

Department of Ecology – ROUTER

Toxics Cleanup Program

Agreement #:TCPIPG-2325-Tumwat-00050Contractor/ Recipient: City of TumwaterAmendment #: new

Project Title: Former WSDOT Olympic Region Headquarters

Name & Role	Approved	Initial	Date
1. Barry Rogowski Title: Program Manager	X	DS BR	3/20/2024
2. Title:			
3. Title:			
4. Title:			
5. Title:			
6. Title:			
7. Title:			
8. Title:			



Agreement No. TCPIPG-2325-Tumwat-00050

TOXICS CLEANUP INTEGRATED PLANNING GRANT AGREEMENT

BETWEEN

THE STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

AND

CITY OF TUMWATER

This is a binding Agreement entered into by and between the state of Washington, Department of Ecology, hereinafter referred to as “ECOLOGY,” and CITY OF TUMWATER, hereinafter referred to as the “RECIPIENT,” to carry out with the provided funds activities described herein.

GENERAL INFORMATION

Project Title:	Former WSDOT Olympic Region Headquarters
Total Cost:	\$200,000.00
Total Eligible Cost:	\$200,000.00
Ecology Share:	\$200,000.00
Recipient Share:	\$0.00
The Effective Date of this Agreement is:	03/18/2024
The Expiration Date of this Agreement is no later than:	06/30/2025
Project Type:	Integrated Planning Grant

Project Short Description:

In 2021, the Washington State Department of Transportation (WSDOT) vacated the former Olympic Region Headquarters in Tumwater. It is an 11.6-acre brownfields Site located at 5720 Capitol Blvd SE, Tumwater, WA 98501. No CSID or FSID. The Site has known and suspected contamination which needs to be further characterized prior to the RECIPIENT acquiring the property from WSDOT for redevelopment.

Project Long Description:

The Former WSDOT Olympic Region Headquarters is located at 5720 Capital Blvd SE in Tumwater, WA 98501 (no CSID/FSID). The RECIPIENT and WSDOT have been discussing the upcoming surplus of the longtime 11.6-acre WSDOT Olympic Region Headquarters in Tumwater. The RECIPIENT intends to purchase the Site pending due diligence. The Site was historically used as a multipurpose headquarters that housed administrative offices, a materials-testing lab, a fueling site, and vehicle fleet services.

State of Washington Department of Ecology
Agreement No: TCPIPG-2325-Tumwat-00050
Project Title: Former WSDOT Olympic Region Headquarters
Recipient Name: CITY OF TUMWATER

There are six structures on this site ranging from approximately 15,000 square feet to 25,000 square feet. Trichloroethylene (TCE) above MTCA action levels has been found in the soil, with additional investigation required. In addition to the soil, potential exposure routes include vapor intrusion and groundwater contamination. Due to the age of structures on the Site and its historic use, it is known that lead, asbestos, and petroleum related contaminants are also present. The RECIPIENT examined the current structures for potential restoration and reuse, however due to the deteriorating condition and challenges meeting current building and safety requirements it was determined that it would be infeasible to save any of the structures.

In August 2021, WSDOT began preparing for the surplus of the property by taking and planning several actions:
Environmental Assessments (ESA)

- Phase I ESA Completed in June 2021
- Limited Phase II ESA Completed on March 2023 (sampling has confirmed the presence of Trichloroethylene above MTCA action levels in soil)
- Final PCB, Lead, and Asbestos survey reports completed in Summer 2023
- Additional remedial investigation work to verify contamination levels and extents in progress (no completion date at this time)

Site Preparation Activities

- Fueling site and associated underground storage tank removed in 2021 (no contamination issues were identified during removal of the tanks)
- The remaining buildings on the Site will soon undergo demolition, which is scheduled to begin in Summer 2024.

The RECIPIENT wishes to purchase the property to catalyze the Capitol Boulevard Corridor Plan, which identifies the Site as "the single most important redevelopment opportunity" to transform the corridor into a series of vibrant and community-oriented mixed-use centers. Once purchased, the RECIPIENT intends to partner with a developer to realize the Site's potential.

The plan's vision for the Site includes 1 to 5 story buildings (residential and retail), a small public park, ample parking, local access streets, attractive streetscapes, and perimeter landscaping. The RECIPIENT intends to reserve one-third of the development for affordable housing, one-third for market rate housing, and one-third for commercial and public use. The RECIPIENT will be conducting community engagement activities throughout the planning process to ensure the final reuse vision is community driven.

Before the RECIPIENT and WSDOT can execute a purchase and sale agreement, the Site is in need of additional environmental analysis, reuse planning, and due diligence. It is estimated that the remaining cost to finish just the environmental analysis is \$500,000. According to WSDOT's surplus process, the RECIPIENT will have right of first refusal. The RECIPIENT has already communicated to WSDOT that it intends to purchase the Site, and the two parties have begun drafting the necessary agreements. The Tumwater City Council has also added the purchase of the property to the RECIPIENT'S Legislative Agenda, where it was adopted on November 1, 2022.

The RECIPIENT intends to use these Integrated Planning Grant funds to conduct due diligence, environmental assessments, and cleanup/reuse planning work at the Site. ESA work completed in the past must be evaluated and redone in part to comply with industry standards.

The redevelopment of the Site is also an identified priority in several approved city-wide planning documents, including

State of Washington Department of Ecology

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

the Capitol Boulevard Corridor Plan, the Economic Development Plan, and the Comprehensive Plan. Redeveloping this Site is a priority and the RECIPIENT is well-positioned to move forward.

Leveraging Additional Funds and Resources

The RECIPIENT has leveraged additional funds and resources to facilitate brownfield redevelopment. In May 2023, the RECIPIENT was awarded an EPA Community-Wide Assessment Grant in the amount of \$500,000. The RECIPIENT intends use the federal grant funds to create a brownfields inventory, conduct Phase I and Phase II ESAs, and develop cleanup plans in two target areas, the Brewery District and Capitol Boulevard Corridor. The RECIPIENT anticipates the locations within the Brewery District will exhaust available federal funding, leaving a financial need for the Capitol Boulevard Corridor and the Former WSDOT Olympic Region Headquarters Site. Use of IPG funds will be kept distinct and separate from the federal funding to prevent any duplication of benefits.

The RECIPIENT is also working with the Center for Creative Land Recycling (CCLR) the technical assistance to brownfields provider for EPA Region 10, on hosting a Vision 2 Action workshop for the Site. This will improve community engagement, while also leveraging additional resources.

The RECIPIENT intends to form a public-private partnership for the eventual redevelopment of the property, leveraging private investment as well.

