the plant was built to keep floodwaters back in flood years. Analysis will continue to determine which buildings, if any, will remain after the plant is decommissioned. The substation is currently planned to stay and continue to be operated by Xcel.
9. Xcel's plan is to build solar and battery capacity in Wisconsin to replace the generation that was accomplished by the King Plant. Solar generation typically requires approximately 7 to 10 acres per megawatt of capacity, and the King Plant was capable of producing 550 megawatts. There is not enough available land in the immediate vicinity of the King Plant to accomplish solar generation at a comparable capacity. The plant transmission lines that cross the river to Wisconsin will provide connection to needed solar field(s).
10. There will be environmental investigation of the site, and it is anticipated that some remediation will be needed, especially in the coal yard area. The remediation activities may impact the existing berm. Some portions of the coal yard are located up to four feet below the regulatory floodplain elevation. If the berm is disturbed, river regulations may not allow it to be rebuilt, and the area would return to a

wetland. The extent of the remediation effort will not be known until approximately mid-2028.

11. Xcel owns the land of Oak Park Crossing Park. The area previously served as the ash disposal facility for the King Plant. The area will continue to be owned by Xcel and monitored by the Minnesota Pollution Control Agency (MPCA).
12. Xcel representatives stated that Xcel rarely sells land that they own. They acknowledge that their rate-payers bought the land, so it is the preference of Xcel to retain ownership of the land, but allow public uses so rate-payers can use the land.
13. Xcel has a group of community stakeholders that have been engaged in giving feedback on the decommissioning and future of the King Plant site. The community input process is mandated by the Public Utilities Commission. Xcel will share the list of stakeholders involved in that group with Kimberly Sandbulte. Also, Kimberly will participate in the stakeholder engagement meetings with Xcel. The group briefly discussed the possibility of coordinating planning and stakeholder engagement efforts. It was noted that the engagement processes will remain separate due to differing regulatory requirements and project timelines.
14. Xcel representatives noted that, in prior coal plant closures, employees who wished to remain with the company were able to continue employment with Xcel.
15. Xcel representatives stated that it would be unlikely that Xcel would have an interest in acquiring the correctional facility property or any part of it. However, they also acknowledged that plans are still being determined as they accomplish their own decommissioning study.
16. Xcel noted that they have received many inquiries from developers looking to potentially redevelop some of the Xcel property into a data center. Data centers often seek locations near major electrical transmission infrastructure, which the Xcel and Correctional Facility sites both provide.
17. Xcel representatives did not have any operational concerns with the closing of the correctional facility.
18. Xcel noted that the key themes they have heard from their stakeholder engagement thus far are environment and conservation. Other ideas include: Community Center, green energy, recreation.
19. State statutes governing surplus property require that the State first offer property to other State agencies. If no agency expresses interest, the property may then be offered for sale to the public. The statutes do not require that the property be offered to federal or local government entities. However, additional legislative direction may apply specifically to the Stillwater Correctional Facility site. The purpose of the

Decommissioning Study is to evaluate potential options for the property, including transfer to another entity or subdivision into multiple parcels.

20. The Decommissioning Study is not funded by State bonds.
21. Kimberly Sandbulte noted that the study is currently in the early stages of information gathering and that public communications regarding the project may be limited in the near term. Participants were encouraged to share any additional questions, comments, or suggestions as the study progresses.

These minutes document discussion and input received. No formal decisions were made.

The foregoing represents Sandbulte Architecture's understanding of the topics discussed during the meeting. Please let the author know of any errors or omissions within 7 days.

MEETING MINUTES

Topic: Info Session with Oak Park Heights

Project: Study for Decommissioning & Disposition Preparation of the Stillwater Campus
RECS Project Number: 78SW0085
Meeting Date: March 11, 2026, 2:00 p.m.
Meeting Location: Virtual via Microsoft Teams
Minutes issued: March 12, 2026 by Kimberly Sandbulte

Attendees / Copied		
Name	**Agency / Company**	**Attendance**
Chuck Dougherty	Mayor, Oak Park Heights	Yes
Jacob Rife	Administrator, Oak Park Heights	Yes
Jennifer Pinski	City Clerk, Oak Park Heights	Yes
Steve Hansen	Police Chief, Oak Park Heights	No
Matt Kline	City Administrator, City of Bayport	Yes
Sara Taylor	Assistant Administrator, City of Bayport	Yes
Laura Haag	State of MN, RECS	Yes
Karl Hunt	State of MN, DOC	Yes
Kimberly Sandbulte	Sandbulte Architecture	Yes
Claire VanderEyk	Assembly	Yes
Sara Mosman	Assembly	Yes

Purpose of the Meeting: The purpose of the meeting was to brief representatives from the Stillwater Area Public School District on the State-led Decommissioning and Disposition Preparation Study, review site conditions and constraints, and solicit input regarding infrastructure considerations, regional planning implications, and potential future land uses.

Items Discussed:

1. Kimberly Sandbulte provided an overview of the Decommissioning Study goals, process, and existing site conditions. Presentation slides are attached for reference.
2. Jacob stated that the City of Oak Park Heights does not anticipate a need for additional facility space within the next 10 to 20 years.
3. Representatives from Oak Park Heights expressed some interest in the correctional facility's water infrastructure. The facility maintains an independent water supply system, including two on-site wells, water treatment infrastructure, and a water

distribution system with an on-site water tower. Wastewater generated on site is conveyed to the municipal wastewater system and ultimately treated at the St Croix Valley Wastewater Treatment Plant operated by the Metropolitan Council. Oak Park Heights and Bayport both have water infrastructure directly adjacent to the correctional facility system that could be interconnected. Matt Kline stated that the capacity of the wells and water treatment at the correctional facility would be able to serve one city, but not both. The group discussed the potential of having the system serve one city and also have a backup / emergency connection to the other city.

4. The group discussed the potential implications for redevelopment related to the decommissioning of the Xcel King Plant. The Decommissioning Study team met with Xcel, and they stated that Xcel rarely sells land that they own, but that no final decisions have been made for the King Plant site yet.
5. Karl explained that one of the needs expressed by the school district was a need for outdoor recreational areas. Representatives from Oak Park Heights stated that although public outdoor amenities are generally valued, they have not heard frequent requests from their community for additional recreational facilities.
6. The group discussed community interest in a community center including a swimming pool. There is a nonprofit organization, Valley Community Center Partners (VCCP), who is in the process of purchasing the previous Lake Elmo Elementary School property, with the intent of creating an aquatics facility, fitness, and recreation spaces.
7. Representatives from Oak Park Heights noted that having some public outdoor space, including trails or paths that connect the site to adjacent areas would be desirable.
8. Representatives from Oak Park Heights commented that ideally some of the buildings would be retained and adaptively reused, to acknowledge the significance the facility held in the community over history. Full demolition of the existing buildings followed by redevelopment as single-family housing is not a desirable outcome from the perspective of the meeting attendees.
9. City representatives noted that the Oak Park Heights Comprehensive Plan was last published in 2018, and that a new Comprehensive Plan will be started next year. The Decommissioning Study team has reviewed the comprehensive plan and will incorporate relevant information into the final report.
10. City representatives highlighted the importance of having a public engagement process, especially to solicit feedback from the neighborhood of single family homes directly to the northwest of the correctional facility site.

11. Representatives from Oak Park Heights expressed interest in participating in a task force or providing ongoing input to the State.
12. Representatives from Oak Park Heights emphasized the importance of preventing the site from becoming a vacant or underutilized property that could generate safety concerns or negatively affect the surrounding neighborhood. City representatives also noted that selecting a redevelopment partner with sufficient financial capacity to complete the project will be critical. Karl Hunt noted that the State has similar concerns and is working to minimize the time that the site is vacant.
13. The decommissioning study team also includes a security consultant who is analyzing the site and providing recommendations in the event the facility remains vacant for a period of time.
14. Oak Park Heights representatives suggested that the River Conservatory, the watershed districts, and the Greater Stillwater Chamber of Commerce be added to our list of stakeholders to discuss the project with.
15. Jacob stated that vehicle traffic should be a component considered by the team in a redevelopment concept, to ensure potential impacts to surrounding streets are appropriately considered.
16. Kimberly Sandbulte noted that the study is currently in the early stages of information gathering and that public communications regarding the project may be limited in the near term. Participants were encouraged to provide any additional questions, comments, or suggestions as the study progresses.

These minutes document discussion and input received. No formal decisions were made.

The foregoing represents Sandbulte Architecture's understanding of the topics discussed during the meeting. Please let the author know of any errors or omissions within 7 days.

ASSEMBLY Sandbulte Architecture

MEETING MINUTES

Topic: Info Session for Stillwater Area Schools

Project: Study for Decommissioning & Disposition Preparation of the Stillwater Campus
RECS Project Number: 78SW0085
Meeting Date: 9:30am, March 11, 2026
Meeting Location: Virtual via Microsoft Teams
Minutes issued: March 12, 2026 by Kimberly Sandbulte

Attendees / Copied		
Name	**Agency / Company**	**Attendance**
Dr. Michael Funk	Superintendent, SAPS	Yes
Dr. Efe Agbamu	Assistant Superintendent, SAPS	No
Mark Drommerhausen	Exec. Director of Operations, SAPS	Yes
Annette Sallman	Exec. Director of Community Relations, SAPS	Yes
Matt Kline	City Administrator, City of Bayport	Yes
Sara Taylor	Assistant Administrator, City of Bayport	Yes
Laura Haag	State of MN, RECS	Yes
Karl Hunt	State of MN, DOC	Yes
Kimberly Sandbulte	Sandbulte Architecture	Yes
Claire VanderEyk	Assembly	Yes
Sara Mosman	Assembly	Yes

Purpose of the Meeting: The purpose of the meeting was to brief representatives from the Stillwater Area Public School District on the State-led Decommissioning and Disposition Preparation Study, review site conditions and constraints, and solicit input regarding infrastructure considerations, regional planning implications, and potential future land uses.

Items Discussed:

1. Kimberly Sandbulte provided an overview of the Decommissioning Study goals, process, and existing site conditions. Presentation slides are attached for reference.
2. Mike and Mark stated that the School District does not anticipate a need for additional facility space within the next 10 to 20 years. A new school accommodating 600 students is under construction directly south of the correctional facility site.

3. Mark noted that there is a consistent need for outdoor recreational areas such as baseball, softball, and soccer fields.
4. Annette noted that there is a need for gymnasium space in the community.
5. The group discussed community interest in a community center including a swimming pool. There is a nonprofit organization, Valley Community Center Partners (VCCP), who is in the process of purchasing the previous Lake Elmo Elementary School property, with the intent of creating an aquatics facility, fitness and recreation spaces, etc. Nonetheless, there may be interest in a public swimming pool in the Stillwater, Oak Park Heights, and Bayport area.
6. Annette noted that there is a need for childcare in the region.
7. Mark noted that ice arena space is at a premium in the community, and more ice rinks could be a community need. There are currently 4 ice rinks in the school district, all of which are operated by other entities, and the school district rents ice time at those facilities.
8. The group expressed that a heavy industrial use of the correctional facility site would be a concern to the school district.
9. Mike noted that affordable housing is a consistent need for the community. The School District noted concerns that many teachers cannot afford to live in the community they serve due to housing costs.
10. School District representatives indicated that an ideal redevelopment project would include affordable housing and open green space for families to enjoy outdoor recreation. This aligns with the type of development they have seen occur near other new school facilities.
11. Mark noted the site's views of the St. Croix River Valley could be advantageous for residential development.
12. Representatives from the school district expressed interest in participating in a task force or providing ongoing input to the State.
13. Kimberly Sandbulte noted that the study is currently in the early stages of information gathering and that public communications regarding the project may be limited in the near term. Participants were encouraged to contact the project team with any additional questions, comments, or suggestions.

These minutes document discussion and input received. No formal decisions were made.

The foregoing represents Sandbulte Architecture's understanding of the topics discussed during the meeting. Please let the author know of any errors or omissions within 7 days.

ASSEMBLY Sandbulte Architecture

MEETING MINUTES

Topic: Info Session for Baytown Township

Project: Study for Decommissioning & Disposition Preparation of the Stillwater Campus
RECS Project Number: 78SW0085
Meeting Date: March 26, 2026, 12:00 p.m.
Meeting Location: Virtual via Microsoft Teams
Minutes issued: March 30, 2026 by Kimberly Sandbulte

Attendees / Copied		
Name	**Agency / Company**	**Attendance**
Nicole Dahl	Baytown Board Chair	Yes
Paul Johnson	Baytown Board Member	Yes
Britt Berner	Baytown Town Planner	Yes
Matt Kline	City Administrator, City of Bayport	Yes
Sara Taylor	Assistant Administrator, City of Bayport	No
Laura Haag	State of MN, RECS	No
Karl Hunt	State of MN, DOC	Yes
Kimberly Sandbulte	Sandbulte Architecture	Yes
Claire VanderEyk	Assembly	No
Sara Mosman	Assembly	No

Purpose of the Meeting: The purpose of the meeting was to brief representatives from Baytown Township on the State-led Decommissioning and Disposition Preparation Study, review site conditions and constraints, and solicit input regarding infrastructure considerations, regional planning implications, and potential future land uses.

Items Discussed:

1. Kimberly Sandbulte provided an overview of the Decommissioning Study goals, process, and existing site conditions. Presentation slides are attached for reference.
2. Matt Kline explained that the City of Bayport is concurrently collecting community input regarding the property and coordinating efforts with the State decommissioning study team.
3. A hazardous materials review is being completed by the State as part of the decommissioning study. The State is not currently aware of any significant sources of contamination on the site.

4. Baytown Township has recently begun their 2050 Comprehensive Plan update process, which may identify future community needs. Township representatives indicated that they are not currently aware of an significant facility or land needs.
5. Representatives from Baytown expressed an interest in discussing municipal services (police and fire departments, for instance) at a regional level. Representatives noted potential efficiencies in coordinating these services at a regional level. Washington County should be involved in those discussions.
6. Baytown Township indicated that it intends to retain its rural character in contrast to the surrounding cities. The Township targets an average lot size of approximately 2.5 acres for residential development, and there is no intention to bring commercial development to the township.
7. A primary concern of Baytown for the redevelopment will be traffic on the major artery roads, especially Stagecoach. The community has already had noise concerns and safety concerns for the intersections along Stagecoach. Any modifications to Stagecoach trail should consider the new school south of the correctional facility and other redevelopment potentially happening in the area.
8. The group discussed the water infrastructure. The correctional facility maintains an independent water supply system, including two on-site wells, water treatment infrastructure, and a water distribution system with an on-site water tower. Wastewater generated on site is conveyed to the municipal wastewater system and ultimately treated at the St Croix Valley Wastewater Treatment Plant operated by the Metropolitan Council. The City of Bayport has expressed interest in acquiring the facility's water system for integration into its municipal system.
9. Baytown representatives expressed interest in participating in a task force or other ongoing forum to provide input for the decommissioning study.
10. Kimberly Sandbulte noted that the study is currently in the early stages of information gathering and that public communications regarding the project may be limited in the near term. Baytown representatives were encouraged to reach out with any questions, comments, or suggestions as the study progresses.

These minutes document discussion and input received. No formal decisions were made.

The foregoing represents Sandbulte Architecture's understanding of the topics discussed during the meeting. Please let the author know of any errors or omissions within 7 days.

MEETING MINUTES

Topic: Stillwater DOC Campus Status

Project: Study for Decommissioning & Disposition Preparation of the Stillwater Campus
RECS Project Number: 78SW0085
Meeting Date: March 27, 2026, 11:30 a.m.
Meeting Location: Virtual via Microsoft Teams
Minutes issued: March 30, 2026 by Kimberly Sandbulte

Invitees:		
Name	**Agency / Company**	**Attendance**
Senator Housley	Minnesota Senate	Yes
Laura Haag	State of MN, RECS	No
Karl Hunt	State of MN, DOC	Yes
Kelly Haff	State of MN, DOC	Yes
Kimberly Sandbulte	Sandbulte Architecture	Yes
Claire VanderEyk	Assembly	Yes
Sara Mosman	Assembly	No

Purpose of the Meeting: The purpose of the meeting was to brief Senator Housley on the State-led Decommissioning and Disposition Preparation Study, review site conditions and constraints, and solicit input regarding infrastructure considerations, regional planning implications, and potential future land uses.

Items Discussed:

1. Kimberly Sandbulte provided an overview of the Decommissioning Study goals, process, and existing site conditions. Presentation slides are attached for reference.
2. Senator Housley stated that the St. Croix River valley's scenic nature is an asset for the community, and that any effort to redevelop the correctional facility site should protect and leverage the natural character of the area.
3. The tax base is a primary concern for Senator Housley. The correctional facility site in conjunction with the Xcel King Plant decommissioning could have a significant impact on the local tax base.
4. Senator Housley noted potential uses including a trade school, housing, parks and trails, and preservation or interpretation of historic elements of the site. In regards to housing, Senator Housley stated that further study would be needed to identify

the housing types most needed by the community and appropriate to the site context.

5. Senator Housley noted that her constituents have expressed interest in the status and future of the site, but that she has not yet fielded any specific requests for functions.
6. Senator Housley recommended that the decommissioning team investigate any existing redevelopment plans for the former Lakeview Hospital site.
7. Senator Housley would like to tour the site. Kelly Haff, Karl Hunt, and Kimberly Sandbulte will coordinate to schedule a site tour. Brent Peterson from the Washington County Historical Society should also be invited to attend.
8. Senator Housley requested monthly meetings to remain informed on the progress of the decommissioning study. Kimberly Sandbulte will coordinate with Kelly Haff and Angelique McDonald to schedule these meetings.

These minutes document discussion and input received. No formal decisions were made.

The foregoing represents Sandbulte Architecture's understanding of the topics discussed. Please notify the author of any errors or omissions within 7 days.

ASSEMBLY Sandbulte Architecture

MEETING MINUTES

Topic: Stillwater DOC Campus Status

Project: Study for Decommissioning & Disposition Preparation of the Stillwater Campus
RECS Project Number: 78SW0085
Meeting Date: April 9, 2026 1:30 p.m.
Meeting Location: Virtual via Microsoft Teams
Minutes issued: April 13, 2026 by Kimberly Sandbulte

Attendance / Copied:		
Name	**Agency / Company**	**Attendance**
Toby Stephens	Grand Portage Tribal Council	Yes
Agatha Armstrong	Grand Portage Tribal Council Vice Chair	Yes
Brandon Alkire	Minnesota Indian Affairs Council (MIAC)	Yes
Kirsten Buscher	Minnesota Indian Affairs Council (MIAC)	Yes
Richard Hanks Jr	White Earth Nation	Partial (second half)
Laura Haag	State of MN, RECS	Yes
Karl Hunt	State of MN, DOC	Yes
William Bolin	Warden, State of MN, DOC	No
Wendy Spry	State of MN, DOC	Yes
Kimberly Sandbulte	Sandbulte Architecture	Yes
Claire VanderEyk	Assembly	Partial (first half)
Sara Mosman	Assembly	No

Purpose of the Meeting: The purpose of the meeting was to brief Tribal Nation representatives on the State-led Decommissioning and Disposition Preparation Study, review site conditions and constraints, and solicit input regarding infrastructure considerations, regional planning implications, and potential future land uses.

Items Discussed:

1. Kimberly Sandbulte provided an overview of the Decommissioning Study goals, process, and existing site conditions. Presentation slides are attached for reference.
2. Representatives from the State explained that the facilities exhibit significant deferred maintenance and are not configured to meet contemporary correctional operational standards. These factors have led to the decision to decommission the facility. However, the buildings could potentially be of value to be renovated into other uses. The decommissioning study team is evaluating and exploring those opportunities.

3. Not all of the Tribal Nations were present at the meeting. Representatives from the State explained that there will be an effort to collect feedback from all tribes via future meetings and/or email correspondence.
4. Wendy Spry relayed information from a Dakota cultural coordinator indicating that historic wild rice beds used by the Dakota people were located in or near the Stillwater area. Participants emphasized the importance of continued research into the site's history and sharing relevant findings with Tribal Nations to inform future engagement.
5. Brandon Alkire noted that additional information is needed to support evaluation of potential Tribal interest in the property, including operational costs and deferred maintenance data. Kimberly Sandbulte indicated that this information is currently being compiled and will be included in the study report.
6. The MINNCOR program is anticipated to continue, with operations expected to be relocated to other State correctional facilities.
7. Toby Stephens voiced an idea to use the property to address people experiencing homelessness, after a major renovation. As part of the State's decommissioning study the team is contacting State agencies such as the Department of Health; the Department of Social Services; and the Department of Children, Youth, and Families to field interest from those agencies in acquiring the property. Before the property is officially declared surplus property, all State agencies will have an opportunity to acquire the facility.
8. It was noted that there are two Cemeteries directly adjacent to the property: one owned and operated by the City of Bayport and another owned and operated by a consortium of a few churches. The cemetery property is not part of the property that the State will be decommissioning. As far as the State is aware, no burials have occurred on the correctional facility grounds.
9. There was discussion regarding an appropriate way to commemorate both the painful and positive aspects of the site's history. Participants noted the site's complex history and the importance of documenting and communicating that history publicly. Participants generally suggested that previously and currently incarcerated people and their families should have input on an appropriate commemoration.
10. Representatives of the State acknowledged that the change in State leadership after the fall 2026 elections could change the direction of the correctional facility's future. However, the decommissioning study is being executed under the assumption that the Department of Corrections will cease operation of the facility

as a correctional facility in June 2029. The decommissioning study report will be issued no later than September 30, 2026.

11. Kirsten expressed appreciation for the current operational plan at the facility, which accommodates more amenities available to the incarcerated people.

These minutes document discussion and input received. No formal decisions were made.

The foregoing represents Sandbulte Architecture's understanding of the topics discussed. Please notify the author of any errors or omissions within 7 days.

ASSEMBLY Sandbulte Architecture

MEETING MINUTES

Topic: Stillwater Correctional Facility Status

Project: Study for Decommissioning & Disposition Preparation of the Stillwater Campus
RECS Project Number: 78SW0085
Meeting Date: April 28, 2026 1:00 p.m.
Meeting Location: Virtual via Microsoft Teams
Minutes issued: April 29, 2026 Prepared by: Kimberly Sandbulte

Attendance / Copied:		
Name	**Agency / Company**	**Attendance**
Brent Peterson	Exec. Director, Washington County Historical Society	Yes
Heidi Heinze	Site Manager Warden's House Museum, Washington County Historical Society	Yes
Laura Haag	State of MN, RECS	No
Karl Hunt	State of MN, DOC	No
Kimberly Sandbulte	Sandbulte Architecture	Yes
Claire VanderEyk	Assembly	No
Sara Mosman	Assembly	No

Purpose of the Meeting: The purpose of the meeting was to brief Washington County Historical Society (WCHS) representatives on the State-led Decommissioning and Disposition Preparation Study, review site conditions and constraints, and solicit input regarding future public interpretive history displays related to the facility.

Items Discussed:

1. Kimberly Sandbulte provided an overview of the Decommissioning Study goals, process, and existing site conditions. Presentation slides are attached for reference.
2. A collection of artifacts currently exists in building #28 Conference Center (the former warden's house) at the present correctional facility. Brent Peterson inquired whether documentation or recorded oral histories exist to contextualize the artifacts currently housed on-site. Kimberly will confirm if the Department of Corrections has any written or recorded oral histories associated with those artifacts, or for the facility's general history.

3. The facility is listed on the National Register of Historic Places as a historic district. There is no local historic designation, as neither the City of Bayport nor Washington County are qualified as a Certified Local Government (CLG) under the SHPO process. The decommissioning study team continues to have ongoing discussions with the City and County about the CLG opportunity. WCHS representatives expressed their belief that creation of a local CLG would be beneficial to the community. It was clarified that when SHPO regulations apply, review standards extend to all contributing buildings and site features within the historic district boundary, rather than being limited to building facades.
4. The project team confirmed that the correctional facility site (approximately 102 acres) includes limited remaining agricultural features (e.g., former orchard trees, greenhouses), though no active cultivation is occurring; opportunities such as community garden use were noted.
5. The Bayport Fire Department currently owns its building but operates on State-owned land via a ground lease; future ownership of the land may be reconsidered as part of the broader decommissioning and disposition strategy.
6. The project scope does not include formal feasibility determinations; however, preliminary observations indicate substantial flexibility for adaptive reuse, particularly within warehouse/manufacturing buildings. Potential uses discussed include housing (with significant intervention), commercial, cultural, and mixed-use applications.
7. Existing infrastructure, including an on-site water system, appears to have capacity to support future redevelopment, though further evaluation is ongoing.
8. The State and collaborator groups interviewed to date have expressed strong interest in incorporating a historical and interpretive component on-site, potentially including museum or cultural uses.
9. WCHS representatives indicated the following:
    a. Limited current capacity due to funding constraints and multiple facilities, but openness to partnerships or limited involvement at the site.
    b. Strong interest in expanding interpretation of prison history, particularly the later Bayport-era facility, which is underrepresented in current exhibits.
    c. Public demand exists for immersive experiences, including access to preserved cell blocks or other authentic prison environments.
10. Specific features identified as potential public draws include:
    a. Preserved cell blocks and inmate spaces
    b. Recreational areas such as the historic baseball field
    c. Work/industrial spaces illustrating inmate labor

d. Spaces tied to notable stories (e.g., escape attempts, daily life)
e. Opportunities to interpret underrepresented histories, including incarceration of women

11. The importance of capturing and preserving oral histories and personal narratives (including from former inmates, staff, and families) was emphasized, with interest in creating a dedicated space for storytelling and reflection.
12. The site retains historically significant assets, including original architectural drawings (notably by Clarence Johnston) and archival materials, which should be evaluated for preservation.
13. The "Prison Mirror" newspaper was identified as a significant cultural asset; efforts are underway to relocate and continue its publication at another correctional facility following decommissioning.
14. The historical society extended an invitation for project team members to tour the Warden's House Museum to better understand existing interpretive efforts and potential partnership opportunities.
15. WCHS expressed that commemoration of the site's history should be a central component of the redevelopment strategy, with further coordination anticipated among state agencies including MNHS, SHPO, and local stakeholders.
16. Kimberly Sandbulte noted that the study is currently in the early stages of information gathering and that public communications regarding the project may be limited in the near term. WCHS representatives were encouraged to reach out with any questions, comments, or suggestions as the study progresses.

These minutes document discussion and input received. No formal decisions were made.

The foregoing represents Sandbulte Architecture's understanding of the topics discussed. Please notify the author of any errors or omissions within 7 days.

MEETING MINUTES

Topic: Stillwater Correctional Facility Status

Project: Study for Decommissioning & Disposition Preparation of the Stillwater Campus
RECS Project Number: 78SW0085
Meeting Date: May 6, 2026, 10:00 a.m.
Meeting Location: Virtual via Microsoft Teams
Minutes issued: May 8, 2026 Prepared by: Kimberly Sandbulte

Attendees / Copied:		
Name	**Agency / Company**	**Attendance**
Amy Spong	SHPO	Yes
Kelly Gragg Johnson	SHPO	Yes
Laura Haag	State of MN, RECS	Yes
Karl Hunt	State of MN, DOC	Yes
Matt Kline	City of Bayport	Yes
Kimberly Sandbulte	Sandbulte Architecture	Yes
Claire VanderEyk	Assembly	No
Sara Mosman	Assembly	No

Purpose of the Meeting: The purpose of the meeting was to brief State Historic Preservation Office (SHPO) representatives on the State-led Decommissioning and Disposition Preparation Study, review site conditions and constraints, and solicit input regarding future historic regulatory processes and incentives related to the facility.

Items Discussed:

1. Kimberly Sandbulte provided an overview of the Decommissioning Study goals, process, and existing site conditions. Presentation slides are attached for reference.
2. Amy Spong noted that the second bullet point on the first "Historic Designation / Regulatory" slide (slide #8) is inaccurate. Minnesota Rules Part 4410.4300 requires preparation of an Environmental Assessment Worksheet (EAW) or Environmental Impact Statement (EIS) for the destruction, in whole or in part, of a property listed on the National Register of Historic Places. The permitting state agency or local governmental unit is the Responsible Governmental Unit (RGU) for the EAW or EIS. A corrected version of the presentation slides is attached to these minutes for review by SHPO representatives.

3. Amy Spong noted that project licensing and permitting activities may also trigger SHPO review. A corrected version of the presentation slides is attached to these minutes for review by SHPO representatives.
4. SHPO staff provided an overview of the CLG program, including:
    a. Requirements for establishing a Heritage Preservation Commission (HPC)
    b. Adoption of local preservation ordinances and design review procedures
    c. Compliance with Secretary of the Interior standards
    d. Ongoing training requirements for commission members and staff.
5. SHPO staff noted that CLG agreements are established between SHPO and the local government entity and may be implemented at either the city or county level depending on local resources, community interest, and administrative capacity.
6. Discussion included the staffing and administrative considerations associated with creating an HPC. SHPO staff noted that communities may structure commissions differently and may include overlapping participation from city council or planning commission members.
7. SHPO staff indicated that while there are no direct start-up grants for establishing a CLG, SHPO staff provide technical assistance throughout the process, including:
    a. Site visits
    b. Participation in city council discussions
    c. Guidance on ordinance development and commission structure.
8. SHPO representatives explained that once a community becomes a CLG, it becomes eligible for annual federal pass-through grant funding dedicated to preservation planning activities. Eligible activities may include:
    a. Historic designation studies
    b. Context studies and historical research
    c. Interpretive and educational projects
    d. Preservation planning and master planning efforts
    e. Training scholarships for staff and commission members.
9. Discussion addressed the potential scope and authority of a future HPC or CLG structure. SHPO staff noted that local jurisdiction and review authority are defined through the local ordinance and may vary depending on community goals and locally designated historic properties.
10. Project team and SHPO representatives discussed additional preservation and regulatory tools beyond the CLG process that could be utilized to protect the site following decommissioning and potential transfer of ownership.
11. SHPO staff identified preservation easements and covenants as significant tools for maintaining long-term historic protections, particularly when publicly owned

properties are transferred to private ownership. These mechanisms may require future redevelopment activities to:

a. Follow Secretary of the Interior standards
b. Undergo SHPO review for demolition or major alterations
c. Maintain preservation obligations in perpetuity or for defined periods.

