

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 26-041

AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A FORMAL TASK
ASSIGNMENT TO THE PUBLIC WORKS ON-CALL AGREEMENT FOR
PROFESSIONAL SERVICES WITH HALEY & ALDRICH FOR ENVIRONMENTAL DUE
DILIGENCE AT SNOHOMISH COUNTY AIRPORT

WHEREAS, Snohomish County and Haley & Aldrich executed a Local Agency
A&E Professional Services Negotiated Hourly Rate Consultant Agreement with
Snohomish County Public Works On-Call Contract Agreement No. OCC23/2-7(X); and

WHEREAS, Snohomish County Airport is in negotiations to purchase parcels of
land from the Air National Guard; and

WHEREAS, Snohomish County Airport desires to have due diligence work
performed on one of the three Air National Guard Parcels; and

WHEREAS, Paine Field has selected Haley & Aldrich from the Snohomish
County Public Works On-Call list to perform this work;

NOW, THEREFORE, ON MOTION, the Snohomish County Council approves
and authorizes the County Executive to sign, on behalf of Snohomish County, the
Formal Task Assignment Agreement to the Public Works On-Call Agreement with Haley
& Aldrich in the form attached hereto not to exceed \$53,894.36.

PASSED this 11th day of February, 2026.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

ATTEST:



Deputy Clerk of the Council

Formal Task Assignment Document

2023 – 2026 SNOHOMISH COUNTY ON-CALL TASK ASSIGNMENT

Name of Project: Air National Guard Phase I & II ESA
Project Number: Airport
Discipline: Engineering Services
Task No.: TA#4 Completion Date: 12/31/2026

The COUNTY desires to authorize services pursuant to the AGREEMENT entered into with **Haley & Aldrich** and executed on December 16, 2022, as amended by Supplement No. 1 on August 6, 2023, as amended by Supplement No. 2 on September 17, 2024, as amended by Supplement No. 3 on September 25, 2025 and identified as Agreement No. **OCC23/2-7(X)**, On-Call Consultant Services for **Environmental Site Assessment**.

All provisions in the AGREEMENT remain in effect except as expressly modified by this TASK ASSIGNMENT and are incorporated herein by reference.

ATTACHED TO THIS TASK ASSIGNMENT

- Scope of Work
- Cost Estimate with Total Hours to Perform Work
- Items unique to the project not included in the AGREEMENT and which are to be reimbursed at cost with no markup.

Original Task Assignment Total: **\$53,894.36**
Previous Task Amendment Total: **\$0.00**
Current Task Amendment Total: **\$0.00**
Total Task Assignment Not to Exceed: **\$53,894.36**

No other payment shall be allowed unless a TASK ASSIGNMENT Amendment for changed Scope of Work has been signed and authorized before work is performed.

All work under this TASK ASSIGNMENT shall be performed pursuant to the terms, conditions, specifications, and limitations contained in the AGREEMENT.

If you concur with this TASK ASSIGNMENT and agree to the items as stated above, please sign and date in the appropriate spaces below and return to the COUNTY for final action.

Mike Ehlebracht Digitally signed by Mike Ehlebracht
Date: 2025.11.17 14:06:26 -08'00'

Consultant Signature

Date

Harper, Lacey Digitally signed by Harper, Lacey
Date: 2026.02.11 12:06:08 -08'00'

Approving Authority

Date



HALEY & ALDRICH, INC.
3131 Elliott Ave
Suite 600
Seattle, WA 98121
206.324.9530

Revised November 6, 2025
October 21, 2025
File No. P203565-000

Snohomish County
3000 Rockefeller Avenue M/S 607
Everett, Washington 98201

Attention: Lori Ericsson, Contracting Officer
Andrew Rardin, CM, Airport Environmental and Land Development Manager

Subject: Engineering Services/Environmental Site Assessment Agreement OCC23/2-7(X)
Task Assignment 4: Air National Guard Phase I and II Environmental Site Assessments
Everett, Washington

