

Village of Parkside 1A and 1B
Project Consultant: Triterra
September 12, 2025

Response Activity or Continuing Obligation	Required Activities	Party Responsible for Completing Activity	Timing of Activity	Cost	Required Follow-up or Reporting
Response Activity Plan for Compliance with 20107a (ResAP)	Complete ResAP detailing the necessary response activities to prevent undue exposure to future occupants.	Consultant	Prior to Construction	\$10,000	EGLE Approval
Potential Response Activity – Clean Fill to Mitigate Direct Contact Pathway	In order to presumptively mitigate the direct contact pathway, apply 12 inches of clean fill sand and topsoil over a geotextile demarcation barrier to prevent contact with underlying soil. The fill material brought to the site will be documented as clean by analytical results from samples collected from the site of origin documenting that the material does not contain VOCs, PAHs, or metals at concentrations above the applicable generic direct contact criteria.	Contractor	During Construction	100,000 SF at \$50/CY = ~\$186K (guesstimate)	Include results in DDCC report.
Potential Response Activity – Vapor Mitigation to Mitigate Volatilization to Indoor Air Pathway (VIAP)	Design and install active vapor mitigation systems (VMS) in each of the proposed buildings	Consultant and Contractors	Prior to and during construction	\$9-12 per SF at ~75,000 SF (guesstimate) = \$675K-\$900K	System Prove-Out and Regular Operations, Maintenance and Monitoring (OM&M)
Documentation of Due Care Compliance	Complete a DDCC report and submit to the City of Detroit Environmental Review Officer for review prior to submitting to EGLE for review and approval. Engineering controls (i.e., VMS and/or direct contact exposure barriers) will require an Operations and Maintenance plan.	Consultant	Following Construction	\$12,500	EGLE Approval and regular OM&M
Radon	New Construction will comply with radon resistant code requirements as detailed in Appendix F of the International	General Contractor, Consultant, Licensed radon professional	During Construction, Post	\$10,000 (Radon Testing)	Building specs & Radon

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	<p>Residential Code or Appendix N of the International Building Code as appropriate.</p> <p>Following construction – complete radon testing within buildings using American National Standards Institute/American Association of Radon Scientists and Technologists (ANSI/AARST) radon testing standards for single- and multi- family buildings, schools, and large buildings.</p> <p>If post construction testing then demonstrates that radon levels within the buildings are below 4 pCi/L, mitigation would not be required.</p> <p>If testing demonstrates that radon levels within the buildings are above 4 pCi/L, a mitigation plan will be drafted describing the radon reduction system that will be installed and will establish an ongoing maintenance plan to ensure the system operates as intended.</p>		Construction & Prior to occupancy		Assessment Report
Section 106 – Unanticipated Discoveries Plan	<p>The work is conducted in accordance with the specifications submitted to the Preservation Specialist in the Section 106 application; and any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of work.</p> <p>* In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.</p> <p>* Photos of the completed work are submitted to the Preservation Specialist.</p>	Construction Crew, Foremen, Developer	During Construction	N/A	Unanticipated Discoveries Plan

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Noise Analysis – Unacceptable Noise	According to an August 29, 2024 STraCAT calculation, the structure meets the required attenuation value due to the planned use of 5/8" gyp/2x6 stud/mineral wool/sheathing/1" continuous insulation/cladding, Pella 250 awning, Pella 250 fixed, and Pella 205 awning windows, 3x8 typical storefront glass doors, and 2x8 exterior metal doors.	Architect, Construction, Crew, Foremen, Developer,	During Construction	N/A	Building specs
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If unanticipated tanks, evidence of contamination, tanks, artifacts or bones are discovered during ground disturbing activities, work will be halted, and the Melissa Owsiany will be contacted immediately for further guidance on how to proceed. You can reach her at melissa.owsiany@detroitmi.gov.