Building off several years of planning work, as well as support and engagement from the public and other partners, the RECIPIENT is well positioned to take advantage of this impactful redevelopment opportunity. The RECIPIENT has re-engaged with a new group of community partners to support redevelopment efforts in Tumwater, including:

- Thurston Regional Planning Council
- Squaxin Island Tribe
- Port of Olympia
- Thurston Economic Development Council
- Tumwater Chamber of Commerce
- Thurston County Chamber of Commerce
- Center for Creative Land Recycling

Overall Goal:

The overall goal is to redevelop the WSDOT site into a vibrant community asset while addressing environmental, economic, community, and sustainable development goals. To accomplish this, IPG funds will be used to complete the due diligence (analysis of environmental conditions, cleanup/remediation planning, and reuse/redevelopment planning) necessary for the RECIPIENT and WSDOT to proceed with the purchase and sale of the property. A successful outcome will not only result in numerous environmental benefits, but also realize the single most important redevelopment opportunity in the City's core transportation corridor.

State of Washington Department of Ecology

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

RECIPIENT INFORMATION

Organization Name: CITY OF TUMWATER

Federal Tax ID: 91-6001520

UEI Number: LLLDHHS4E5G1

Mailing Address: 555 Israel Road SW
Tumwater, WA 98501

Physical Address: 555 Israel Road SW
Tumwater, Washington 98501

Contacts

State of Washington Department of Ecology

Page 5 of 27

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

Project Manager	Debbie Sullivan Mayor 555 Israel Road SW Tumwater, Washington 98501 Email: dsullivan@ci.tumwater.wa.us Phone: (360) 754-4180
Billing Contact	Debbie Sullivan Mayor 555 Israel Road SW Tumwater, Washington 98501 Email: dsullivan@ci.tumwater.wa.us Phone: (360) 754-4180
Authorized Signatory	Debbie Sullivan Mayor 555 Israel Road SW Tumwater, Washington 98501 Email: dsullivan@ci.tumwater.wa.us Phone: (360) 754-4180

State of Washington Department of Ecology

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

ECOLOGY INFORMATION

Mailing Address: Department of Ecology
Toxics Cleanup
PO BOX 47600
Olympia, WA 98504-7600

Physical Address: Toxics Cleanup
300 Desmond Drive SE
Lacey, WA 98503

Contacts

Project Manager	Dan Joswiak 4601 N Monroe Street Spokane, Washington 99205-1295 Email: djos461@ecy.wa.gov Phone: (509) 992-0755
Financial Manager	Lydia Lindwall PO Box 47600 Olympia, Washington 98504-7600 Email: llin461@ecy.wa.gov Phone: (360) 790-1124
Technical Advisor	Tom Middleton PO Box 47775 Olympia, Washington 98504-7775 Email: tmid461@ecy.wa.gov Phone: (360) 999-9594

State of Washington Department of Ecology

Page 7 of 27

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

AUTHORIZING SIGNATURES

RECIPIENT agrees to furnish the necessary personnel, equipment, materials, services, and otherwise do all things necessary for or incidental to the performance of work as set forth in this Agreement.

RECIPIENT acknowledges that they had the opportunity to review the entire Agreement, including all the terms and conditions of this Agreement, Scope of Work, attachments, and incorporated or referenced documents, as well as all applicable laws, statutes, rules, regulations, and guidelines mentioned in this Agreement. Furthermore, the RECIPIENT has read, understood, and accepts all requirements contained within this Agreement.

This Agreement contains the entire understanding between the parties, and there are no other understandings or representations other than as set forth, or incorporated by reference, herein.

No subsequent modifications or amendments to this agreement will be of any force or effect unless in writing, signed by authorized representatives of the RECIPIENT and ECOLOGY and made a part of this agreement. ECOLOGY and RECIPIENT may change their respective staff contacts without the concurrence of either party.

This Agreement shall be subject to the written approval of Ecology's authorized representative and shall not be binding until so approved.

The signatories to this Agreement represent that they have the authority to execute this Agreement and bind their respective organizations to this Agreement.

Washington State
Department of Ecology

CITY OF TUMWATER

DocuSigned by:
By: Barry Rogowski 3/20/2024
6A0C8B7E6EB0424

By: Debbie Sullivan 3/19/24

Barry Rogowski
Toxics Cleanup
Program Manager
Date

Debbie Sullivan
Mayor
Date

Template Approved to Form by
Attorney General's Office

State of Washington Department of Ecology

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

SCOPE OF WORK

Task Number: 1 Task Cost: \$1,000.00

Task Title: GRANT AND PROJECT ADMINISTRATION -J008

Task Description:

This task funds the RECIPIENT's eligible costs ECOLOGY deems reasonable and necessary to administer the grant and manage project activities.

Eligible administrative costs may also include those incurred performing activities to:

- Procure and manage consultants and construction contractors.
- Perform quality control and quality assurance oversight of all project elements.
- Manage the grant, develop and maintain grant files.
- Ensure compliance with the terms of the approved work plans.
- Prepare and submit payment requests and progress reports, or other reports as requested.
- Conduct, coordinate, and schedule activities related to multiple tasks or the grant as a whole.
- Perform public involvement activities: plan and hold meetings and communications with the public, consultants/contractors, or ECOLOGY and not billed under another task.
- Purchase services, supplies, and tools needed to accomplish grant tasks.

Travel & Per Diem:

ECOLOGY will reimburse travel costs at the state per diem rate in effect when the costs were incurred. Any costs incurred over the state rate are not reimbursable under the grant.

The RECIPIENT may bill costs related to vehicle usage at the state approved mileage rate. Any other motor pool costs, such as the cost of parking the RECIPIENT's vehicles at their own office, purchasing, or maintaining vehicles are considered part of overhead and may not be direct billed to this grant. Mileage logs are required.

BACKUP DOCUMENTATION: All backup documentation for time and materials, whether recipient staff costs, prime contractor or subcontractor, must include the person, the day they worked, the hours each day, the rate of pay, total cost, and the activity being performed.

Task Goal Statement:

To manage the grant and project and complete all administrative documentation and billings in accordance with accounting standards, the terms and conditions of the grant, the Administrative Requirements for Recipients of Ecology Grant and Loans Managed in EAGL.

Task Expected Outcome:

Project documentation will be properly developed and maintained in accordance with the terms and conditions of the grant, and the Administrative Requirements for Recipients of Ecology Grants and Loans Managed in EAGL.

State of Washington Department of Ecology

Page 9 of 27

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

Recipient Task Coordinator: Mike Matlock**GRANT AND PROJECT ADMINISTRATION -J008****Deliverables**

Number	Description	Due Date
1.1	A minimum of quarterly grant payment requests/progress reports (PRPR) with proper documentation	
1.2	RECIPIENT Closeout Report submitted no later than one week after the final PRPR	

State of Washington Department of Ecology
 Agreement No: TCPIPG-2325-Tumwat-00050
 Project Title: Former WSDOT Olympic Region Headquarters
 Recipient Name: CITY OF TUMWATER

SCOPE OF WORK

Task Number: 2 **Task Cost:** \$120,000.00

Task Title: ASSESSMENTS AND REMEDIAL INVESTIGATIONS - J003

Task Description:

This task funds the RECIPIENT's eligible costs ECOLOGY deems reasonable and necessary to plan and perform remedial site investigations consistent with the scope of work in the ECOLOGY approved work plan for the Site. This includes the review of documents related to prior environmental investigations at the Site, new Phase I and II ESAs, sampling and analysis costs, identification and testing of potential sources of contamination (including hazardous building materials), surveying/mapping, data management, reports, and RECIPIENT staff costs for these activities not billed under the Grant and Project Administration task.