Dear Lori Ericsson and Andrew Rardin:

Haley & Aldrich, Inc. (Haley & Aldrich) is pleased to submit this revised proposal to Snohomish County for Phase I and II Environmental Site Assessment (ESA) due diligence consulting services related to the property identified as Snohomish County Tax Parcel 28042300300700 (subject property). This proposal supersedes our proposal dated October 21, 2025. The proposed services are in response to your initial email on August 28, 2025, and subsequent request for proposal on September 25, 2025, for due diligence services related to the potential acquisition of the subject property. The specific scope of services, cost estimate, and proposed schedule are discussed below.

Project Understanding and Background

Snohomish County has requested this proposal to support the proposed purchase of the subject property. In connection with this proposed transaction, Snohomish County desires an ASTM Phase I ESA¹ (Scope Item 1) to identify potential environmental implications to this transaction. In addition, the results of the Phase I ESA may indicate that a Phase II ESA including subsurface explorations and analytical testing of environmental media is recommended (Scope Item 2).

The subject property consists of an approximately 3.23-acre wooded and undeveloped lot located southwest of the intersection of Beverly Park Road and 112th Street SW in Everett, Washington.

¹ The ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-21 Standard) as referenced in Code of Federal Regulations Title 40 (40 CFR) Part 312 (the All Appropriate Inquiries [AAI] Rule).

Portions of the property are densely vegetated and the site has wetlands that have been delineated by Snohomish County Airport. No mechanized equipment will access the wetlands, and if sampling must occur in the wetlands, it will be by hand auger (see Task 2 – Phase II ESA).

Scope of Services

Haley & Aldrich's scope of services are summarized below.

TASK 1 – PHASE I ESA

Haley & Aldrich will perform an ASTM E1527-21 Standard Phase I ESA per the following work scope:

1. Records Review – In accordance with ASTM E1527-21, Haley & Aldrich will obtain and review reasonably ascertainable records that will help identify recognized environmental conditions (RECs) in connection with the subject property.
2. Site Reconnaissance – Haley & Aldrich will visit the subject property to obtain information indicating the likelihood of identifying RECs in connection with the subject property. On the visit to the subject property, Haley & Aldrich will visually observe and document the subject property and the periphery of any structure(s) located on the subject property to the extent our view of the same is not obstructed. Additionally, Haley & Aldrich shall visually observe and document accessible components of the interior of any building located on the subject property. Conditions of adjoining properties will also be observed and documented from the subject property boundaries and/or public thoroughfares.
3. Interviews with Owners and Occupants – ASTM E1527-21 requires that interviews be performed with a “key site manager” (a person with good knowledge of uses and physical characteristics of the subject property), as well as past and present owners, operators, and occupants of the subject property to obtain information indicating RECs in connection with the subject property. Please provide contact information for the “key site manager” so Haley & Aldrich can arrange a mutually convenient appointment to interview the key site manager. We also ask that you advise all known past and present owners, operators, and occupants of our site visit so we may interview a number of them as required by ASTM E1527-21. Lastly, in accordance with the ASTM E1527-21 Standard, we request that you arrange to have assembled and available to Haley & Aldrich, on the day of our subject property visit, or as soon as possible, copies of any previous environmental documents (user-provided information), including: environmental site assessment reports, environmental compliance audit reports, environmental permits, registrations for underground and above-ground storage tanks, registrations for injection systems, material data safety sheets, community right-to-know plan, safety plans, spill prevention plans, emergency preparedness plans, hydrogeologic reports for the subject property, any government notices concerning the subject property, hazardous waste records and reports, geotechnical studies, risk assessments, recorded Activity and Use Limitations (AULs), environmental land use restrictions (ELURs), or environmental liens.