12. SHPO representatives cited the former Willmar Regional Treatment Center as a Minnesota example where preservation easements have successfully guided redevelopment and adaptive reuse of a large historic campus. Additional examples discussed included:
    a. Upper Post Fort Snelling redevelopment
    b. Fergus Falls State Hospital
    c. Sandstone School adaptive reuse project
    d. Duluth Jail redevelopment
13. Discussion emphasized that successful redevelopment of large historic institutional campuses often requires:
    a. Multiple funding sources
    b. Long-term phased planning
    c. Coordination between public agencies and private developers
    d. Legislative involvement
    e. Historic tax credit utilization
    f. Adaptive reuse and master planning strategies.
14. SHPO representatives noted that the Upper Post Fort Snelling redevelopment involved extensive coordination among federal agencies, the State Legislature, DNR, National Park Service, Minnesota Historical Society, and private developers. The project was identified as a relevant case study for balancing preservation objectives with redevelopment and adaptive reuse.
15. The project team noted that while the Ford Plant Site / Highland Bridge case study primarily involved demolition of existing structures, the Lorton Correctional Facility / Laurel Hill redevelopment case study emphasizes adaptive reuse and historic preservation. The project team clarified that current case study analysis is focused primarily on:
    a. Property transfer and ownership structures
    b. Regulatory and legislative mechanisms
    c. Long-term preservation oversight approaches
    d. Methods for retaining public influence while enabling redevelopment flexibility.
16. SHPO staff recommended that the decommissioning study include:

   a. Clear documentation of the property's historic designation and regulatory status
   b. Identification of future planning and redevelopment studies that may be required
   c. Consideration of adaptive reuse planning and phased master planning efforts.

17. SHPO staff also identified potential funding sources for future planning efforts, including:
   a. CLG preservation grants
   b. Minnesota Historical Society Legacy Amendment grants
   c. Federal and state historic tax credits
   d. Congressional directed spending opportunities
   e. Additional state and federal funding partnerships.
18. Discussion included the potential benefit of direct legislative appropriations to accelerate future master planning and redevelopment studies relative to traditional grant funding timelines.
19. SHPO staff emphasized that redevelopment funding strategies for projects of this scale typically require layered funding approaches involving multiple public and private funding sources.
20. Project team discussed preliminary redevelopment considerations related to the prison cell blocks and perimeter wall. Topics included:
   a. Potential preservation of representative portions of cell blocks for interpretive or museum purposes
   b. Opportunities for adaptive reuse modifications to improve functionality
   c. Potential selective openings or modifications to the secure perimeter wall while retaining the site's historic character.
21. SHPO staff noted that future redevelopment review would require coordination with SHPO architectural review staff and would evaluate proposed changes within the context of adaptive reuse standards and preservation goals.
22. SHPO representatives recommended comprehensive documentation and recordation of the facility prior to major redevelopment activities, similar to approaches used at former state hospital campuses. Suggested documentation efforts may include:
   a. Historic property recordation
   b. Documentation of demolished or altered buildings
   c. Environmental review documentation
   d. Preservation of architectural drawings and archival materials.

23. Project team noted that the Department of Corrections maintains an extensive archive of historic plans and drawings for the facility, including original construction documents, which may warrant future preservation or archival transfer consideration.
24. SHPO representatives requested continued coordination and information sharing as the decommissioning study progresses and redevelopment planning advances.

These minutes document discussion and input received. No formal decisions were made.

These minutes represent Sandbulte Architecture's understanding of the topics discussed. Please notify the author of any errors or omissions within 7 days.

MEETING MINUTES

Topic: Info Session for Andersen Corporation

Project: Study for Decommissioning & Disposition Preparation of the Stillwater Campus
RECS Project Number: 78SW0085
Meeting Date: May 21, 2026; 3:00 p.m.
Meeting Location: Virtual via Microsoft Teams
Minutes issued: May 27, 2026 Prepared by: Kimberly Sandbulte

Attendees / Copied		
Name	**Agency / Company**	**Attendance**
Eliza Chlebeck	VP Communications & Community; Andersen	Yes
Matt Kline	City Administrator, City of Bayport	Yes
Sara Taylor	Assistant Administrator, City of Bayport	Yes
Bethany Cox	Washington County Commissioner	Yes
Jennifer Wagenius	Washington County Deputy Administrator	No
Laura Haag	State of MN, RECS	Yes
Karl Hunt	State of MN, DOC	Yes
Kimberly Sandbulte	Sandbulte Architecture	Yes
Claire VanderEyk	Assembly	No
Sara Mosman	Assembly	Yes

Purpose of the Meeting: The purpose of the meeting was to brief the Andersen Corporation representatives on the State-led Decommissioning and Disposition Preparation Study, review site conditions and constraints, and solicit input regarding future State actions regarding the property.

Items Discussed:

1. Discussion of the regulatory and governance framework related to the future of the correctional facility site, including the respective roles of the State Legislature, City, County, and Department of Corrections.
2. Acknowledgment that the project represents a unique and complex state undertaking with significant uncertainty due to potential changes in state leadership, legislative membership, and agency leadership.
3. Discussion regarding the importance of community engagement, public education, and gathering stakeholder feedback to inform future recommendations to the Legislature.

4. Input from Anderson Corporation regarding:
    a. Continued long-term commitment to operations in Bayport and Oak Park Heights.
    b. Ongoing company growth and workforce considerations.
    c. Regional housing availability and affordability challenges affecting workforce recruitment and retention.
    d. Interest in future land uses that support community quality of life and broader community goals.
    e. Potential interest in continued participation in future planning or stakeholder discussions.
5. Discussion of broader redevelopment opportunities within the St. Croix Valley area, including connections to other regional decommissioning efforts and long-term economic development considerations.
6. Recognition of the complexity, flexibility, and evolving nature of the planning and legislative process related to the future of the site.

These minutes document discussion and input received. No formal decisions were made.

The foregoing represents Sandbulte Architecture's understanding of the topics discussed. Please notify the author of any errors or omissions within 7 days.

MEETING MINUTES

Topic: Fred C. & Katherine B. Andersen Foundation Information Session

Project: Study for Decommissioning & Disposition Preparation of the Stillwater Campus
RECS Project Number: 78SW0085
Meeting Date: June 1, 2026, 1:00 p.m.
Meeting Location: Virtual via Microsoft Teams
Minutes issued: June 3, 2026 Compiled by: Kimberly Sandbulte

Atendees / Copied:		
Name	**Agency / Company**	**Attendance:**
Kim Borton	Fred C. & Katherine B. Andersen Foundation	Yes
Peter Clements	Fred C. & Katherine B. Andersen Foundation	Yes
Matt Kline	City of Bayport	Yes
Laura Haag	State of MN, RECS	First 16 minutes
Karl Hunt	State of MN, DOC	No
Kimberly Sandbulte	Sandbulte Architecture	Yes
Claire VanderEyk	Assembly	No
Sara Mosman	Assembly	Yes

Purpose of the Meeting: The purpose of the meeting was to brief the Fred C. and Katherine B. Andersen Foundation representatives on the State-led Decommissioning and Disposition Preparation Study, review site conditions and constraints, and solicit input regarding future State actions regarding the property.

Topics Discussed:

1. The Decommissioning Study report will be issued to the Department of Administration and the Department of Corrections, who will distribute the information to the State legislators for their evaluation and to inform next steps, which will likely be acted upon in the 2028 bonding bill.
2. The site is listed in the National Register of Historic Places as a historic district, which means that a geographical area inclusive of the buildings and site have been determined significant.
3. Site Scale and Community Significance
    a. Participants discussed the significance of the approximately 102-acre property, noting it represents roughly 10% of the City of Bayport's land area.

b. The site was recognized as one of the largest remaining redevelopment opportunities within Bayport and a project with substantial long-term implications for the community and region.
c. Bayport's limited supply of remaining developable land was identified as increasing the importance of thoughtful planning for the property.

4. Redevelopment Vision and Land Use Considerations
    a. Participants generally agreed that the size and configuration of the site will likely require a mixed-use redevelopment approach rather than a single use.
    b. Participants emphasized the importance of considering both large-scale redevelopment opportunities and smaller community-serving uses.
    c. Potential uses discussed included:
        i. Housing
        ii. Workforce housing
        iii. Senior housing
        iv. Community services
        v. Childcare facilities
        vi. Commercial uses
        vii. Civic and public uses
        viii. Preservation and adaptive reuse opportunities
5. Housing Needs
    a. Affordable and workforce housing were identified as continuing regional needs.
    b. Discussion included challenges associated with the cost of developing affordable housing.
    c. Participants noted significant housing pressures among older adults, including housing affordability concerns and limited housing options that support aging in place.
    d. The importance of considering housing across multiple age groups and income levels was emphasized.
6. Community Facilities and Public Infrastructure
    a. The City expressed interest in potential future municipal uses, including:
        i. Expansion of cemetery facilities
        ii. Public works facilities
        iii. Preservation of the existing water treatment plant
    b. Childcare availability was identified as a significant regional need.
    c. Participants noted limited public transportation options within the region and suggested future planning should account for transportation access and mobility needs.

7. Building Reuse Potential
    a. Discussion focused on the distinction between the facility's suitability as a correctional institution and the potential viability of buildings for adaptive reuse.
    b. It was noted that while the facility is no longer practical for modern correctional operations, many buildings retain structural integrity and redevelopment potential.
    c. Examples of successful adaptive reuse projects elsewhere were discussed.
    d. Potential reuse concepts included:
        i. Housing
        ii. Artist lofts
        iii. Mixed-use redevelopment
        iv. Community-oriented uses
    e. Participants acknowledged that adaptive reuse at the scale of the Stillwater facility would present significant financial and logistical challenges.
8. Public Perception and Communication
    a. Participants emphasized the need for a strong public communication and education strategy to provide accurate information regarding the condition of the buildings and redevelopment opportunities.
    b. Early and transparent public engagement was identified as critical to a potential redevelopment project's success.
9. Planning and Governance
    a. A recurring theme throughout collaborator engagement has been the need for a comprehensive master planning process.
    b. Participants expressed support for planning leadership residing with local government entities due to the direct impacts on Bayport and surrounding communities.
    c. Discussion also included the potential value of a regional steering committee, task force, advisory group, or similar body to guide future planning efforts.
    d. Participants noted that the site's regional significance may warrant participation beyond the City of Bayport alone.
10. Role of Philanthropic and Community Organizations
    a. Representatives of the Andersen Corporate Foundation expressed interest in participating as a partner in future planning efforts.
    b. Potential areas of involvement discussed included:
        i. Community engagement
        ii. Planning support

iii. Technical assistance
iv. Capacity-building efforts
v. Pre-development activities
vi. Support for community-benefit components aligned with foundation priorities

c. Foundation representatives indicated that while they would not be positioned to lead or fund the entire project, they could potentially support specific elements that advance community outcomes.

11. State Process and Future Planning Needs
    a. The decommissioning study team reviewed the state's standard surplus property process and noted concerns that a conventional surplus disposition process may not fully capture the site's long-term civic and regional value.
    b. Participants discussed the opportunity for a more deliberate planning approach that would allow for community engagement, master planning, and consideration of broader public benefits.
    c. Potential future study needs identified included:
        i. Redevelopment feasibility studies
        ii. Adaptive reuse assessments
        iii. Building condition evaluations focused on redevelopment potential rather than correctional operations
        iv. Master planning efforts
    d. Funding sources for future planning and feasibility work remain undetermined and will ultimately require legislative consideration.
12. Tribal Consultation and Cultural Resources
    a. The importance of engaging Tribal Nations and understanding Indigenous connections to the site was discussed.
    b. Participants noted that the study is seeking to better understand:
        i. Cultural significance of the site and surrounding area
        ii. Historic land use and Indigenous connections
        iii. Potential archaeological considerations
        iv. Tribal interests regarding future ownership, stewardship, or participation
    c. The study team emphasized that tribal engagement is in its early stages and is intended to help identify issues and opportunities that should be considered as planning progresses.
13. Additional Collaborator Engagement Opportunities
    a. Participants recommended outreach to civic organizations and community groups, including:

i. Rotary clubs
ii. Service organizations
iii. Community leadership groups
iv. Other civic institutions throughout the St. Croix Valley

b. These organizations were identified as potential partners for both public education and community engagement efforts.

14. Summary: Participants generally agreed that the decommissioning and future redevelopment of the Minnesota Correctional Facility–Stillwater site represents a significant civic and regional opportunity. Key themes included the importance of comprehensive master planning, robust public engagement, consideration of adaptive reuse opportunities, housing and community needs, regional collaboration, and meaningful consultation with Tribal Nations and local organizations.

These minutes document discussion and input received. No formal decisions were made.

The foregoing represents Sandbulte Architecture's understanding of the topics discussed. Please notify the author of any errors or omissions within 7 days.

MEETING MINUTES

Topic: Local Government Info Session 2

Project: Study for Decommissioning & Disposition Preparation of the Stillwater Campus
RECS Project Number: 78SW0085
Meeting Date: June 9, 2026, 2:00 p.m.
Meeting Location: Virtual via Microsoft Teams
Minutes issued: June 10, 2026 Compiled by: Kimberly Sandbulte

Attendees / Copied:		
Name	**Agency / Company**	**Attendance**
Bethany Cox	County Commissioner	Yes
Kevin Corbid	County Administrator	Yes
Jennifer Wagenius	Deputy County Administrator	Yes
Chris Eng	Econ Dev Director, CDA	Yes
Melissa Taphorn	Executive Director, CDA	Yes
Matt Kline	City of Bayport	Yes
Sara Taylor	City of Bayport	Yes
D. Daniel Licth	City of Bayport	Yes
Laura Haag	State of MN, RECS	Yes
Karl Hunt	State of MN, DOC	Yes
Kimberly Sandbulte	Sandbulte Architecture	Yes
Claire VanderEyk	Assembly	Yes
Sara Mosman	Assembly	Yes

Items Discussed:

1. Project Status Update
    a. The Decommissioning Study remains on schedule for completion and submission to the State by September 30, 2026.
    b. The hazardous materials survey, security assessment, collaborator engagement, and site survey work are all nearing completion.
    c. The security assessment focuses on preparing the site for protecting a vacant facility from vandalism, arson, trespassing, and other public safety risks.
    d. Full Circle Planning is engaged to complete a research effort regarding Native American associations with the site. Their project is in very early stages of research and collaborator engagement.

e. Collaborator Engagement sessions have been held with representatives from the following entities: City of Bayport, Washington County, Stillwater Area Public School District, City of Oak Park Heights, Baytown Township, Metropolitan Council, Andersen Corporation, Katherine B. & Fred C. Andersen Foundation, Xcel Energy, Native American Tribes, St. Michael's Catholic Cemetery, State Historic Preservation Office (SHPO), and the Washington County Historical Society. Meetings have also been held with State Representative Hill and State Senator Housley.
f. The study team intends to meet with the Minnesota Historical Society and send written feedback questionnaires to correctional facility employees and incarcerated people.

2. Historic Preservation Regulatory Considerations
    a. The study team provided a correction to prior information regarding National Register listed properties: Demolition of National Register-listed properties would trigger environmental review (EAW / EIS), which would include consultation with the State Historic Preservation Office (SHPO), even under private ownership.
    b. Discussion included potential legislative options, including:
        i. Supplementing existing regulations with additional custom regulations
        ii. Creating site-specific exemptions
        iii. Potential removal of the National Register designation
    c. Participants noted that historic designation may also provide benefits, including eligibility for federal and state historic tax credits and grant opportunities that could support redevelopment.
    d. City representatives indicated there has been little prior interest in establishing a local preservation commission (CLG) due to the limited number of historic properties within the city.
    e. Washington County indicated no active interest in pursuing a county-wide preservation commission (CLG).
3. Collaborator Engagement themes identified thus far:
    a. Desired balance between economic viability and community benefit
    b. Housing as a desired function, consider diverse housing types
    c. Desire for Public-facing and community-oriented uses, including open space and trails
    d. Historic Preservation and Interpretation
    e. Desire for Workforce Development (Technical or Trade School, training)

f. Concern about site complexity, redevelopment feasibility, vacancy, fragmentation between State, City, County, and private actors

4. Master Planning and Local Government Involvement
    a. Discussion focused on the importance of a future master planning process before redevelopment decisions are made.
    b. City and County representatives present are not aware of any statutory reason a Master Planning effort or other predevelopment activities could not begin while the property is still State owned and operating as a correctional facility. The barrier to Master Planning efforts is funding and the desire not to expend funds if the State's intention to decommission the property changes.
    c. The City expressed interest in partnering with the County to lead Master Planning studies. Washington County representatives and CDA representatives indicated a willingness to assist in a leadership or supporting role, at the request and direction from the City. All acknowledged that strong coordination between all three entities (State, County, City) will be needed to effectively leverage the resources available.
    d. City representatives noted that:
        i. Existing zoning and comprehensive planning documents do not contemplate future redevelopment of the correctional facility property.
        ii. A master planning process will be necessary to establish future land use, development standards, and zoning.
    e. Bayport's comprehensive plan update is due by the end of 2028.
        i. The City acknowledged that the existing forecast for population, household, and employment growth are relatively small; but the potential for the site is much greater. The 2028 comprehensive plan will identify the site as an area for potential growth, but a subsequent master plan will be necessary to define the highest and best use of the property. Then an amendment will adjust the comprehensive plan to align with the findings of the master plan.
    f. Funding Considerations
        i. The City, County, and State do not have a current cost estimate for the Master Planning effort. All anticipate it being a significant cost considering the size and complexity of the property.
        ii. Participants noted funding as a significant barrier to accomplishing the Master Planning effort.

iii. Participants agreed that State funding assistance for the master planning and redevelopment preparation would be desirable, both for financial reasons and timeline considerations.
iv. Additional potential funding mechanisms for the Master Planning Effort include:
1. A pending Environmental Protection Agency (EPA) grant that Washington County CDA applied for. The CDA anticipates hearing within the next week or two if they will be awarded that grant. Grant funds would be available in late fall of 2026, and could be utilized over the next three or four years.
2. The CDA also offers the Predevelopment Finance Fund, which requires a match from the applicant agency.
3. Other existing State-funded grant programs

5. Redevelopment Strategy Discussion
a. Participants emphasized that redevelopment planning should focus on long-term community benefits rather than immediate market demands.
b. Participants discussed the potential involvement of private developers in the redevelopment planning process.
i. The study team advised that there are many examples of large redevelopment projects in the region that are currently stagnant. It is likely premature to involve a private developer, or to target site considerations towards private developer involvement.
ii. The study team encouraged participants to focus on how the property could accomplish long-term community needs and public amenity goals, then contemplate a governance and/or ownership structure that would facilitate accomplishing those goals.
c. Participants discussed the potential barriers and risks as redevelopment of the property is considered. Concerns were raised regarding:
i. The cost of maintaining a vacant facility.
ii. Public safety and blight risks associated with prolonged vacancy.
iii. The need to establish a clear path toward development to avoid long-term carrying costs.
d. Participants discussed the facility closure timeline
i. Current legislation calls for cessation of operations in June 2029.
ii. Participants discussed whether the 2029 closure date remains appropriate given the anticipated duration of master planning and redevelopment preparation and risks associated with vacancy.

iii. Department of Corrections representatives indicated that operating the facility at reduced capacity beyond 2029 while planning efforts proceed may be worth considering.

6. Feedback Requested
    a. The Decommissioning Study team requested feedback from City and County representatives regarding preferred governance, ownership, and redevelopment approaches for the property. Topics discussed included:
        i. Potential acquisition of all or portions of the property by local governmental entities, either on a temporary basis to facilitate redevelopment planning and implementation or for long-term ownership of strategic infrastructure, utility, transportation, or public recreation assets.
        ii. Locally-led master planning and redevelopment planning processes.
        iii. Potential state funding to support master planning, environmental review, and other predevelopment activities.

These minutes represent Sandbulte Architecture's understanding of the topics discussed. The meeting was exploratory in nature, and no final decisions were made. Please notify the author of any errors or omissions within 7 days.

MEETING MINUTES

Topic: Stillwater Correctional Facility Status

Project: Study for Decommissioning & Disposition Preparation of the Stillwater Campus
RECS Project Number: 78SW0085
Meeting Date: July 29, 2026
Meeting Location: Virtual via Microsoft Teams
Minutes issued: July 29, 2026 Compiled by: Kimberly Sandbulte

Attendees / Copied:		
Name	**Agency / Company**	**Attendance**
David Kelliher	MNHS	Yes
Todd Mahon	MNHS	Yes
Marais Bjornberg	MNHS	Yes
John Beaty	MNHS	Yes
Dr. Angelica Maier	MNHS	Yes
Laura Haag	State of MN, RECS	Yes
Karl Hunt	State of MN, DOC	No
Kimberly Sandbulte	Sandbulte Architecture	Yes
Claire VanderEyk	Assembly	No
Sara Mosman	Assembly	No

Purpose of the Meeting: The purpose of the meeting was to brief MNHS representatives on the State-led Decommissioning and Disposition Preparation Study, review site conditions and constraints, and solicit input regarding future State actions regarding the property.

Items Discussed:

1. The study team provided an overview of the Decommissioning Study and the Correctional Facility property. The powerpoint slides presented will be distributed with these meeting minutes.
2. The study team clarified that the project does not include comprehensive historical research on the prison's architecture, operations, or associated people and events. A separate Native American history review is being completed by a consultant to document tribal associations with the site.
3. Discussion of Historic Significance and Adaptive Reuse
    a. MNHS staff discussed the architectural significance of the facility, including:
        i. The historic "telephone pole" correctional layout.

ii. Association with architect Clarence Johnston.
iii. Importance of preserving representative portions of the complex rather than the entire campus if interpretation were pursued.

b. Discussion included challenges associated with modern correctional operations in the historic cell blocks, including visibility limitations, circulation, and outdated operational layouts, while noting that these same characteristics may allow adaptive reuse opportunities.
c. Adaptive reuse examples discussed included:
    i. Duluth jail conversion.
    ii. Lorton Correctional Facility redevelopment.
    iii. Minnesota Regional Treatment Center redevelopments.
    iv. Artist housing and mixed-use redevelopment models.

4. Museum and Interpretation Discussion
    a. Consultant team requested MNHS feedback regarding whether portions of the facility could support future museum or interpretive uses.
    b. MNHS staff identified several compelling interpretive themes:
        i. Early twentieth-century correctional architecture.
        ii. Reform-focused correctional philosophy.
        iii. Educational and industrial programming.
        iv. Historic prison publications and artifacts.
        v. Material culture associated with incarceration.
    c. MNHS also identified significant challenges to developing a museum, including:
        i. Ethical interpretation of incarceration.
        ii. Representation of diverse perspectives.
        iii. Contemporary social and political sensitivities.
        iv. Climate control, collections care, and operational costs.
        v. Need for a clearly defined mission and demonstrated public demand.
    d. Washington County Historical Society's interest in preserving representative cell spaces and interpreting the daily experience of incarceration was summarized.
    e. Discussion included the possibility of interpreting both the original 1914 facility and the 2007 maximum-security addition to demonstrate changes in correctional design over time.
    f. MNHS suggested that preserving selected representative buildings, such as a cell block and industrial workspace, could adequately convey the site's historic significance without preserving the entire campus.

5. Potential MNHS Role
    a. Consultant team asked about the process required if MNHS were ever to acquire or operate a portion of the site as a State Historic Site.
    b. MNHS explained that:
        i. Acquisition would require legislative authorization and funding.
        ii. Capital and ongoing operating funding would be essential.
        iii. A formal master planning process would precede site designation.
        iv. MNHS has not recently expanded its portfolio and is not currently positioned for major system expansion without additional funding.
    c. Consultant team encouraged MNHS to consider what resources or legislative actions would be necessary if future State Historic Site designation were of interest, noting that recommendations for future legislative actions are currently being developed as part of the decommissioning report.
6. Consultant team asked whether MNHS has preservation standards for mothballing historic buildings beyond National Park Service guidance. MNHS referenced National Park Service Preservation Brief guidance but noted no additional published MNHS standard during the meeting.
7. Discussion briefly referenced additional case study examples, including the Washington County Courthouse jail exhibit and Brushy Mountain State Penitentiary.
8. MNHS noted that it already holds artifacts produced by incarcerated individuals at Stillwater and expressed interest in continuing to collect representative artifacts documenting prison industries and daily life.
9. Meeting concluded with an invitation for continued dialogue and follow-up as the decommissioning study progresses.

These minutes represent Sandbulte Architecture's understanding of the topics discussed and decisions made. Please notify the author of any errors or omissions within 7 days.

ASSEMBLY Sandbulte Architecture

MN Department of Corrections
Stillwater Decommissioning Study

City of Bayport – Elected Officials Preliminary Questionnaire

1. What do you think the community would like to happen to the property?

   - Preserves the historic character
   - Generates economic stability for Bayport and surrounding communities, consistent with the legislative directive cited in the study.
   - Returns the site to public-facing use, rather than remaining closed or restricted as it is today.
   - Limits incompatible private development, particularly uses that feel disconnected from the site's history or overwhelm local infrastructure.

2. Are you aware of any City or Civic facility needs that could be accomplished on the site: library, city offices, etc.?

   Regional or City Facilities

   - A training or emergency management campus (police, fire, public works)

   Education & Workforce Development

   - Technical college or satellite campus
   - Skilled trades and manufacturing training (leveraging the former MINNCOR warehouse buildings)

   Cultural & Civic Uses

   - Museum or interpretive center focused on Minnesota corrections, criminal justice reform, or local history
   - Conference, event, or community gathering spaces

   Public Services

   - Social services hub
   - Nonprofit office space
   - Public health or behavioral health facilities

3. What are your concerns for the future of the property?

   - Deferred maintenance and deterioration if the site sits vacant after decommissioning
   - Security and vandalism risks, particularly within the secure perimeter.
   - Loss of historic integrity through piecemeal demolition or incompatible alterations.
   - Environmental or hazardous material remediation costs, which could stall redevelopment.
   - Fragmented decision-making between State, City, County, and private interests.

4. What do you think would be the biggest obstacle for the redevelopment of the site?

   The single biggest obstacle is likely to be the scale and complexity of the property, including:

   - 56 buildings of varying age, condition, and adaptability
   - National Register Historic District considerations
   - Infrastructure systems designed for a correctional facility, not mixed public use
   - High upfront costs for stabilization, code compliance, and utilities

   Secondary obstacles include:

   - Financing gaps
   - Regulatory uncertainty
   - Market absorption (too much space at once)

5. How do you think the City could be involved in the redevelopment of the site?

   The City's role could be pivotal without requiring full ownership. I believe that cities with early engagement as strategic partners rather than passive reviewers tend to achieve better long-term outcomes.

   A few ideas:

   - Planning Partner
   - Helping define land use frameworks, circulation, and public access

- Zoning and Regulatory Leadership
- Establishing overlay zoning or design guidelines

6. What do you think would be an appropriate way to honor the history of the site?

   To combine physical preservation, interpretation, and storytelling. Preserving key historic buildings and spatial relationships. Some ideas:

   Creating an interpretive center or museum component.

   - The history of incarceration in Minnesota
   - Labor and industry at the site (MINNCOR)
   - Voices of those who lived and worked there

7. Beyond the entities listed in the presentation, are there any other groups or people we should talk to as part of our initial research?

   Yes. Additional valuable stakeholders, including these voices early can help to uncover non-obvious reuse ideas and help avoid conflict later in the process.

   - Former employees and retirees of the facility
   - Formerly incarcerated individuals and advocacy organizations
   - Local and regional nonprofit developers
   - Arts and cultural organizations
   - Environmental and sustainability groups

ASSEMBLY Sandbulte Architecture

MN Department of Corrections
Stillwater Decommissioning Study

City of Bayport – Elected Officials Preliminary Questionnaire

1. What do you think the community would like to happen to the property?

   Honestly, I think the community has not yet really had an in-depth conversation about the status and potential of the prison site, so I am not sure that there is a good answer to this question at this time. I would really like to see some sort of hands-on workshop or charrette process with the community to get the community's creative juices flowing and create momentum toward consensus on what will happen to the site. The community also needs to know what is allowable and not allowable given the historic preservation status of the site – what are the "ground rules" we would be working with to shape the future of the site?

   My answer to this would be that we need more housing of diverse types and income levels to further support our local businesses and to allow for affordable options for first time homebuyers, new families, and seniors that are aging out of being able to take care of a single family property but are not needing assisted living yet. I think the community would also appreciate some way to highlight Perro Creek flowing through the SW corner of the site rather than it just being an afterthought. I'm also not familiar with success stories in repurposing old prisons, but maybe there could be some sort of creative reuse of the core prison buildings into offices, start-up incubation space, etc.?

   I suspect that many members of the community will not want to see something like a data center or other industrial type land use at this location unless that is the best use for the prison property given historical preservation limitations.

2. Are you aware of any City or Civic facility needs that could be accomplished on the site: library, city offices, etc.?

   I believe our city services are well supported by our current facilities, but I will defer to City staff for their input on this issue. In conversations that I have had with City staff, it sounds like there is a well and/or water treatment facility that may make sense to transfer to City ownership, but you should coordinate that with City staff.

