

CITY OF MARYSVILLE
EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: July 14, 2014

AGENDA ITEM: PSA with Maul Foster Alongi Consultants for Professional Services on the Geddes Marina Integrated Planning and Brownfields Cleanup.	AGENDA SECTION:	
PREPARED BY: Shawn Smith, P.E., Engineering Services Manager	DIRE	
ATTACHMENTS: Professional Services Agreement		
	MAYOR	CAO
BUDGET CODE: 40145040.541000	AMOUNT: \$304,000.00	

DESCRIPTION:

This Professional Services Agreement will provide the City with the professional environmental and geological consulting services necessary in the planning and cleanup of the Geddes Marina site. This contract provides consultant services to help the City throughout the process of planning future uses along with the associated cleanup measures, cleaning up the contamination on the site, and getting final approval from the Department of Ecology (DOE). Maul Foster Alongi Consultants received the top score from the four staff member interview committee, out of the three firms interviewed.

The City was awarded a Brownfields Cleanup Grant from the Environmental Protection Agency (EPA) on October 1, 2013. The City was also awarded an Integrated Planning Grant from the Department of Ecology (DOE) on November 1, 2013. The next step in this cleanup is to get a qualified consultant to do a cleanup plan for DOE approval.

It is staff's opinion that the fee of \$304,000.00 is fair. In light of these facts, staff is confident that the City would be well-served by this contract.

RECOMMENDED ACTION:

AUTHORIZE THE MAYOR TO SIGN THE Professional Services Agreement between the City and Maul Foster Alongi.

COUNCIL ACTION:

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**PROFESSIONAL SERVICES AGREEMENT BETWEEN
CITY OF MARYSVILLE
AND MAUL FOSTER ALONGI, INC.
FOR CONSULTANT SERVICES**

THIS AGREEMENT ("Agreement") is made and entered into by and between the City of Marysville, a Washington State municipal corporation ("City"), and Maul Foster Alongi, Inc., a Washington Corporation ("Consultant").

NOW, THEREFORE, in consideration of the terms, conditions, covenants and performances contained herein, the parties hereto agree as follows:

ARTICLE I. PURPOSE

The purpose of this Agreement is to provide the City with consultant services regarding the submittal of an Integrated Planning Grant application to the Washington State Department of Ecology for the Geddes Marina site as described in Article II. The general terms and conditions of the relationship between the City and the Consultant are specified in this Agreement.

ARTICLE II. SCOPE OF SERVICES

The Scope of Services is attached hereto as **Exhibit "A"** and incorporated herein by this reference ("Scope of Services"). All services and materials necessary to accomplish the tasks outlined in the Scope of Services shall be provided by the Consultant unless noted otherwise in the Scope of Services or this Agreement. All such services shall be provided in accordance with the standards of the Consultant's profession.

ARTICLE III. OBLIGATIONS OF THE CONSULTANT

III.1 MINOR CHANGES IN SCOPE. The Consultant shall accept minor changes, amendments, or revision in the detail of the Scope of Services as may be required by the City when such changes will not have any impact on the service costs or proposed delivery schedule. Extra work, if any, involving substantial changes and/or changes in cost or schedules will be addressed as follows:

Extra Work. The City may desire to have the Consultant perform work or render services in connection with each project in addition to or other than work provided for by the expressed intent of the Scope of Services in the scope of services. Such work will be considered as extra work and will be specified in a written supplement to the scope of services, to be signed by both parties, which will set forth the nature and the scope thereof. All proposals for extra work or services shall be prepared by the Consultant at no cost to the City. Work under a supplemental agreement shall not proceed until executed in writing by the parties.

III.2 WORK PRODUCT AND DOCUMENTS. The work product and all documents produced under this Agreement shall be furnished by the Consultant to the City, and upon completion of the work shall become the property of the City, except that the Consultant may retain one copy of the work product and documents for its records. The Consultant will be responsible for the accuracy of the work, even though the work has been accepted by the City.

In the event that the Consultant shall default on this Agreement or in the event that this Agreement shall be terminated prior to its completion as herein provided, all work product of the Consultant, along with a summary of work as of the date of default or termination, shall become the property of the City. Upon request, the Consultant shall tender the work product and summary to the City. Tender of said work product shall be a prerequisite to final payment under this Agreement. The summary of work done shall be prepared at no additional cost to the City.