4. Interviews with State and/or Local Government Officials – Haley & Aldrich shall reasonably attempt to interview applicable state and/or local government officials to obtain information indicating RECs in connection with the subject property.
5. Evaluation and Report – Haley & Aldrich will interpret the information and data assembled from work scope items No. 1 through No. 4 above and will formulate conclusions regarding evidence of RECs at the subject property and their potential impact on the subject property. We will prepare a report in accordance with the format set forth in ASTM E1527-21 unless otherwise directed. The report will generally include a summary, introduction, site description, records, site and interview documentation, supporting documents, findings, conclusions, recommendations, and appropriate professional statements as required by ASTM E1527-21.

Title 40, Part 312.11 of the Code of Federal Regulations (CFR) provides that the procedures of ASTM E1527-21 Standard may be used to comply with the requirements of 40 CFR Part 312, AAI.

The goal of ASTM E1527-21 is to assess whether RECs exist at the subject property. A REC as defined by ASTM E1527-21 means: (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

Third-Party Reliance

The Phase I ESA report prepared by Haley & Aldrich is for the sole and exclusive use of Snohomish County. In the event Snohomish County's lenders or other third parties and each of their respective successors and assigns (Relying Parties) desire to rely on Haley & Aldrich's Phase I ESA report, such Relying Parties must obtain Haley & Aldrich's prior written authorization and execute Haley & Aldrich's Reliance Letter, which, if requested, will be provided at that time.

Specific to reliance on the Phase I ESA report, any proposed modifications to the Reliance Letter template, or if the Relying Parties propose their own reliance letter template, will require review and approval by Haley & Aldrich, as well as an additional fee.

User Responsibilities

A user seeking protection from Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability as an innocent landowner, bona fide prospective purchaser, or contiguous property owner must complete all components of the All Appropriate Inquires (AAI) process in addition to meeting ongoing obligations. These user responsibilities are further described in the Scope of Services above and in the User Responsibilities Questionnaire which will be provided after notice to proceed.

We request that you provide the information in the questionnaire to us. Though it is not required by the AAI Rule or the ASTM E1527-21 Standard that this information be provided to Haley & Aldrich,

failure on the part of the user to obtain such information for their own records, should it be reasonably ascertainable, may invalidate the user's compliance with the AAI Rule for CERCLA liability protection in the future.

To meet the requirements of 40 CFR Part 312, a search for the existence of environmental liens, deed restrictions, engineering/institutional controls, AULs, etc., that are filed or recorded against the subject property must be conducted by the user. The Scope of Services described above includes a search of those records as part of the database search, with the exception of a lien search. We understand that, as part of Snohomish County's due diligence, Snohomish County will either engage a title company, real estate attorney, or title professional to undertake a review of reasonably ascertainable recorded records for environmental liens deed restrictions, engineering/institutional controls, AULs, etc., currently recorded against or relating to the subject property. If Snohomish County would instead like Haley & Aldrich to include a lien search as part of our assessment, this can be conducted at an additional cost.

TASK 2 – PHASE II ESA

Assuming that the Phase I ESA identifies RECs and recommends a Phase II ESA, Haley & Aldrich will perform a subsurface investigation and analytical sampling of environmental media to further evaluate identified RECs. A preliminary scope of services is presented below, but may be refined based on the findings of the Phase I ESA.

Preparatory Activities

- Finalize Phase II ESA scope (including exploration locations and target analytes) based on the Phase I ESA findings and recommendations.
- Prepare a Job Hazard Analysis (JHA) document identifying potential hazards and other health and safety considerations for Haley & Aldrich staff, subcontractors, and visitors at the subject property.
- Perform a preliminary site visit to mark planned exploration locations and contact One Call and a private utility locator for utility mark-out prior to drilling.