RECIPIENT shall prepare a draft sampling and analysis plan and Quality Assurance Project Plan and submit to ECOLOGY for approval before implementing the plan. Sampling and analysis data must be entered into ECOLOGY's Environmental Information Management (EIM) system.

Eligible costs also include activities associated with compliance with archaeological and cultural resource requirements. A cultural resources review and consultation must be completed before ground disturbing activities are conducted.

Task Goal Statement:

To compile Site information, and conduct field investigations that adequately characterize the nature and extent of contamination at the Site to enable the development and evaluation of alternatives for the cleanup of the Site.

Task Expected Outcome:

The results of the Site investigations are documented in a report that can be used to aid the development and evaluation of any required cleanup alternatives for the Site.

Recipient Task Coordinator: Mike Matlock

ASSESSMENTS AND REMEDIAL INVESTIGATIONS - J003

Deliverables

Number	Description	Due Date
2.1	Phase I Environmental Site Assessment	
2.2	Phase II Environmental Site Assessment Work Plan including a SAP and QAPP	
2.3	Phase II Environmental Site Assessment	
2.4	Sampling/Analysis data entered into EIM	

State of Washington Department of Ecology

Page 11 of 27

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

SCOPE OF WORK

Task Number: 3

Task Cost: \$20,000.00

Task Title: FEASIBILITY STUDY - J004

Task Description:

This task funds the RECIPIENT's eligible costs ECOLOGY deems reasonable and necessary to plan and perform an analysis of the feasibility of potential cleanup options identified for the Site during remedial site investigation activities. This work must be consistent with the scope of work approved by the ECOLOGY Project Manager for the Site.

Opportunities for cost savings and efficiencies between cleanup and redevelopment may be identified as part of the evaluation of cleanup alternatives.

Eligible activities include the development of a draft cleanup action plan.

Task Goal Statement:

The results of the Draft Cleanup Alternatives Memo are documented in a memo and adequate information has been provided so a cleanup action can be selected as needed.

Task Expected Outcome:

The results of the Draft Cleanup Alternatives Memo are documented in a memo and adequate information has been provided so a cleanup action can be selected as needed.

Recipient Task Coordinator: Mike Matlock**FEASIBILITY STUDY - J004****Deliverables**

Number	Description	Due Date
3.1	Draft Cleanup Alternatives Memo/Report	

State of Washington Department of Ecology
 Agreement No: TCPIPG-2325-Tumwat-00050
 Project Title: Former WSDOT Olympic Region Headquarters
 Recipient Name: CITY OF TUMWATER

SCOPE OF WORK

Task Number: 4 Task Cost: \$59,000.00

Task Title: INTEGRATED PLANNING ACTIVITIES - J011

Task Description:

This task funds RECIPIENT integrated planning activities ECOLOGY deems reasonable and necessary to complete needed economic assessments, planning, and development of implementation strategies for the redevelopment of the Site.

Activities may include:

- Review of reports and technical documents related to the ESAs and Site redevelopment planning;
- Technical communications between the RECIPIENT, their contractors, potentially liable parties, and ECOLOGY;
- Economic impact research and evaluations;
- Conceptual Site Plan;
- Building condition assessment;
- GIS analysis;
- Boundary and topographic survey;
- Bathymetric and in-water habitat survey;
- Stakeholder interviews, surveys, and meetings;
- Community engagement and outreach, such as open house forums to solicit comments on plans and technical documents;
- Development and funding strategies; and
- Regulatory assessment.

The RECIPIENT shall:

- Consult and coordinate with the ECOLOGY project manager in the development of consultant scopes of work for activities under this task;
- Provide ECOLOGY with copies of all draft and final technical documents, plans, reports, data and analyses, GIS models, communication materials, public information materials, web page content, open house agendas, surveys and the results, and any other deliverables developed or funded under this task;
- Provide ECOLOGY the advanced notice of community events or meetings about the grant funded work;
- Include deliverable(s) documentation of funded activities or products such as advertising, communication materials, summary notes, reports, and survey or assessment; and
- Verify the eligibility of costs with the ECOLOGY grant financial manager. Costs not approved by the ECOLOGY grant financial manager will not be reimbursed by the grant.

Task Goal Statement:

To complete an integrated planning study that utilizes Site-specific environmental information, economic impact research, and community engagement to create a vision to guide property reuse.

Task Expected Outcome:

An integrated planning study will be completed that guides redevelopment of the property.

State of Washington Department of Ecology

Page 13 of 27

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

Recipient Task Coordinator: Mike Matlock**INTEGRATED PLANNING ACTIVITIES - J011****Deliverables**

Number	Description	Due Date
4.1	Integrated Planning Implementation Strategy Report	

State of Washington Department of Ecology

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

BUDGET**Funding Distribution EG240587**

NOTE: The above funding distribution number is used to identify this specific agreement and budget on payment remittances and may be referenced on other communications from ECOLOGY. Your agreement may have multiple funding distribution numbers to identify each budget.

Funding Title: Former WSDOT Olympic Region Headquarters Funding Type: Grant
 Funding Effective Date: 03/18/2024 Funding Expiration Date: 06/30/2025

Funding Source:

Title: Model Toxics Control Capital Account (MTCCA)

Fund: FD

Type: State

Funding Source %: 100%

Description: Remedial action grants and loans are provided to local governments in Washington State to facilitate the cleanup of publicly owned lands contaminated with hazardous substances. Grants or Loans offered include those for initial investigations, independent cleanups, cleanups conducted under order or consent decree, safe drinking water actions, areawide groundwater investigations, and integrated planning activities. The remedial action grant and loan program was created by the Model Toxics Control Act (MTCA), Chapter 70.105D RCW. MTCA directed Ecology to adopt rules for grant and loan issuance and performance. Those rules are in Chapter 173-322A WAC, Remedial Action Grants and Loans. Funds for remedial action grants and loans come from a tax on hazardous substances. MTCA directs 25% of the tax revenue into the Model Toxics Control Capital Account (MTCCA) and in some cases capital bond funds are provided to increase available grant funding.

Approved Indirect Costs Rate: Approved State Indirect Rate: 25%

Recipient Match %: 0%

InKind Interlocal Allowed: No

InKind Other Allowed: No

Is this Funding Distribution used to match a federal grant? No

State of Washington Department of Ecology

Page 15 of 27

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

Former WSDOT Olympic Region Headquarters	Task Total
GRANT AND PROJECT ADMINISTRATION -J008	\$ 1,000.00
ASSESSMENTS AND REMEDIAL INVESTIGATIONS - J003	\$ 120,000.00
FEASIBILITY STUDY - J004	\$ 20,000.00
INTEGRATED PLANNING ACTIVITIES - J011	\$ 59,000.00

Total: \$ 200,000.00

State of Washington Department of Ecology

Page 16 of 27

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

Funding Distribution Summary**Recipient / Ecology Share**

Funding Distribution Name	Recipient Match %	Recipient Share	Ecology Share	Total
Former WSDOT Olympic Region Headquarters	0.00 %	\$ 0.00	\$ 200,000.00	\$ 200,000.00
Total		\$ 0.00	\$ 200,000.00	\$ 200,000.00

AGREEMENT SPECIFIC TERMS AND CONDITIONS

N/A

SPECIAL TERMS AND CONDITIONS

Any current or future work included in this Agreement will be subject to cultural resources review by ECOLOGY in accordance with any and all applicable cultural resources laws and regulations.