Consultant will not be held liable for reuse of documents produced under this Agreement or modifications thereof for any purpose other than those authorized under this Agreement without the written authorization of Consultant.

III.3 TERM. The term of this Agreement shall commence on July 15, 2014 and shall terminate at midnight, December 31, 2017. The parties may extend the term of this Agreement by written mutual agreement.

III.4 NONASSIGNABLE. The services to be provided by the Consultant shall not be assigned or subcontracted without the express written consent of the City.

III.5 EMPLOYMENT. Any and all employees of the Consultant, while engaged in the performance of any work or services required by the Consultant under this Agreement, shall be considered employees of the Consultant only and not of the City, and any and all claims that may or might arise under the Workman's Compensation Act on behalf of any said employees while so engaged, and any and all claims made by any third party as a consequence of any negligent act or omission on the part of the Consultant or its employees while so engaged in any of the work or services provided herein shall be the sole obligation of the Consultant.

III.6 INDEMNITY. Indemnification/Hold Harmless Consultant shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City. Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, hereunder shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The

provisions of this section shall survive the expiration or termination of this Agreement.

III.7 INSURANCE.

a. **Minimum Limits of Insurance.** The Consultant shall procure, and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work and services hereunder by the Consultant, its agents, representatives, employees or subcontractors. The Consultant shall, before commencing work under this agreement, file with the City certificates of insurance coverage and the policy endorsement to be kept in force continuously during this Agreement, in a form acceptable to the City. Said certificates and policy endorsement shall name the City, its officers, elected officials, agents and/or employees as an additional named insured with respect to all coverages except professional liability insurance and workers' compensation. The minimum insurance requirements shall be as follows:

(1) Comprehensive General Liability. \$1,000,000 combined single limit per occurrence for bodily injury personal injury and property damage; \$2,000,000 general aggregate.

(2) Automobile Liability. \$300,000 combined single limit per accident for bodily injury and property damage.

(3) Workers' Compensation. Workers' compensation limits as required by the Workers' Compensation Act of Washington.

(4) Consultant's Errors and Omissions Liability. \$1,000,000 per occurrence and as an annual aggregate.

b. **Notice of Cancellation.** In the event that the Consultant receives notice (written, electronic or otherwise) that any of the above required insurance coverage is being cancelled and/or terminated, the Consultant shall immediately (within forty-eight (48) hours) provide written notification of such cancellation/termination to the City.

c. **Acceptability of Insurers.** Insurance to be provided by Consultant shall be with a Bests rating of no less than A:VII, or if not rated by Bests, with minimum surpluses the equivalent of Bests' VII rating.

d. **Verification of Coverage.** In signing this agreement, the Consultant is acknowledging and representing that required insurance is active and current. Further, throughout the term of this Agreement, the Consultant shall provide the City with proof of insurance upon request by the City.

e. **Insurance shall be Primary.** The Consultant's insurance coverage shall be primary insurance as respect the City. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Consultant's insurance and shall

not contribute with it.

f. **No Limitation.** Consultant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance or otherwise limit the recourse to any remedy available at law or in equity.

g. **Claims-made Basis.** Unless approved by the City all insurance policies shall be written on an "Occurrence" policy as opposed to a "Claims-made" policy. The City may require an extended reporting endorsement on any approved "Claims-made" policy.

III.8 DISCRIMINATION PROHIBITED AND COMPLIANCE WITH EQUAL OPPORTUNITY LEGISLATION. The Consultant agrees to comply with equal opportunity employment and not to discriminate against client, employee, or applicant for employment or for services because of race, creed, color, religion, national origin, marital status, sex, sexual orientation, age or handicap except for a bona fide occupational qualification with regard, but not limited to, the following: employment upgrading; demotion or transfer; recruitment or any recruitment advertising; layoff or terminations; rates of pay or other forms of compensation; selection for training, rendition of services. The Consultant further agrees to maintain (as appropriate) notices, posted in conspicuous places, setting forth the provisions of this nondiscrimination clause. The Consultant understands and agrees that if it violates this nondiscrimination provision, this Agreement may be terminated by the City, and further that the Consultant will be barred from performing any services for the City now or in the future, unless a showing is made satisfactory to the City that discriminatory practices have been terminated and that recurrence of such action is unlikely.

III.9 UNFAIR EMPLOYMENT PRACTICES. During the performance of this Agreement, the Consultant agrees to comply with RCW 49.60.180, prohibiting unfair employment practices.