3. What are your concerns for the future of the property?

   I want to ensure that the redevelopment of the property fits with the historic City grid character (traditional City development style, not suburban), is a walkable/bikeable neighborhood, and brings in enough residents to offset the population of the prison as much as possible. I want this site to bring additional vibrancy to Bayport, not to serve as strictly a bedroom community for those working in the core metro area. I also would like to investigate some way to include small-scale, incremental developers into the future of the site rather than it being one large developer that makes cookie-cutter housing, commercial, or industrial space.

   I also don't think the existing warehousing and maintenance (essentially anything outside of the secure perimeter, except the Young Conference Center) is really worth saving compared to what redevelopment could look like in those areas; however, I am concerned that the historical designation of the site may interfere with improving these areas.

4. What do you think would be the biggest obstacle for the redevelopment of the site?

   I think a few obstacles for the redevelopment of the site are the historic preservation status of the site and not thinking creatively enough about how the site can be used or arranged. I don't want to see this become a single-family, suburban detached housing development (solely, at least).

5. How do you think the City could be involved in the redevelopment of the site?

   I think the City needs to be at the table at all times during the redevelopment process as the City will be responsible for zoning the site, maintaining infrastructure into the future, and overall having to "live with" the impacts of the decisions made for the site redevelopment (good or bad) long into the future. I think having some sort of workshop/charrette process would be great, and including the City (staff and/or committee/council representative) on a PMT type project leadership structure will be important.

6. What do you think would be an appropriate way to honor the history of the site?

Architecturally, I think it would be great for any new buildings on the site to match the brick coloring of the core prison buildings. I think keeping the Young Conference Center as some sort of museum or park would be a great idea – could be a community meeting space as well (although I'm not familiar with what the inside of the building looks like to know if it's set up well for that).

I'm not familiar with the history of notable inmates or other happenings on the site, but I think working with a historian to identify some historical plaques or other interpretive signage would be great – maybe incorporate through whatever the new neighborhood looks like in the future too?

7. Beyond the entities listed in the presentation, are there any other groups or people we should talk to as part of our initial research?

   In Tier 4, I think engaging developers is appropriate, but I would want to make sure that you engage not just large-scale developers but also small-scale incremental developers.

   When you engage the general public in Tier 4, you should also generate feedback on what improvements to the surrounding transportation network should be made as part of any redevelopment. This is an opportunity to correct some safety concerns, particularly missing and poor condition sidewalks/paths and crossings of 5th Street N and Stagecoach Trail. Perhaps there are other safety concerns along the state/county road systems that should be addressed with this redevelopment project as I'm guessing there will be more vehicle traffic added to these roadways with the site redevelopment.

MN Department of Corrections
Stillwater Decommissioning Study

City of Bayport – Elected Officials Preliminary Questionnaire

1. What do you think the community would like to happen to the property?

I think a community center, park and housing. With maybe some low-income housing

2. Are you aware of any City or Civic facility needs that could be accomplished on the site: library, city offices, etc.?

No, we have a beautiful library already and a city hall. A city park would be wonderful

3. What are your concerns for the future of the property?

I am concerned nothing will happen with it and it will be just empty.

4. What do you think would be the biggest obstacle for the redevelopment of the site?

The historical buildings.

5. How do you think the City could be involved in the redevelopment of the site?

It would be wonderful if the city could be part of the decision. So we could rezone in a way to help the Bayport community.

6. What do you think would be an appropriate way to honor the history of the site?

Rename the streets or have a little museum.

7. Beyond the entities listed in the presentation, are there any other groups or people we should talk to as part of our initial research?

Community members, local volunteer groups, businesses, churches

ASSEMBLY Sandbulte Architecture

MN Department of Corrections
Stillwater Decommissioning Study

City of Bayport – Elected Officials Preliminary Questionnaire

1. **What do you think the community would like to happen to the property?**

There will be a mix of opinions about that and I can only speak for myself at this point because we have not reached out to the community. I see a clear need for affordable housing or simply just smaller unit "missing middle" housing. We will want to preserve a decent amount of open space, possibly an expansion of trails from Barker's Alps, for example. Someone approached me a couple years ago about putting a vocational/technical school in the old elementary school after the new one is completed. It won't happen in that building, so maybe that's a possibility on the DOC site, but I'd prefer to see something with at least partial tax generation. I could also see some artists lofts somewhere on the site. And, the cafeteria could make a great ballroom space if someone is interested in that. Bayport has very little retail, so that could be interesting to see if it could work on the site, too. There is also a group that is hoping to bring a community center (like a YMCA) to the area. They have a potential site that they are working toward raising funds to purchase in Lake Elmo and it seems likely that it will happen, but if that falls through, they may be interested in this site and I would welcome that.

2. **Are you aware of any City or Civic facility needs that could be accomplished on the site: library, city offices, etc.?**

The Bayport Police Department could use a better space and having it near the fire department might make sense. If we are able to acquire the water well and treatment facility, it also might make sense to have our public works facilities move to that area.

3. **What are your concerns for the future of the property?**

I am concerned about how any development will impact the environment, traffic, and water usage in the area.

4. **What do you think would be the biggest obstacle for the redevelopment of the site?**

All of the buildings that may need to be demolished and what type of remediation will need to happen

5. **How do you think the City could be involved in the redevelopment of the site?**

That is a good question. The city is a very important partner in this and we would hope to continue to be involved in all discussions about the site. Not sure about what our options are at this point.

6. **What do you think would be an appropriate way to honor the history of the site?**

I've heard that people would like the opportunity to tour the facility before it closes. The warden's house seems to be worth preserving and could potentially serve as a home for the prison's (and Bayport's?) history. The main entrance building also seems to have been built with high quality materials and I think it would be nice to keep that on the site somehow.

7. **Beyond the entities listed in the presentation, are there any other groups or people we should talk to as part of our initial research?**

I can't think of any at this point.

ASSEMBLY Sandbulte Architecture

MN Department of Corrections
Stillwater Decommissioning Study

City of Bayport – Elected Officials Preliminary Questionnaire

1. What do you think the community would like to happen to the property?

The property is very large, so there could be multiple uses for it. The Bayport community would certainly enjoy some addition green space with walking trails. The property would also be well suited for athletic facilities since those are rather lacking in Bayport and could be used by several local youth sporting organizations. Certain forms of housing could also be implemented in this space as well. However, I think the community would like to avoid a large development.

2. Are you aware of any City or Civic facility needs that could be accomplished on the site: library, city offices, etc.?

   Green space. Other than that, I'm not aware of any specific needs for facilities that are needed at this time.

3. What are your concerns for the future of the property?

I think the wide concern for the community would be a large development or using that space for commercial purposes.

4. What do you think would be the biggest obstacle for the redevelopment of the site?

Remediation of any contamination and the reuse or removal of all the structures. Also, any impact that the historical nature of the grounds/buildings may have on how these structures need to be handled.

5. How do you think the City could be involved in the redevelopment of the site?

The City should be very involved in the redevelopment and I'm sure the Planning Commission and City Counsel will get a lot of input and applications from local community members once the decommission is completed. Having a guided and uniform idea for what options are best for that space will be good for the City to have in mind.

6. What do you think would be an appropriate way to honor the history of the site?

Maybe some sort of memorial to past wardens or naming a park or trailhead after the prison or its more important past members/leaders. I think keeping the warden's house

would be a good idea for historical reasons and it would be a great venue for local gatherings.

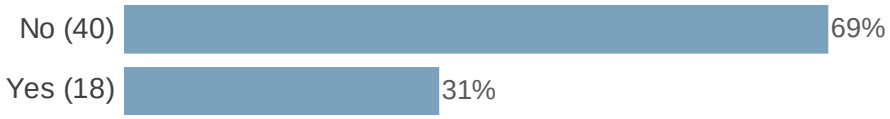
7. Beyond the entities listed in the presentation, are there any other groups or people we should talk to as part of our initial research?
   Not that I'm aware of.

Stillwater Decommission-IP

This report was generated on 07/28/26. Overall 58 respondents completed this questionnaire. The report has been filtered to show the responses for 'All Respondents'. A total of 58 cases fall into this category.

The following charts are restricted to the top 12 codes. Lists are restricted to the most recent 100 rows.

Are there stories, either that happened to you personally or that you have heard about from others, that you would want the general public to potentially hear?



Please share your stories here:

During the Restorative Justice Mentor-Violence Reduction Project, I was honored to be part of this pilot program's creation committee as well as one of its founding members and initial mentors. Throughout the project's year-long implementation, we created, supported, and sustained healing/restorative relationships within our incarcerated community. Our efforts fostered and enhanced inmate-staff rapport and respectful communication, but routinely aided in conflict resolution between both inmates and staff alike. The results of the program were undeniable: a double-digit percent reduction across ALL forms of violence within and throughout the facility, gaining news-worthy attention. Not surprisingly, one of the unreported results were how Correctional Officers and Staff quietly sought out the mentors in addressing their own personal and professional issues...a clear sign of its capabilities towards rehumanizing both the correctional system, the public's view of it, and forever changing the lives of all who lived and worked at MCF-Stillwater.
being able to change into the person i am today through my time in the ELU program....
The money we have raised for community organizations through the Restorative Justice fundraisers. The positive impact we had on the facility, the people that work here, and the people that live here through the Restorative Justice mentor program. The way my life and the lives of other people have been changed for the better through the Clinical Pastoral Education program. As well as any inspirational story of men who have lived here and decided to change their life for the better and are now successful.
tis place has provided mental peace, an environment to grow & become one with self. I've never experienced anything of the sort while being in prison. the Elu has provided safety for those who have dealt with violence toward them & lived in fear. being in a place where you are treated as a human being is another aspect that creates a sense of identity & worth which in turn helps create more prepared citizens & productive ones at that. one story is my book It just Works which is about this experience exactly. stories from men who have lived the personal change & growth.
Quite a few stories, but the main one would be the value of a earning my college degree and how it has changed my outlook on life.
the truth not lies ,and start doing the MRRA the way it was suposed to be done

Please share your stories here:

Well when the first notice came out about the 'Phase Closure' in MCF-Moose Lake I was really skeptic about the entire idea of it all. And. when I had asked IP's about it (That had done time in MCF-Stillwater) most said 'Fuck No' I'm not going. I would say out of the 25 people that I had interacted with about the Phase Closure 20 of them said, "Never trust the DOC." So, I reached out to my family next and the first thing they said to me was do it, really the only thing they said to me was don't hesitate just sign up. But, that was coming from people that never really understood the stories of Stillwater and had no clue how the DOC takes and takes and takes with never giving back. Then it got really weird as the date started getting closer for applications to be turned in. One of the unique things about the Print Shop in Moose Lake is that most guys work together for a considerable more amount of time then the other positions throughout the facility. It is a great job opportunity. Initially, just a few signed up right away. Rumors just ran amuck. I had to weigh the comfortability of already figuring out how to do my time, I had jut done enough time and stayed out of trouble and got a single cell, I was at the max pay of $2, and I was apart of the Building Character Council and facilitating classes. The idea of going to another facility and starting over was daunting, especially the worst prison in Minnesota. So, I waited to see who was actually signing up and when I found out that 14 guys from the Print Shop were signing up I just said screw it I'm in. I had been with these guys for the last 3-4 years. Now the Print Shop only holds around 30 employees and 15 of their most qualified guys were now signing up to leave all at once, at least 40 years of experience was possibly leaving the shop at the drop of a hat. This is when staff started getting weird and we would have meetings from one of bosses and get the entire shop together and talk about the idea of us even wanting to go and that it wasn't a good idea at one point he literally said, "You realize your going there to be gumps." Which made a lot of us even want to leave more because he just didn't comprehend the fact that we are already 'gumps'. Though only one of the staff members was encouraging us and pushed us to go for it. I had one staff member give me a life speech about my choice to go asking, "How long is the average man's life?" and I responded, "I'm not sure, probably around 85." He then walks with me to find a ruler and he asks me how old I am. He then takes his left thumb and puts it at 35 and his other thumb at 85 and then says, "Now this is how much time you have in life, do you really think Stillwater if the right move right now." I was floored on this idea that he and that shop were our saviors and really what is the difference between me and the other 1000 inmates you have probably worked with. I knew his motive and the idea of losing someone that could run the biggest press was dooming for him. Well, I signed up and got on the bus. When I seen Stillwater outside the window my first thought was, "Why the fuck am I here. What the fuck did I just do." I was scared and had some tears. It didn't help that when we pulled in and unloaded from the bus we were ushered in our shackles down into the receiving area and it was down in a dark basement with C/O's everywhere and mental health staff as well. I saw what looked like 12 by 12 foot dog cages and I'm around 5'11 yet it felt like I had to watch my head. I just keep saying it in my head, 'I fucked up'. I really believed that we were going to be sprayed down with a hose and have flour dumped on us. Now it's been 10 an half months since that day (I entered the facility on Sept. 4th) and really I'm glad I made the choice. Look I still hate prison, prison sucks. Yet, compared to being home with my loved ones I'm truly grateful for all of this. I have been introduced to people that really want the same things (change). I have had the opportunity to be apart of history working for the Prison Mirror. I have been able to enjoy gaming which was something I really enjoyed on the outside and it help me connect with people from all walks of life as it does in here. I am not afraid to be vulnerable here. The mental strain in Moose Lake everyday with the dumb conversations that happen there. The yelling throughout the hallways and in the yard about 'Sex Offender this Sex offender that' or the war stories of 'fucking bitches' and 'slapping hoes'. Having to hear that all day no matter where you are at and even in your own room because the walls are and doors are thin. That takes a lot out of you mentally and physically because not only are you trying to ignore it your trying to listen if you are in any kind of danger zone, with a fight possibly breaking out or even a C/O around you needing to run by or just walking by and making sure you are out of the way. I don't have that hear now I know people have their war stories and people hate sex offenders but I don't hear about it all the time nor really at all. The conversations alone here are more philosophical and deeper and in most cases we all push each other to stay on a better path because we all realize it matters. I really hope this place stays open because I can't wait to see what I experience I can share next I could be filling this out

Please share your stories here:

Being profiled for a number of reasons, etc.
it is good
When I caught my case, my ex-wife told me that i would never see my daughter ever again.....That devastated me emotionally...I was an emotional wreck. So I then challenge God . I stated to God, " If you are the God that the Christians says that you are, give me my daughter back and i will be your vassal for the rest of my days. " three years later , out of the blue i was called for a visit and it was my ex-wife with my daughter...my ex-wife told me that u can contact your daughter and u can talk to her on the phone. Since that day , i have changed my way of thinking and my actions and reactions.....i been to the hole one time...because on my first day in prison at St.cloud, the psych asked me how do you feel Mr. Tran now that you are sentenced...i told him i'm straight and that God is in my heart and He got my back...They sent me to the hole and i was let out in two days and when i asked my caseworker why they did that ...he told me that i was too optimistic. Since that time , I have never been in the hole ....so by His Grace I was able to be discipline free because i have Him in my heart and that changed me forever. i have been a chapel clerk and i was able to mentor many men with their issues...i would share with them my experience and told them that there are always a better choices that they can make if they want to have a better and fruitful life. i shared with them that our bad choices causes a ripple effect not only to our victim's family but to ours and the community as well. i have been and will continue to mentor these men to be better than they were when they came in. When i come home i will and want to volunteer to come back to prisons and speak of my experience and to encourage men to be a better person than they were...I also would like to share with the community as well...
I have been sober for almost seven years and re-developed a relationship with God, mainly here at Stillwater. This has been greatly enhanced since this facility became the E.L.U.. I believe that this current iteration of Stillwater serves the needs of tax-payers, the D.O.C. and the inmate population effectively and efficiently. It incentivizes positive, constructive thoughts and behaviors and isn't that the ultimate goal of incarceration? (At the very least, one of the main goals).
The disregard of my medical condition because of a month long waiting list in health services.
That myself and others have experienced positive personal growth in an environment that isn't always easy to do so.
The introduction of the tattoo shop and how its has changed part of the culture here in Stillwater before and after the ELU.
The story of the ELU and how my family came here to play for the inmates in the yard
Prison no matter how comfortable is not ideal for a man or women to spend their time. It is counter productive since extended incarceration leaves pople broken.

Are there locations, spaces, or features within the facility that feel especially meaningful or important to preserve?



Please share what locations and why:

Due to its historic nature, I believe the facility, or at least a portion of it, should be reutilized towards the promotion and implementation of the Earned Living Unit model of corrections. However, if this can be accomplished, it should be renamed as the "Joseph Gomm Memorial Earned Living Unit" to honor the ultimate sacrifice our fallen officer gave in the protection of others. What a fitting legacy such a gesture would provide, considering the historic loss happened at the same facility which would then honor such a sacrifice by the furtherance of rehabilitation and proven restorative efforts.
barbershop....
The benefit of having a single cell in order to have your own space to be able to decompress and re-center yourself after a stressful day is absolutely paramount for people doing time.
The area's that are still in use are meaningful in that they are functioning as per design. There is no one place that I feel is more important than the next, as the facility functions as a collective. I feel that the entire complex is meaningful and important and should be saved and continued to be used instead of preserved for the use as a museum.
id say there are many. all the artwork, the library, barber shop, & education areas. also the additions to the gym like the Stillwater sounds.
The tattoo shop.
yard work outs group rooms chapel
The ELU because it is a positive system that has show to make a difference.
the gym and all the work that everyone put in,
Absolutely. I think the whole of the Stillwater prison is a valuable historical part of Minnesota, and that everything possible should be done to preserve it and its history.
chapel, gym, education....pretty much everything
the barber shop.
The Prison Mirror because of the history it holds, Tattoo Shop because it created such a safe environment within these walls
eLU
ELU
Well it's important to receive clean running water etc.
all of it
the gym, the barber shop, game room and the studio
All of it ...because there is a historical factor in this place...
SWEAT lodge
the chapel and education and the rec area: well the chapel because its a place of worship and the education is where we learn and hold space for other programs and the rec area is where we work on our health and mental health.
All of it.
B-east ELU, I find the moral of the inmates and staff are helpful as well as useful to me in my growth to bettering myself.
the art class. as a student of jeff guse the art director it was one of the places that i felt free and where i was able to express my self. we need more places like that in the all of the D,O,C facilities how ever that is not a priority for this administration .
the whole prison because it brings a save space for everyone to fulfil their self

Please share what locations and why:

The ELU has been excellent. The library, gym, chapel have all run much more positively and effectively since the ELU situation started.
library and recreation
yes food area in the unit. important to beable to prepare food in tways thats best for you. and the gym and work out room, barbershop for keeping up mental and physical health
As for MCF-Stillwater the earned living units are important to preserve since the people who live there have pretty much the same mindset to work on themselves in a much less toxic environment and less stress as well. This also includes programs where people can learn or nurture skills to have good employment opportunities once they leave prison.
tattoo program its healthy practice and also is something that will help artist to obtain professional license. recording studio for music and band practice it helped with peoples mental health and a way to express yourself positively through music. barbershop is the best place to be and hang out the energy, people, comfortable seats and just the space looks and feels like a real barbershop.
The old tattoo shop down in othe old laundry area and the tattoo shop in the old art class as well as the cell blocks. they have great murals and art alll over the units and in the cells. also the barbershop.
Cellblocks
the whole facility

What areas of the facility would be important in helping the public better understand the experiences of incarcerated individuals?

None of it. What would be left standing would simply be exploitive of human suffering. Tourism based on human suffering to me is disgusting. Unless you are trying to say that the American prison system simply doesn't work, I don't see the point. The fact that you have made cosmetic improvements because of the ELU misrepresents the truths of the buildings history. The way it appears now is not the true story.
Library, Education, Vocational Training Programs, Segregation, Recreation/Yard, and the Chapel.
education, living units, etc
Cell units
The overall dynamic of the facility (currently) and its community atmosphere that enables individuals to network in a positive manner to better themselves and thrive as rehabilitated individuals who will one day return to the community.
What area is not important? The public who may or may not know how the justice impacted population(s) are using all the space that it fills to its intended and potential use. There are areas that are not being used but could be used for technology training. Areas that could be turned into useful space for the incarcerated population to find ways to give back to the community; there are a lot of inmates that are more than willing and are capable of putting their skills to use and give back to community if various ways.
The living units because that is where the incarcerated people live and spend a lot of their time.
id say anywhere where growth & talent can be shown. id say the individuals themselves are a great starting point. we have some brilliant minds here and this place has allowed people to showcase their talents & brilliance.
i'm not sure
The ELU program
the units and the chow hall i think these would be important educational places for the common public o understand every day life of the ip

What areas of the facility would be important in helping the public better understand the experiences of incarcerated individuals?

The positive programming being done.
The library and education, is the important place for me personal.
segregation and workspaces
tiny cells
CEELL BLOCKS, INDUSTRY, KITCHEN, MAINTENCE!
the metal shops.
Like I answered above, I believe the whole of the facility is of value to the greater community. If it is shut down, it should be opened to tours so that the general public can get a better understanding of what it was like to be incarcerated here. I say this in the hope that they would become more empathetic to sentencing people to a long stretch of time. I think it is unnecessary in most cases.
education would be my primary go to showcase how important this experience is to me
the units, and the barber shop and the music room
housing units, especially during the summer/winter seasons
have people from the outside come in and see what is really going on
any ELU unit
The barbershop, the Prison Mirror, the units, I guess I don't know of a spot that doesn't help. I mean even the bathrooms really more so in Moose Lake because they have cameras in them.
AII
ELU
To impart us with a fair chance at improvementing our current circumstance and don't have preconceive notions etc.
the cells. and how there used to be two people forced to live in them at the same time. no prison should be shared cells
TATTOO SHOP AND THE STUDIO
it to make us more read for when we get out
all of it..because you have to go thru all of the buildings to get inmate's experience. From walking down the hall to classes and chow hall to getting your canteen and to walk outside to the building the inmate works in....
THE YELLOW HORN ON TOP OF BUILDING 20
Education and the area's that help with trades.
Pretty much everything from the front door back through the kitchen.
The options we have to better are work ethics/kitchen skills is helpful in getting me ready so when I am released.
none really
I'm not sure i just got here
the gym, the unit, the dinning halls, barbershop areas where they see the interactions of both officers and inmates not as just guards and prisoner setting. the world few prisoner as these monster because of what movies and tv says about us inmates. ad it doesn't help the news outlet only want to write about the negative of incarcerated individuals and not about there achievements.
The Library

What areas of the facility would be important in helping the public better understand the experiences of incarcerated individuals?

ELU, chapel and education.
The art in the hallway and the cells
everywhere outside of the living units
The living units and industry/vocational areas. Maybe recreational activities and library/education areas too.
barbershop, tattoo shop, recording studio as well as the cell blocks.
every area. The entire place is a important because people lived real lives in here. some incarcerated individuals spent decades in here and past away in here. this entire place is important to show how people lived in here.
The industry buildings
thinking for a change, restorative justice
living units
It is inhuman to incarcerate a human being

What do you think the general public misunderstands most about incarceration or daily life within the facility?

People don't realize it is more than simply "doing time." The American prison system is often about being treated as no longer human or sub-human and about receiving punishment that would be deemed cruel and unusual. The damages caused by being incarcerated, physically and emotionally, exist long after one gets out of prison.
The presumption that all we are capable of doing is sitting in our cells, rotting away, with nothing better to do than to get into trouble. Additionally, they underestimate the immense amount and level of inherent skills incarcerated persons have.
every single thing that happens here.
How inmates are expected to learn how to be a human when were not treated as such.
The most misunderstood aspect-mainly due to negative press-is our positive daily lives and actions as we try to better ourselves. We aren't walking around causing trouble or wanting trouble started to create a hostile environment.
The general public may not understand that the daily life of an incarcerated person here at the Stillwater Earned Living Unit (STW-ELU) is far different than what they may have been used to. Many of us came from facilities that were locked down for most of the day and the time out of our cells was spent on high vigilance survival mode. Here at the Stillwater facility, that is no longer. I may not speak for the population when I say that, I/we live much more calm lives now. The time here at STW allows for individuals to decompress, express their willingness to actually learn new skills/trades, earnestly work for a degree in the TREC college program. The free movement allows individuals to attend religious services more frequently, it allows for individuals to visit the library to decompress and learn something new; expand their mind. Having access to the gym and the yard seven days a week allows individuals to get outside, get some sun, exercise, get some grass under their feet and even meditate. I believe for me, the single cells, the free movement, the ability to attend college, and work a schedule all helps to create stability in me and also within the community that we are building here.
That incarcerated people do nothing or have nothing to do other than get into trouble. Also that incarceration is for rehabilitation or encouraging of those type of changes.

What do you think the general public misunderstands most about incarceration or daily life within the facility?

id say the general public has it all wrong along with some that are apart of the system as well. i believe wholeheartedly that if people could see what is going on in here minds would gradually change.
i'm not sure
We are not here forever. We will be reentering society someday and potentially be your neighbor. How can we be set up for success once this happens?
The public doesn't really get to experiences and the changes that incarcerated individuals are making.
that we are not really being rehabilitated but put in a cell and unit and just left there there is little to no programing and nothing very helpful in correcting thoughts or behaviors
They think it's just like the movies they see.
I really don,t no.
the important roles we can continue to play in the lives of our children, family, and friends outside of these walls.
What it takes to live inside a prison
HOW SOMEONE ACTULEY LIVES IN PRISON , SELF PUNISHMENT, THE KNOWLEDGE OF WHAT REALLY GOSE ON!
everything they think that everyone is terrible but in fact there are a lot of amazing people I just finished a visit from someone from 20 years ago.
I don't think that they understand the punishment is being here. They as a whole seem to want people punished while they are here - which is different and unnecessary. Prison is an extremely stressful place, only made more stressful by hundreds of petty rules that make no sense to enforce unless you need to fill seg beds to make the prison work.
it's not as violent as people would think it is especially since it has became the ELU...
that we don't have feelings or that we don't want to change.
how physically dangerous the environment actually is...in reality it's not what so ever even pre ELU compared to prison systems nationwide
yes the outside people dont under stand how staff works
some of us do change for the best and should be allowed to get a second chance to be released
This is odd because it's this odd mix about people thinking it's way to easy and we are not being punished here, but others believe it's like the Hollywood movies and full of fighting and rape. Yet, what most people fail to realize is that we were not sent to prison to be punished in actuality we are sent here to be rehabilitated.
THE TIME HERE
This is now the most positive place to do time.
That I made some very bad mistakes in my life .In retrospect please don't write me off. For theres continues to be a lot of good in me, etc. P.S I'm trying to suceed for my wonderful future .
pro socials and other programing that we use to better ourselves
That we are still human and everyone makes mistakes and that we are growing and learning each day
it good place to be

What do you think the general public misunderstands most about incarceration or daily life within the facility?

That it is not as sensationalize as the tv shows portrays.. there are more positive things going on like classes and programs like Restorative Justice and Thinking For a Change ....and many different religious services. That it is just like a city with regular people traffic and everyday issues and relationships issues just like the public.
THAT THE PRIVILDES WE HAVE WE SHOULDENT?
that we are not changing or being rehabilatated.
I'm not sure.
That we will one day be a part of the community.
How we all get alone with one other
that a lot of staff in other facilities target people and put them on lop or to the hole all the time. i watched this in Mooselake especially
Most people think That just because some one is locked up that their a bad person and that's not the case, even good people make bad decisions sometimes.
yes they do because of movies, tv, and news outlets that wish to pedal fear through out the U,S,A on incarcerated individuals. as a incarcerated person i want then to see the change we make daily in our life to not be violent, or to not use illegal substance, how we struggle every day to stay in contact with love ones, or the emotions state we push through knowing that some of us will never leave this place it easy to act out but it takes strength to push past the hurt and that what i want people to see not the one outburst, or the self defense fight because you don't like bullies there is a lot more to being locked up you just have to really look or at least try
this prison actually brings a true potential out of most inmates to present who they really are without having to worry about what people thinks of them
They seem to believe that in addition to being locked up apart from the broader society and our families on the streets that there needs to be additional "punishment" in the form of harsher conditions and other deprivations above and beyond those necessary for facility security.
that all incarcerated individuals are violent and have no aspirations to do any good
That most people are doing work to grow and better themselves
that alot of inmates are non violent and normal human beings
That everyone is fighting or up to other negative things.
that it is violent and filled with people that probably are not changing and learning how to just be smarter criminals. that we dont do enough in here.
they believe we just sit around fight, and do nothing with our time. The reality is that most people in here are trying to make it to the nest day and get home.
How spoiled and easy they believe we have it, and the quality of food given to inmates
how we hope to get back involved to our love ones, and how we have changed by taking classes to help us
that people locked up arent taking advantage of the opportunities provided in here to better themselves
It its not punitive or productive.

Are there parts of the facility that should not be opened to the public or interpreted as museum exhibits?



What areas and why should they not be opened to the public?

I don't believe a place with a 100+ year history of abuse, trauma, murder, suicides, suffering, rape, violence and corruption should be preserved at all. It should be completely bulldozed and given back to nature or turned into a memorial garden.
The entire facility. Stillwater still has tremendous value; the facility has its challenges like any other place but it's not a museum piece.
id say it should all be open to the public. if areas are not safe then those areas should be off limits.
all of it.
all of them put more job in here
The units that are closed so they can get a feel of how things go in here
B-East with the double cells and visiting room
living units is part of our privacy. visits is ok but no monitoring to the public should be allowed

If part of the facility became a museum or public history site after operations end, would you be interested in visiting?



Why would you be interested in visiting?

To act as a reminder of those who not only saw me as a worthy human being, but selflessly invested into my future as a worthwhile member of a community who has something to give, let alone give back. That I have value towards doing the greater good for society.
all of it
I would attend as a visitor with my family and friends to show them what they see only on television or in the movies. I can show them where I lived and share how I/we lived together. I could show them where I worked, and explained what I did. I may be the one doing the time behind these walls, but my family is doing it emotionally with me. I would like to show them that this is the facility that changed it all for me, and that life here was not nearly as bad as what tv and the movies make it out to be and that the ELU life was 100% better for my mind and physical well being.
there are areas i haven't seen & would like to explore just to absorb the history.
If i came to visit it would be to show my kids where i was and explain what i did here
There are areas I haven't seen. The public should see the inside.