Any field activities potentially impacting cultural resources, will be subject to ECOLOGY's review, in consultation with the Department of Archaeology and Historic Preservation, and affected tribes, to assess actions which may directly and indirectly affect precontact (archaeological) and historic archaeological sites, historic buildings and structures, traditional cultural places, sacred sites, or other cultural resources. Field activities cannot begin until the cultural review has been completed, in situations when the activities were performed prior to ECOLOGY's review the field activities' costs may not be eligible for reimbursement.

GENERAL FEDERAL CONDITIONS

If a portion or all of the funds for this agreement are provided through federal funding sources or this agreement is used to match a federal grant award, the following terms and conditions apply to you.

A. CERTIFICATION REGARDING SUSPENSION, DEBARMENT, INELIGIBILITY OR VOLUNTARY**EXCLUSION:**

1. The RECIPIENT/CONTRACTOR, by signing this agreement, certifies that it is not suspended, debarred, proposed for debarment, declared ineligible or otherwise excluded from contracting with the federal government, or from receiving contracts paid for with federal funds. If the RECIPIENT/CONTRACTOR is unable to certify to the statements contained in the certification, they must provide an explanation as to why they cannot.
2. The RECIPIENT/CONTRACTOR shall provide immediate written notice to ECOLOGY if at any time the RECIPIENT/CONTRACTOR learns that its certification was erroneous when submitted or had become erroneous by reason of changed circumstances.
3. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meaning set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact ECOLOGY for assistance in obtaining a copy of those regulations.
4. The RECIPIENT/CONTRACTOR agrees it shall not knowingly enter into any lower tier covered transaction with a

State of Washington Department of Ecology

Page 17 of 27

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

person who is proposed for debarment under the applicable Code of Federal Regulations, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction.

5. The RECIPIENT/CONTRACTOR further agrees by signing this agreement, that it will include this clause titled "CERTIFICATION REGARDING SUSPENSION, DEBARMENT, INELIGIBILITY OR VOLUNTARY EXCLUSION" without modification in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
6. Pursuant to 2CFR180.330, the RECIPIENT/CONTRACTOR is responsible for ensuring that any lower tier covered transaction complies with certification of suspension and debarment requirements.
7. RECIPIENT/CONTRACTOR acknowledges that failing to disclose the information required in the Code of Federal Regulations may result in the delay or negation of this funding agreement, or pursuance of legal remedies, including suspension and debarment.
8. RECIPIENT/CONTRACTOR agrees to keep proof in its agreement file, that it, and all lower tier recipients or contractors, are not suspended or debarred, and will make this proof available to ECOLOGY before requests for reimbursements will be approved for payment. RECIPIENT/CONTRACTOR must run a search in <http://www.sam.gov> and print a copy of completed searches to document proof of compliance.

B. FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT (FFATA) REPORTING

REQUIREMENTS:

CONTRACTOR/RECIPIENT must complete the FFATA Data Collection Form (ECY 070-395) and return it with the signed agreement to ECOLOGY.

Any CONTRACTOR/RECIPIENT that meets each of the criteria below must report compensation for its five top executives using the FFATA Data Collection Form.

- Receives more than \$30,000 in federal funds under this award.
- Receives more than 80 percent of its annual gross revenues from federal funds.
- Receives more than \$25,000,000 in annual federal funds.

Ecology will not pay any invoices until it has received a completed and signed FFATA Data Collection Form. Ecology is required to report the FFATA information for federally funded agreements, including the required Unique Entity Identifier in www.sam.gov <http://www.sam.gov/> within 30 days of agreement signature. The FFATA information will be available to the public at www.usaspending.gov <http://www.usaspending.gov/>.

For more details on FFATA requirements, see www.fsr.gov <http://www.fsr.gov/>.

C. FEDERAL FUNDING PROHIBITION ON CERTAIN TELECOMMUNICATIONS OR VIDEO SURVEILLANCE SERVICES OR EQUIPMENT:

As required by 2 CFR 200.216, federal grant or loan recipients and subrecipients are prohibited from obligating or expending loan or grant funds to:

1. Procure or obtain;
2. Extend or renew a contract to procure or obtain; or
3. Enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that use covered telecommunications equipment, video surveillance services or services as a substantial or essential component

State of Washington Department of Ecology

Page 18 of 27

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

of any system, or as critical technology as part of any system. As described in [Public Law 115-232](#) <https://www.govinfo.gov/content/pkg/PLAW-115publ232/pdf/PLAW-115publ232.pdf>, section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).

Recipients, subrecipients, and borrowers also may not use federal funds to purchase certain prohibited equipment, systems, or services, including equipment, systems, or services produced or provided by entities identified in section 889, are recorded in the [System for Award Management \(SAM\)](#) <https://sam.gov/SAM> exclusion list.

State of Washington Department of Ecology

Page 19 of 27

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

GENERAL TERMS AND CONDITIONS**Pertaining to Grant and Loan Agreements With the state of Washington, Department of Ecology****GENERAL TERMS AND CONDITIONS**

For DEPARTMENT OF ECOLOGY GRANTS and LOANS

07/01/2023 Version

1. ADMINISTRATIVE REQUIREMENTS

- a) RECIPIENT shall follow the "Administrative Requirements for Recipients of Ecology Grants and Loans – EAGL Edition." (<https://fortress.wa.gov/ecy/publications/SummaryPages/2301002.html>)
- b) RECIPIENT shall complete all activities funded by this Agreement and be fully responsible for the proper management of all funds and resources made available under this Agreement.
- c) RECIPIENT agrees to take complete responsibility for all actions taken under this Agreement, including ensuring all subgrantees and contractors comply with the terms and conditions of this Agreement. ECOLOGY reserves the right to request proof of compliance by subgrantees and contractors.
- d) RECIPIENT's activities under this Agreement shall be subject to the review and approval by ECOLOGY for the extent and character of all work and services.

2. AMENDMENTS AND MODIFICATIONS

This Agreement may be altered, amended, or waived only by a written amendment executed by both parties. No subsequent modification(s) or amendment(s) of this Agreement will be of any force or effect unless in writing and signed by authorized representatives of both parties. ECOLOGY and the RECIPIENT may change their respective staff contacts and administrative information without the concurrence of either party.

3. ACCESSIBILITY REQUIREMENTS FOR COVERED TECHNOLOGY

The RECIPIENT must comply with the Washington State Office of the Chief Information Officer, OCIO Policy no. 188, Accessibility (<https://ocio.wa.gov/policy/accessibility>) as it relates to "covered technology." This requirement applies to all products supplied under the Agreement, providing equal access to information technology by individuals with disabilities, including and not limited to web sites/pages, web-based applications, software systems, video and audio content, and electronic documents intended for publishing on Ecology's public web site.