III.10 LEGAL RELATIONS. The Consultant shall comply with all federal, state and local laws and ordinances applicable to work to be done under this Agreement. The Consultant represents that the firm and all employees assigned to work on any City project are in full compliance with the statutes of the State of Washington governing activities to be performed and that all personnel to be assigned to the work required under this Agreement are fully qualified and properly licensed to perform the work to which they will be assigned. This Agreement shall be interpreted and construed in accordance with the laws of Washington. Venue for any litigation commenced relating to this Agreement shall be in Snohomish County Superior Court.

III.11 INDEPENDENT CONTRACTOR.

a. The Consultant and the City understand and expressly agree that the Consultant is an independent contractor in the performance of each and every part of this Agreement. The Consultant expressly represents, warrants and agrees that his status as an

independent contractor in the performance of the work and services required under this Agreement is consistent with and meets the six-part independent contractor test set forth in RCW 51.08.195 or as hereafter amended. The Consultant, as an independent contractor, assumes the entire responsibility for carrying out and accomplishing the services required under this Agreement. The Consultant shall make no claim of City employment nor shall claim any related employment benefits, social security, and/or retirement benefits.

b. The Consultant shall be solely responsible for paying all taxes, deductions, and assessments, including but not limited to federal income tax, FICA, social security tax, assessments for unemployment and industrial injury, and other deductions from income which may be required by law or assessed against either party as a result of this Agreement. In the event the City is assessed a tax or assessment as a result of this Agreement, the Consultant shall pay the same before it becomes due.

c. The City may, during the term of this Agreement, engage other independent contractors to perform the same or similar work that the Consultant performs hereunder.

d. Prior to commencement of work, the Consultant shall obtain a business license from the City.

III.12 CONFLICTS OF INTEREST. The Consultant agrees to and shall notify the City of any potential conflicts of interest in Consultant's client base and shall obtain written permission from the City prior to providing services to third parties where a conflict or potential conflict of interest is apparent. If the City determines in its sole discretion that a conflict is irreconcilable, the City reserves the right to terminate this Agreement.

III.13 CITY CONFIDENCES. The Consultant agrees to and will keep in strict confidence, and will not disclose, communicate or advertise to third parties without specific prior written consent from the City in each instance, the confidences of the City or any information regarding the City or services provided to the City.

III.14 SUBCONTRACTORS/SUBCONSULTANTS.

a. The Consultant shall is responsible for all work performed by subcontractors/subconsultants pursuant to the terms of this Agreement.

b. The Consultant must verify that any subcontractors/subconsultants they directly hire meet the responsibility criteria for the project. Verification that a subcontractor/subconsultant has proper license and bonding, if required by statute, must be included in the verification process. The Consultant will use the following Subcontractors/Subconsultants or as set forth in Exhibit A.:

c. The Consultant may not substitute or add subcontractors/subconsultants without the written approval of the City.

d. All Subcontractors/Subconsultants shall have the same insurance coverages and limits as set forth in this Agreement and the Consultant shall provide verification of said insurance coverage.

ARTICLE IV. OBLIGATIONS OF THE CITY

IV.1 PAYMENTS.

a. The Consultant shall be paid by the City for services rendered under this Agreement as described in the Scope of Services and as provided in this section. In no event shall the compensation paid to Consultant under this Agreement exceed \$304,000.00 without the written agreement of the Consultant and the City. Such payment shall be full compensation for work performed and services rendered and for all labor, materials, supplies, equipment and incidentals necessary to complete the work. In the event the City elects to expand the scope of services from that set forth in Exhibit A, the City shall pay Consultant a mutually agreed amount.

b. The Consultant shall submit a monthly invoice to the City for services performed in the previous calendar month in a format acceptable to the Cities. The Consultant shall maintain time and expense records and provide them to the Cities upon request.

c. The City will pay timely submitted and approved invoices received before the 20th of each month within thirty (30) days of receipt.

IV.2 CITY APPROVAL. Notwithstanding the Consultant's status as an independent contractor, results of the work performed pursuant to this Agreement must meet the approval of the City, which shall not be unreasonably withheld if work has been completed in compliance with the Scope of Services and City requirements.