Why would you be interested in visiting?

I want see the other part of the building the basement
As traumatic of an experience as this has been, I think it would be both poetic and cathartic to do so in a productive way where I can share my story.
I get to look in a old cell and leave.
to see the cellblocks, and working areas
to be able to show where I learned so many different skills.
I would like to bring friends and family here so they could get a sense of what my life here was like. I can explain it until I'm blue in the face, but seeing it would be worth more than I could ever say.
because i was here for most of my prison time.
just to see what has become of this place
Because first it will inspire me to not come back .And live a crime free life,etc.
i would want to bring family and friends here and show them what life was like here
because it is a 100+ years of history and to understand why it was built and how it has changed from strictly a punishment area to punishment with rehabilitation in mind..
TO SHOW THAT IN 1957 ON THE YARD THEY USE TO HAVE PILLOW FIGHT,ha!,so it was not that tuff
I'll be able to show my grandkids where my change took place.
See #1.
historical interests.
Just to see it still standing and to say i was here when they had ELU
to see things i havent seen here in stillwater there is alot i cant see as an inmate
well i did some murals and i hope the will still be on display when i leave this place.
So i get that feeling of why i never want to be in a place like this
to look back at the past and all the memories
im a history type of guy, and after serving 20 plus years in total i may have something to add
To possibly bring friends and family to show them what it was. Hopefully, the operations won't end for another five or ten years or more. There's still a benefit to this facility.
because i can remember where i once was and look at how far i have came from that moment.
Everywhere.
All of it
just to see and understand the history of stillwater

Why would you <u>not</u> be interested in visiting?

This is a place of despair and cruelty. Unless you plan to use it as a cautionary tale of something to be avoided or changed in society why keep it. Also, as mentioned early, the number of improvements made since it became an ELU, do not represent its true history.
I've been here already and it carries pain not joy.
SORRY BUT NOT ENTERESTED IN RETURNING
Why would I support a place that doesn't support positive change in people to help better the Minnesota community?

Why would you not be interested in visiting?

I have had to live in prison for many years so I don't think going to one as a museum would be fun or entertaining. Also, too many bad things have happened here and that would deter from from ever returning for a visit. The only way I would return to this prison or any other one is to help the people incarcerated change their life for the better through ministry and other positive outlets.
past
no need too.
be cause i have spent to much time here as it is and would have no need to come back
Once I am away I don't want to return at all.
because of bad thing that may have happen inside.
i lived here for multiple years already
had my fair share of prison
I lived it
I LIVE IN CHICAGO
i just wouldn't
becues i live for year
Prisons are a necessary thing but probably not something that should be treated like an amusement.
i spent enough time here, don't need to come back to a prison other than to help someone else be better.
some people mite not understand the prison life
Too panful

If opportunities were available in the future to share your experiences or perspectives with the public at the site, would you be interested in participating?



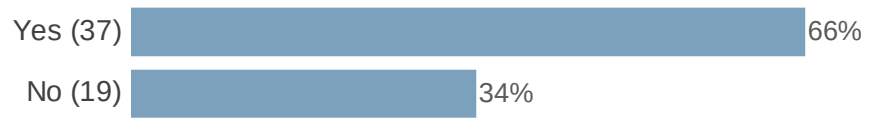
What method of sharing your stories would feel most comfortable?

Whatever would be available...speaking engagements, podcasts, seminars, etc.
interview or writing
any
I am open to multimodality. Whether it would be writing an essay or doing a video or whatever. How I feel about this place and how the ELU is forward thinking is worth sharing in any format.
I would prefer to share my stories/experiences by public speaking and by interacting with the people afterwards. Also I would like to share my stories/experiences with creative writing. But I would be open to other methods as well.
per a tour, video recording, or on brochure or public site.
I'd prefer to leave my cell as if i was leaving for the gym and that way it can be kept frozen in time
Me apprenticing at the tatooshop.

What method of sharing your stories would feel most comfortable?

taped interviews
Sharing my 25 year experience and opening it up for questions.
It would be a good thing to talk with some one who was locked up here.
I WOULD SHARE THE TRUTH ABOUT THE WHOLE SYSTEM!
in person.
i mean all methods would be uncomfortable but, I would be willing to share in anyways possible.
To explain in detail how my life of crime ,put my existence in disarray,etc.
guided tours
keep it open
speaking engagements....it is the best way to share my experience to the public....
the taking away the metal shop for one persons action
Everything.
Writing about it.
How there was no stabbing how people came together to help one another how i was there to to help other
verbal
i would write a short story of my life experience in sill water or i would do a mural like I've done before
i'll preach on how this place changed my life how i became a man here
I'd be open to any questions
The entire experience because it shows all my growth and obstacles
talking and exploring
How it was before and what it is now which is much, much better.
public speaking or via zoom calls.
face to face tours so people can feel, see hear and understand the reality of some one who spent many many years of their life here.
Open to all forms of sharing
either verbal or oral
The most painful.

Would you be interested in contributing artwork, writing, photographs, oral histories, or other materials to help preserve the history of the facility?



If there was a place to create artwork on-site in the future, would you visit to do so?



What types of programs or activities would make the site meaningful to formerly incarcerated individuals and their families?

Tell the true story of the history of this place, not a rose colored glasses version as if it was always an ELU.
Testimonials from former correctional staff who gained valuable insight and life lessons upon seeing the results of their efforts via the success stories of the formerly incarcerated. Perhaps presentations given by both (formerly incarcerated and former staff) to better portray how rehabilitation and restoration CAN be achieved when we FIRST see each other as human beings.
keeping it open and allowing inmates to continue building the ELU and keeping staff working. why take something away that is actually helping make prison and ultimately society a better and safer place. DONT ALLOW THIS PLACE TO CLOSE
being locked in the cell
Nothing!
This question begs to be answered from an standpoint that it should be answered as if it is still in operation. Creating a space where the incarcerated population can be put to use for the good of the public is important to me. Teaching the incarcerated population vocational and technical skills to better themselves and be of use to the public while they are still fulfilling their sentence makes a lot of sense to me. Having the incarcerated population knowledgeable and skillful in many facets of daily life as it would be if they were released makes for a better neighbor and a better community. It would be a place that the formerly incarcerated individuals could be proud of and maybe even volunteer to help the next line of IP's to adjust to life on the outside.
I don't think offering programs or activities at this site would be a good idea. Many people have died or experienced great harm at this facility so I think bringing families back for activities could end up doing more harm than good. I think this place should be torn down and the turned into something good like a school or nonprofit organization. But if they do decide to use this site for programs or activities I think they should be therapeutic activities such as singing, painting, or meditation because of the harm incarcerated people and their families have gone through at this facility and other prisons.
i believe tours or motel type stays. I'm not sure about the program side of it?
getting perspectives from inmates now and from the past. One suggestion i can make is to leave the cells "as is" as people start leaving. for those willing to leave personal property behind for historical value, keep the cells untouched (other than dusting and cleaning) as if the guy left his cell and went to the gym. this way the cells will be essentially frozen in time and 40 or 50 years from now people can see the stuff we had available to us and how we utilized things like our hot pots. this place is full of potential exhibits, why not leave the cells "as is" so that authenticity shows.
visity
Anything that would keep individuals moving in a positive direction.
anti recidivism programs
I don't know.
Maybe a art show or maybe some kind of shop that show what the inmate done while incarated.

What types of programs or activities would make the site meaningful to formerly incarcerated individuals and their families?

I need time to think this one through.
The history of the prison, and how we survived living in it.
I would love to share with the public on the successes of so many of my friends that didn't know anything but learned a career at Stillwater inside these walls.
I would think maybe just visiting the facility would keep former residents on the straight and narrow. Especially if they were the ones giving the tours to the general public. It's one thing to have worked here. It's a totally different thing to have been imprisoned here.
in-house visiting "family days", talent shows for the public, field days
not sure at this moment.
any activities involving the outside community to participate within
nothing because it beyond repair and it would cost to much to repair. the building foundations did not pass inspections.
a program which allow former inmates to come here to SPEAK about what we done to help us do our time that helped us to become a better person alone with helping other inmates to change and become a more better and helpful person to all.
Keeping the ELU open longer here to create better programs and activities to build a more meaningful experience
THE PROGRAMS YOU HAVE HERE NOW
continue the ELU
I would think guess speakers of people who experieced the lonely life of being in a prison lifestyle,etc.
guided historical tours documentaries
the visiting area
more job and family time with them
Family days.... Speaking Engagements Tourism Museum
Bring back the metal shop
Art Therapy
Tours I think would be the main one, maybe video presentations? Officer Schanno (sp) would be a great tour guide as well as some of the other, older, long-term staff.
more ways to learn about the history of the facility
Family day parenting class
im not sure about that
A lot of different youth prevention programs would be helpful. Don't get me wrong this ELU program is like no other facility in the state of MN. But i tell guys not to glorify this place to there loved ones because that can be taken wrong by the youth and think it's cool to get locked up.
a art program to show that you can still create some while locked up, or more M,P,W,W to help incarcerated individuals tell their stories, even family events with public speaks with formally still water incarcerated people, there is a lot to be done if you deicide to close the place that can benefit future generations to not come to prison.
the units.....the gym
Some sort of mild "Scared Straight" where families and their kids could see and hear what happens if you break the law or don't listen to your parents.

What types of programs or activities would make the site meaningful to formerly incarcerated individuals and their families?

Volunteering to make the site into something useful for the community, like a garden symbolizing growth and fertility
maybe just some of the same things inmates do daily
Show how what it is now is better and more beneficial to everyone involved and that it's too bad it took this long to do this. (This question is kind of vague so I answered the way I thought best).
cdl, forklift, culinary arts, family bbq on the yard, sports staff vs I.Ps, and also banking options within the facility.
not sure
Tours and events honoring the people who served here and died here
thinking for a change victims impact restorative justice housing jobs
family counciling
Knowing the society viewed incarceration like the inquisition (a thing of the past).

Stillwater Decommission-Staff

This report was generated on 07/28/26. Overall 41 respondents completed this questionnaire. The report has been filtered to show the responses for 'All Respondents'. A total of 41 cases fall into this category.

The following charts are restricted to the top 12 codes. Lists are restricted to the most recent 100 rows.

Are there stories, either that happened to you personally or that you have heard about from others, that you would want the general public to potentially hear?



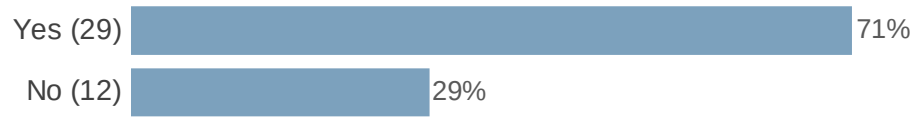
Please share your stories here:

I don't have specific stories of my own. It would be stories I have heard from others.
The murder of Officer Joe Gomm
The ghost stories
See Question 7 Dialogue.
The first thing that came to my mind was the senseless murder of Joe Gomm. What happened that day and how staff came together after that tragedy is something I'll never forget and all need to remember Joe and honor him.
You might not believe this, but here goes. Before I started here, I was a welder, fabricator making structural steel. We had a large contract for Stillwater Prison. I made many structural I beams, columns, and Railings. Many years later, I got a job here being a Forman of a welding shop, when they closed Metals down, we stated working in Bldg. 21 setting up for Anagram work. I looked up at the ceiling on the first floor and seen the I beams I made about twenty years ago. Kind of weird.

Please share your stories here:

Covid was a hard time for everyone in the world and for many correctional facilities across the United States, including here. I remember when it first was arrived into the facility; staff and IPs alike all freaked out. We had to feed at cell bars for the longest time, I remember stopping at one guys cell and he had tears in his eyes. Mind you, I had been in the same unit for some time at this point so I had built up the rapport with many of the IPs. I asked him, "Are you good?" I remember his response being "I am scared. I do not want to die." For the first time in my career as a officer I did not have a response; I mean what do you say to that? I remember I said something along the lines of everything will be alright but truthfully I had no idea, nobody had any idea what the pandemic was going to turn into. That story will always stick with me because it is so easy to tell a guy no when they want extra time out of their cell or yes if you have an extra milk in the unit fridge left over from lunch that they can have. However, to not have an answer to an adult man who is scared to pieces but even I had no idea what Covid would become. Every day that we had to feed at the cell bars I made sure to check in with that individual and the countless others who expressed their concerns to staff. I give Stillwater staff props that even in a scary time of uncertainty we all came together to make sure that all IPs were taken care of. I recall snacks were dropped off at the unit doors every night for the guys, i believe it was peanut butter and jelly graham crackers. Within a couple of weeks all of us were so tired of looking at the PB&J sandwich crackers. When we were able to do "positive and negative" flags people started feeling a little better because then the feeding at cell fronts stopped and we were able to let positive and negative out to retrieve their own trays. It made life in this facility just a little bit more normal so to speak.
Escape attempt when the guy knocked out the bars and replaced the bars with cardboard fake bars, digging the tunnel, the time the guy tried to climb over the wall and fell to the ground and knocked on the door to get back into the facility in the middle of the night. There are hundreds of funny and ridiculous stories to share.
The bonds and lifelong friendships I have built during my time employed at MCF STW mean so much to me. Going through traumatic events that the general public can even imagine and knowing that the people responding with you have your back. I have gained a family and I owe it to my time at STW. Getting to work in a historic building and using the tools and systems that were used 100 years ago and still knowing that they will work and enjoying the hands on aspect of the brake systems, doors etc.
I have plenty of stories I would love to share with the general public. Mostly pertaining to how successful our ELU, Segregation, Chemical Dependency populations have been doing. This facility is extremely beneficial to the state of Minnesota, and the closure of this facility will significantly impact public safety.
Reach out to other staff
What kind of stories are we talking about
I would like the public to hear how poorly the closing of the facility was handled by DOC leadership.

Are there locations, spaces, or features within the facility that feel especially meaningful or important to preserve?



Please share what locations and why:

The whole building
the old Atlantis
The main cell units A-Halls and B-Halls
A former general population living unit. It would be good to save due it the age and history. It would be good for the public to know what it was like inside.
The entire main building.
all around the outside of the facility is important . car patrol .
The whole facility. What has happened here over the course of over 100 years is very sacred to many people. People who worked here, lived here, or even donated time. Many things have happened at the facility, from changed IPs to murder.
All of MCF-Stillwater must be preserved intact when the time comes to close its doors. A single picture may capture a thousand words, but it is the physical essence—the very walls, corridors, and spaces—that breathe life into the true story of this place. These surroundings are not just bricks and mortar; they are the silent witnesses to history, echoing the footsteps and stories of those who lived and worked within them. The resonant chattering from the main rotunda, weaving through the hallways into the living units, dining hall, chapel, recreation areas, education centers, and industrial spaces—these sounds and sights are a vital part of a larger, richer narrative of what MCF-Stillwater once was. If we are to genuinely honor this story through passionate preservation, then every fragment of its history must be protected. To pick and choose what remains would be to diminish over 112 years of correctional history that shaped Minnesota's justice system. Whether they were moments of triumph or turmoil, we cannot truly learn from our past if we erase it. To forge a better future, to truly fulfill the mission of the Minnesota Department of Corrections—transforming lives for a safer Minnesota—we must first remember where we came from. Only then can we move forward with purpose and understanding that preserving this place is not just about bricks and mortar, but about honoring the lessons etched into its very foundation.
cell blocks
Cell Hall-D
The wall paintings of Joe Gomm by the MC desk is important to me and others that will see it weather they happened to work with Joe or not.
The admin. building for sure. The turnkey, the chow hall, and the cell halls, the outside warehouse. For architectural reasons. Even the Industry budlings are really cool.
Areas that reflect the facility's history, daily operations, and the experiences of both staff and incarcerated individuals would be important to preserve. This could include original cell blocks, control centers, visiting areas, work or industry spaces, and other architectural features that show how the facility changed over time. Preserving these spaces would help provide a realistic understanding of correctional history rather than focusing only on the physical structure.
Everything that is original to Stillwater when she was first built over 100 years ago.
The entire facility based on the age of the buildings and history
Keeping the facility open
I feel like the property as a whole has a lot of historical significance and should not be forgotten when we close the doors.
Brake systems, Tunnels, building 20, chapel - the brake systems are rare and should be preserved and able to be shown off for the value they are. Same for tunnels. Bldg 20 in memorial of Ofc. Gomm.

Please share what locations and why:

Everything from the front door to the dining hall. You cannot explain to someone the detail and architecture of a facility this old. How things were built with the technology they had then is unfathomable without being able to see it in person. Also the Wardens House is amazing! When we redid this years back, it was refreshed with modern technology but specs. from original build. Industry also has it's own areas of intrigue. What Stillwater has been over the years holds more questions than answers for the public. You can spend years here and still find something you hadn't previously noticed.
All of it.
Almost the ENTIRE FACILITY is still original to what it once was. The number of rooms that have been modified in any way can be counted on one hand. Industry has always been a few warehouses, but the details are all still here. Nothing has crumbled. The only missing buildings are the original greenhouse, water tower and hospital. Which now holds the state's newest segregation.
The whole prison.. lets keep it open.
All of it due to the history and building design
All of it. The prison should remain an ELU facility and open up empty blocks to house more IP's
Warden's office, communications/turnkey, living units, chapel, education, dining hall, and recreation.
One of the building maintenance rooms has old blue prints for the prison and they should be preserved. Most of the prison feels special and like it would be a sad day to destroy any of it.
The entire facility is important to preserve. There were years that inmates went up the stairs in the rotunda to go to an education program I have been told. There are stairs to places most have never witnessed. The areas in the kitchen, below and above are impressive.
the living units and the kitchen particularly because thats where the real energy of the people has been

What areas of the facility would be important in helping the public better understand correctional facility operations?

The main Living Units
There is nothing for the public to understand once it's closed. By then it's too late.
A-East, A-West, B-East, B-West, Segregation.
Areas that would be important in helping the public better understand correctional facility operations would include the housing units, Watch Center, visiting areas, programming spaces, health services, education and vocational areas, and staff work areas. Each of these areas demonstrates a different aspect of how a correctional facility functions beyond the public perception of simply housing incarcerated individuals.
Industry
The entire facility.
Having the public come in and visit see what is like.
None
The living units, kitchen, segregation, MSU, industry, and the walls which surround the main facility.
See Question 2 Dialogue.
education/psychology SEG cell blocks
One of the big units
the unit blocks
Segregation, Industry

What areas of the facility would be important in helping the public better understand correctional facility operations?

How the layout is and the need for the segregation we have now compared to the prior segregation.
Main corridor, housing wings, and segregation unit. Seeing the meeting space for therapy in Psychology Department.
The front entrance just to see the security aspect of it all.
Areas that would be important in helping the public better understand correctional facility operations include the housing units, security operations, programming and education areas, health services, food service, visiting, and vocational or industry work areas. It would also be helpful to explain the role of staff, daily routines, movement procedures, emergency response, and the various programs designed to support rehabilitation and successful reentry. Providing information about these areas can help the public understand the balance between maintaining safety and security while also offering services, structure, and opportunities for positive change.
Living units, Education, Kitchen, Segregation, and Industry.
All of it. Public doesn't understand all the programming available and the value of it. They don't understand there is a clinic in the facility or how big the kitchen had to be to feed 1600 IP's at it's peak.
Keeping it open
The Elu units and hallways show that the creative mind is still active for these Guys and i think the paintings on the walls would be cool for the public to see.
All of it.
Bubbles, Health Services, Recreation, people don't realize what goes on inside these walls. Most I have talked to over the years think it's more of a bread and water atmosphere.
Segregation
All of it.
What parts of the facility wouldn't be beneficial for the public to understand? I can't name a single area that shouldn't be discussed.
honestly all, the public only knows TV and movies.
the rotunda the area where everyone walks through
They would have to spend a full day in the facility and observe the blocks, corridor, and yard.
Living units/cells.
All of it.
Every part of what happened here should be important in helping the public understand what was done, what has been going on and how these offenders develop. The symbiotic relationships that have developed between offenders and correctional officers is impressive. There have been good and bad experiences for all that have walked inside these walls. You don't experience the grand picture without witnessing the entire layout and understand what made this small city function. This facility is not as defunct as the powers that be, have convinced people. The inmate population earn a wage and could be used to learn a trade for when they release. This facility had programs to teach offenders occupations for their release, could have been utilized
industry
The living units
all of it

What do you think the general public misunderstands most about working within correctional facilities?

safety concerns and functions of the actual prison
The Officer to IP Ratio's
The amount of effort put in by staff to try to help the inmate population.
They do not understand the mental, physical, and emotional toll it takes. They do not understand the level if hypervigilance staff needed to have. As for Stillwater, they might not understand how the layouts of A-East, A-West, B-East, and B-West made the work challenging.
I believe one of the biggest misunderstandings about working within a correctional facility, specifically MCF-Stillwater, is the perception that the facility itself is unsafe, outdated, or in a state of severe disrepair. Over the years, the public has often heard negative portrayals of the facility, which has created a perception that does not always reflect the reality of the environment. I have personally witnessed this when outside groups and visitors have toured MCF-Stillwater. Many have commented that the facility was not what they expected and that they were surprised by the condition, cleanliness, organization, and level of professionalism they observed. Some visitors have even expressed that they wished they had known more about the facility before and have asked what they could do to help preserve it. While MCF-Stillwater certainly has challenges associated with an older correctional facility, the public often does not see the dedication of the staff who maintain operations, provide security, support rehabilitation, and ensure the facility continues to function effectively every day. I believe a better understanding of the facility's history and operations would help the public recognize that corrections is not simply about a building—it is about the people who work there, the incarcerated individuals housed there, and the systems that have been built over decades to support safety and accountability.
How it operated like it's own city.
That we are abusers to the inmates.
Some people thinking that job is easy , When its not.
That it's all negative and full of bad humans.
Yes. With all of the bad publicity, and the voices that bring drama to light, are always seen and heard the most. The public loves drama and with organizations that support the closure of facilities make the biggest waves which are brought forth in the news. The news will continue their coverage of the incidents or mishaps more than what good has come from inside the walls. The ELU is gaining publicity for all of the positive outcomes. A facility, which is what it takes to run such a program, is saving the state thousands of dollars by having roughly 300 IPs being supervised by such a small crew. What MCF-STW is accomplishing is due to the population and staff, along with having a facility dedicated to this program. MCF-STW is, in my eyes, an ELU with a treatment unit along with restrictive housing. It would be basically impossible to have a treatment facility, or another facility to have what STW has going on. What has occurred in less than a year, is only a start to what can actually happen. If Minnesota wants to rehabilitate IPs, STW has the acreage to help them get what they need for when they are released. With that acreage, STW can give back to Minnesotans by donating to food shelves or even expanding industry to become profitable to help ease the burden on taxpayers.

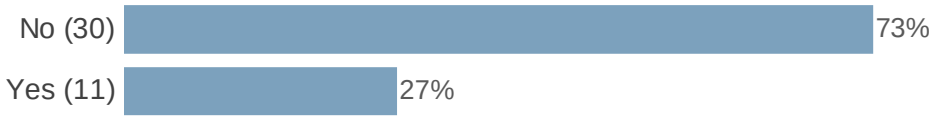
What do you think the general public misunderstands most about working within correctional facilities?

Many people deeply misunderstand what it truly takes to work in a correctional facility. They often assume that the staff do the same jobs as in any other public service, but the reality is far more profound. The Education Department is staffed by dedicated, qualified, and licensed teachers who pour their hearts into giving inmates the chance for real growth and change. Our health professionals adhere to the same rigorous standards as those in hospitals because they are passionate about saving lives and providing healing in the most challenging environment. Maintenance and grounds crews don't just perform simple repairs—they undertake complex upgrades comparable to those at top-tier apartment complexes, ensuring safety and dignity for everyone. Our foremen lead with unwavering commitment, managing industrial safety and engineering processes that keep the facility running smoothly, knowing that the products and services they help produce are consumed by the public. Corrections Officers stand as frontline guardians, providing the same level of security and emergency response one might experience in public—only within a much more confined and intense atmosphere—because their work is rooted in protecting lives and maintaining a fragile balance of order and humanity.
we don't walk around armed. that there is free/scheduled movement. we offer many every day accommodations, i.e. school, MH, medical.
They cannot see what goes on behind the forbidden doors -- makes people use their own imagination as to what happens behind closed doors
the day-to-day task of what we have to do
We only have control because we treat the offenders as human beings and with decency whenever appropriate. The Punishment factor is a thing but we can't just lock people in cells and give them bread and water and not expect that this will cause major issues.
How quickly bad things can happen and the stress that comes with all that over the course of a career working here. Also the amount of violent Trauma assaults weather its staff or inmate affects you and you have to come back again and manage to somehow deal with it.
It`s not easy to work here, or at any correctional facility, a lot of things to learn from classes, and on your own.
I think the general public often underestimates how complex and demanding correctional work is. Staff are responsible not only for maintaining safety and security, but also for managing conflict, responding to emergencies, enforcing policy, supporting rehabilitation, and making quick decisions in unpredictable situations. The public may also not fully understand the emotional and mental stress of the job or the level of professionalism, patience, and awareness required every day.
I think the public thinks that we are just in here breaking up fights constantly and treating IPs horrendous. However, that is not the case at all to be honest with you. Yes, there are some people who are easier to work with than others; that is for both staff and IPs alike. Sometimes, when a guy is having a bad day and starting to pop off they may just be looking for someone to listen and hear the frustrations. Over the years I have talked many guys down simply because I just stopped what I was doing for a couple minutes to just listen and let them be heard. Even if I did not have a answer for them right that second, I would try and find out the correct answer. The same can be said about other staff here too, I learned a lot from senior staff here and how sometimes you just have to stop and listen. I do not think that the public knows that we have CIT within these walls to help with some of the issues that a guy could be dealing with before it gets to a point of them just having their issue boil over and creating bigger issues.
The size of sTW is like a small town with all the same resources in a small town. Post office, clinic, canteen, tattoo shop, working in industry, and education complex.
Safety
They think that were are a bunch or bullies and just disrespect the Offenders all day.

What do you think the general public misunderstands most about working within correctional facilities?

That staff are hard hearted and don't care. I have met some of the most caring people while working here. Only the negative gets shared, nothing ever comes out about the good that is done everyday.
It's all fights and rape. Everyone locked up is dumb and disposable. Those that have never stepped foot inside a prison have no idea how much talent and good can happen here. Don't get me wrong, we definitely have had our share of shitheads over the years, but I have met many fellas that just made a bad choice or two in life and just need some guidance and they'd be good neighbors.
Everything. There is almost zero actual common education about the true reality of correctional facilities that aren't made for views and drama.
The work we do is extremely important and has a significant impact on the incarcerated population and a significant impact on public safety.
Movies & TV
That we are torturing people.
that everyone hates the offenders and that we mistreat them
Everything...
That the living conditions are poor and that the incarcerated population is mistreated by staff.
Day to Day struggles, schedules, the struggle to get vacation time approved, the unity of the officers, and the real threat you are in just being out numbered by potentially dangerous people.
They don't understand anything unless they have walked these corridors and get the full picture of the size of the facility, The single cell is an amazing tool. Offenders hate sharing a cell with other people. I hear from every offender I talk to how they love being at Stillwater and that they don't even mind they have no AC. They want their own cell and not to share with people they do not know.
everything
The day to day stress, the difficult living/working conditions of both the IP and staff.
not just the danger of the job but the importance of the job. Of all the first responder jobs I feel this job gets the least recognition from the public.

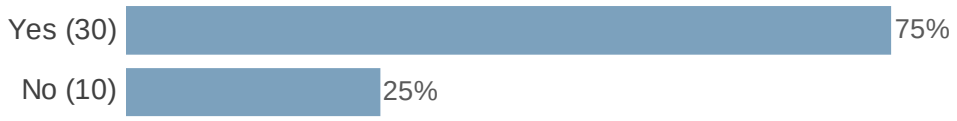
Are there parts of the facility that should not be opened to the public or interpreted as museum exhibits?



What areas and why should they not be opened to the public?

seg
Building 20, 3rd floor. The area where our friend and Co-worker lost his life
The area where Officer Gomm was killed should not be open to the public.
Industry to see where they made a living.
maybe industry .
industry
Keep the prison open and functioning as a facility
I would say the main rotunda and the cell halls
Bldg 20 - this is where a staff was murdered and should not be an open area
The location that Joe was killed.

If part of the facility became a museum or public history site after operations end, would you be interested in visiting?



Why would you be interested in visiting?

all areas
To show my family and friends what it was like to work here
To remember what it was all about.
Places I used to work or spend time at.
The whole facility.
I've spent 22 years here so far.
n/a
industry and seg.
To relive the memories of by career.
I have dedicated over 12 years of my career here and refuse to discount the lessons learned and life experiences I have gained.
show friends/family
I would like to bring my children and grandchildren in to show where I worked and explain what I did for this job
Stillwater will always be a part of me
To see what looks the same and what looks different.
Could show family and friends where I worked so they have a better understanding of the environment and safety.
Seeing what it looked like after decommissioning.
I'm nosey but would also like to bring friends or family to see it.

Why would you be interested in visiting?

If its preserved it would be cool to see every now and the once we've closed
To remember my time here
To see what the public was shown versus the reality of what it really was
to tell the other visitors the truth.
See other answers, i.e. historic
i would want to show my family and explain to them the stuff that happened here and, in those areas,
To see what it would be like, see if facts are correct.
to see what they are actually telling the general public. It will be nostalgic.
To bring my family in to see where I used to work, and to relive some of the good or bad memories
over the last few years this place has become my home. i would come back just to remember the things I've experienced here.