4. ARCHAEOLOGICAL AND CULTURAL RESOURCES

RECIPIENT shall take all reasonable action to avoid, minimize, or mitigate adverse effects to archaeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites, or other cultural resources, hereby referred to as Cultural Resources.

The RECIPIENT must agree to hold harmless ECOLOGY in relation to any claim related to Cultural Resources discovered, disturbed, or damaged due to the RECIPIENT's project funded under this Agreement.

RECIPIENT shall:

- a) Contact the ECOLOGY Program issuing the grant or loan to discuss any Cultural Resources requirements for their project:
 - Cultural Resource Consultation and Review should be initiated early in the project planning process and must be completed prior to expenditure of Agreement funds as required by applicable State and Federal requirements.

* For state funded construction, demolition, or land acquisitions, comply with Governor Executive Order 21-02, Archaeological and Cultural Resources.

State of Washington Department of Ecology

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

- For projects with any federal involvement, comply with the National Historic Preservation Act of 1966 (Section 106).
- b) If required by the ECOLOGY Program, submit an Inadvertent Discovery Plan (IDP) to ECOLOGY prior to implementing any project that involves field activities. ECOLOGY will provide the IDP form.

RECIPIENT shall:

- Keep the IDP at the project site.
- Make the IDP readily available to anyone working at the project site.
- Discuss the IDP with staff, volunteers, and contractors working at the project site.
- Implement the IDP when Cultural Resources or human remains are found at the project site.
- c) If any Cultural Resources are found while conducting work under this Agreement, follow the protocol outlined in the project IDP.
- Immediately stop work and notify the ECOLOGY Program, who will notify the Department of Archaeology and Historic Preservation at (360) 586-3065, any affected Tribe, and the local government.
- d) If any human remains are found while conducting work under this Agreement, follow the protocol outlined in the project IDP.
- Immediately stop work and notify the local Law Enforcement Agency or Medical Examiner/Coroner's Office, the Department of Archaeology and Historic Preservation at (360) 790-1633, and then the ECOLOGY Program.
- e) Comply with RCW 27.53, RCW 27.44, and RCW 68.50.645, and all other applicable local, state, and federal laws protecting Cultural Resources and human remains.

5. ASSIGNMENT

No right or claim of the RECIPIENT arising under this Agreement shall be transferred or assigned by the RECIPIENT.

6. COMMUNICATION

RECIPIENT shall make every effort to maintain effective communications with the RECIPIENT's designees, ECOLOGY, all affected local, state, or federal jurisdictions, and any interested individuals or groups.

7. COMPENSATION

- a) Any work performed prior to effective date of this Agreement will be at the sole expense and risk of the RECIPIENT. ECOLOGY must sign the Agreement before any payment requests can be submitted.
- b) Payments will be made on a reimbursable basis for approved and completed work as specified in this Agreement.
- c) RECIPIENT is responsible to determine if costs are eligible. Any questions regarding eligibility should be clarified with ECOLOGY prior to incurring costs. Costs that are conditionally eligible require approval by ECOLOGY prior to expenditure.
- d) RECIPIENT shall not invoice more than once per month unless agreed on by ECOLOGY.
- e) ECOLOGY will not process payment requests without the proper reimbursement forms, Progress Report and supporting documentation. ECOLOGY will provide instructions for submitting payment requests.
- f) ECOLOGY will pay the RECIPIENT thirty (30) days after receipt of a properly completed request for payment.
- g) RECIPIENT will receive payment through Washington State's Office of Financial Management's Statewide Payee Desk. To receive payment you must register as a statewide vendor by submitting a statewide vendor registration form and an IRS W-9 form at website, <https://ofm.wa.gov/it-systems/statewide-vendorpayee-services>. If you have questions about the vendor registration process, you can contact Statewide Payee Help Desk at (360) 407-8180 or email PayeeRegistration@ofm.wa.gov.
- h) ECOLOGY may, at its sole discretion, withhold payments claimed by the RECIPIENT if the RECIPIENT fails to satisfactorily comply with any term or condition of this Agreement.
- i) Monies withheld by ECOLOGY may be paid to the RECIPIENT when the work described herein, or a portion thereof, has been completed if, at ECOLOGY's sole discretion, such payment is reasonable and approved according to this Agreement, as appropriate, or upon completion of an audit as specified herein.

State of Washington Department of Ecology

Page 21 of 27

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

j) RECIPIENT must submit within thirty (30) days after the expiration date of this Agreement, all financial, performance, and other reports required by this Agreement. Failure to comply may result in delayed reimbursement.

8. COMPLIANCE WITH ALL LAWS

RECIPIENT agrees to comply fully with all applicable federal, state and local laws, orders, regulations, and permits related to this Agreement, including but not limited to:

- a) RECIPIENT agrees to comply with all applicable laws, regulations, and policies of the United States and the State of Washington which affect wages and job safety.
- b) RECIPIENT agrees to be bound by all applicable federal and state laws, regulations, and policies against discrimination.
- c) RECIPIENT certifies full compliance with all applicable state industrial insurance requirements.
- d) RECIPIENT agrees to secure and provide assurance to ECOLOGY that all the necessary approvals and permits required by authorities having jurisdiction over the project are obtained. RECIPIENT must include time in their project timeline for the permit and approval processes.

ECOLOGY shall have the right to immediately terminate for cause this Agreement as provided herein if the RECIPIENT fails to comply with above requirements.

If any provision of this Agreement violates any statute or rule of law of the state of Washington, it is considered modified to conform to that statute or rule of law.

9. CONFLICT OF INTEREST

RECIPIENT and ECOLOGY agree that any officer, member, agent, or employee, who exercises any function or responsibility in the review, approval, or carrying out of this Agreement, shall not have any personal or financial interest, direct or indirect, nor affect the interest of any corporation, partnership, or association in which he/she is a part, in this Agreement or the proceeds thereof.

10. CONTRACTING FOR GOODS AND SERVICES

RECIPIENT may contract to buy goods or services related to its performance under this Agreement. RECIPIENT shall award all contracts for construction, purchase of goods, equipment, services, and professional architectural and engineering services through a competitive process, if required by State law. RECIPIENT is required to follow procurement procedures that ensure legal, fair, and open competition.

RECIPIENT must have a standard procurement process or follow current state procurement procedures. RECIPIENT may be required to provide written certification that they have followed their standard procurement procedures and applicable state law in awarding contracts under this Agreement.

ECOLOGY reserves the right to inspect and request copies of all procurement documentation, and review procurement practices related to this Agreement. Any costs incurred as a result of procurement practices not in compliance with state procurement law or the RECIPIENT's normal procedures may be disallowed at ECOLOGY's sole discretion.