IV.3 MAINTENANCE/INSPECTION OF RECORDS. The Consultant shall maintain all books, records, documents and other evidence pertaining to the costs and expenses allowable under this Agreement in accordance with generally accepted accounting practices. All such books and records required to be maintained by this Agreement shall be subject to

inspection and audit by representatives of the City and/or the Washington State Auditor at all reasonable times, and the Consultant shall afford the proper facilities for such inspection and audit. Representatives of the City and/or the Washington State Auditor may copy such books, accounts and records where necessary to conduct or document an audit. The Consultant shall preserve and make available all such books of account and records for a period of three (3) years after final payment under this Agreement. In the event that any audit or inspection identifies any discrepancy in such financial records, the Consultant shall provide the City with appropriate clarification and/or financial adjustments within thirty (30) calendar days of notification of the discrepancy.

ARTICLE V. GENERAL

V.1 NOTICES. Notices to the City shall be sent to the following address:

Shawn Smith, Engineering Services Manager
80 Columbia Avenue
Marysville, WA 98270

Notices to the Consultant shall be sent to the following address:

Jim Darling, Vice President/Principal Planner
1329 North State Street, Suite 301
Bellingham, WA 98255

Receipt of any notice shall be deemed effective three (3) days after deposit of written notice in the U.S. mail with proper postage and address.

V.2 TERMINATION. The right is reserved by the City to terminate this Agreement in whole or in part at any time upon ten (10) calendar days' written notice to the Consultant.

If this Agreement is terminated in its entirety by the City for its convenience, the City shall pay the Consultant for satisfactory services performed through the date of termination in accordance with payment provisions of Section VI.1.

V.3 DISPUTES. The parties agree that, following reasonable attempts at negotiation and compromise, any unresolved dispute arising under this Agreement may be resolved by a mutually agreed-upon alternative dispute resolution of arbitration or mediation.

V.4 EXTENT OF AGREEMENT/MODIFICATION. This Agreement, together with attachments or addenda, represents the entire and integrated Agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended, modified or added to only by written instrument properly signed by both parties.

V.5 SEVERABILITY

a. If a court of competent jurisdiction holds any part, term or provision of this Agreement to be illegal or invalid, in whole or in part, the validity of the remaining provisions shall not be affected, and the parties' rights and obligations shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid.

b. If any provision of this Agreement is in direct conflict with any statutory provision of the State of Washington, that provision which may conflict shall be deemed inoperative and null and void insofar as it may conflict, and shall be deemed modified to conform to such statutory provision.

V.6 NONWAIVER. A waiver by either party hereto of a breach by the other party hereto of any covenant or condition of this Agreement shall not impair the right of the party not in default to avail itself of any subsequent breach thereof. Leniency, delay or failure of either party to insist upon strict performance of any agreement, covenant or condition of this Agreement, or to exercise any right herein given in any one or more instances, shall not be construed as a waiver or relinquishment of any such agreement, covenant, condition or right.

V.7 FAIR MEANING. The terms of this Agreement shall be given their fair meaning and shall not be construed in favor of or against either party hereto because of authorship. This Agreement shall be deemed to have been drafted by both of the parties.

V.8 GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington.

V.9 VENUE. The venue for any action to enforce or interpret this Agreement shall lie in the Superior Court of Washington for Snohomish County, Washington.

V.10 COUNTERPARTS. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Agreement.

V.11 AUTHORITY TO BIND PARTIES AND ENTER INTO AGREEMENT. The undersigned represent that they have full authority to enter into this Agreement and to bind the parties for and on behalf of the legal entities set forth below.

DATED this _____ day of _____, 2014.

CITY OF MARYSVILLE

By _____
_____, Mayor

Approved as to form:

City Attorney

MAUL FOSTER ALONGI, INC.

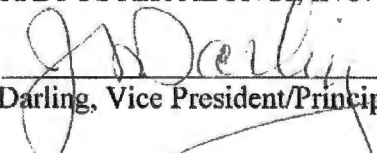
By 
Jim Darling, Vice President/Principal Planner

EXHIBIT A SCOPE OF WORK

PHASE I – SITE CHARACTERIZATION & REDEVELOPMENT ANALYSIS

Task 1—Environmental Assessment

Subtask 1.1—Site Characterization

Using data from the environmental investigation conducted on the property in 2010, the Consultant will develop an approach for filling in remaining data gaps and conduct site characterization efforts that will involve collecting soil, groundwater, and sediment samples on the Property for laboratory analysis, comparison of chemical concentrations against Washington State Model Toxics Control Act (MTCA) cleanup standards, and determination of site-specific sediment cleanup levels.