Why would you not be interested in visiting?

Why would I want to visit this "Shit hole"?
Nothing much to see.
After working in the facility and experiencing its operations firsthand, I would not feel a strong need to return once it became a museum or public history site. I would appreciate the historical value and the opportunity for the public to learn about correctional work, but I would prefer to remember the facility as the workplace it was during my time there.
Stillwater prison is rich in history and I am proud to be a part of that history but I do not want to come back and visit. Simply because the way that everything has unfolded with this closure has left a sour taste in my mouth. I think once these doors close for good and I move onto my next adventure in life, I think STW just needs to be something that is in my rear view mirror.
Cause I have already seen everything
it would take me time because all the memories of what once was would need time to heal.
It would be too difficult to observe the building being used for anything else.
Because the closure of the facility has been one of the most painful experiences that I have ever gone through. I don't want to be reminded of that.
life needs to move forward not dwell in the past

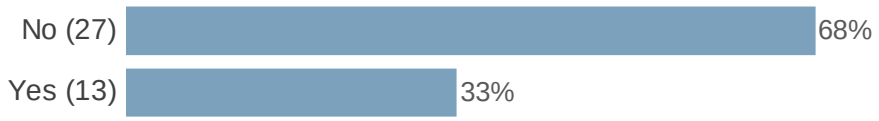
If opportunities were available in the future to share your experiences or perspectives with the public at the site, would you be interested in participating?



What method of sharing your stories would feel most comfortable?

phone call
small group discussions
To speak to the public about working here and being involved when Joe Gomm was murdered here.
speaking
How communication and Heart of the facility is run.
as a written article.
any
Speaking to others
I'll talk about anything
It would depend on what it is. However it isn't a yes.
any
Any
Verbal
sharing in person
online, in person, However. There are incredible stories here of how this place touched many lives and it would be an honor to tell it

Would you be interested in contributing artwork, writing, photographs, oral histories, or other materials to help preserve the history of the facility?



If there was a place to create artwork on-site in the future, would you visit to do so?



What types of programs or activities would make the site meaningful to former employees and their families?

just to visit
Tours and training
It doesn't matter once the facility is turned over to the state they will tarnish the history of Stillwater and staff that have dedicated so much to it.
Tours and museum activities.
None.

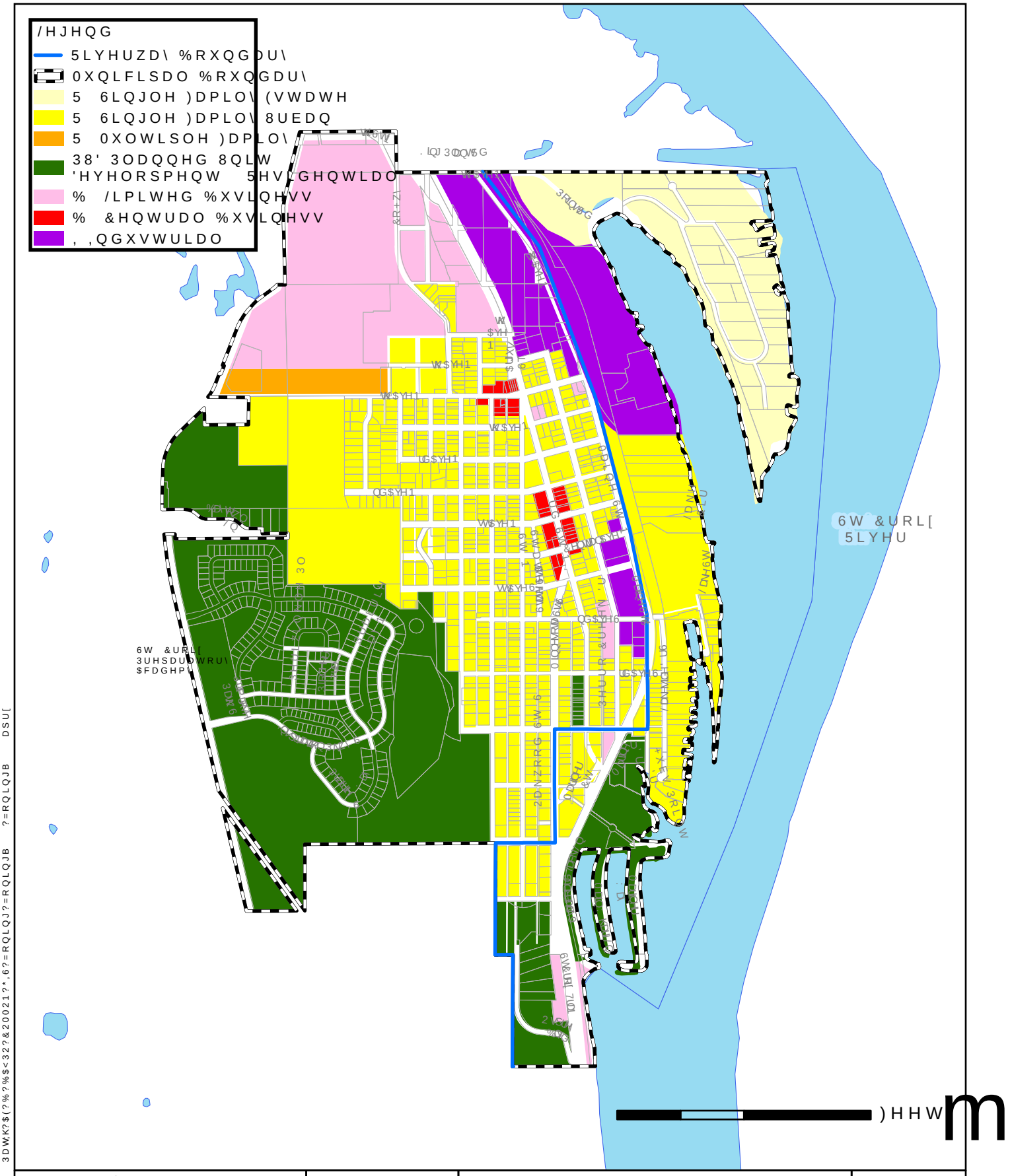
What types of programs or activities would make the site meaningful to former employees and their families?

Maybe a place for former staff to heal if this job has taken something from you that you haven't got back yet.
turn a living unit into a Haunted AirBNB throughout Halloween season, getting locked in at count, ghost haunted attraction or tour similar to The Stanley Hotel and others.
showing how this places his become .an easier places to work at .
None!
memorial for Gomm
Tours of the units, kitchen, Wardens House, MSU, and Towers
Maybe statues or commemorative plaques
To see the cell halls and how the brakes work in A-Hall and how big the cell halls are and small the cells.
Art gallery where the currently incarcerated can display or sell their artwork and keeping the murals already in the facility in place.
Not really sure about that, interesting.
This could include staff-led tours, oral history projects, historical exhibits, recognition of significant events, and opportunities for employees to share photographs, uniforms, equipment, and personal stories. Family events or reunion opportunities could also help former employees reconnect and allow their families to better understand the work they performed and the role the facility played in their lives.
A picture of all the staff taken out front who are currently here that have stuck around until the very end. Then I think that needs to be placed in the Washington County Historical Societies museum and archives. Then eventually I think you just need to build a new facility out back! Or do the work that needs to be done to keep this current building standing for another 100 years. Look at the capital for instance, that is old and still standing strong; so is MCF-St Clould and they are even older than us.
Keeping it open so we can keep our jobs at this facility
just honor the people who used to work here over all the years.
Aside from keeping it open, don't change or remove items - this would make stories and explanation hard in the future
Make it real, don't sugarcoat things and don't mold the facts for public approval. Let people know the reality's of what this place has been. We've lost inmates as well as staff to hellacious acts over the years. We have also released fellas to the streets that have been able to be very productive members of society.
DO NOT CLOSE THIS FACILITY.
This kind of a question should be sent to a risk evaluation department and not the masses because prison is an offensive place to a lot of knowledgeable and unknowing people. Opening Stillwater as a museum would be a really good way to obtain some funding for the DOC and only the DOC. The entire facility becomes an event space. At the same time, there will be over 900 individual cells unable to be filled that desperately should be housing offenders.
Not sure. Sorry
homeless shelter that allows them to farm the land by growing there own food and having livestock.
Not closing
The only "meaningful" thing that could be done with the site for former employees would be to keep it open. Let us keep our jobs, let the incarcerated population continue to thrive in the ELUs, and let the areas of the facility that are still operational continue to do so.

What types of programs or activities would make the site meaningful to former employees and their families?

former staff have some family members that don't want to experience this job while their spouses, children or parents work here. The ability to not witness the potential harm that could happen to them. Knowing their family members succeeded at a job within the walls of Stillwater may be a new understanding and appreciation after they don't work here any longer.

honestly, if it wasn't being used for its current purpose I'm not sure it makes a difference to me what it gets used for after.



SEH 9$'1$,6 &(17(5 '5 67 3$8/ 01 3+21( )$; 7) ZZZ VHKLQF FRP	3URMHFW %$<32 3ULQW 'DWH 0DS E\ ORVRZVNL 3URMHFWLRQ 1$'B B+$51 B$GMB01B:DVKLQJWRQB)HHW 6RXUFH $UF*,6 2QOLQH 6(+)LOH %D\SRUW &$'	=21,1* 0$3

7KLV PDS LV QHLWKHU D OHJDOO\ UHFRUGHG PDS QRU D VXUYH\ PDS DQG LV QRW LQWHQGHG WR EH XVHG DV RQH 7KLV PDS LV D FRPSLODWLRQ RI UHFRUGV LQIRUPDWLRQ DQG GDWD JDWKHUHG ,QIRUPDWLRQ 6\VWHP *,6 'DWD XVHG WR SUHSDUH WKLV PDS DUH HUURU IUHH DQG 6(+ GRHV QRW UHPUHVHQW WKDW WKH *,6 'DWD FDQ EH XVHG IRU QDYLJDWLRQDO WUDFNLQJ RU DQ\ R PDS DFNQRZOHGJHV WKDW 6(+ VKDOO QRW EH OLDEOH IRU DQ\ GDPDJHV ZKLFK DULVH RXW RI WKH XVHU V DFFHVV RU XVH RI GDWD SURYLGHG

(3) *R-3, Multiple family.*

(a) *Purpose and scope.* This section applies to the R-3, multiple family districts. The intent of the R-3 district is to provide areas capable of supporting multiple family dwellings in terms of public utilities and services, and thereby allowing a variety of housing types in greater densities.

(b) *Permitted uses.* The following uses are permitted in an R-3 district:

(1) Agricultural: Suburban.

(2) Forests.

(3) Residential: Multiple family (with sanitary sewer).

(4) Residential: Single-family detached dwellings.

(5) Residential: Townhouse (see section 735).

(6) Residential: Two family dwelling, duplex (see section 602.01).

(7) Wildlife reserve: Private or public.

(c) *Permitted uses with an approved certificate of compliance.* The following uses are permitted in an R-3 district with an approved certificate of compliance:

(1) Home occupations (meeting criteria of definition).

(2) Storage: Open (see section 706).

(3) Swimming pool: Residential (see section 726).

(4) Trailer/recreation vehicle (see section 731).

(d) *Permitted accessory uses.* The following are permitted accessory uses in an R-3 district:

(1) Accessory structures, private garages.

(2) Boat dock (non-commercial).

(3) Fences.

(4) Landscaping and decorative features.

(5) Off-street loading.

(6) Off-street parking.

(7) Recreation equipment storage: Private.

(8) Residential waterfront uses.

(e) *Conditional uses.* The following are conditional uses in an R-3 district:

(1) Business: Seasonal.

(2) Cemeteries.

(3) Churches.

(4) Clear cutting (see section 746).

(5) Day care centers.

(6) Essential services: Government uses, buildings and storage.

12647 1283

(7) Essential services: Public utility uses.

(8) Essential services: Utility transmission services and substations.

(9) Golf courses and country clubs.

(10) Reserved.

(11) Information centers.

(12) Medical uses, laboratory.

(13) Nature centers: Private or public.

(14) Parks.

(15) Recreation areas: Private or semi-public.

(16) Retirement and nursing homes.

(17) Schools: Public and private.

(18) Storage: Highway construction equipment during construction.

(19) Storage: Historic, scenic, etc.

(20) Swimming pool: Commercial (see section 726).

(f) *Use determination.* A conditional use permit may be permitted if the planning commission determines that another use or service establishment is of the same general character as the foregoing uses and the use or service will not impair the present or potential use of adjacent properties.

(g) *Lot requirements and setbacks.* The following minimum requirements shall be observed in an R-3 district subject to additional requirements, exceptions and modifications set forth in the Zoning Ordinance, Ordinance 621:

(1) The minimum non-residential lot area is 10,000 square feet.

(2) The minimum lot area per dwelling unit (square feet):

1 family homes	10,400
2 family homes	6,000
3 or more family:	
Efficiency units	2,000
1 bedroom unit	2,500
Each additional bedroom	500

(3) The minimum floor area per dwelling unit (square feet):

1 family homes	960
2 family homes	850
3 or more family:	
Efficiency units	600
1 bedroom unit	700
Each additional bedroom	250

12647 4716

(4) The minimum lot frontage is 75 feet, except lots fronting on a cul-de-sac shall have a minimum lot frontage of 60 feet.

(5) The minimum lot depth is 130 feet.

(6) Maximum lot coverage by structures and impervious surface is 35 percent.

(7) The maximum height is as follows:

a. For the principal structure, 45 feet.

b. For accessory buildings, one story, a maximum of 12 feet in height. The city administrator shall have the right to approve an increase in the height of an accessory building to a maximum of 17 feet for the purpose of matching the roof pitch or style of the accessory building with the roof pitch or style of the principal structure. The height of an accessory building shall not exceed the height of the principal structure.

(8) The minimum front yard setback is 30 feet.

(9) The minimum rear yard setback is 30 feet.

(10) The minimum side yard setback:

a. From a street is 20 feet.

b. From interior lot line is ten feet.

c. From residential garage or carport to interior lot line is ten feet.

(4) *B-1, Limited business.*

(a) *Purpose and scope.* This section applies to the B-1, limited business district. This district is intended to allow areas for the development of limited business such as corporate offices, professional offices, clinics and other similar uses which are compatible with residential neighborhoods. This district may be used as a transitional or buffer district between residential and commercial uses. The office uses allowed in this district are those in which there is limited contact with the public and no manufacturing, exterior display, or selling or merchandise to the general public is allowed. Although not in compliance with the designated uses for the B-1 district, documented legal non-conforming uses with a CUP, located on parcels that have been rezoned from B-4 existing business, shall be given reasonable consideration when a request is made to amend the CUP, to permit viable operation of the use.

(b) *Performance standards.* The following rules shall apply to all uses in this district, except that legal nonconforming uses may continue at the same performance level at which they operated before they became nonconforming in relation to this section:

(1) All uses and activities shall be inside buildings, with no outside storage or activity allowed, unless a conditional use permit is granted.

(2) There shall be no noise carrying beyond a lot upon which a business is located, except for normal automobile and pedestrian activity.

12647 4021

(3) No business shall remain open into the late evening hours.

(c) *Permitted uses with an approved certificate of compliance.* The following uses are permitted in a B-1 district with an approved certificate of compliance:

(1) Churches.

(2) Essential services: Government uses, buildings and storage.

(3) Essential services: Public utility uses.

(4) Financial institutions.

(5) Forests.

(6) Funeral homes, mortuaries.

(7) Greenhouses.

(8) Information centers.

(9) Medical uses, laboratory.

(10) Nursery and garden supplies.

(11) Offices: Administrative, business, professional.

(12) Retirement and nursing homes.

(13) Road side sales.

(14) Schools: Commercial.

(15) Studio: Art, dance, music, etc.

(16) Studio: Radio, television.

(d) *Permitted accessory uses.* The following are permitted accessory uses in a B-1 district:

(1) Accessory structures, private garages.

(2) Fences.

(3) Landscaping and decorative features.

(4) Off-street loading.

(5) Off-street parking.

(e) *Conditional uses.* The following are conditional uses in a B-1 district:

(1) Bars and taverns.

(2) Business: Seasonal.

(3) Cemeteries.

(4) Clear cutting (see section 746).

(5) Clubs and lodges.

(6) Day care centers.

(7) Essential services: Utility transmission services and substations.

(8) Financial institutions with drive-in facilities.

(9) Golf course and country club.

12647 1435

(10) Institutional facilities: Armories, auditoriums, convention halls, galleries, museums and similar uses.

(11) Institutional housing.

(12) Interim use (see section 747).

(13) Light distribution warehouse.

(14) Nature centers.

(15) Nursery: Commercial production of trees and shrubs.

(16) Outside entertainment: Commercial.*

(17) Outside sales, or special events.*

(18) Parks.

(19) Recreation areas: Commercial.

(20) Recreation areas: Private or semi-public.

(21) Recreation facilities: Commercial.

(22) Research centers.

(23) Residential: Multiple family (with sanitary sewer).

(24) Schools: Public and private.

(25) Storage: Highway construction equipment during construction.

(26) Storage: Open.

(27) Structure: Historic, scenic etc.

(28) Structure: Temporary or interim use (see section 706).

(29) Supper club.

(30) Swimming pool, commercial.

(31) Theater.

(32) Veterinary clinics.

(33) Lodging rooms for not more than four individuals.

(34) Limited transit vehicle storage facility.

* These uses may be approved directly by the city council if the event is a one time special event not occurring on a regular basis.

(f) *Lot requirements and setbacks.* The following minimum requirements shall be observed in a B-1 district subject to additional requirements, exceptions and modifications set forth in the Zoning Ordinance, Ordinance 621:

(1) The minimum non-residential lot area is 10,000 square feet.

(2) The minimum lot area per dwelling unit (square feet):

1 family homes	NA
2 family homes	5,000
3 or more family:	

12647 8028

Efficiency units	1,000
1 bedroom unit	2,000
Each additional bedroom	500

(3) The minimum floor area per dwelling unit (square feet):

1 family homes	NA
2 family homes	800
3 or more family:	
Efficiency units	500
1 bedroom unit	600
Each additional bedroom	250

(4) The minimum lot frontage is 100 feet, except lots fronting on a cul-de-sac shall have a minimum lot frontage of 60 feet.

(5) The minimum lot depth is 135 feet.

(6) Maximum lot coverage by structures and impervious surface is 35 percent.

(7) The maximum height is as follows:

a. For the principal structure, 35 feet.

b. For accessory structures, one story.

(8) The minimum front yard setback is 35 feet.

(9) The minimum rear yard setback is 30 feet.

(10) The minimum side yard setback:

a. From a street is 30 feet.

b. From interior lot line is ten feet.

c. From residential garage or carport to interior lot line is ten feet.

(g) *Screening and fencing.* The city may require the screening (through berms, vegetative or buffer strips) or fencing of any side or rear yard facing a residential district in conformance with section 708 of the Zoning Ordinance, Ordinance 621.

(h) *Landscaping.* Landscaping improvements to the site equal to a minimum of one percent of the total improvement project cost is required. Sites that have difficulty meeting this landscape requirement due to the existing site conditions may propose a landscape plan for an alternative site to satisfy the requirement of this section.

12647 5844

CITY OF BAYPORT
294 NORTH THIRD STREET
BAYPORT, MINNESOTA 55003
PHONE 651-275-4404 FAX 651-275-4411

Date: August 4, 2026

To: Minnesota Department of Corrections
Minnesota Department of Administration
Kimberly Sandbulte, Sandbulte Architecture

From: Matt Kline, City Administrator MK

Re: Initial City planning objectives related to the decommissioning and potential redevelopment of the Stillwater Correctional Facility

BACKGROUND

The City of Bayport has been participating in discussions associated with the decommissioning study for the Stillwater Correctional Facility located in Bayport. As part of that process, the City was asked to identify its preliminary planning objectives and priorities to inform future discussions regarding the City's involvement in potential redevelopment of the site. To reiterate, this initial list is preliminary, as the City rightfully assumes that the redevelopment of this site would be a multifaceted project, which would occur over several years. It should also be noted that the objectives listed within this memo are not an exhaustive list, as potential redevelopment options are still in the pre-feasibility study stages.

CITY PLANNING OBJECTIVES

Below, please find the City's initial objectives, listed in order of importance and priority.

1) ***Convey the water system infrastructure to the City***

The City is willing to accept ownership and operation of the water infrastructure, including two on-site wells, treatment facility, and tower. Conveyance of the water supply lines and sewer lines should be considered following/during the master planning process. The treatment system could provide the City with an increased capacity and additional water supply source less susceptible to contamination than the current City system.

2) Fund site assessment and master planning efforts

The City has identified several activities that will need to be completed to evaluate the existing buildings, infrastructure, and overall site conditions in order to identify potential reuse and/or redevelopment opportunities and/or challenges for the property. Major activities will include but are not limited to: an environmental review/site assessment, hazardous materials/contamination survey, archeological survey, appraisal, structural assessment of existing buildings and infrastructure, housing needs study, and economic context study. The City would also request an evaluation of how the property's historic district designation may influence redevelopment opportunities, preservation requirements, available incentives, and long-term project feasibility.

As the host community most dramatically impacted by the decommissioning, the City will work in collaboration with the State and County to complete the site assessment/data collection. However, the City recommends that the State fund these activities directly to adequately prepare the site for future reuse and/or redevelopment. The City would also expect the State to assume responsibility for any outstanding financial obligations in conjunction with the site assessment process.

3) ***Eliminate restrictive covenants and transfer the Bayport Fire Department property to the City***

The City is willing to assume unrestricted ownership of the property (Parcel ID 0302920340002). Restrictive covenants are currently in place per Document #3996396 at the Washington County Recorder's Office. The City requests all restrictions on the property be eliminated, with all related costs assumed by the state.

4) ***Discuss conveyance and/or acquisition with City prior to state surplus process***

The City requests the opportunity to engage with the State regarding potential acquisition or transfer options before initiation of the statutory surplus property process.

CLOSING REMARKS

The City of Bayport would like to reiterate our appreciation for how this process has been conducted. Kimberly Sandbulte and her team, Laura Haag (Department of Administration), and Karl Hunt (Department of Corrections), have been a pleasure to work with. Thank you for allowing Bayport to be directly involved in the decommissioning study process and the opportunity to outline our priority objectives related to the decommissioning and subsequent redevelopment of the site.

CONSERVATION EASEMENT
TO PRESERVE THE HISTORIC VALUE
OF REAL PROPERTY
FORMERLY KNOWN AS
WILLMAR REGIONAL TREATMENT CENTER

THIS HISTORIC PRESERVATION EASEMENT, made this ~~16th~~ 13th day of January, 2006, by and between MinnWest Technology Campus Management Company LLC, a Minnesota LLC, whose address is 360 Northwest 45th Street, Willmar, MN 56201 ("Grantor") and the Minnesota Historical Society ("Grantee").

I.
BACKGROUND RECITALS

1. WHEREAS, Grantor represents and warrants that it is the sole owner in fee simple of certain real property, formerly known as the Willmar Regional Treatment Center, located in Kandiyohi County, Minnesota, and legally described in Exhibit A, attached hereto and incorporated herein thereby, ("Premises");

2. WHEREAS, the Willmar Regional Treatment Center was listed on the National Register of Historic Places on August 13, 1986;

3. WHEREAS, Grantor and Grantee recognize and acknowledge that the Premises, as listed on the National Register of Historic Places when known as the Willmar Regional Treatment Center, have historic, architectural and cultural value and significance as an intact example of the cottage/colony theory of institution design, and as an example of the work of architect Clarence H. Johnston, Sr. ("Historic Value");

4. WHEREAS, Grantor and Grantee recognize and acknowledge that the buildings located on the Willmar Regional Treatment Center as listed on the inventory attached hereto as Exhibit B and incorporated herein thereby, contribute to the Historic Value of the Premises ("Contributing Buildings") and are essential to the preservation of said Historic Value;

5. WHEREAS, Grantor intends to use part of the Premises as a technology campus to attract high-tech companies that will result in the expansion and retention of high-quality jobs in the Willmar area;

6. WHEREAS, Grantor and Grantee acknowledge that some alteration of the Contributing Buildings and some new construction is necessary to facilitate and provide for an efficient re-use of the campus that is consistent with creating a technology campus;

7. WHEREAS, Grantor and Grantee have the common purpose of permanently preserving the Historic Value of the Premises while recognizing the need for some alteration in and some new construction on the Premises;

7. WHEREAS, Grantor desires to grant to Grantee, and Grantee desires to accept from Grantor, a conservation easement on the Premises pursuant to Minnesota Statutes Chapter 84C to protect said Historic Value of said Premises;

8. WHEREAS, Grantee is qualified to hold conservation easements to preserve the historical aspects of real property under Minn. Stat. §§ 84C.01-84C.05 and is authorized to hold this Historic Preservation Easement under Minn. Stat. §§ 138.081, subd. 2, 138.665 (2004) and pursuant to its Charter, Section _____.

II.
CONVEYANCE

NOW, THEREFORE, in consideration of the sum of one dollar ($1.00), and pursuant to Minn. Stat. §§ 84C.01-84C.05, the Federal Historic Preservation Act (Public Law 89-665), and Minn. Stat. §§ 138.081 and 138.665, Grantor conveys and warrants to Grantee, its successors and assigns, a perpetual conservation easement to protect the Historic Value of the Premises ("Historic Preservation Easement") in and to the Premises, subject to the mutual covenants, terms, conditions, and restrictions contained herein.

III.
AFFIRMATIVE RIGHTS

Grantor conveys the following rights to Grantee:

A. The right to preserve and protect the Historic Value of the Premises pursuant to the terms and conditions of this Historic Preservation Easement.

B. The right to enter the Premises in a reasonable manner and at reasonable times to determine easement compliance. The Grantee shall give reasonable prior notice to Grantor of all such entries, except in emergencies or cases of suspected intentional violations, and shall not unreasonably interfere with Grantor's use and quiet enjoyment of the Premises.

C. The right to prevent or remedy all subsequent activities and uses of the Premises inconsistent with the terms and conditions of this Historic Preservation Easement and to enforce

the terms and conditions of this Historic Preservation Easement and to require restoration to the exteriors of Contributing Buildings, to significant interior features and to portions of the Premises that may be damaged by inconsistent activities. For the purposes of this Agreement, significant interior features shall mean the central dining room, women's wing, day room, and main entrance of the Administration Building and the living room in the Annex Building (hereinafter referred to as "Significant Interior Features").

D. If Grantee finds that Grantor has breached the terms of this Historic Preservation Easement, Grantee shall give written notification of such breach to Grantor and demand action sufficient to cure the breach including, without limitation, restoration of the portion of the Premises damaged by the breach. If Grantor does not cure the breach within thirty days of Grantor's receipt of Grantee's notification, Grantee may commence an action to (i) enforce the terms of this Historic Preservation Easement, (ii) enjoin the breach, ex parte if needed, either temporarily or permanently, (iii) recover damages to which the Grantee is entitled as a result of the breach of the terms of this Historic Preservation Easement or injury to the Historic Value of the Premises, and (iv) require restoration of the Premises to its condition prior to Grantor's breach. If, in its sole discretion, Grantee determines that immediate action is needed to prevent or mitigate significant damage to the Historic Value of the Premises, Grantee may pursue its remedies under this paragraph without written notification to Grantor or giving Grantor time to cure the breach. Grantee's rights under this paragraph apply to either actual or threatened breaches of the terms of this Historic Preservation Easement. Grantor acknowledges that Grantee's remedies at law are inadequate and that the Grantee is entitled to equitable relief without the need to establish either damages in fact or the inadequacy of its legal remedies. The remedies set forth in this paragraph shall be in addition to all other legal and equitable remedies available to Grantee.

E. If Grantee prevails at said action, Grantor shall reimburse Grantee for all costs incurred in enforcing the terms of this Historic Preservation Easement including, without limitation, costs of suit, reasonable attorney's fees, and costs of restoration relating to Grantor's breach of the terms of this Historic Preservation Easement. If Grantor prevails and the District Court finds that Grantee brought the action in bad faith, Grantee shall reimburse Grantor's costs of defense including, without limitation, costs of suit and reasonable attorney's fees.

F. Enforcement of the terms of this Historic Preservation Easement is subject to Grantee's discretion. Grantee's decision not to enforce this Historic Preservation Easement in the event of a breach of a term shall not constitute a waiver by Grantee of such term, any subsequent breach of the same or any other term, or any of Grantee's rights under this Historic Preservation Easement. The delay or omission by Grantee to discover a breach by Grantor or to exercise a right of enforcement as to such breach shall not impair or waive its rights of enforcement against Grantor. Grantor waives the defenses of laches, estoppel, or prescription against all exercises by Grantee of its rights of enforcement.

G. Grantee shall not exercise its rights of enforcement against Grantor for injury or alteration to the Premises resulting from causes beyond the reasonable control of Grantor including, without limitation, fire, flood, storm, timber theft or other malicious acts and earth

movement, or from any prudent action taken by Grantor under emergency actions to prevent, abate, or mitigate significant injury or alteration to the Premises resulting from such causes.

IV.
COVENANTS

IN FURTHERANCE of the above affirmative rights, Grantor makes the following covenants on behalf of Grantor, its successors and assigns, which covenants shall run with and bind the Premises in perpetuity:

A. Grantor shall not perform any activities or uses in or on the Premises that would or are likely to significantly impair or interfere with the Historic Value of the Premises. The parties do not intend the following more specific restrictions to limit the breadth of this general restriction.

B. Grantor's uses of the Premises shall be subject to the following restrictions:

1. Historic Character.

1.1. Grantor agrees to retain and preserve the historic character of the Premises and to avoid the removal of historic materials or alteration of features and space that characterize the Premises.

1.2. Grantor agrees to retain and preserve distinctive features, finishes, and construction techniques that characterize the Premises.