11. DISPUTES

When there is a dispute with regard to the extent and character of the work, or any other matter related to this Agreement the determination of ECOLOGY will govern, although the RECIPIENT shall have the right to appeal decisions as provided for below:

- a) RECIPIENT notifies the funding program of an appeal request.
- b) Appeal request must be in writing and state the disputed issue(s).
- c) RECIPIENT has the opportunity to be heard and offer evidence in support of its appeal.
- d) ECOLOGY reviews the RECIPIENT's appeal.
- e) ECOLOGY sends a written answer within ten (10) business days, unless more time is needed, after concluding the review.

State of Washington Department of Ecology
Agreement No: TCPIPG-2325-Tumwat-00050
Project Title: Former WSDOT Olympic Region Headquarters
Recipient Name: CITY OF TUMWATER

The decision of ECOLOGY from an appeal will be final and conclusive, unless within thirty (30) days from the date of such decision, the RECIPIENT furnishes to the Director of ECOLOGY a written appeal. The decision of the Director or duly authorized representative will be final and conclusive.

The parties agree that this dispute process will precede any action in a judicial or quasi-judicial tribunal.

Appeals of the Director's decision will be brought in the Superior Court of Thurston County. Review of the Director's decision will not be taken to Environmental and Land Use Hearings Office.

Pending final decision of a dispute, the RECIPIENT agrees to proceed diligently with the performance of this Agreement and in accordance with the decision rendered.

Nothing in this Agreement will be construed to limit the parties' choice of another mutually acceptable method, in addition to the dispute resolution procedure outlined above.

12. ENVIRONMENTAL DATA STANDARDS

a) RECIPIENT shall prepare a Quality Assurance Project Plan (QAPP) for a project that collects or uses environmental measurement data. RECIPIENTS unsure about whether a QAPP is required for their project shall contact the ECOLOGY Program issuing the grant or loan. If a QAPP is required, the RECIPIENT shall:

- Use ECOLOGY's QAPP Template/Checklist provided by the ECOLOGY, unless ECOLOGY Quality Assurance (QA) officer or the Program QA coordinator instructs otherwise.
- Follow ECOLOGY's Guidelines for Preparing Quality Assurance Project Plans for Environmental Studies, July 2004 (Ecology Publication No. 04-03-030).
- Submit the QAPP to ECOLOGY for review and approval before the start of the work.

b) RECIPIENT shall submit environmental data that was collected on a project to ECOLOGY using the Environmental Information Management system (EIM), unless the ECOLOGY Program instructs otherwise. The RECIPIENT must confirm with ECOLOGY that complete and correct data was successfully loaded into EIM, find instructions at:

<http://www.ecy.wa.gov/eim>.

c) RECIPIENT shall follow ECOLOGY's data standards when Geographic Information System (GIS) data is collected and processed. Guidelines for Creating and Accessing GIS Data are available at:

<https://ecology.wa.gov/Research-Data/Data-resources/Geographic-Information-Systems-GIS/Standards>. RECIPIENT, when requested by ECOLOGY, shall provide copies to ECOLOGY of all final GIS data layers, imagery, related tables, raw data collection files, map products, and all metadata and project documentation.

13. GOVERNING LAW

This Agreement will be governed by the laws of the State of Washington, and the venue of any action brought hereunder will be in the Superior Court of Thurston County.

14. INDEMNIFICATION

ECOLOGY will in no way be held responsible for payment of salaries, consultant's fees, and other costs related to the project described herein, except as provided in the Scope of Work.

To the extent that the Constitution and laws of the State of Washington permit, each party will indemnify and hold the other harmless from and against any liability for any or all injuries to persons or property arising from the negligent act or omission of that party or that party's agents or employees arising out of this Agreement.

15. INDEPENDENT STATUS

The employees, volunteers, or agents of each party who are engaged in the performance of this Agreement will continue to be employees, volunteers, or agents of that party and will not for any purpose be employees, volunteers, or agents of the other party.

State of Washington Department of Ecology

Page 23 of 27

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

16. KICKBACKS

RECIPIENT is prohibited from inducing by any means any person employed or otherwise involved in this Agreement to give up any part of the compensation to which he/she is otherwise entitled to or receive any fee, commission, or gift in return for award of a subcontract hereunder.

17. MINORITY AND WOMEN'S BUSINESS ENTERPRISES (MWBE)

RECIPIENT is encouraged to solicit and recruit, to the extent possible, certified minority-owned (MBE) and women-owned (WBE) businesses in purchases and contracts initiated under this Agreement.

Contract awards or rejections cannot be made based on MWBE participation; however, the RECIPIENT is encouraged to take the following actions, when possible, in any procurement under this Agreement:

- a) Include qualified minority and women's businesses on solicitation lists whenever they are potential sources of goods or services.
- b) Divide the total requirements, when economically feasible, into smaller tasks or quantities, to permit maximum participation by qualified minority and women's businesses.
- c) Establish delivery schedules, where work requirements permit, which will encourage participation of qualified minority and women's businesses.
- d) Use the services and assistance of the Washington State Office of Minority and Women's Business Enterprises (OMWBE) (866-208-1064) and the Office of Minority Business Enterprises of the U.S. Department of Commerce, as appropriate.

18. ORDER OF PRECEDENCE

In the event of inconsistency in this Agreement, unless otherwise provided herein, the inconsistency shall be resolved by giving precedence in the following order: (a) applicable federal and state statutes and regulations; (b) The Agreement; (c) Scope of Work; (d) Special Terms and Conditions; (e) Any provisions or terms incorporated herein by reference, including the "Administrative Requirements for Recipients of Ecology Grants and Loans"; (f) Ecology Funding Program Guidelines; and (g) General Terms and Conditions.

19. PRESENTATION AND PROMOTIONAL MATERIALS

ECOLOGY reserves the right to approve RECIPIENT's communication documents and materials related to the fulfillment of this Agreement:

- a) If requested, RECIPIENT shall provide a draft copy to ECOLOGY for review and approval ten (10) business days prior to production and distribution.
- b) RECIPIENT shall include time for ECOLOGY's review and approval process in their project timeline.
- c) If requested, RECIPIENT shall provide ECOLOGY two (2) final copies and an electronic copy of any tangible products developed.

Copies include any printed materials, and all tangible products developed such as brochures, manuals, pamphlets, videos, audio tapes, CDs, curriculum, posters, media announcements, or gadgets with a message, such as a refrigerator magnet, and any online communications, such as web pages, blogs, and twitter campaigns. If it is not practical to provide a copy, then the RECIPIENT shall provide a description (photographs, drawings, printouts, etc.) that best represents the item.

Any communications intended for public distribution that uses ECOLOGY's logo shall comply with ECOLOGY's graphic requirements and any additional requirements specified in this Agreement. Before the use of ECOLOGY's logo contact ECOLOGY for guidelines.

RECIPIENT shall acknowledge in the communications that funding was provided by ECOLOGY.