This task will involve the following steps:

- Develop a work plan/sampling and analysis plan to characterize the nature and extent of contamination on the Property.
- Conduct on-site sampling of soil, sediment, and groundwater to address data gaps.
- Analyze results of sampling in context with all prior investigation results.
- Conduct additional sampling if needed to fill data gaps to develop a complete understanding of contamination on the site, if feasible.
- Report environmental findings.

Subtask 1.2—Screening of Cleanup Options

Potential options for cleanup of the contaminated site will be developed. The remediation options will be designed to support the future use of the site envisioned in the Conceptual Site Plan (Subtask 3.5). Opportunities for cost savings and efficiencies between cleanup and redevelopment will be identified. This study will provide the City with planning level cleanup cost estimates and position the site for cleanup funding.

Task 1 Deliverables:

- Site characterization work plan/sampling and analysis plan
- Site characterization and cleanup options report

Environmental documents will align with MTCA requirements, but may or may not meet the standard of a final remedial investigation and feasibility study depending on the complexity of the site relative to grant funding. The site characterization and cleanup options report will meet the requirements of the USEPA Analysis of Brownfield Cleanup Options (ABCA) report.

Task 2—Community Involvement

The Consultant will assist the City in hosting a community open house that updates residents, business, and interested citizens on the status of the project. The open house will be help once initial phases of the environmental investigation, physical conditions assessment, and regulatory analysis have occurred. The open house will provide an opportunity for citizens to learn about the

progress and findings that resulted as part of these tasks. Following completion of Phase I activities, a presentation will be made to the City Council on the findings of this project.

Task 2 Deliverable:

- Open house materials and presentation to City Council

Task 3—Redevelopment Analysis

Subtask 3.1—Developer Engagement Options. The Consultant will conduct a brief analysis of opportunities for engaging developers, including assessing the feasibility of using a Request for Proposals process. The analysis will consider the initial understanding of environmental site conditions and cleanup costs to evaluate potential interest and flag areas of financial and regulatory risk from the City perspective. Additional analysis of developer engagement will be conducted as part of Task 4—Implementation Strategy.

Subtask 3.2—Physical Conditions Assessment. The Consultant will conduct assessments of the physical characteristics of the Property, including:

- Geotechnical assessment
- Cultural resources assessment
- Stormwater analysis and hydrogeological assessment

Subtask 3.3—Regulatory Analysis. Redevelopment of a waterfront property will involve multiple layers of federal, state, and local land use and environmental regulation. The Consultant will provide an integrated summary of regulatory requirements and critical path analysis for completing environmental review and permitting redevelopment.

Subtask 3.4—Focused Market Analysis and Pro-forma. The Consultant will conduct a focused study of the local and regional real estate market with the objective of confirming potential market opportunities for implementation of existing conceptual plans envisioned through previous planning efforts. The study will provide a preliminary pro-forma, including cost estimates, absorption rates, achievable rents, as well as vacancy rates for competing development sites. The market analysis will ensure that the development vision has a realistic opportunity for implementation.

Subtask 3.5—Refinement of Conceptual Plan. The Consultant will refine existing conceptual drawings to integrate with cleanup plan alternatives and recent market study findings. Site plan alternatives will address solutions for site stormwater and source control and demonstrate opportunities for low impact development (LID) stormwater management infrastructure.

Task 3 Deliverables:

- Technical memorandum on developer RFP
- Geotechnical assessment report
- Cultural resources assessment report
- LID stormwater feasibility assessment
- Regulatory analysis technical memorandum
- Market study and pro-forma

- Conceptual site plan

Task 4—Implementation Strategy

Using information culminating from Tasks 1 through 3, the Consultant will develop an implementation plan that provides a pathway for regulatory compliance and examines future funding opportunities for cleanup and redevelopment. The report will articulate a risk management strategy, including approaches for phased development, and will provide the City with the tools necessary to engage developers and position the property for redevelopment.

Task 4 Deliverable:

- Integrated cleanup and redevelopment strategy report

PHASE II – REMEDIAL ACTION DESIGN AND OVERSIGHT

Tasks identified below are based on an assumed level of effort and may change dependent upon Phase I findings. The final scope and budget for Phase II will be refined based upon Phase I findings and regulatory agency requirements to meet cleanup completion.