1.3. Grantor shall not demolish, remove or raze any of the Contributing Buildings.

1.4. Grantor shall not subdivide, either legally or physically, the Premises in a manner that would negatively affect the Historic Value of the Premises.

2. Maintenance and Repairs.

2.1 Grantor shall undertake a maintenance program to maintain at all times the Contributing Buildings in a good and sound state of repair and to keep all systems in proper working order.

2.2 Grantor shall repair rather than replace deteriorated external historic features of the Contributing Buildings, if possible. Where the severity of deterioration requires replacement of a distinctive feature, Grantor shall prepare and present to Grantee the plans and specifications showing the nature, kind, shape, height, color, materials and location of the replacement repair to be performed and shall not commence such repair activity until the plans and specifications have been approved in writing by Grantee.

3. New Construction, Additions or Improvements.

3.1 Grantor agrees that new construction, additions or improvements shall not destroy historic materials that characterize the Premises. New construction, additions or improvements shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the Historic Value of the Premises and its environment.

3.2 Grantor shall prepare and present to Grantee the plans and specifications showing the nature, kind, shape, height, color, materials and location of the new construction, addition or improvement to be performed and shall not commence such activity unless and until Grantee has approved in writing the said plans and specifications.

4. Alterations.

4.1 Grantor shall make no alteration that adversely affects the structural integrity of any Contributing Building system or the structural support or weather-tight integrity of any portion of any Contributing Building or other structure.

4.2 Grantor shall assure that any and all alterations to the exterior of a Contributing Building or to a Significant Interior Feature are performed in a manner that does not jeopardize or impair the Historic Value of any part of the Contributing Buildings.

4.3 Grantor shall not commence any alteration to the exterior of a Contributing Building, including alterations to walls, enclosures, windows, exterior doors, exterior decoration, and exterior colors, to shrubbery, or that resulted in material topographical or landscaping changes, or to any other exterior improvements to or alteration of any Contributing Building visible from the exterior or to a Significant Interior Feature (collectively referred to as "Alterations"), unless and until the plans and specifications showing the nature, kind, shape, height, color, materials and locations of the Alterations have been presented to and approved in writing by Grantee.

4.4 Grantor shall not alter the height or width of any Contributing Buildings without prior written approval of Grantee.

5. Landscaping. Grantor shall not remove, destroy, or cut down healthy trees, shrubs, or other vegetation contributing to the Historic Value of the Premises without written approval by Grantee; provided however, that Grantor may without prior written approval from Grantee, undertake reasonable clean-up of the landscape, including the removal of brush and undergrowth and maintenance of lawns.

6. Site.

6.1 Grantor shall not permit any above-grade utility lines, except for those existing as of the date of this Historic Preservation Easement as part of utility easements already recorded or visibly in place.

6.2 Grantor shall not dump ashes, trash, rubbish or any other unsightly or offensive materials on the Premises, except on a temporary basis during renovation activities. Grantor shall dispose of all waste materials generated by activities allowed under the terms and conditions of this Historic Preservation Easement in compliance with all applicable local, state, and federal laws, rules, and regulations.

7. Signs and billboards. Grantor shall not erect or install any signs or billboards in or on the Premises except for signs stating Grantor's name and address, advertising the sale or rental of the Premises or the activities or uses allowed by the terms and conditions of this Historic Preservation Easement, designating the boundaries of or directions to the Premises, or restricting entry to or use of all or part of the Premises. For all signs that may be erected or installed, the location, size number, and design must not significantly diminish the Historic Value of the Premises.

V.
REVIEW STANDARDS

A. In exercising any authority created by this Historic Preservation Easement, Grantee shall apply the Standards of Rehabilitation and Guidelines for Rehabilitation, Historic Buildings, issued by and as may be amended from time to time by the Secretary of the United States Department of Interior (hereinafter the "Standards") and or state standards considered appropriate by Grantee for review of work affecting historically or architecturally significant structures or for construction of new structures within historically or architecturally significant areas.

B. Grantee shall apply the following criteria for approval of alterations or of new construction, additions or improvements, to the extent they do not conflict with the Standards: (i) substantial uniformity of color, size, location, type and design in relation to the Contributing Buildings and topography, (ii) materials comparable to or of better quality than materials used in the Contributing Buildings when listed on the National Register of Historic Places, and (iii) maintenance of the Historic Value of the Premises.

C. Grantee shall at all times exercise reasonable judgment and care in performing its obligations and exercising its rights to protect the Historic Value of the Premises under the terms of this Historic Preservation Easement.

VI.
RESERVED RIGHTS

Grantor reserves all rights accruing from Grantor's ownership of the Premises including, without limitation, the right to engage in or allow others to engage in all activities or uses of the Premises that are not restricted or limited by the terms and conditions of this Historic Preservation Easement, and to sell or transfer the Premises subject to this Historic Preservation Easement.

VII.
GENERAL CONDITIONS

A. Fee owner obligations. Grantor retains all obligations and shall bear all costs and liabilities of any kind accruing from the ownership of the Premises including, without limitation, the following responsibilities:

1. Grantor shall pay all taxes and assessments levied against the Premises. Grantee may, but is not obligated to, make any payment of taxes or assessments levied against the Premises or the interests established by this Historic Preservation Easement. Grantee shall have a right of reimbursement against Grantor for such amounts, which may be enforced as provided above.

2. Grantor shall hold harmless, indemnify, and defend the Grantee from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, or judgments, including, without limitation, reasonable attorney's fees, arising out of or relating to (i) personal injury, death, or property damage resulting from an act, omission, or condition, on or about the Premises unless due solely to the negligence or willful act of Grantee, (ii) the obligations retained by Grantor, and (iii) the existence or administration of this Historic Preservation Easement.

B. Sale or Lease of Premises. The Premises shall remain subject to sale or lease; such sale or lease shall not serve to revoke this Historic Preservation Easement.

C. Grantor warranties. Grantor represents and warrants to Grantee that Grantor has the right to grant and convey this Historic Preservation Easement, that the Premises are free and clear of all encumbrances including, without limitation, mortgages, deeds of trust, and contracts for deed, and that Grantee shall have the use and peaceful enjoyment of the benefits accruing from this Historic Preservation Easement.

D. Nature of Easement. The obligations imposed by this Historic Preservation Easement shall be effective in perpetuity and shall be deemed to run as a binding servitude with the Premises. This Historic Preservation Easement shall extend to and be binding upon Grantor and Grantee, their respective successors in interest and all persons hereafter claiming under or through Grantor and Grantee, and the words "Grantor" and "Grantee" when used herein shall include all such persons. Anything contained herein to the contrary notwithstanding, a person shall have no obligation pursuant to this instrument where such person shall cease to have any interest in the Premises by reason of a bona fide transfer. Restrictions, stipulations and covenants contained in this instrument shall be inserted by Grantor, verbatim or by express reference, in any subsequent deed or other legal instrument by which Grantor divests itself of either the fee simple title to or any lesser estate in the Premises or any part thereof, including any leasehold interest in the Premises.

E. Amendment; Termination.

1. For purposes of furthering preservation of the Historic Value of the Premises and Contributing Buildings and of furthering the other purposes of this Historic Preservation Easement, and to meet changing conditions, Grantor and Grantee are free to amend jointly the terms of this Historic Preservation Easement in writing without notice to any party. Such amendment shall become effective upon recording in the records of Kandiyohi County, Minnesota.

2. Grantor and Grantee hereby recognize that an unexpected change in the conditions surrounding the Premises may make impossible the continued ownership or use of the Premises under the terms and conditions of this Historic Preservation Easement and necessitate extinguishment of this Historic Preservation Easement. Such a change in conditions includes, but is not limited to, partial or total destruction of the Contributing Buildings resulting from a casualty of such magnitude that Grantee approves demolition, or condemnation of all or a portion of the Premises or of the Contributing Buildings to such an extent that the Historic Value of the Premises is destroyed. Any extinguishment of this Historic Preservation Easement shall be in the form of a written instrument, duly recorded, upon terms and conditions agreed upon by Grantor and Grantee, and duly executed by them or their successors, heirs or assigns.

F. Limitation on Obligations of Grantee. The rights of Grantee hereunder are to be construed as rights only and not as affirmative obligations. The obligation of Grantee to be reasonable in its actions under this Historic Preservation Easement does not impose any obligation on Grantee other than to act reasonably in the event it elects to exercise any of its rights hereunder. Grantee shall have no affirmative duty to enforce any provision of this Historic Preservation Easement and shall have no liability to Grantor, its heirs, successors or assigns, or to any other person or entity on the basis that it has failed in some affirmative duty imposed hereunder other than the duty of reasonableness in the event that it chooses to act hereunder.

G. Interpretation and Enforcement. The following provisions shall govern the effect and interpretation of this Easement:

1. Any rule of strict construction designed to limit the breath of restrictions on alienation or use of property shall not apply in the construction or interpretation of this instrument, and this instrument shall be interpreted broadly to effect its preservation purposes and the transfer of rights and the restrictions on use herein contained.

2. Except as expressly provided herein, nothing contained in this Historic Preservation Easement grants, nor shall be interpreted to grant, to the public any right to enter on the Premises or into the Buildings.

3. This Historic Preservation Easement shall be governed by the laws of Minnesota and, notwithstanding general rules of construction, this Historic Preservation Easement shall be liberally construed to give maximum effect to the parties' intent of preserving and protecting the Historic Value of the Premises and to the conservation policies reflected in Minn. Stat. §§ 84C.01-84C.05 and the Federal Historic Preservation Act, Public Law 89-665. If

any term of this Historic Preservation Easement or its application to a specific person or set of facts is held invalid, such invalidity shall not affect its application to other persons or other sets of fact and shall not affect the remaining terms of this Historic Preservation Easement.

4. This Historic Preservation Easement has been granted in part pursuant to Minnesota Statutes Chapter 84C, but the invalidity or repeal of such statute or any part thereof shall not affect the validity and enforceability of this Historic Preservation Easement according to its terms, it being the intent of the parties to agree and to bind themselves, their successors and their assigns in perpetuity to each term of this Historic Preservation Easement whether these terms be enforceable by reason of any statute, common law or private Historic Preservation Easement either in existence now or at any time subsequent hereto.

5. If any term, provision, covenant, or any condition of this Historic Preservation Easement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, all other terms, provisions, covenants, and conditions of this Historic Preservation Easement will remain in full force and effect, and will in no way be affected, impaired, or invalidated thereby.

6. Any headings to any of the provisions of this Historic Preservation Easement are for reference only and are not to be used to aid in its interpretation.

H. Assignment. Grantor may transfer its rights and obligations in this Historic Preservation Easement only to another governmental entity. As a condition of such transfer, Grantee shall require that the preservation and protection of the Historic Value of the Premises continue to be carried out.

I. Notice. Any notice, demand, request, approval, or other communication that either party wishes to or must give to the other shall be in writing and either served personally or sent by first class mail, postage prepaid, to the following addresses or such other address as either party shall designate by written notice to the other:

Grantor:	Grantee:
MinnWest Technology Campus Management Co. 360 Northwest 45th Street Willmar, MN 56201	Minnesota Historical Society State Historic Preservation Office 345 W. Kellogg Blvd. St. Paul, MN 55102-1906

J. Entire Agreement. This instrument sets forth the entire agreement of the parties relating to this Historic Preservation Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to this Historic Preservation Easement, all of which are merged herein, except to the extent this agreement constitutes part of the inducement for State of Minnesota, Kandiyohi County and the Housing and Redevelopment Authority in and for the City of Willmar, MN to transfer the Premises to Grantor as part of that Conveyance/Sale of Property Agreement between the parties.

K. Binding effect. The covenants, terms, conditions, and restrictions of this Historic Preservation Easement shall bind and inure to the benefit of the parties, their personal representatives, heirs, successors, assigns, and all others who exercise any right by or through them and shall run in perpetuity with the Premises. Grantor shall inform all others who exercise any right by or through Grantor on the Premises of the terms of this Historic Preservation Easement. Grantor shall incorporate by reference the terms of this Historic Preservation Easement in all deeds or other legal instruments by which Grantor conveys an interest including, without limitation, a leasehold interest, in the Premises. In addition, Grantor shall give written notification to Grantee of any such transfer at least thirty days prior to the date on which the transfer will take effect. The breach by Grantor of his obligation to give such notification shall not limit Grantee's rights of enforcement or impair the validity of this Historic Preservation Easement.

L. The Background Recitals are incorporated into the body of this Historic preservation Easement and made an integral part hereof thereby.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

ACCEPTANCE

THE FOLLOWING PARTY HERETO entered into and executed this Historic Preservation Easement on the day and date shown immediately below.

MINNESOTA HISTORICAL SOCIETY

By: Britta L. Bloomberg
Britta L. Bloomberg, Deputy State Historic Preservation Officer

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this 15th day of December, 2005, by Britta L. Bloomberg, Deputy State Historic Preservation Officer, authorized signatory for the Minnesota State Historical Society.

MICHELLE ALVAREZ JORGES
Notary Public-Minnesota
My Commission Expires Jan 31, 2010

Michelle Alvarez Jorges
Notary Public

This document was drafted by:

*ATTY
Assistant Attorney General
445 Minnesota St., #1800
St. Paul, MN 55101-2134

AG: #1507836-v1

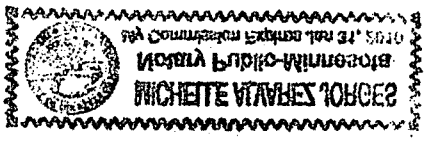


EXHIBIT A
LEGAL DESCRIPTION

That part of Northwest Quarter of the Northwest Quarter, also that part of the Southeast Quarter of the Northwest Quarter, also that part of the West Half of the Southeast Quarter, also that part of the Southeast Quarter of the Southwest Quarter, also that part of Government Lot 1, also that part of Government Lot 2, and also that part of Government Lot 3, all in Section 1, Township 119 North, Range 35 West of the Fifth Principal Meridian, Willmar Township, Kandiyohi County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 1; thence on a geodetic bearing of North 00 degrees 02 minutes 22 seconds West, along the west line of said Section 1, a distance of 387.66 feet; thence on a bearing of North 33 degrees 23 minutes 59 seconds East a distance of 59.92 feet to a point on the easterly right of way boundary line of the state highway, which is the point of beginning of the land to be described; thence continuing on a bearing of North 33 degrees 23 minutes 59 seconds East, along the easterly right of way boundary line of the state highway, a distance of 422.83 feet; thence northeasterly, along the easterly right of way boundary line of the state highway, a distance of 1020.01 feet, along a curve concave to the northwest, which has a radius of 5779.58 feet, a central angle of 10 degrees 06 minutes 43 seconds, a chord bearing of North 28 degrees 20 minutes 38 seconds East, and a chord distance of 1018.69 feet; thence on a bearing of South 66 degrees 44 minutes 34 seconds East, along the right of way boundary line of the state highway, a distance of 30.00 feet; thence northeasterly, along the easterly right of way boundary line of the state highway, a distance of 14.78 feet, along a curve concave to the northwest, which has a radius of 5809.58 feet, a central angle of 0 degrees 08 minutes 45 seconds, a chord bearing of North 23 degrees 12 minutes 53 seconds East, and a chord distance of 14.78 feet; thence on a bearing of North 87 degrees 00 minutes 41 seconds East a distance of 128.98 feet; thence on a bearing of North 2 degrees 59 minutes 19 seconds West a distance of 60.00 feet; thence on a bearing of South 87 degrees 00 minutes 43 seconds West a distance of 99.97 feet to the easterly right of way boundary line of the state highway; thence northeasterly, along the easterly right of way boundary line of the state highway, a distance of 577.65 feet, along a curve concave to the northwest, which has a radius of 5809.58 feet, a central angle of 5 degrees 41 minutes 49 seconds, a chord bearing of North 19 degrees 38 minutes 10 seconds East, and a chord distance of 577.41 feet; thence on a bearing of South 73 degrees 12 minutes 44 seconds East, along the right of way boundary line of the state highway, a distance of 40.00 feet; thence northeasterly, along the easterly right of way boundary line of the state highway, a distance of 733.96 feet, along a curve concave to the northwest, which has a radius of 5849.58 feet, a central angle of 07 degrees 11 minutes 20 seconds, a chord bearing of North 13 degrees 11 minutes 35 seconds East, and a chord distance of 733.46 feet; thence southeasterly, a distance of 549.02 feet, along a curve concave to the southwest, which has a radius of 444.31 feet, a central angle of 70 degrees 47 minutes 58 seconds, a chord bearing of South 45 degrees 21 minutes 10 seconds East, and a chord distance of 514.76 feet; thence on a bearing of South 9 degrees 56 minutes 59 seconds East a distance of 784.50 feet to the south line of the north 760.00 feet of Government Lot 2 of said Section 1; thence on a bearing of South 89 degrees 38 minutes 33 seconds East, along the south line of the north 760.00 feet of Government Lot 2 of said Section 1, a distance of 992.15 feet to the westerly right of way boundary line of the state highway; thence on a bearing of South 20 degrees 04 minutes 39 seconds East, along the westerly right of way boundary line of the state highway, a distance of 192.99 feet; thence on a bearing of South 15 degrees 50 minutes 28 seconds East, along the westerly right of way boundary line of the state highway, a distance of 1336.31 feet to the northerly right of way boundary line of Fifteenth Avenue Northeast; thence on a bearing of South 80 degrees 28 minutes 46 seconds West, along the northerly right of way boundary line of Fifteenth Avenue Northeast, a distance of 710.96 feet; thence on a bearing of North 89 degrees 31 minutes 22 seconds West, along the northerly right of way boundary line of Fifteenth Avenue Northeast, a distance of 650.00 feet; thence on a bearing of South 25 degrees 56 minutes 26 seconds West, along the northerly right of way boundary line of Fifteenth Avenue Northeast, a distance of 116.30 feet; thence on a bearing of South 0 degrees 28 minutes 38 seconds West, along the right of way boundary line of Fifteenth Avenue

Northeast, a distance of 115.00 feet; thence on a bearing of North 89 degrees 31 minutes 22 seconds West, along the northerly right of way boundary line of Fifteenth Avenue Northeast, a distance of 1279.46 feet; thence westerly, along the northerly right of way boundary line of Fifteenth Avenue Northeast, a distance of 373.92 feet, along a curve concave to the north, which has a radius of 1586.99 feet, a central angle of 13 degrees 30 minutes 00 seconds, a chord bearing of North 82 degrees 46 minutes 22 seconds West, and a chord distance of 373.06 feet; thence on a bearing of North 76 degrees 01 minutes 22 seconds West, along the northerly right of way boundary line of Fifteenth Avenue Northeast, a distance of 49.04 feet to the easterly right of way boundary line of the state highway; thence on a bearing of North 0 degrees 02 minutes 22 seconds West, along the easterly right of way boundary line of the state highway a distance of 310.65 feet to the point of beginning.

Excepting therefrom Parcels 28, 30, 32, 33, 35, 38 & 40 and Parcels 27, 29, 31, 34, 36, 37 & 39, as shown on the record plat entitled MINNWEST TECHNOLOGY CAMPUS RIGHT OF WAY PLAT NO. 1, on file in the office of the Kandiyohi County Recorder.

And Excepting therefrom the following Two Land Descriptions:

LAND DESCRIPTION No. 1 – 4.68 Acres
That part of Government Lot 2, and that part of the Northwest Quarter of the Southeast Quarter, **all in** Section 1, Township 119 North, Range 35 West of the Fifth Principal Meridian, Willmar Township, Kandiyohi County, Minnesota, described as follows:

· Commencing at the most easterly corner of Parcel 26, as shown on the record plat entitled MINNWEST TECHNOLOGY CAMPUS RIGHT OF WAY PLAT NO. 1, on file in the office of the Kandiyohi County Recorder;

· thence on a bearing of South 09 degrees 58 minutes 49 seconds East, along the west boundary line of Parcel 31, as shown on said record plat entitled MINNWEST TECHNOLOGY CAMPUS RIGHT OF WAY PLAT NO. 1, a distance of 194.58 feet;

· thence on a bearing of South 62 degrees 48 minutes 14 seconds East a distance of 87.14 feet to the west end of line segment number L437 of Parcel 27, as shown on the record plat entitled MINNWEST TECHNOLOGY CAMPUS RIGHT OF WAY PLAT NO. 1;

· thence on a bearing of South 89 degrees 38 minutes 33 seconds East, along line segment number L437 of said Parcel 27, a distance of 2.18 feet to the point of beginning of the land to be described;

· thence continuing on a bearing of South 89 degrees 38 minutes 33 seconds East, along the easterly extension of line segment number L437 of said Parcel 27, a distance of 876.48 feet;

· thence southeasterly, a distance of 119.20 feet, on a curve concave to the west, having a radius of 2231.83 feet, a central angle of 03 degrees 03 minutes 37 seconds, and a chord bearing of South 17 degrees 27 minutes 10 seconds East;

· thence on a bearing of South 15 degrees 55 minutes 21 seconds East, a distance of 442.12 feet;

· thence on a bearing of North 54 degrees 18 minutes 00 seconds West, a distance of 727.66 feet;

· thence on a bearing of West, a distance of 438.14 feet to the east boundary line of said Parcel 27;

· thence northwesterly, along the east boundary line of said Parcel 27, on a curve concave to the west, which has a radius of 525.97 feet, a central angle of 13 degrees 04 minutes 39 seconds, and a chord bearing of North 02 degrees 07 minutes 29 seconds West, a distance of 120.05 feet to the point of beginning.

LAND DESCRIPTION No. 2 – 5.95 Acres

That part of Government Lot 2, that part of Government Lot 1, and also that part of the Southeast Quarter of the Northwest Quarter, **all in** Section 1, Township 119 North, Range 35 West of the Fifth Principal Meridian, Willmar Township, Kandiyohi County, Minnesota, described as follows:

· Commencing at the north corner of Parcel 26, as shown on the record plat entitled MINNWEST TECHNOLOGY CAMPUS RIGHT OF WAY PLAT NO. 1, on file in the office of the Kandiyohi County Recorder;

· thence on a bearing of North 09 degrees 58 minutes 49 seconds West, along the west boundary line of Parcel 31, as shown on said record plat entitled MINNWEST TECHNOLOGY CAMPUS RIGHT OF WAY PLAT NO. 1, a distance of 61.10 feet to the point of beginning of the land to be described;
· thence continuing on a bearing of North 09 degrees 58 minutes 49 seconds West, along the west boundary line of said Parcel 31, a distance of 283.77 feet;
· thence northeasterly, a distance of 220.37 feet, along the west boundary line of said Parcel 31, Parcel 40, and Parcel 39, also along with the east boundary line of Parcel 35, and Parcel 36, as shown on said record plat entitled MINNWEST TECHNOLOGY CAMPUS RIGHT OF WAY PLAT NO. 1, on a curve concave to the east, which has a radius of 374.92 feet, a central angle of 33 degrees 40 minutes 40 seconds, and a chord bearing of North 05 degrees 17 minutes 10 seconds East;
· thence northwesterly, a distance of 233.98 feet, along the southwesterly boundary line of said Parcel 39, and Parcel 38, also along with the north boundary line of said Parcel 35, and Parcel 36, on a curve concave to the north, which has a radius of 1083.64 feet, a central angle of 12 degrees 22 minutes 17 seconds, and a chord bearing of North 51 degrees 26 minutes 19 seconds West;
· thence northwesterly, along the southwesterly boundary line of said Parcel 37, on a curve concave to the south, which has a radius of 359.60 feet, a central angle of 29 degrees 52 minutes 55 seconds, and a chord bearing of North 66 degrees 23 minutes 26 seconds West, a distance of 187.54 feet to the easterly right of way boundary of the State Highway;
· thence southwesterly, a distance of 617.85 feet, along the easterly right of way boundary of the State Highway, on a curve concave to the west, which has a radius of 5892.13 feet, a central angle of 06 degrees 00 minutes 29 seconds, and a chord bearing of South 13 degrees 18 minutes 14 seconds West;
· thence on a bearing of South 67 degrees 12 minutes 17 seconds East, a distance of 347.92 feet;
· thence on a bearing of North 84 degrees 19 minutes 18 seconds East, a distance of 204.04 feet to the point of beginning.

EXHIBIT B

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	_X_ unaltered	_X_ original site
_X_ good	___ ruins	___ altered	___ moved date N/A
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Willmar State Hospital is located on the east side of Highway 71 just northeast of downtown Willmar in central Kandiyohi County. The hospital complex consists of 25 major buildings and various service structures standing on a site overlooking Foot Lake (formerly Lake Willmar) to the west. The hospital buildings are arranged along two major paths extending out from the Administration Building and running parallel with and perpendicular to the lake shore. The extensive grounds are landscaped with shade trees, gardens, benches, and a playground. Nineteen of the hospital buildings, constituting all of the major original hospital structures, were built before 1933 and comprise this nomination. The six other major buildings on the site were constructed between 1950 and 1980 and are not included in the nomination.

The nineteen buildings included in the nomination were designed by St. Paul architect Clarence H. Johnston, Sr. and built between 1912 and 1933. All of the buildings are handsome Period Revival structures inspired by Mediterranean or Spanish Colonial styles, with Renaissance-inspired detailing. All of the buildings (except the Garage) have red ceramic tiled hipped or gabled roofs and all (except the Grounds Department) have stucco wall surfaces. Most of the buildings are extremely intact and all are in good condition. Evidence of careful repairs to the stucco walls and tile roofs appear on several of the buildings. The nominated structures include the following:

Administration Building. Built 1912. Largest and most complex building on the site. Originally contained administration, patient wards, and medical treatment, now houses primarily administration and a chapel. T-shaped with a central 3 story hipped roof core (3 bays wide, 5 bays deep), 10 bay two story hipped wings extending north and south, and a nine bay gabled and hipped roof rear wing. Stucco walls, brick base and trim, red ceramic tile roof. Rectangular and rounded arched 12/1, 6/1, and 4/1 sash. Detailing includes a smooth limestone entrance surround on main (west) facade, two cast iron lamp posts at the entrance, 3 bay loggia links between central structure and north and south wings, hipped dormers, octagonal and hipped cupolas, and heavy window boxes. The addition of a handicapped entrance on the west facade and the removal of the central cupola's lantern cap are the only apparent exterior alterations.

Nurses' Residence. Built 1912. Later used as the Administration Annex, now used as a Minnesota Highway Patrol Station Office. One story L-shaped building with gabled and hipped roof. Stucco walls, brick trim, red ceramic tile roof. Rectangular, paired 6/1 sash. Open loggia porches on south and west facades with polished gray granite columns. Heavy window boxes. Intact.

Auditorium/Gymnasium. Built 1923. Also called the Rehabilitation Building. Now used for storage. One story. 3 bay main (west) facade, 6 bay sidewalls. Stucco covered walls, brick trim, red ceramic tile roof. Large, paired rounded arched windows with multi-paned sash. Three entrances on west facade within ornate brick-lined arches. Intact.

Cottages. Complex contains 13 nearly identical residence cottages built 1919-1933. 6 overlook Foot Lake, 7 face each other in a row east of the Administration Building. The cottages are rectangular two story structures, 13 bays wide and 3 bays deep. Stucco walls, brick trim, red ceramic tile hipped roofs. Rectangular 8/1 sash in all but Cottages 15 and 16. Centrally located main entrances recessed within 3 bay loggias with

SEE CONTINUATION SHEET

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Expires 10-31-87

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Item #7 (Description) continued:

yellow limestone columns. Large brick stoops, some of which are surfaced with stucco. One story sun room/activity room on either right or left sidewall (relative to main facade). Nearly all cottages are virtually intact and all are in good condition. They include the following:

Cottage 4. Built 1919. Intact.

Cottage 5. Built 1919. Intact.

Cottage 6. Built 1925. Intact.

Cottage 7. Built 1921. Intact.

Cottage 8. Built 1921. Intact.

Cottage 9. Built 1925. Intact.

Cottage 10. Built 1927. Cylindrical metal fire escapes added to north and west facades.

Cottage 11. Built 1929. Intact.

Cottage 12. Built 1929. Intact.

Cottage 13. Built 1930. Intact.

Cottage 14. Built 1931. At one time used as General Medicine and Surgery building. Cylindrical metal fire escapes added to north and west facades.

Cottage 15. Built 1933. Unlike other cottages, has rectangular multi-paned casement windows. Cylindrical metal fire escapes added to north and east facades.

Cottage 16. Built 1933. Unlike other cottages, has rectangular multi-paned casement windows. Intact.

Laundry. Built 1912. Maintenance Shop. One story, 8 bays long, 3 bays wide. Stucco walls, brick trim, red ceramic tile gabled roof with parapet walls. Segmental arched windows. Main entrance on west facade. Low concrete block addition on east end.

Power Plant. Built 1912. Grounds Department, later used as the Mechanic's Garage. One story structure constructed of red brick. Red ceramic tile gabled roof with parapet walls and monitor. Window and door openings altered, exterior brick painted.

SEE CONTINUATION SHEET

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet Willmar State Hospital Item number 7 Page 2

Item #7 (Description) continued:

Maintenance Buildings. ca. 1930. One Story, stucco walls, flat roof, intact.
Garage. Built 1930. One story, stucco walls, hipped roof covered with asphalt shingles. 6 stalls with double leaf wooden garage doors. Intact.
Ice House. Built 1920. Iron Removal Building. One story, stucco walls, flat roof. Intact.
Other major buildings on the site which are not included in the nomination because of recent construction dates are the following: Cottage 1 (former Receiving Hospital, built 1950), Superintendent's Residence (1952), Service Building (1958), Power Plant (1962), Medical Treatment Center (1965), and Activities Building (1979). In addition, a watertower (ca. 1945), and a greenhouse and a few recentstorage and service sheds on the site are not included in the nomination.