20. PROGRESS REPORTING

State of Washington Department of Ecology

Page 24 of 27

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

- a) RECIPIENT must satisfactorily demonstrate the timely use of funds by submitting payment requests and progress reports to ECOLOGY. ECOLOGY reserves the right to amend or terminate this Agreement if the RECIPIENT does not document timely use of funds.
- b) RECIPIENT must submit a progress report with each payment request. Payment requests will not be processed without a progress report. ECOLOGY will define the elements and frequency of progress reports.
- c) RECIPIENT shall use ECOLOGY's provided progress report format.
- d) Quarterly progress reports will cover the periods from January 1 through March 31, April 1 through June 30, July 1 through September 30, and October 1 through December 31. Reports shall be submitted within thirty (30) days after the end of the quarter being reported.
- e) RECIPIENT must submit within thirty (30) days of the expiration date of the project, unless an extension has been approved by ECOLOGY, all financial, performance, and other reports required by the Agreement and funding program guidelines. RECIPIENT shall use the ECOLOGY provided closeout report format.

21. PROPERTY RIGHTS

- a) Copyrights and Patents. When the RECIPIENT creates any copyrightable materials or invents any patentable property under this Agreement, the RECIPIENT may copyright or patent the same but ECOLOGY retains a royalty free, nonexclusive, and irrevocable license to reproduce, publish, recover, or otherwise use the material(s) or property, and to authorize others to use the same for federal, state, or local government purposes.
- b) Publications. When the RECIPIENT or persons employed by the RECIPIENT use or publish ECOLOGY information; present papers, lectures, or seminars involving information supplied by ECOLOGY; or use logos, reports, maps, or other data in printed reports, signs, brochures, pamphlets, etc., appropriate credit shall be given to ECOLOGY.
- c) Presentation and Promotional Materials. ECOLOGY shall have the right to use or reproduce any printed or graphic materials produced in fulfillment of this Agreement, in any manner ECOLOGY deems appropriate. ECOLOGY shall acknowledge the RECIPIENT as the sole copyright owner in every use or reproduction of the materials.
- d) Tangible Property Rights. ECOLOGY's current edition of "Administrative Requirements for Recipients of Ecology Grants and Loans," shall control the use and disposition of all real and personal property purchased wholly or in part with funds furnished by ECOLOGY in the absence of state and federal statutes, regulations, or policies to the contrary, or upon specific instructions with respect thereto in this Agreement.
- e) Personal Property Furnished by ECOLOGY. When ECOLOGY provides personal property directly to the RECIPIENT for use in performance of the project, it shall be returned to ECOLOGY prior to final payment by ECOLOGY. If said property is lost, stolen, or damaged while in the RECIPIENT's possession, then ECOLOGY shall be reimbursed in cash or by setoff by the RECIPIENT for the fair market value of such property.
- f) Acquisition Projects. The following provisions shall apply if the project covered by this Agreement includes funds for the acquisition of land or facilities:
 - 1. RECIPIENT shall establish that the cost is fair value and reasonable prior to disbursement of funds provided for in this Agreement.
 - 2. RECIPIENT shall provide satisfactory evidence of title or ability to acquire title for each parcel prior to disbursement of funds provided by this Agreement. Such evidence may include title insurance policies, Torrens certificates, or abstracts, and attorney's opinions establishing that the land is free from any impediment, lien, or claim which would impair the uses intended by this Agreement.
- g) Conversions. Regardless of the Agreement expiration date, the RECIPIENT shall not at any time convert any equipment, property, or facility acquired or developed under this Agreement to uses other than those for which assistance was originally approved without prior written approval of ECOLOGY. Such approval may be conditioned upon payment to ECOLOGY of that portion of the proceeds of the sale, lease, or other conversion or encumbrance which monies granted pursuant to this Agreement bear to the total acquisition, purchase, or construction costs of such property.

State of Washington Department of Ecology

Page 25 of 27

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

22. RECORDS, AUDITS, AND INSPECTIONS

RECIPIENT shall maintain complete program and financial records relating to this Agreement, including any engineering documentation and field inspection reports of all construction work accomplished.

All records shall:

- a) Be kept in a manner which provides an audit trail for all expenditures.
 - b) Be kept in a common file to facilitate audits and inspections.
 - c) Clearly indicate total receipts and expenditures related to this Agreement.
 - d) Be open for audit or inspection by ECOLOGY, or by any duly authorized audit representative of the State of Washington, for a period of at least three (3) years after the final grant payment or loan repayment, or any dispute resolution hereunder.
- RECIPIENT shall provide clarification and make necessary adjustments if any audits or inspections identify discrepancies in the records.

ECOLOGY reserves the right to audit, or have a designated third party audit, applicable records to ensure that the state has been properly invoiced. Any remedies and penalties allowed by law to recover monies determined owed will be enforced. Repetitive instances of incorrect invoicing or inadequate records may be considered cause for termination.

All work performed under this Agreement and any property and equipment purchased shall be made available to ECOLOGY and to any authorized state, federal or local representative for inspection at any time during the course of this Agreement and for at least three (3) years following grant or loan termination or dispute resolution hereunder.

RECIPIENT shall provide right of access to ECOLOGY, or any other authorized representative, at all reasonable times, in order to monitor and evaluate performance, compliance, and any other conditions under this Agreement.

23. RECOVERY OF FUNDS

The right of the RECIPIENT to retain monies received as reimbursement payments is contingent upon satisfactory performance of this Agreement and completion of the work described in the Scope of Work.

All payments to the RECIPIENT are subject to approval and audit by ECOLOGY, and any unauthorized expenditure(s) or unallowable cost charged to this Agreement shall be refunded to ECOLOGY by the RECIPIENT.

RECIPIENT shall refund to ECOLOGY the full amount of any erroneous payment or overpayment under this Agreement.

RECIPIENT shall refund by check payable to ECOLOGY the amount of any such reduction of payments or repayments within thirty (30) days of a written notice. Interest will accrue at the rate of twelve percent (12%) per year from the time ECOLOGY demands repayment of funds.

Any property acquired under this Agreement, at the option of ECOLOGY, may become ECOLOGY's property and the RECIPIENT's liability to repay monies will be reduced by an amount reflecting the fair value of such property.

24. SEVERABILITY

If any provision of this Agreement or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this Agreement which can be given effect without the invalid provision, and to this end the provisions of this Agreement are declared to be severable.

25. STATE ENVIRONMENTAL POLICY ACT (SEPA)

RECIPIENT must demonstrate to ECOLOGY's satisfaction that compliance with the requirements of the State Environmental Policy Act (Chapter 43.21C RCW and Chapter 197-11 WAC) have been or will be met. Any reimbursements are subject to this provision.

26. SUSPENSION

When in the best interest of ECOLOGY, ECOLOGY may at any time, and without cause, suspend this Agreement or any portion thereof for a temporary period by written notice from ECOLOGY to the RECIPIENT. RECIPIENT shall resume performance on the next business day following the suspension period unless another day is specified by ECOLOGY.

State of Washington Department of Ecology

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

27. SUSTAINABLE PRACTICES

In order to sustain Washington's natural resources and ecosystems, the RECIPIENT is fully encouraged to implement sustainable practices and to purchase environmentally preferable products under this Agreement.