Field Activities

- Using a certified drilling subcontractor, perform up to five direct-push soil borings on the subject property to a maximum depth of 25 feet below the ground surface (ft bgs) or refusal. The driller will attempt to soft clear each planned exploration location with a hand auger to a depth of 5 ft bgs to minimize potential utility conflicts.
- We assume that drilling spoils, decontamination water, and purge water will be drummed and temporarily stored at the subject property until laboratory analysis confirms appropriate off-site disposal by a licensed contractor.
- Haley & Aldrich staff will observe the drilling, log soil descriptions and observations, note field screening observations including visual and olfactory observations, sheen testing, and

headspace readings using a photoionization detector, collect up to six soil samples per boring (generally near the ground surface and approximately every 5 ft), and analyze up to three soil samples per boring for laboratory analysis based on the field screening results, general locations of explorations, and geology.

- If groundwater is encountered, collect one grab groundwater sample from each exploration location for laboratory analysis using low-flow sampling methods. Groundwater will be purged until field parameters (pH, temperature, dissolved oxygen, oxygen reduction potential, and turbidity) have stabilized to within 10 percent for three consecutive measurements, the well purges dry, or three casing volumes of water have been removed (whichever comes first).

Site Restoration

- Portions of the property are densely vegetated, and the site has wetlands that have been delineated by Snohomish County Airport. No mechanized equipment will access the wetlands, and if sampling must occur in the wetlands, it will be by hand auger.
- Limited vegetation clearing is anticipated to be needed to access boring locations. Haley & Aldrich's drilling subcontractor will limit the area of disturbance to the minimum required to properly complete the planned explorations. Vegetation cut during limited site clearance activities will be left on-site to naturally decompose.
- At the conclusion of field activities, boreholes will be backfilled with soil cuttings and/or bentonite chips and covered with native soil to restore the ground surface.
- Investigation-derived waste (IDW; soil cuttings and excess groundwater) will be drummed, labeled, and stored on the main Air National Guard parcel on Minuteman and 112th Street SW pending characterization and off-site transport by a licensed waste disposal contractor.

Data Analysis and Reporting

- Submit soil samples to a Washington State Department of Ecology (Ecology)-accredited laboratory for analysis of the following potential contaminants of concern:
 - Volatile organic compounds (VOCs) [up to three per location; up to 15 total];
 - Polycyclic aromatic hydrocarbons (PAHs) [up to two per location; up to 10 total];
 - MTCA 5 metals (arsenic, cadmium, chromium, lead, and mercury) [up to two per location; up to 10 total];
 - EPA Priority Pollutant metals (antimony, arsenic, beryllium, cadmium, chromium, copper, lead, mercury, nickel, selenium, silver, thallium, and zinc) [up to one per location; up to 5 total]; and
 - Total petroleum hydrocarbons – gasoline-range (TPH-G) and total petroleum hydrocarbons – diesel- and oil-ranges (TPH-D and TPH-O, respectively) [up to three per location; up to 15 total].

- Submit grab groundwater samples to an Ecology-accredited analytical laboratory for analysis of the following potential contaminants of concern:
 - VOCs [up to one per location; up to five total];
 - PAHs [up to one per location; up to three total];
 - Total EPA Priority Pollutant metals (antimony, arsenic, beryllium, cadmium, chromium, copper, lead, mercury, nickel, selenium, silver, thallium, and zinc) [up to one per location; up to five total];
 - TPH-G, TPH-D, and TPH-O [up to one per location; up to five total]; and
 - Poly- and perfluoroalkyl substances (up to 40 analytes) by EPA Method 1633 [up to three primary samples, one field duplicate, one field blank, one equipment blank, and one trip blank; up to seven total].
- Prepare boring logs, site plans, and data tables summarizing the findings of the field work and laboratory analysis and conduct a data quality review.
- Prepare a Phase II ESA report describing the findings of the investigation, re-evaluating the Phase I ESA RECs based on the data obtained in the Phase II ESA, and presenting conclusions and recommendations relative to Snohomish County's proposed acquisition of the subject property.