No major hospital buildings have been demolished or moved, with the exception of four small staff residences (one built before 1935 and at least two built in the 1950's). Various small service buildings have been demolished including a fire house, about 4 garages, a maintenance and repair shop, a pump house, 2 root cellars, a rain shelter, a watertower, and about 4 sheds. In addition, the hospital's farm complex which stood at the northeast corner of the site has been razed. It once included 4 barns, 3 brooders, 2 hog houses, 2 farrowing houses, and a chicken house, corncrib, creamery, farm office, granary, machine shed, and slaughter house.

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

Willmar Hospital Farm for Inebriates Historic District

For NPS use only
received
date entered

The Willmar Hospital Farm for Inebriates Historic District nomination contains 22 contributing Buildings.

Administration Building
Nurses' Residence
Auditorium/Gymnasium
Cottages 4 through 16
Laundry
Power Plant
Garage
Ice House
Maintenance Buildings (2)

The nomination contains 7 non-contributing buildings

Receiving Hospital
Superintendent's Residence
Service Building
Power Plant
Medical Treatment Center
Activities Building
Storage/Service sheds

The nomination contains 2 non-contributing structures.

Water Tower
Green House

Full Circle
Indigenous Planning + Design

100% Native American-Owned, Community-Focused
Architecture, Planning and Design Firm
www.fullcircleplanning.com

Study for Decommissioning Services

Research Summary Report for MCF-Stillwater

September 28, 2026

Appendix O
MCF-Stillwater Decommissioning Study

Prepared for

The State of Minnesota

Commissioner of Administration, Real Estate and Construction Services

309 Administration Building

50 Sherburne Ave.

St. Paul, MN 55155

Prepared by

Full Circle Indigenous Planning + Design

2619 E Franklin Ave., Suite 2

Minneapolis, MN 55406

Gwen Westerman, PhD, Co-author

Ben Gessner, MA, MS, Researcher and co-author

Regine Kennedy, AICP, Project Manager

Acknowledgements

This study is part of a larger effort for the Decommissioning & Disposition Preparation of the Stillwater Campus. We extended our thanks to the people who actively and thoughtfully participated in study outreach and engagement activities—we greatly appreciate their time and guidance.

Table of Contents

Introduction 1
Project Summary 1
Methodologies 1
Dakota Worldview and Cultural Understanding 3
Worldview 3
Mapping 4
Dakota homeland 4
Dakota kinship 4
Naming conventions: descriptive and pluralistic 5
Cosmology 6
Relationality: Spirit in all things 6
Myth of the Pristine Wilderness 8
Dakota land management 8
Psíŋ, Wamnaheza, and other Indigenous agriculture 8
Dakota Removal and Dakota Permanence 11
Major Dakota Landmarks in Washington County 12
Lakes, streams, and rivers 12
Village sites and cemeteries 12
Landforms 13
Activity place names 13
United States Indian Policy 14
Incarceration at Fort Snelling and Camp McClellan / Camp Kearney 14
Early Reservation System and Policing 15
Assimilation to Reorganization (1850s-1930s) 16
Termination and Relocation 19
Development of Urban Native Communities in the Twin Cities 20
Intersection of State Corrections and Native American communities 21
Policing and community 21

Incarceration rates 21
Practicing Culture in Corrections 23
Programming, Education, and Re-entry 23
Recommendations 25
1. Continue Tribal Consultation and Engagement 25
2. Expand Oral History, Archival, and Stillwater-Specific Research 25
3. Expand Dakota Cultural Landscape and Cultural Resources Research 26
4. Further Examine Native Experiences of Confinement, Corrections, and Re-Entry 26
5. Develop Cultural Training for DOC Staff 27
6. Develop Approaches for Interpretation, Commemoration, and Future Site Planning 27
7. Explore Reciprocal Care and Continued Connection to Land 27
Works Cited and Expanded Bibliography 28
Appendix A 33

Introduction

Project Summary

Scope, Goal, and Deliverable

The State of Minnesota, as part of its Decommissioning Study of the Stillwater Correctional Facility, required research into the historical associations between Native American tribes and the correctional facility site. The research activities included a literature review, oral history review, and new interviews. The research did not include archaeological field inspection at this time.

This Research Summary Report provides a general overview and summary of preliminary research and outlines next steps for further research or other activities that could be undertaken by the State during the decommissioning process. This report is based on a review of existing literature and oral histories, as well as new interviews with Tribal community members and knowledge keepers. Outreach to Tribal Nations included the 11 federally recognized Tribes in Minnesota as well as the Ho-Chunk Nation, which has known connections to the project area.

Methodologies

This research used a combination of qualitative methodologies to develop a more complete understanding of the Stillwater Correctional Facility. Oral interviews, community engagement, and literature review each provide a different perspective, drawing on lived experience, community perspectives, and existing historical and scholarly documentation. Used together, these methods provide a broader perspective of the site through the different lenses of documented history and the experiences and perspectives of the people connected to the site.

1. Oral interviews

   Oral interviews are a qualitative research methodology used to gather firsthand accounts, memories, perspectives, and lived experiences from individuals with direct knowledge of a place, event, practice, or community. Semi-structured interviews use guiding questions while allowing participants to share experiences and perspectives that may not be captured in archival records. Interviews may be recorded and transcribed with participants' permission, then analyzed alongside

archival and other historical sources to identify recurring themes, points of agreement or divergence, and connections between individual experiences and broader historical contexts. This approach helps capture not only documented history, but also community memory, cultural knowledge, and the lived experiences that shape how places are understood and valued.

2. Tribal Engagement and Community Engagement

   Agencies are often mandated to engage in government-to-government consultation with federally recognized tribes. The intentions of many mandated tribal consultation processes, including National Environmental Policy Act and National Historic Preservation Act, have in the past been plagued by a lack of transparency, insufficient accountability mechanisms, and passive relationship building. Tribal consultation often begins with initiating contact with a tribe's Tribal Historic Preservation Office (THPO). A THPO officer is a designated official of a federally recognized Indian Tribe who directs a historic preservation program to protect cultural heritage and manage historic properties on tribal lands and in traditional territories.

   Community Engagement processes exist in addition to and alongside formal government-to-government relationships. Community engagement is a qualitative research methodology that incorporates the knowledge, perspectives, and lived experiences of community members into the research process. Through participatory activities, this engagement helps identify community priorities, local knowledge, shared memories, and perspectives that may not be represented in formal records. Input gathered through engagement is analyzed alongside other research sources to identify recurring themes, areas of consensus or divergence, and insights that can inform a more complete understanding of the subject and its broader community context.

3. Literature Review

   A literature review is a research methodology that examines and synthesizes existing scholarship, publications, reports, and other documented sources relevant to a research topic. The process establishes historical and scholarly context, identifies key themes and perspectives, and provides an understanding of how the subject has been previously documented and interpreted. Reviewing and comparing sources also helps identify gaps, inconsistencies, and opportunities for further research, while providing a foundation for interpreting findings from oral interviews, community engagement, and other primary research methods.

Dakota Worldview and Cultural Understanding

Worldview

In Dakota Iapi, the Dakota language, Mni Sota Makoce (Minnesota) means “the land where the water reflects the skies.” This region, including but much vaster than the present-day boundaries of the state of Minnesota, is the ancestral homeland of Dakota people. Oral traditions relay multiple sites of creation, including one near present-day Mille Lacs Lake, though central to belief is the creation at Bdote. Bdote is the area around the confluence of the Mississippi and Minnesota Rivers—the Twin Cities metropolitan area today.

A Presbyterian missionary in Minnesota in the early 1800s wrote that "The Mdewakanton [one band of the Eastern Dakota] think that the mouth of the Minnesota River [Bdote] is precisely over the center of the earth, and that they occupy the gate that opens into the western world” (Riggs 1893: 164).

For Dakota people, this gate or center point is both directional on a flat plane (the four sacred directions) and includes the directional above and below. This concept is represented by a symbol called kapémni. This symbol can be found in pottery, quillwork, beadwork, and very old ‘rock art,” like the pictographs found in Wakan Tipi cave just downriver from Bdote. It is a representation of the Dakota connection between the stars and Unci Maka, mother earth. A place where worlds touch.

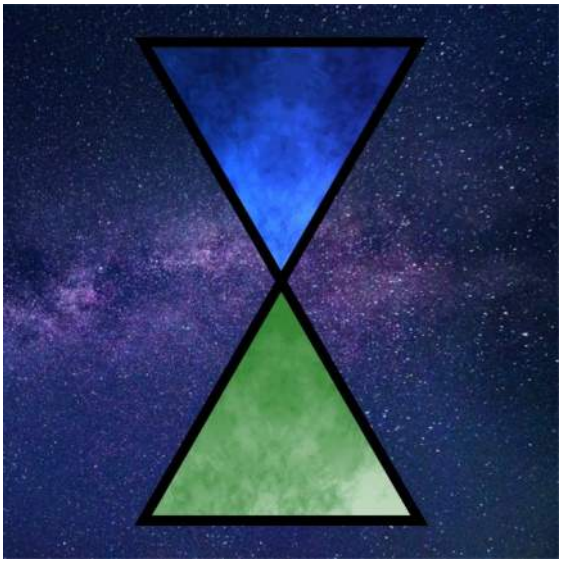


Figure 1: Kapémni is a Dakota symbol of earth and sky mirroring: What is above is also below.

The Bdote area can be considered larger than just the singular site of the rivers’ confluence. The area consists of many significant and sacred places, such as Wakan Tipi (Carver’s Cave), Wiċaḣapi (burial mounds in St. Paul), Mní Owe Sni (Cold Water Spring), and Oheyawahi (Pilot Knob). These are all sites that are reflected in the same spatial relations and patterns in the stars above us. This larger area includes rivers, tributaries, village sites, prayer sites, lakes, and other landmarks all carrying Dakota place names.

Mapping

In a study of 91 early Indigenous-English or Indigenous-French dictionaries created in North America, 24 (26 percent) contained entries for the word “map”; however, for Siouan languages, the frequency was 100 percent (Lewis 1998: 53). Why is this and what does it mean? Dakota ancestors in the Minnesota homelands understood mapping space and time. They navigated the physical landscape through a complex understanding of the cosmos, which was passed down generation to generation. Aiding in navigation were rock art sites (like Jeffers Petroglyphs in southern Minnesota) and other human-made structures such as mounds (sometimes representing celestial and cosmographical subjects) and rock cairns.

For Dakota ancestors, these spatial representations of the cosmos were understood within a well-defined set of spiritual meanings that also carried over into everyday life. The concept of a center, the nexus point of sacred geography (kapémni), is common throughout Native North America cultures, but especially so for Dakota and Lakota cultures.

Dakota homeland

Historically, eastern Dakota people in this region were known together as the Isanti, or Santee. The four largest bands of eastern Dakota people include the Mdewakanton, Sisseton, Wahpeton, and Wahpekute. Along with western Yankton, Yanktonai and Teton or Lakota relatives, they comprise the Oceti Šakówiŋ, or Seven Council Fires. In the past, this large cultural network was referred to as The Great Sioux Nation, but most Dakota people today do not prefer the term “Sioux,” as it is an abbreviated French influenced term derived from the Ojibwe meaning “snakes” or “enemy.”

The area most specific to our discussion was primarily occupied by Mdewakanton people though a large network of travel and familial ties brought many others here. Central to this network of connection is the Dakota kinship system.

Dakota kinship

> *The Ultimate aim of a Dakota life, stripped of accessories, was quite simple: One must obey kinship rules; one must be a good relative…Without that aim and the constant struggle to attain it, the people would no longer be Dakotas in truth. They would no longer even be human.*
>
> ~ Ella Deloria, Yankton Dakota, 1944

The Dakota kinship system is a network of social and extended family, values, and connections. To be a relative to another person, or to other natural beings, means to treat them with respect—to be honest and have integrity. It means to be obligated to provide care and direction to others, and correction when needed. To be a good relative is so essential to Dakota worldview that Dakota people have a specific ceremony used to make new relatives.

In the past, especially leading up to Minnesota statehood, diplomats, politicians, military personnel, and traders exploited this kinship system. That politicians might be dishonest or that treaty annuities (including food) might be withheld, or that traders who married Dakota women might steal, were concepts that had no place within this traditional value system. Many Dakota people were shocked when faced with these realities. They negotiated with others in good faith, guided by kinship and prayer.

Naming conventions: descriptive and pluralistic

It is a strong philosophical and spiritual belief among some Dakota language speakers that the land itself loves to hear the Dakota language. Numerous knowledge keepers insist that in examining how to best care for the land, we must ask it what it wants, through ceremony and reflection.

Historic Dakota place names are also important in that they reveal ancestors' spiritual and secular thoughts and descriptions of a place. In speaking the names, we are quoting and connecting to Dakota ancestors, to the spiritual realm, and to the land itself. Some very important names, such as Maka Cokaya Kiŋ (Center of the Universe), reflect an intense spiritual, cosmographical, and mapping function.

It is important to remember that place names may also be pluralistic. Different bands of Dakota people might have historically referred to the same place differently. This remains true. Today, there may also be discourse over whether to use the *M* or *B* spellings for places like Mdote / Bdote. And there may be discussions in the community over which Dakota orthography is most appropriate.

It is worth stating again that individuals and communities may have historically referred to the same place slightly differently. Bdote was also recorded as Haha Bdote and Bdote Mni Sota. The Dakota language is incredibly descriptive, and this is a natural outcome of the language and worldview. Today, we also see new Dakota names being developed for places where historic names have not been passed down due to colonial impact and separation from homelands.

Cosmology

Mni Sota Makoce is Dakota ancestral homeland and multiple places in this region are sacred sites that reflect Dakota spiritual understandings and cosmology. Dakota people also understand their origins as the Wicahpi Oyáte or Star Nation. They came from the stars and emerged from the water. Further spiritual teachings center the land as Uŋci Maka, Mother Earth.

Cultural teachings illustrate how Dakota people, along with plant and animal relatives, came into being on this earth, and are reminders of the spiritual connections between earth and sky.

Kapémni is a symbol often used by Dakota people and their ancestors. It is found in petroglyphs thousands of years old, as well as beadwork and quillwork created in the last few centuries. Today, it is incorporated into everything from paintings to tattoos to material culture and regalia. It is considered a sort of twisted vortex—an hourglass shape. It symbolizes the idea of balance: that what exists above, also exists below.

Using this spiritual understanding, we see that maps of Dakota sacred sites are inverse reflections of constellations and placement of stars. The center point of this vortex is also a *physical place*—one of the sites of Dakota creation, Bdote, known also as Maka Cokáya Kiŋ (Center of the Universe):

> *...this area then where the Minnesota River joins the Mississippi, where Pike Island is, where the Fort Snelling State Park is, all of this is a sacred area to the Dakota Oyate and even now, even though it's in the middle of a seven county metropolitan area with close to three million people, it's still a sacred area to those who follow the ancient ways ... according to this story, to the Bdewakantunwan [Mdewakanton], it was Maka Cokáya Kiŋ; that means "Center of the Earth / Universe.*
>
> ~ Dr. Chris Mato Nunpa (Pejuhutazizi Oyate / Upper Sioux Indian Community)

Relationality: Spirit in all things

In the 1850s, historian E.D. Neill noted,

> *The Dakotas, in their religious belief, are polytheists. The hunter, as he passes over the plains, finds a granite boulder; he stops and prays to it, for it is "Wakan," mysterious or supernatural. At another time, he will pray to his dog; and at another time, to the sun, moon, or stars. In every leaf, in every stone, in every shrub, there is a spirit.*

Neill may have been mistaking prayer for reverence. A more accurate way of stating this belief may be the phrase **Mitakuye Owasin** – We are all related. That is, Dakota people acknowledge the spirit in all things. Plants, rocks, water, wind—objects and forces understood as inanimate in dominant society are considered an important piece of the interconnected world.

> *What uncle always told me, and I continue to hear other knowledge keepers say, is we [humans] are the youngest on the circle of life. And so, it's about time we start becoming responsible with roles instead of acting with privilege and entitlement over nature, which does nobody else any good. We're part of something. We're not separate. That's the interconnectedness.*
>
> ~Nicky Buck (Tinta Winta / Prairie Island Indian Community)

Within the culturally specific understandings of place, geographic space is not the only defining factor for many Native American cultures. Places may be important for their unique and interconnected ecosystems and natural elements that contribute to their significance. Outsiders often have very little knowledge of the intricacies of this framework of place. In some cases, place is so thoroughly intertwined with the formation of group or personal identity, that limiting access to places can greatly affect a culture (LaDuke 2005:31). This is true for Eastern Dakota people and their removal from the interconnected ecosystems of their homelands.

Myth of the Pristine Wilderness

Dakota land management

Western conservation and land management agencies must examine the great romantic myth of “pristine wilderness” that has been central to their founding and operations. When early explorers (and later, early scientists) arrived in the Americas, they often conceptualized the landscape as a wilderness untouched by humans, and therefore, “unmolested” and “pure” or closer to their conception of a Christian creator God.

Most often, however, they were encountering landscapes that were heavily influenced by Indigenous peoples. The Minnesota region is no different. Prescribed fires were used as a prairie management technique, and cultivation of psíŋ (wild rice), corn and other crops were commonplace practices as Dakota villages followed a “seasonal round” subsistence pattern aligned with growing and harvesting seasons.

Psíŋ, Wamnaheza, and other Indigenous agriculture

The earliest accounts of recorded Dakota horticulture in Mní Sota come from the 1600s by the French (Jesuit missionaries in 1642 and Trader/Diplomat Nicolas Perrot in the 1650s). The Jesuits reported that the “Nadouessis” (their term for Dakota) would till the soil and grow Indian corn and tobacco. From Perrot and Pierre-Charles Le Sueur we know that Dakota cultivated psíŋ, corn, pumpkins and "cucumbers” along the banks of the Minnesota River and Rice Creek. At Mille Lacs, there is also historical and archaeological evidence of the cultivation of corn, squash, tobacco, chenopodium (lambs quarter), and amaranth.

Archaeological evidence (in the form of residue on ceramics) shows that maize (corn) has been in this region, either traded or grown, for at least 1500 years. Similarly, the Minnesota Historical Society’s collection includes a large vessel of the same antiquity from an archaeological recovery in north-central Minnesota that contains residue of cooked psíŋ.

Psíŋ (wild rice or *Zizania palustris*) grows in shallow water in small lakes and slow- moving rivers and tributaries. Today, it is commonly found in Northern Minnesota and around the Great Lakes, but until relatively recently, it was also common in what is today the Twin Cities Metro area.

In 1766, English explorer Jonathan Carver, who wintered with the Kaposia band of Mdewakanton Dakota, wrote of his time along the Minnesota River near present-day Shakopee:

> *For a space (all the way when I was on this river) between the [meadows] and the plains is thousands of acres of marshy land where grows vast [quantities] of Indian rice where the Naudowessee get their [supplies] and cannot gather the hundredth part which is a great means of a vast resort of all sorts of waterfowl in spring and fall: (swans, geese and ducks, storks, cormorants, a few parrots and many other species.) A great many geese and ducks lay eggs and hatch their young in these marshes …*

According to early Presbyterian missionary Samuel Pond,

> *In some parts of [southern Minnesota], the Dakotas harvested considerable quantities of wild rice, which is both palatable and nutritious. It was collected by two persons in a canoe, with one propelling the canoe while the other bent over the heads of the rice and beat the seeds into a canoe with a stick. The rice was separated from the chaff by scorching it in a kettle and then beating it in a mortar made by digging a circular hole in the ground and lining it with deer skin. If the work was done by men, they trampled it with their feet; if by women, they beat it with the end of a stick (Pond 1986:29).*

Charles A. Geyer, a botanist with the 1838–1839 expeditions of Joseph Nicollet in western Minnesota and the eastern Dakotas, describes eating psíŋ in Sleepy Eye's village (Bray and Bray 1976: 115) and Nicollet records that the Wahpekute cannot bring themselves to leave the harvesting areas, even when in danger from the Sauk and Fox (Bray and Bray 1976: 115).

In *Indian Boyhood*, Ohiyesa Charles Eastman describes the importance of psíŋ for the eastern Dakota. Using cultural context and detailed description he recounts camping, harvesting, parching and storing psíŋ.

Ella Cara Deloria, a Dakota ethnologist and writer, recorded interviews with knowledge keepers of the Prairie Island Indian Community in the early 1900s. The community spoke to her about traveling to gather wild rice around Shakopee and in the lakes around the Twin Cities metro. While cultural norms enforced strict rules on numbers of deer or bison that could be harvested, no such restrictions existed on wild rice, because it was plentiful.

> *Families went in boats [or formerly, dugout canoes] and camped near rice fields, which were present in shallow waters. The boats did not travel in straight, direct lines, because "the boat had to be steered along wherever there was a slight opening in the rice stalks. Long poles forked at one end were used to push the boat along, and the men who steered the boat stood up to steer."*
>
> (Deloria 1967: 10-13)

In Washington County, numerous Dakota and non-native interviewees mention lakes in the central and northern parts of the county, including Mde Mato, Lake Amelia, Lake Onika and others, as being harvesting sites that persisted well into the late 1800s and early 1900s.

Dakota Removal and Dakota Permanence

In 1851, Minnesota Territorial Governor Alexander Ramsey presented Dakota people with an ultimatum: to sell all their land to the United States or starve. By 1853, due to unethical treaty land seizures, many Dakota people began to occupy a 10-mile-wide reservation along the south bank of the Minnesota River, which was only half of the originally negotiated reservation. Being confined to this small of an area completely disrupted lifeways and kinship systems and disrupted traditional relationships with the land.

In August 1862, faced with starvation from unfulfilled annuity payments and supplies set forth in treaties, some Dakota reached a breaking point and declared war. The resulting U.S.-Dakota War of 1862 lasted six weeks and there was terrible loss of life and suffering for all those involved, including settler and Dakota families as both non-combatants and those who participated in battle.

In December of 1862, 38 Dakota men were hanged in Mankato in the largest mass execution in United States history. Governor Alexander Ramsey declared that “the Sioux [Dakota] Indians of Minnesota must be exterminated or driven forever beyond the borders of the state.” Many Dakota people fled or were forcibly removed to Crow Creek, a reservation established along the Missouri River where they faced terrible conditions. Some stayed in and around traditional camps in their homelands, such as those near Prairie Island in Southeastern Minnesota.

In 1863 the United States government abrogated all treaties with Dakota nations and declared reserved Dakota land to be forfeited. Over time, Dakota communities were re-established and today there are four federally recognized communities in Minnesota. Most Dakota people still live outside of their traditional homeland within the colonial borders of the current state of Minnesota. The war created a true diaspora and forced disconnection both physically from each other as a larger Dakota community, as well as socially and intimately as families. These impacts are still felt and have very real consequences for Dakota people today.

Understanding the culturally specific context of homeland—a spiritual center, a mother, a home—illustrates how devastating the separation is. Not simply “land loss” in the Western understanding of land ownership, it is a painful loss, a separation, and was calculated and enacted by those in power. The historical experience of forced removal, exile, and an unwelcome return to a beloved homeland affects Dakota people in particular.

Major Dakota Landmarks in Washington County

There are many landmarks in Washington County, and the North and East Metro. The following includes translations from multiple sources for identified sites of significance.

Lakes, streams, and rivers

Wakpa Haha - Mississippi River

Cokan tanka – Large, low bottom lake. Also known as Pig's Eye Lake. Near Kaposia Village.

Bdote - Mouth of a River / Junction. General, but also indicating the junction of the Mississippi and Minnesota Rivers. One site of Dakota creation. "Mendota" is anglicized version of this place name.

Psinta Wakpadan - Rice Creek. Known in English as Rice Creek. Runs through modern Ramsey, Anoka, and Washington Counties.

Mdewakanton - Sacred Lake. Modern-day Long Lake in northern Ramsey County.

Mde Mato - Bear Lake. Known today in English as White Bear Lake. Present day Mahtomedi (County and Town names) come from Dakota Mato Mde.

Hogaŋ Owaŋke Kiŋ - Where the Fish Lie. A lake / widened opening of the St. Croix River.

Mde Onakap/ Mde Onah'taka - To Kick Something [Rice] Making it Fly into Something [A Canoe] Lake. Known today as Oneka Lake.

Okizhu Wakpa - Where They [Bodies of Water] Gather River. Known today as the St. Croix River, marking the easternmost boundary of Washington County.

Otuŋwe Wakpadaŋ Oiŋkpa - Source of the Village Creek (Rice Creek?). Known today as Clear Lake.

Village sites and cemeteries

Kaposia - Light, swift of foot. Taoyate Duta (Little Crow's) village, which was recorded in various locations near present day downtown St. Paul, MN, upriver to Cokan Tanka, and finally moved to present day South St. Paul.

Wicahapi - They Bury Them. Formerly known as Indian Mounds Regional Park. Also identified by Harry Lawrence in the 1960s as Paha Yamni, Three Hills. Burial Mounds / cemetery located on bluffs above Mississippi River in St. Paul, MN.

Otonwe Wakpadan - Rice Creek Village (village on small stream). Located in northern Ramsey County.

Mdewakanton - Village site located near modern-day Long Lake in northern Ramsey County.

Wambdúskakagapi - Snake Effigy Mound. “Rattlesnake Mound” near present day Afton, MN. Literally, “they made a snake.”

Landforms

Imnizaska - White ledge / bluff. The Dakota name for present-day St. Paul, MN due to the white sandstone cropping out in the bluffs.

Wakan Tipi - Sacred Dwelling / Habitation. Also known as Carver’s Cave. Used by Kaposia band and many others as a place of ceremony, located directly below Wicaȟapi, the mortuary mounds in St. Paul.

Inyan sha - Red Rock. Moved to present-day Newport, MN. Historically visited by Dakota people, painted red, and offerings left. Alternately called Taku Skaŋskaŋ (Something Moving Moves / Something Moving About).

Haŋte Naziŋ - Standing Cedars. Wisconsin side of St. Croix River, directly across Northeastern-most point of Washington County. A traditional boundary marker between the Dakota and Ojibwe.

Oskókpa Okícize - Battle Hollow. A historic marker for the Warden's House in Stillwater mentions a conflict here between the Dakota and Ojibwe people in July of 1839.

Maká Yushósha - The Roiling Earth / Quicksand. Banks of the St Croix River, south of Marine on St. Croix

Tamahe - Pike. Known today as Pike (Sand) Bar. Named for a Dakota man who went against cultural teachings / transformed into a large pike.

Activity place names

He Topa Kte - Where Four Horns Was Killed. In present-day Cottage Grove near Grey Cloud Island.

Mahpiya ota Wiŋ - Gray Cloud Woman. Present-day Grey Cloud Island.

Tíŋta Takápsica - Prairie LaCrosse. Near present-day Cottage Grove, MN.

Wazusteca Yaŋká - Strawberry Place. Near present-day Cottage Grove, MN.

United States Indian Policy

Incarceration at Fort Snelling and Camp McClellan / Camp Kearney

In November 1862, more than 1,600 Dakota women, children, and elder non-combatants were forcibly removed from the Reservation along the Minnesota River valley and marched to an encampment below Fort Snelling near the modern-day cities of Minneapolis and St. Paul. By December the two- or three-acre camp was surrounded by a wooden stockade over 12 feet high. Soldiers from Minnesota Volunteer Infantry Regiments controlled all movement in and out of camp, where between 130 and 300 Dakota people died over the winter due to illness and conditions.

In the spring of 1863, the remaining women, children, and elders were removed to the Crow Creek Reservation, to bleak and desolate conditions in Dakota Territory where disease and starvation persisted. Fort Snelling itself remained in use as a stockade for Dakota people captured and ultimately served as the site of the hangings of Sakpedan (Little Six) and Wakan Ozanzan (Medicine Bottle).

While the nomenclature is sometimes contested, most Dakota people and a majority of scholars refer to this encampment as either a concentration camp or a prison camp.

Prior to the hangings in Mankato, ad hoc military tribunals found 323 Dakota men guilty of murder for participating in the U.S.-Dakota War. Most of these informal trials lasted mere minutes, and language interpreters were not always provided. 303 Dakota men were sentenced to death and 20 to imprisonment. President Abraham Lincoln personally reviewed trial transcripts and issued an order to Colonel Sibley commuting the death sentences of all but 39.

The remainder were sentenced to one to ten years in prison. Colonel Sibley recommended that the government create a military prison, Camp Kearney, within Camp McClellan in Davenport, Iowa. Many of the men were never charged with specific crimes that violated the law of war, only that they participated in fighting. Conditions were unsanitary and local residents were often hostile. In August 1864, the prisoner Robert Hopkins Caske wrote in a letter to Stephen R. Riggs (a Presbyterian missionary) that the women at camp suffered from hunger and fear for their safety. He wrote “At this time, this winter, one by one, we will probably freeze to death we think."

According to historian Linda Clemmons, those imprisoned were subject to the whims of officers and guards and non-Native residents who "treated them as a spectacle at best, and as 'savages' deserving of extermination at worst (Clemmons 2018: 122).

It is estimated that around 92 of the nearly 400 imprisoned there (an additional 90 Dakota men, women and children arrived in 1864) died from disease, exposure, and other unsanitary conditions and are buried there in unmarked graves. The remainder were pardoned by President Lincoln in 1864 or released by President Johnson in 1866, and made their way, often by foot, 450 miles to the Santee Sioux Reservation in Nebraska.

Today we understand that these imprisonments were not driven by justice, but by "satisfying the cries for revenge driven by a deeply rooted cultural perception of Native Americans as the antithesis of civilization" (Carlson: 258). For many contemporary Native people, especially Dakota people in Minnesota, land loss, separation, lineal trauma, historical injustice, and imprisonment are all understood as pieces of the same system.