Task 5—Remedial Action Design

Subtask 5.1—Permitting. The Consultant will work with federal, state and local governments, and the Tulalip Tribes to obtain required approvals and permits associated with completing the selected remedial action(s). The City will complete permitting associated with the shoreline master program and the State Environmental Policy Act (SEPA) checklist.

Subtask 5.2—Quality Assurance Project Plan and Health and Safety Plan. The Consultant will prepare a site-specific quality assurance project plan (QAPP) in accordance with *EPA Guidance for Quality Assurance Project Plans* (EPA QA/G-4, EPA QA/G-5 EPA QA/R-5) and an OSHA-compliant health and safety plan associated with completing the selected remedial action(s).

Subtask 5.3—Cleanup Plan. The Consultant will prepare a site-specific cleanup plan that documents the cleanup approach, confirmation sampling strategy, cleanup levels, and post-cleanup monitoring requirements. The cleanup plan will also identify any institutional, land use or engineering controls required as part of the cleanup. The plan will be submitted for review by the Washington State Department of Ecology (Ecology) staff under Ecology's Voluntary Cleanup Program (VCP).

Subtask 5.4—Remedial Action Design. The Consultant will develop construction bid package that will allow the City to procure a contractor under applicable bid laws to complete the selected remedial action(s).

Task 5 Deliverables:

- Biological assessment, if required
- Finding of nonsignificance (FONSI), if required
- Quality assurance project plan (QAPP)
- Health and safety plan
- Cleanup action plan
- Remedial action construction bid package

Task 6—Remedial Action Oversight

Subtask 6.1—Remedial Action Oversight. The Consultant will provide field oversight associated with implementation of the remedial action(s) in accordance with construction specifications by a contractor operating under a direct contract with the City. The Consultant will oversee and document all field activities, and conduct field screening and confirmation sampling.

Subtask 6.2—Post Action Groundwater Monitoring. The Consultant will conduct quarterly groundwater monitoring following completion of the remedial action.

Subtask 6.3—Final Cleanup Report. The Consultant will prepare a final report confirming site cleanup and documenting the cleanup standards identified in the site characterization and cleanup options report.

Task 6 Deliverables:

- Quarterly groundwater monitoring memorandums (four total)
- Final cleanup report

BUDGET

Task	Budget	Source	
		Ecology IPG	EPA BCG
PHASE I – SITE CHARACTERIZATION/REDEVELOPMENT ANALYSIS			
1.1 Site Characterization	\$ 95,000	\$ 95,000	\$ 0
1.2 Screen Cleanup Options/ABCA	\$ 40,000	\$ 20,000	\$ 20,000
2.0 Community Involvement	\$ 6,000	\$ 6,000	\$ 0
3.1 Developer Engagement Options	\$ 3,000	\$ 3,000	\$ 0
3.2 Physical Conditions Assessment	\$ 21,000	\$ 21,000	\$ 0
3.3 Regulatory Analysis	\$ 7,500	\$ 7,500	\$ 0
3.4 Focused Market Analysis	\$ 10,000	\$ 10,000	\$ 0
3.5 Refinement of Conceptual Plan	\$ 12,500	\$ 12,500	\$ 0
4.0 Implementation Strategy	\$ 25,000	\$ 25,000	\$ 0
SUBTOTAL	\$ 220,000	\$ 200,000	\$ 20,000
Phase II – REMEDIAL ACTION DESIGN AND OVERSIGHT			
5.1 Permitting	\$ 15,000	\$ 0	\$ 15,000
5.2 QAPP/Health & Safety Plan	\$ 10,000	\$ 0	\$ 10,000
5.3 Cleanup Plan	\$ 5,000	\$ 0	\$ 5,000
5.4 Remedial Action Design	\$ 10,000	\$ 0	\$ 10,000
6.1 Remedial Action Oversight	\$ 30,000	\$ 0	\$ 0
6.2 Post Action Groundwater Monitoring	\$ 10,000	\$ 0	\$ 10,000
6.3 Final Cleanup Report	\$ 4,000	\$ 0	\$ 4,000
SUBTOTAL	\$ 84,000	\$ 0	\$ 54,000
TOTAL	\$ 304,000	\$ 200,000	\$ 74,000

Notes:

ABCA = Analysis of Brownfields Cleanup Options

Ecology IPG = Washington State Department of Ecology Integrated Planning Grant.

EPA BCG = U.S. Environmental Protection Agency Brownfield Cleanup Grant.