TASK 3 – PROJECT MANAGEMENT AND MEETINGS

- Project management, budgeting, and invoicing for the Phase I and Phase II ESA tasks, including preparing subcontract agreements and coordinating with subcontractors, coordinating staff, and participating in internal meetings.
- Meet with Snohomish County to discuss the findings of the Phase I ESA and any proposed revisions to the Phase II ESA scope presented above.

Estimated Costs

The estimated total cost of services under Tasks 1 to 3 is \$53,894.36 on a time and materials basis. Table 1 (attached) provides additional details on the cost estimate.

Limiting Assumptions

The estimated cost above is based on the scope of services described herein and the following assumptions:

- The scope of services assumes a one-hour virtual meeting or conference call to discuss the draft Phase I ESA report.
- One site visit by one person conducted for the subject property during regular business hours (i.e., Monday through Friday, 7 a.m. to 5 p.m.) is included in the proposed fee for the Phase I ESA.

- Snohomish County will prepare access agreements for the subject property and coordinate access for Haley & Aldrich and its subcontracted driller.
- Snohomish County will complete a User Responsibilities Questionnaire provided by Haley & Aldrich in accordance with the AAI Rule of the ASTM E1527-21 Standard.
- Interviews with subject property owners are assumed to take place over the phone or during the site visit and contact information will be given by Snohomish County.
- The scope of services does not include time for reviewing lengthy reports and regulatory files. Time spent reviewing numerous or lengthy reports and regulatory files will be billed separately pending Snohomish County authorization.
- A lien search is not included as part of this scope of services.
- Phase II ESA field work will be completed in two days with one Haley & Aldrich staff member on site. Field work will be performed during regular business hours (i.e., Monday through Friday, 7 a.m. to 5 p.m.).
- Field activities do not require air monitoring or health and safety equipment beyond Level D.
- No concrete coring will be required.
- Limited vegetation clearing of small brush will be performed by Haley & Aldrich's drilling subcontractor. If larger brambles or trees must be cleared to properly complete drilling tasks, a change order will be required for additional labor and equipment.
- Disposal of up to two 55-gallon drums containing IDW soil and one 55-gallon drum containing IDW water as non-hazardous waste. Additional fees will be required if analytical results indicate the waste is characterized as hazardous, or if additional IDW drums are generated.
- Snohomish County personnel will transport IDW drums generated on the subject property to the main Air National Guard parcel on Minuteman and 112th Street SW for storage pending characterization and off-site disposal by a third-party contractor.
- Standard analytical laboratory turn-around times (TAT) of up to 10 business days will be requested and fulfilled by the laboratory. Additional fees will be required if expedited TAT is requested.
- Only one round of revisions to the Phase I ESA and Phase II ESA reports will be required following receipt of Snohomish County's review and comments. If more than one round of revisions is required, we will likely need to submit a Change Order for additional revisions.
- The results of this Phase I/Phase II ESA will not be reported to Ecology or submitted via Ecology's Environmental Information Management system.

Schedule

Haley & Aldrich will schedule the site visit within one week of receipt of a signed copy of the Task Authorization paperwork. We will provide one draft copy of our Phase I ESA report for Snohomish

County review within four weeks of completing the site visit, assuming property owners are able to be interviewed in a timely manner. We will update you on our findings as our work progresses.

Please note that responses to agency records requests may not be received within the above time frame. If received within 30 days, we will supplement the report with the responses if they are received and contain information that would alter our conclusions.

Once the Phase I ESA has been finalized and provided to Snohomish County, Haley & Aldrich will review and finalize the preliminary Phase II ESA scope of services in consultation with Snohomish County. Haley & Aldrich will also begin field preparations including performing a utility markout, contacting One Call, preparing a JHA, and scheduling a driller for the field work. The timing of the field work will be dependent on the driller's availability, weather, availability of access agreements, and other external factors.

The draft Phase II ESA report, including boring logs, data tables, and figures, will be provided no later than six weeks after receipt of the laboratory data.