- a) Sustainable practices may include such activities as: use of clean energy, use of double-sided printing, hosting low impact meetings, and setting up recycling and composting programs.
- b) Purchasing may include such items as: sustainably produced products and services, EPEAT registered computers and imaging equipment, independently certified green cleaning products, remanufactured toner cartridges, products with reduced packaging, office products that are refillable, rechargeable, and recyclable, 100% post-consumer recycled paper, and toxic free products.

For more suggestions visit ECOLOGY's web page, Green Purchasing,

<https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Sustainable-purchasing>.

28. TERMINATION

a) For Cause

ECOLOGY may terminate for cause this Agreement with a seven (7) calendar days prior written notification to the RECIPIENT, at the sole discretion of ECOLOGY, for failing to perform an Agreement requirement or for a material breach of any term or condition. If this Agreement is so terminated, the parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this Agreement prior to the effective date of termination.

Failure to Commence Work. ECOLOGY reserves the right to terminate this Agreement if RECIPIENT fails to commence work on the project funded within four (4) months after the effective date of this Agreement, or by any date mutually agreed upon in writing for commencement of work, or the time period defined within the Scope of Work.

Non-Performance. The obligation of ECOLOGY to the RECIPIENT is contingent upon satisfactory performance by the RECIPIENT of all of its obligations under this Agreement. In the event the RECIPIENT unjustifiably fails, in the opinion of ECOLOGY, to perform any obligation required of it by this Agreement, ECOLOGY may refuse to pay any further funds, terminate in whole or in part this Agreement, and exercise any other rights under this Agreement.

Despite the above, the RECIPIENT shall not be relieved of any liability to ECOLOGY for damages sustained by ECOLOGY and the State of Washington because of any breach of this Agreement by the RECIPIENT. ECOLOGY may withhold payments for the purpose of setoff until such time as the exact amount of damages due ECOLOGY from the RECIPIENT is determined.

b) For Convenience

ECOLOGY may terminate for convenience this Agreement, in whole or in part, for any reason when it is the best interest of ECOLOGY, with a thirty (30) calendar days prior written notification to the RECIPIENT, except as noted below. If this Agreement is so terminated, the parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this Agreement prior to the effective date of termination.

Non-Allocation of Funds. ECOLOGY's ability to make payments is contingent on availability of funding. In the event funding from state, federal or other sources is withdrawn, reduced, or limited in any way after the effective date and prior to the completion or expiration date of this Agreement, ECOLOGY, at its sole discretion, may elect to terminate the Agreement, in whole or part, or renegotiate the Agreement, subject to new funding limitations or conditions. ECOLOGY may also elect to suspend performance of the Agreement until ECOLOGY determines the funding insufficiency is resolved. ECOLOGY may exercise any of these options with no notification or restrictions, although ECOLOGY will make a reasonable attempt to provide notice.

In the event of termination or suspension, ECOLOGY will reimburse eligible costs incurred by the RECIPIENT through the effective date of termination or suspension. Reimbursed costs must be agreed to by ECOLOGY and the RECIPIENT. In no

State of Washington Department of Ecology

Page 27 of 27

Agreement No: TCPIPG-2325-Tumwat-00050

Project Title: Former WSDOT Olympic Region Headquarters

Recipient Name: CITY OF TUMWATER

event shall ECOLOGY's reimbursement exceed ECOLOGY's total responsibility under the Agreement and any amendments. If payments have been discontinued by ECOLOGY due to unavailable funds, the RECIPIENT shall not be obligated to repay monies which had been paid to the RECIPIENT prior to such termination.

RECIPIENT's obligation to continue or complete the work described in this Agreement shall be contingent upon availability of funds by the RECIPIENT's governing body.

c) By Mutual Agreement

ECOLOGY and the RECIPIENT may terminate this Agreement, in whole or in part, at any time, by mutual written agreement.

d) In Event of Termination

All finished or unfinished documents, data studies, surveys, drawings, maps, models, photographs, reports or other materials prepared by the RECIPIENT under this Agreement, at the option of ECOLOGY, will become property of ECOLOGY and the RECIPIENT shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials.

Nothing contained herein shall preclude ECOLOGY from demanding repayment of all funds paid to the RECIPIENT in accordance with Recovery of Funds, identified herein.

29. THIRD PARTY BENEFICIARY

RECIPIENT shall ensure that in all subcontracts entered into by the RECIPIENT pursuant to this Agreement, the state of Washington is named as an express third party beneficiary of such subcontracts with full rights as such.

30. WAIVER

Waiver of a default or breach of any provision of this Agreement is not a waiver of any subsequent default or breach, and will not be construed as a modification of the terms of this Agreement unless stated as such in writing by the authorized representative of ECOLOGY.

End of General Terms and Conditions

Certificate Of Completion

Envelope Id: 5EE9A97A2F0A4EE1BB0E1047954751A3		Status: Completed
Subject: Please DocuSign:		
Source Envelope:		
Document Pages: 29	Signatures: 1	Envelope Originator:
Certificate Pages: 2	Initials: 1	Lydia Lindwall
AutoNav: Enabled		P.O. Box 47600
Envelope Stamping: Enabled		Olympia, WA 98504
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		llin461@ecy.wa.gov
		IP Address: 165.151.211.179

Record Tracking

Status: Original	Holder: Lydia Lindwall	Location: DocuSign
3/20/2024 1:26:02 PM	llin461@ecy.wa.gov	
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Washington State Department of Ecology	Location: DocuSign

Signer Events	Signature	Timestamp
Barry Rogowski	DocuSigned by: <i>Barry Rogowski</i> 6A0C8B7E6EB0424...	Sent: 3/20/2024 1:29:01 PM
brog461@ECY.WA.GOV		Viewed: 3/20/2024 1:36:36 PM
Program Manager		Signed: 3/20/2024 1:37:05 PM
Security Level: Email, Account Authentication (None)	Signature Adoption: Pre-selected Style	
	Using IP Address: 165.151.81.73	

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
-------------------------	-----------	-----------

Editor Delivery Events	Status	Timestamp
------------------------	--------	-----------

Agent Delivery Events	Status	Timestamp
-----------------------	--------	-----------

Intermediary Delivery Events	Status	Timestamp
------------------------------	--------	-----------

Certified Delivery Events	Status	Timestamp
---------------------------	--------	-----------

Carbon Copy Events	Status	Timestamp
--------------------	--------	-----------

Amanda Seider	COPIED	Sent: 3/20/2024 1:29:01 PM
asei461@ECY.WA.GOV		
Security Level: Email, Account Authentication (None)		
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Witness Events	Signature	Timestamp
----------------	-----------	-----------

Notary Events	Signature	Timestamp
---------------	-----------	-----------

Envelope Summary Events	Status	Timestamps
-------------------------	--------	------------

Envelope Sent	Hashed/Encrypted	3/20/2024 1:29:01 PM
Certified Delivered	Security Checked	3/20/2024 1:36:36 PM
Signing Complete	Security Checked	3/20/2024 1:37:05 PM
Completed	Security Checked	3/20/2024 1:37:05 PM

Payment Events	Status	Timestamps
----------------	--------	------------