Early Reservation System and Policing

For the purposes of examining Federal Indian Law and Policy, the "Reservation Era" is usually considered 1850 to 1887, though forceful removal of Native people from their traditional homelands can be traced to the 1600s and the first Native American reservation was established in 1758. This era of policy is marked by two major objectives of the Federal government: remove Native people from land to make way for westward expansion and begin a program of "Americanizing" Native people through organizing them into smaller communities centered around western farming techniques.

Of important note in this era is the passage of the Major Crimes Act in 1885. In 1883, the Supreme Court decided that a murder (of Spotted Tail by Crow Dog, both Brulé Band of Lakota) in Indian Territory, fell within the jurisdiction of the Tribe and not the United States Federal Government (Ex Parte Crow Dog, 109 U.S. 556 (1883)). Congress heavily disagreed and a short two years later passed the Major Crimes Act to secure criminal jurisdiction over Indian Country. This meant that Tribal nations could no longer adjudicate violent felonies using traditional norms or customs.

Prior to the Reservation Era, each Native North American culture relied on traditional forms of "policing" which were formal, cultural rules and norms that were accepted and enforced in a multitude of ways. Traditionally, military societies, civil, and other leaders often governed through consensus decision making, and their roles were accepted as legitimate. During this time of rapid cultural change, often new forms of policing emerged

or evolved due to necessity, proximity to Euro-Americans and European or American law, and changes in cultural structures.

Assimilation to Reorganization (1850s-1930s)

At the same time that Federal policy and government programs established land allotment and boarding schools (designed to interrupt traditional and more communal ways of life), federal policing policies emerged, especially through the Bureau of Indian Affairs (BIA), that were also designed to restrict traditional lifeways. In 1878, Congress approved the establishment of Indian police as part of the federal Indian policy and by 1890 most reservations had them. This police force was meant to enforce laws connected to assimilationist policies which were almost always at odds with traditional customs and practices.

In 1883, Courts of Indian Offenses were established. These were overseen by Native judges who were members of the Indian Police force tasked with further enforcement of the Indian Bureau's regulation. Punishable offenses included traditional feasts, using traditional medicines and cures, and specific ceremonies. By 1921, it was clarified that all "so-called religious ceremonies" were punishable offenses.

Congruent policies within the federal government's assimilation program included the establishment of boarding schools. While efforts in Minnesota to educate Native children in Euro-American modes date to the establishment of Christian mission schools in 1830s, federally funded, off-reservation boarding schools began in the 1870s. More Dakota and Ojibwe students were sent to the Carlisle Industrial Indian School in Carlisle, Pennsylvania than any other tribal groups. During this period, Native students were forbidden from speaking their languages, practicing their cultures, or performing any activities defined as "Indian" (including wearing their hair in a traditional manner). In addition to the emotional anguish of being separated from family and prohibited from cultural practices, many Native children at federal and private religious boarding schools suffered additionally from physical and sexual abuse.

The Minnesota State Prison during the "Stillwater Era" (1853-1914)

Correctional history in this region predates Minnesota statehood. In 1853, the Territorial Prison on the north side of Stillwater was built and operated until 1914 when operations were moved to a new location, south of Stillwater in the town of Bayport (approximately two miles south of Stillwater, on the top of a bluff overlooking the St. Croix River valley).

Prior to 1853, civilians with criminal charges were held at military forts, including Fort Snelling and Fort Ripley, but often escaped and fled the territory (Dunn 1960:137). In 1851, the territorial legislature selected four acres on land known as Oškókpa Okíchize or Battle Hollow, named after a conflict between Dakota and Ojibwe people there in 1839.

Initially plagued by criticism of conditions, inept oversight, security, and numerous escapes, reform measures began during early Minnesota statehood. In 1858, the need for spiritual wellbeing of prisoners was recognized and a chaplain was appointed. The displacement of Dakota and Ojibwe people from their traditional homelands meant that the non-Native population of Minnesota in the 1850s increased roughly 30-fold, from about 6,000 to about 170,000. As a result, in the early 1860s, the number of inmates increased considerably.

By 1891, the first professional penologist was appointed as warden and he brought further reform. By 1902, calls for a new prison were made publicly. Prisoner reports of roaches and bed bugs, “foul air” and “intolerable stench,” and poorly ventilated buildings led to the Minnesota State Legislature to recognize the need for a new prison. Funds were allocated in 1905 and construction at the new site south of town began in 1909 and was completed in 1914.

“Minnesota Correctional Facility - Stillwater” current site on Dakota homelands

Numerous Dakota sites of significance have been recorded within 15 miles of the current location of the Minnesota Correctional Facility - Stillwater. Hehaka Nite Wakpa (Bull-Elk Rump River) known today as the Willow River is a tributary named as such due to a hill formation resembling the hind quarters of an elk; an important relative that was traditionally hunted in this area.

Downriver about five miles is Tamahe Haŋska (known today as Pike Bar or Pike Sand Bar), an important location connected to cultural teachings related to family and specific traditional society relations. 10 miles further, Wambdúskakagapi (Snake Effigy Mound) was recorded by historian N.H. Winchell in the early 20th century. Near it is Hogaŋ Owaŋka Kiŋ (The Fish Lie in This Place), a wide lake along the St. Croix River.

The site of the former prison was located on a documented conflict site known as Oškókpa Okíčize, or Battle Hollow. Ten miles north of there is Maká Yushósha (The Roiling Earth). The St. Croix River itself is known by a number of names, with varied translations. Hogaŋ Owaŋke Kiŋ (Where the Fish Lie) and Okizhu Wakpa (Where They Plant River) are the most

common place names and translations, but according to Dakota and Ojibwe interviewees, different segments had different names. “Where They Plant” might refer to indigenous agricultural practices documented in the area, but some Dakota people say it may also refer to the numerous cemeteries (mounds) found along the river. To corroborate this interpretation, an Ojibwe name for a segment of the river translates roughly to the River of Spirits.

In addition to the mapped mounds along the St. Croix River, many on private property are relatively unknown publicly. One person interviewed mentioned that she knew of over 140 mounds along a small stretch of the St. Croix River north of Stillwater.

Though burial and effigy mounds have often been erroneously attributed to strictly archaeological cultures like “Mississippian” or “Hopewellian,” we know based on ethnographic and historic evidence, archaeological data, and oral tradition that ancestral Dakota were prolific moundbuilders (see Catlin 1965:170 and Lothson 1971). Even into the late 1800s, there is evidence in the historic record of Dakota people performing secondary, or bundle, burials into earlier mounds.

In 1984, archaeologist Scott Anfinson began work on a statewide mound distribution study; his major goals were to review four previous studies (spanning from the 1800s-1970s), add data and remove redundant data from the files of the State Archaeologist, and to examine physical and cultural attributes of mound distribution.

Published as *Cultural and Natural Aspects of Mound Distribution in Minnesota*, Anfinson’s major conclusions included that a) there were probably between 15,000 and 25,000 mounds prior to European and Euro-American colonization of Minnesota, and b) the strongest cultural correlation with mound distribution in Minnesota is with the early historic distribution of Dakota people. He writes that “there is an almost exact correlation between early historic Dakota distribution in Minnesota and the mound area of Minnesota. The greatest concentrations of mounds are adjacent to major Santee [Dakota] village sites.”

Most mounds in this region were well-known sites of Dakota ancestor burial, to which they provided care over centuries.

The current location of “Minnesota Correctional Facility - Stillwater” sits within this cultural context and Dakota landscape, where the waters reflect the skies, where the landscape mirrors the night sky, and where mounds connect to the heavens.

The Meriam Report & Reorganization

In 1928, the Institute for Government Research (later the Brookings Institution) commissioned a report. Prepared under the direction of Lewis Meriam and titled "The Problem of Indian Administration," the study examined the shortcomings of the federal government's allotment and assimilation policies and made recommendations for improvements in the areas of health, education, economic conditions, and community life. This report is often credited as laying a foundation for policy reform that led to the Indian Reorganization Act in 1934. This act formally ended allotment of reservation land, restoring ownership of surplus lands to Tribes; it restored (in some ways) religious freedoms, and provided new funds for education and economic enterprises.

In order for Tribes to access these funds, they had to reorganize Tribal governments away from traditional structures and align new structures based on EuroAmerican government models. With the exception of Red Lake, all Ojibwe and Dakota Tribes in Minnesota participated, and modern governmental structures remain relatively unchanged.

It is important to note that the Meriam Report measured success and conditions of Native communities based on EuroAmerican standards; it identified as a failure the resistance of Native people to forsake Tribal identities and conform to "White Society." Today, we understand through a lens of maintaining identity in spite of pressures to assimilate. Even while separated from homes and extended families, many Native American people valued their identities and sought to maintain connections.

Movement away from reservation communities coincided with outbreak of World War II; nearly 26,000 Native Americans served in the U.S. military during this time, and many more relocated to urban centers for war-related jobs and opportunities. Locally, the population of Native Americans in the Twin Cities grew from the hundreds to the thousands during this time.

Termination and Relocation

Early in the 1950s, the United States government changed course yet again on Federal Indian policy; in the 1940s, the Hoover commission put forth the idea of the federal government divesting from its legal obligations and responsibilities (originally defined through Treaties and subsequent policy and legal cases). In 1953, through House Concurrent Resolution (HCR) 108, the federal government began a formal policy of ending the recognition of Tribal governments and terminating their status as federally-recognized Tribes. Concurrently using the passage of Public Law 280, the State of Minnesota began

assuming criminal and civil jurisdictions within reservations (Deloria and Lytle 1983:19). Over the following decade, more than 100 Tribes were terminated.

At the same time, beginning in 1952, the BIA expanded a relocation policy meant to encourage Native Americans to leave reservation communities for opportunities in urban centers including Los Angeles, Denver, and Chicago. While some moving expenses were provided for, the realities of life in the city did not match the promises: jobs were not as available and many Native people were met with discrimination and hardships. It is estimated that more than 60,000 Native American people relocated to urban cities during the 1950s.

Development of Urban Native Communities in the Twin Cities

Minneapolis was not a designated relocation city, but the BIA as well as other public and private agencies sponsored relocation assistance programs. According to census data the number of Native American people in Minneapolis alone grew from 145 in the 1940s to 5,800 in the 1960s. Census demographic data is likely underreported, and a University of Minnesota research study shows that an actual estimated 10,000 Native people resided in Minneapolis by the end of the 1960s.

The 1960s and 70s ushered in an era of a stronger “American Indian” identity, based on shared experiences of Native people from disparate cultural backgrounds. Political action and activism driven by civil rights equality and treaty rights recognition found a foothold in urban centers.

Intersection of State Corrections and Native American communities

Over the past 500 years, Native American people have experienced forced confinement and incarceration in many forms, including removal and relocation from homelands, internment in forts and on reservations, forced placement of children in boarding schools and orphanages, commitments to mental hospitals (for practicing traditional religions), as well as incarceration in jails and prisons.

Policing and community

Red Power, American Indian Movement, and roots in Stillwater (1950s & 60s)

In 1962, Clyde Bellecourt, Dennis Banks, and Eddie Benton-Banai were incarcerated at the Stillwater State Penitentiary. Together they founded the Indian Folklore Club, a cultural group intended to improve the lives of Native prisoners. Later, these men organized on the outside - especially around the treatment of urban Natives by police - and are considered founding members of the American Indian Movement (AIM).

In Minneapolis during the summer of 1968, more than 200 Native American people attended a meeting called together by a group of community activists led by Clyde Bellecourt, Dennis Banks, and others. Discrimination, failed federal Indian policy, treaty rights, inadequate housing, and police brutality were among the topics voiced. This community organizing laid the foundation for the American Indian Movement (AIM), which found a prominent place among other “peoples movements” calling for action, social change, and self-determination. Almost immediately, AIM Patrols (citizen radio patrols) were created to monitor and halt police abuses against Native community members in Minneapolis.

Incarceration rates

Though demographic data for incarcerated persons is inconsistent (due to single-race categorization, inconsistent data collecting and self-reporting, narrow racial definitions), it is clear that American Indian / Alaska Native people have high rates of incarceration in both jails and state and federal prisons; at least more than double that of white Americans. For instance, while Native women make up just .7% of the U.S. female population, they made up 2.5% of women in prisons and jail in the 2010s.

Data from 2021 illustrates that between State and Federal prisons, Indian Country jails, local jails and youth facilities, almost 30,000 Native people (who identify solely as Native American and no other race) were incarcerated. Data from the same year showed an additional nearly 42,000 under correctional control via community supervision (probation or parole) (https://www.prisonpolicy.org/profiles/native.html). These numbers are likely severely undercounted as many people identify as more than one race or ethnicity. The 2023 report Over-Incarceration of Native Americans: Roots, Inequities, and Solutions lists these reasons, among others, for these disproportionate incarceration rates:

- a history of federal oppression via official policy meant to remove, assimilate, relocate, and terminate Native cultures
- a series of federal policies and laws enacted to supplant traditional tribal justice systems
- historical trauma that greatly affects the physical, mental, and spiritual well-being of Native people
- Inherent systemic racism
- Disparities in wealth, as well as access to services including health and mental health services

Practicing Culture in Corrections

The Minnesota Department of Corrections provides American Indian cultural and spiritual programming across state facilities under Minnesota Statute 241.80. Passed in 1985, a statute enacted the American Indian Counseling Program within the juvenile and adult state correctional facilities. Today, the counseling services encompass seven key components, including:

- development of education and training;
- strengthening American Indian identity;
- improved understanding by Department of Corrections staff of American Indian cultures and traditions;
- development of partnerships with Tribal Nations to address culturally-specific rehabilitation needs;
- Increased availability of American Indian spiritual leaders to guide incarcerated individuals;
- The involvement of American Indian incarcerated individuals in aspects of corrections that will aid in rehabilitation;
- Services to facilitate the re-entry of American Indian incarcerated individuals into their communities.

Programming, Education, and Re-entry

Over the course of this project, one currently incarcerated Native American individual, John Martin (Fond du Lac Band of Lake Superior Chippewa), was interviewed at the Minnesota Correctional Facility - Lino Lakes. Interview questions were designed to be culturally appropriate and examine the nuances of identity and cultural expression while incarcerated.

Informal discussions were had with Bradley Harrington (Mille Lacs Band of Ojibwe), Executive Director of Gidinwewininaan and Dallas Goldtooth (Lower Sioux Indian Community) both of whom have led cultural and spiritual activities at Moose Lake and Lino Lakes, as well as with Anahkwet (Guy Reiter) a traditional Menominee and Executive Director of Menīkānaehkem, and Carly Bad Heart Bull (Flandreau Santee Sioux Tribe), member of the Minnesota Clemency Review Commission.

On his personal journey, John Martin stated that he feels that the cultural programming and cultural traditions he was able to practice on the inside centered on service. John first met other Native people who were incarcerated while briefly at St. Cloud before being

transferred to Oak Park Heights, where he met Dario Bonga, a pipe carrier and Don Goodwin, a spiritual leader from White Earth, who would visit. John conducted sweats, naming ceremonies, and other ceremonies over the course of his 12-year stay at Oak Park Heights.

> *"Helping others in that way led me to try other things: I'm a Peer Recovery Specialist; I joined the Prison Fellowship Academy and graduated in May with an Associate of Arts degree through the TREC [Transformation and Re-entry Through Education and Community] program."*

Recommendations

This preliminary research demonstrates that the Minnesota Correctional Facility–Stillwater is situated within a much larger Dakota cultural landscape and that the history and significance of the site extend beyond the history of the correctional facility itself. The research also identifies important connections among Dakota homeland and cultural landscapes, forced removal and confinement, federal Indian policy, the development of Minnesota's correctional system, and the experiences of Native American people within that system.

The following recommendations identify opportunities to build upon this preliminary research through continued Tribal and community engagement, additional archival and oral history research, and further exploration of the cultural landscape and Native experiences within Minnesota's correctional system. They also identify opportunities to consider how this research might inform interpretation, future site planning, and ongoing relationships of care and responsibility as the State moves forward with the decommissioning and disposition of the Stillwater campus.

See Appendix A for a list of people who were contacted for this initial study as a starting place for continued engagement and further research.

1. Continue Tribal Consultation and Engagement

Continue engagement with Dakota Tribal Nations and other Tribal Nations with historical or contemporary connections to the area. Future engagement should include Tribal Historic Preservation Offices, cultural leaders, knowledge keepers, elders, and Native community members and provide opportunities for them to identify additional areas of research and advise the State on how cultural knowledge should inform decisions about the property. Continued engagement can also identify histories, perspectives, and areas of significance that may not be represented in written sources or this preliminary study.

2. Expand Oral History, Archival, and Stillwater-Specific Research

Conduct additional oral history and archival research focused on Native American experiences within Minnesota's correctional system and at Stillwater specifically. Research could include interviews with formerly and currently incarcerated Native people, family and community members, cultural and spiritual leaders, former staff, and Native

community advocates, as well as further review of prison records, correspondence, photographs, institutional reports, and The Prison Mirror. Particular attention should be given to the Indian Folklore Club, its relationship to individuals who later became leaders in the American Indian Movement, and Stillwater's connections to the broader development of Native-led organizing.

3. Expand Dakota Cultural Landscape and Cultural Resources Research

Continue research into the Dakota cultural landscape surrounding the Stillwater campus and St. Croix River valley, including Dakota place names, waterways, landforms, village and activity areas, burial and mound sites, travel routes, and relationships with plants and animals. Rather than considering these as isolated resources, future research should examine their relationships to broader Dakota understandings of homeland, kinship, cosmology, and cultural landscape. In consultation with Tribal Nations and appropriate agencies, the State should also determine whether archaeological or other cultural resources investigations are warranted before future ground disturbance or changes in property use.

Although review of historic sources did not indicate mound locations at the property, additional research should be done with Tribal Historic Preservation Offices in the next phase of work because of the site's proximity to the river.

4. Further Examine Native Experiences of Confinement, Corrections, and Re-Entry

Expand research into the relationships among federal Indian policy, forced removal and confinement, policing, incarceration, and the experiences of Native people within correctional systems. This work could also further document the history and significance of American Indian cultural and spiritual programming, education, and re-entry within Minnesota corrections. Research should consider how access to ceremony, cultural teachings, education, mentorship, and Native community relationships has affected identity, wellbeing, rehabilitation, and reconnection with family and community.

5. Develop Cultural Training for DOC Staff

Use findings from this research to inform ongoing cultural education and training for Minnesota Department of Corrections staff and personnel. Training could strengthen understanding of Dakota and other Native American histories, treaties, cultures, and contemporary communities; the historical relationships among federal Indian policy, forced confinement, policing, and corrections; and the importance of cultural and spiritual practices for Native people who are incarcerated. Training should be developed in partnership with Tribal Nations, Native cultural leaders, and other appropriate community partners and should emphasize culturally respectful practices, relationships with Native communities, and the contemporary relevance of the histories documented through this study.

6. Develop Approaches for Interpretation, Commemoration, and Future Site Planning

As decommissioning and disposition planning advances, work with Tribal Nations and Native community partners to determine whether and how the histories and cultural relationships documented through this research should inform the future of the Stillwater campus. Opportunities could include interpretation, commemoration, public art, preservation, naming, educational programming, landscape restoration, or other approaches identified through engagement. Decisions about what stories and cultural knowledge are appropriate to share publicly should be developed collaboratively with the communities whose histories are represented.

7. Explore Reciprocal Care and Continued Connection to Land

The research emphasizes Dakota understandings of land as relational rather than simply as property or a physical setting. As the State considers the future of the Stillwater campus, continued engagement should explore what reciprocal care for this place might mean in practice. This could include ecological restoration, access to land, gathering or cultural practices, restoration of Indigenous plants and habitats, interpretation of Dakota relationships to the landscape, or other opportunities identified by Tribal Nations and Native community members. These conversations can help move the decommissioning process beyond acknowledgment of history toward an ongoing relationship of responsibility and care.

Works Cited and Expanded Bibliography

Austin, Diane E.

1998 Cultural Knowledge and the Cognitive Map. Practicing Anthropology 20(3): 21-24.

Carlson, Sarah-Eva Ellen

2004 They Tell Their Story: the Dakota Internment at Camp McClellan inDavenport, 1862-1866. The Annals of Iowa. Vol. 63, No. 3 Summer 2004

Clemmons, Linda M

2018 “The young folks [want] to go in and see the Indians”: Davenport Citizens, Protestant Missionaries, and Dakota Prisoners of War, 1863–1866. The Annals of Iowa. Vol. 77, No. 2 Spring 2018

Crepelle A, Fegley T, Murtazashvili I, Murtazashvili JB

2022 Community policing on American Indian reservations: a preliminary investigation. Journal of Institutional Economics. 2022;18(5):843-860.

Daniels Petersen, Karen, ed.

1963 Ojibway and Dakota Place Names in Minnesota by The Ojibway-Dakota Research Society of Minnesota. In The Minnesota Archaeologist, Vol. XXV, No. 1.

Deloria, Ella Cara

1967 "Some Notes on the Santee," Museum News, University of South Dakota, vol. XXIII, nos. 5-6

Deloria, Vine, Jr. and Clifford M. Lytle

1983 American Indians, American Justice. University of Texas Press, Austin.

Durand, Paul

1994 Where the Waters Gather and the Rivers Meet. Self Published.

Ferguson, Robert

1985 “Stillwater State Prison Historic District.” National Register of Historic Places nomination form, September 30, 1985.

https://npgallery.nps.gov/pdfhost/docs/nrhp/text/86001574.PDF

Fox, D. L., Hansen, C. D., & Miller, A. M.

2023 Over-incarceration of Native Americans: Roots, inequities, and solutions. Safety+Justice Challenge.

https://safetyandjusticechallenge.org/wp-content/uploads/2022/07/OverIncarcerationOfNativeAmericans.pdf

Hesselton, Denise Suzett

2007 “Crisis and Reform at Minnesota’s Stillwater Prison, 1960–2000.” PhD diss., University of Minnesota, 2007.

LaDuke, Winona

2005 *Recovering the Sacred: The Power of Naming and Claiming*. South End Press.

Landes, Ruth

1968 The Mystic Lake Sioux: Sociology of the Mdewakantonwan Santee. University of Wisconsin Press.

Lewis, G. Malcolm

1998 Maps, Mapmaking, and Map Use by Native North Americans in The History of Cartography, Volume 2, Book 3, Cartography in the Traditional African, American, Arctic, Australian, and Pacific Societies. Edited by David Woodward and G. Malcolm Lewis. University of Chicago Press.

Millikan, William

2010 The Great Treasure of the Fort Snelling Prison Camp. Minnesota History. Vol. 62 No. 1 Spring 2010

Nicollet, Joseph N.

1843 Report Intended to Illustrate a Map of the Hydrographical Basin of the Upper Mississippi River, while in Employ Under the Bureau of the Corps of Topographical Engineers. Report made to 26th Congress, 2nd Session. Blair and Rives Printers, Washington.

Schoolcraft, Henry R.

1853 Summary Narrative of an Expedition to the Source of the Mississippi River. Lippincott, Grambo, & Co. Philadelphia

Shoemaker, Nancy

1988 Urban Indians and Ethnic Choices: American Indian Organizations in Minneapolis, 1920-1950. Western Historical Quarterly, 19(4):431-447.

Terrell, Michelle M. and Eva B. Terrell
2016 Native American Context Statement and Reconnaissance Level Survey Supplement. Prepared for the City of Minneapolis Department of Community Planning and Economic Development. Two Pines Resource Group, LLC.

Tuhiwai Smith, Linda
2012 Decolonizing Methodologies: Research and Indigenous Peoples. 2nd Ed. Zed Books.

Tuŋwéya Tȟokáheya

2025 Makxoche Washte, The Beautiful Country: A Lakota Landscape. Google Map. https://www.google.com/maps/d/u/0/edit?mid=107y5CTqBH8T4i84HvEVM8c6pN1nrzWY&ll=42.70151324932861%2C-100.92743975543164&z=4

Westerman, Gwen and Bruce White

2012 Mni Sota Makoce: The Land of the Dakota, Minnesota Historical Society Press.

Williamson, AW

1884 Minnesota Geographical Names Derived from the Dakota Language, with Some that Are Obsolete in The Geological and Natural History Survey of Minnesota, Thirteenth annual report for the year 1884.

Winchell, N.H.; Brower, Jacob V.; Hill, Alfred J.; Lewis, Theodore H

1911 (1906-1911) The Aborigines of Minnesota, A Report based on the collections of Jacob V. Brower, and on the Field Surveys and Notes of Alfred J. Hill and Theodore H. Lewis. Minnesota Historical Society.

Collections and other resources:

https://www.prisonpolicy.org/profiles/native.html

Stillwater Prison Lib Guide : https://libguides.mnhs.org/prison/stillwater, Minnesota Historical Society Archives

The Prison Mirror (digitized newspaper 1925 -1978)
https://newspapers.mnhs.org/jsp/browse.jsp?collection_filter=8478d7a3-0007-4b35-968c-3cf292750d7f

“The Minnesota Department of Corrections Biennial Report 1967–69.” Available at the Minnesota Historical Society as HV7273 .A29 1965/66-1971/73.

Stillwater State Prison, Minnesota. Biennial report collection, 1880–1952. Available at the Minnesota Historical Society as HV8343 .A12 1880-1952.

Subject files of Paul W. Keve, 1965–1970

State Archives Collection, Minnesota Historical Society, St. Paul, MN.

Files pertaining to the administration of the Corrections Department and the state's correctional facilities; and to organizations interested in or involved with corrections matters.

Appendix A

List of contacted tribal representatives and community members

Appendix O
MCF-Stillwater Decommissioning Study

Tribal Nation	Council contact name	Council contact email address	THPO contact name	THPO contact email address	THPO contacted	response
Lower Sioux Indian Community	Council email Miranda Sam, Executive Assistant	miranda.sam@lowersioux-nsn.gov council@lowersioux-nsn.gov	Cheyanne St. John	cheyanne.stjohn@lowersioux.com	7/16/2026	Will ask around re: interest in interviews; best wishes on project
Prairie Island Indian Community	Jody Puddu, Executive Assistant	Jody.puddu@piic.org	Noah White	Noah.White@piic.org	7/16/2026	
Shakopee Mdewakanton Sioux Community	Bill Rudnicki, Tribal Administrator Mona Dohman, Public Safety Administrator	bill.rudnicki@shakopeedakota.org mona.dohman@shakopeedakota.org	Leonard Wabasha	leonard.wabasha@shakopeedakota.org	7/16/2026	Will ask around about interest / stories. Send updates when available
Upper Sioux Community	Jeremy McLaughlin, Executive Office Manager	jeremym@uppersiouxcommunity-nsn.gov	Sam Odegard	samanthao@uppersiouxcommunity-nsn.gov	7/16/2026	
Crow Creek Sioux Tribe			Merle Marks	cchistory@midstatesd.net		
Flandreau Santee Sioux Tribe			Garrie Kills A Hundred	garrie.killsahundred@fsst.org		
Santee Sioux Tribe			Rick Thomas	1-402-640-9561		
Sisseton Wahpeton Oyate			Dianne Desrosiers	dianned@swo-nsn.gov		
Ho-Chunk Nation of WI			Bill Quackenbush (retired)	bill.quackenbush@ho-chunk.com	7/16/2026	
Bois Forte Band of Chippewa	Miranda Lilya, Acting Executive Director (12/24)	mlilya@boisforte-nsn.gov	Jaylen Strong	jaylen.strong@boisforte-nsn.gov	7/16/2026	
Fond du Lac Band of Lake Superior Chippewa	Terry B. Savage, executive director tribal enterprises Caleb Dunlap, Communications	TerrySavage@fdlband.org calebdunlap@fdlband.org	Evan Schroeder	Evanschroeder@fdlrez.com	7/16/2026	
Grand Portage Band of Lake Superior Chippewa	Agatha Armstrong (interim executive assistant)	agathaa@grandportage.com	Rob Hull	thpo@grandportage.com	7/16/2026	
Leech Lake Band of Ojibwe	Amadeo Bellino Government Relations Group	Amadeo.bellino@llojibwe.net **govt.relations@llojibwe.net**	Gina Lemon	gina.lemon@llojibwe.net	7/16/2026	
Mille Lacs Band of Ojibwe	Darla Roache, Deputy Assistant, Chief Exec Office	Darla.roache2@millelacsband.com	Mike Wilson	Mike.wilson@millelacsband.com	7/16/2026	
Red Lake Nation	Jason Defoe, Executive Administrator Lilah Beaulieu, Executive Assistant to Chairman	jasondefoe@redlakenation.org lilah.beaulieu@redlakenation.org	George Branchaud	george.branchaud@redlakenation.org	7/16/2026	
White Earth Nation	Richard Hanks, Jr., Government Relations Coordinator	richard.hanksjr@whiteearth-nsn.gov	William Chinana	William.Chinana@whiteearth-nsn.gov	7/16/2026	
Others invited to the MCF-STW Tribal Leaders Meeting:						
Minnesota Indian Affairs Council	Brandon Alkire, Acting Executive Director	brandon.alkire@state.mn.us				
Minnesota Indian Affairs Council	Kirsten Buscher, Acting Legislative Director	kirsten.buscher@state.mn.us				
Governor's Tribal State Relations Office	Ravyn Gibbs, Acting Director	ravyn.gibbs1@state.mn.us				
Governor's Tribal Relations Office	Adam Savariego, Native American Affairs Advisor	adam.savariego@state.mn.us				
Informal conversations						
Carly Bad Heart Bull	Clemency Review Commission	cbadheartbull@nativeways.org				
Bradley Harrington	Gidinwewininaan, Executive Director (https://www.gidinwewininaan.org/)	nazhike@gidinwewininaan.org				
Anahkwet (Guy Reiter)	Menominee Organizer / Executive Director, Menīkānaehkem	anahkwet@gmail.com				
Recommended Future Interviews						
Dario Bonga						
Crow Bellecourt						
Vin Dion						