

Exhibit “A” Approach, Timeline, and Budget

Key Assumptions:

- The Brewery District is comprised of the former Olympia Brewery property (100 Custer Way, Tumwater, WA) and the adjoining warehouse property (4090 Capitol Blvd SE, Tumwater, WA). The Washington State Department of Transportation (WSDOT) Facility is located at 5720 Capitol Blvd SE, Tumwater, WA.
- The Capitol Boulevard Corridor spans the length from the former Olympia Brewery to the WSDOT Facility property and is preliminarily estimated to be approximately 1.4-miles long.
- All work is to be completed by June 30, 2025.
- The tasks outlined for the initial work for the Brewery District and the Capitol Boulevard Corridor has a not-to-exceed budget of \$253,000; budget entries are strictly labor estimates based on rates ranging from \$100 to \$310 per hour.
- The initial tasks will require engagement with peer entities and stakeholders to establish agreed-upon assumptions, expectations, and/or goals.
- With the exception of per- and polyfluoroalkyl substances (PFAS) analysis, all laboratory analyses for the Phase II Environmental Site Assessments (ESAs) will be submitted for laboratory analysis on a standard 7 to 10 business days turnaround time.
- The laboratory analysis turnaround time for PFAS soil and groundwater samples is estimated to be six to eight weeks. The assumed laboratory analysis cost for each PFAS sample is \$500 per sample. A total of two soil and two groundwater samples are proposed for the former Olympia Brewery property.
- If the laboratory analysis of soil and/or groundwater samples for hydrocarbon identification (HCID) indicate a detection of hydrocarbon in the gasoline-, diesel, and/or heavy oil-range total petroleum hydrocarbons (TPHs), then additional laboratory analysis for that specific TPH will be conducted.
- The generated investigation-derived-waste (IDW), comprised of soil cuttings and purged water, will be stored at the former Olympia Brewery property. Due to the preliminary estimate of the subsurface investigation, the estimated cost for the pick-up and disposal of the IDW is not included.
- Additional work activities beyond the initial scope must be approved in writing by the City Administrator and the contractor prior to commencement of work.

Task	Notes	Timeline	Budget
Task 1: Project Administration	Implement as scoped in Request for Proposal. Assume one meeting and	May 2024 – Jun 2025	\$5,000

	regular phone/email contact in addition to Kick-Off Meeting/Workshop.		
Task 2: Prepare and Facilitate City Kick-Off Meeting/Workshop	<p>Review background material, City plans (Brewery District Plan, Capitol Boulevard Corridor Plan), and summarize grant requirements (EPA Brownfield and Ecology Integrate Planning Grant [IPG]) to prepare for the City Kick-Off Meeting/Workshop. Develop workshop handouts and facilitation materials. Attend pre- and post-workshop meetings with selected Haley & Aldrich teaming partners. Conduct a field site reconnaissance of the former Olympia Brewery, adjoining warehouse property, and WSDOT Facility.</p> <p>Attend and facilitate the City Kick-Off Meeting/Workshop. Discuss initial priorities and articulate what success looks like for the City brownfield assessment and integrative planning in the Brewery District and Capitol Corridor Boulevard.</p>	May – Dec 2024	\$30,500
Task 3: Post-Workshop Planning Summary Memo and Early Planning for Public Engagement	<p>Identify specific planning activities for next scope of services including early planning work for the IPG, community engagement for the redevelopment of the former WSDOT Olympic Region Headquarters, prioritization and market real estate analysis, and a communications, outreach, and engagement plan.</p> <p>Coordinate with the City's communications program to understand the City's needs, processes, communication channels, deadlines, and outreach landscape as well as conduct a media scan specific to the project properties. Develop an initial public engagement plan that is tailored for the community and will achieve project goals.</p>	May 2024 – March 2025	\$15,000

Task 4: Phase II ESAs - Former Olympia Brewery Property and Warehouse Property	Conduct Phase II ESAs at the former Olympia Brewery and adjoining warehouse property. Evaluate the subsurface conditions (soil and groundwater). Evaluate the potential for historical operations at these properties to adversely impact the properties. Evaluate whether residual contamination remains at both properties due to the historical transformer oil spill at the former Olympia Brewery property and storage of transformer poles at the warehouse property. Investigate the identified recognized environmental conditions for both properties.	May 2024 – March 2025	\$110,000
Task 5: Conduct Sites Inventory	Develop an inventory of brownfields known or suspected brownfield properties in the Brewery District. Include available information related to known contamination or suspected contamination and other key information to support the evaluation of the properties for redevelopment. Obtain a customized database report for the Capitol Corridor Boulevard to provide regulatory data for listed sites and suspected contaminated properties along and/or adjacent to the Capitol Corridor Boulevard section to aid in our evaluation of the potential environmental concerns for properties along this section. Conduct a drive-by evaluation of the Capitol Boulevard Corridor. Conduct data analysis of the collective findings from the gathered resources provided by the customized database report. Create and provide an online viewing platform and dashboard to help the City with the prioritization of redevelopment of brownfield properties.	May 2024 – June 2025	\$43,000

Task 6: Prepare Story Boards	Prepare a set of three to four large-format illustrative boards synthesizing information from existing plans, data, and grant requirements. Include a base map of the properties associated with the Old Brewery, the warehouse, and WSDOT facility properties, visioning for the properties completed to date, and known environmental issues, contamination, and other elements of potential interest. Utilize the boards during discussions with City and project stakeholders. Organize information on the Boards to facilitate discussions among City stakeholders during the City Kick-Off Workshop and other meetings.	May 2024 – June 2025	\$17,000
Task 7: Project Management	Discuss and coordinate task logistics with the City. Provide regular reporting and progress reports, as required by EPA and Ecology. Attend meetings, as needed, with the City, EPA, and Ecology.	May 2024 – June 2025	\$15,000
Task 8: Project Planning & Grants Funding Planning	Conduct overall project planning. Coordinate with the City to outline a planning framework and outline steps needed to develop a planned action EIS. Prepare and position the City for future grant opportunities.	May 2024 – June 2025	\$15,000
Task 9: Reimbursable Expenses	Minimum expenses anticipated. No food or lodging charges.	May 2024 – Jun 2025	\$2,500
Task 10: Reserve Budget	Set aside the remaining funds for future additional tasks for the Brewery District and Capitol Boulevard Corridor. The remaining funds from the EPA Brownfield Community-Wide Assessment Grant can be accessed through mutual agreement with the City.		\$247,000

Total Budget: Not to exceed \$500,000.