Authorization

Haley & Aldrich will provide the consulting services described herein in accordance with the On-Call Agreement between Haley & Aldrich and Snohomish County dated December 17, 2022 and subsequent supplements, which are integral to this proposal. If project requirements change and require additional services (i.e., additional reviews and/or revisions, etc.), we will notify you and seek your approval for an addendum to the estimated costs. This proposal is valid for a period of 60 days from the date of this letter. If acceptance and authorization to proceed are not received within that period, we reserve the right to renegotiate the estimated costs, schedule for completion, and scope of services.

If the above arrangements are satisfactory to you, please indicate your approval by preparing and signing the required Task Authorization paperwork. When accepted by you, this Task Assignment proposal, together with the On-Call Agreement noted above, will constitute our Agreement.

Closing

We appreciate the opportunity to submit this proposal and look forward to our association with you on the project. Should you have any questions regarding the proposal, please do not hesitate to contact us.

We appreciate the opportunity to submit this proposal and look forward to our association with you on this project. Please contact the undersigned if you wish to discuss this proposal or any aspect of the project.

Sincerely yours,
HALEY & ALDRICH, INC.



Philippa S. Stoddard
Technical Specialist, Geologist



Marissa Goodman, P.E.
Senior Project Manager



Michael Ehlebracht, L.H.G.
Principal Geochemist

Attachment:
Table 1 – Cost Estimate

https://haleyaldrich.sharepoint.com/sites/SnohomishCounty/Shared Documents/0203565.SnohomishCntyEnvSiteAssessOnCall2023-2025/-000 On-Call General/Task Assign Pursuits/P6_ANG Phase I & II/Proposal/2025_1106_HAI_Snohomish-ANGPhI_F.docx

TABLE 1
 COST ESTIMATE
 TASK ASSIGNMENT 4: AIR NATIONAL GUARD PHASE I AND II ENVIRONMENTAL SITE ASSESSMENTS
 EVERETT, WASHINGTON

Category	Name	Rate	Phase I ESA		Phase II		Project Management		Total	
			Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount
Principal	Ehlebracht, Michael W	303.16	4.00	1,212.64	4.00	1,212.64	1.00	303.16	9.00	2,728.44
Senior Project Manager	Goodman, Marissa K	226.28	4.00	905.12	6.00	1,357.68	12.00	2,715.36	22.00	4,978.16
Senior Project Manager	Miller, Katherine R	226.28			6.00	1,357.68			6.00	1,357.68
Senior Technical Specialist	Blanchette, Jessica P	220.59			2.00	441.18			2.00	441.18
Technical Specialist	Pehlivan, Victoria E	169.40			6.00	1,016.40			6.00	1,016.40
Technical Specialist	Schweitzer, Melissa A	169.40	3.00	508.20	3.00	508.20			6.00	1,016.40
Technical Specialist	Stoddard, Phillippa S	169.40	20.00	3,388.00	16.00	2,710.40			36.00	6,098.40
Senior Technician		162.88			26.00	4,234.88			26.00	4,234.88
Project Controls		132.38					4.00	529.52	4.00	529.52
Project Support		132.38	8.00	1,059.04	12.00	1,588.56			20.00	2,647.60
Project Technician	Erchul, Gibson E	114.85	12.00	1,378.20					12.00	1,378.20
Labor Total			51.00	8,451.20	81.00	14,427.62	17.00	3,548.04	149.00	26,426.86
Vendor	EDR	520.00	1.00	520.00					1.00	520.00
Vendor	Pine Environmental Services LLC	200.00			2.00	400.00			2.00	400.00
Vendor	Pine Environmental Services LLC	110.00			2.00	220.00			2.00	220.00
Vendor	Pine Environmental Services LLC	75.00			2.00	150.00			2.00	150.00
Vendor	Pine Environmental Services LLC	50.00			3.00	150.00			3.00	150.00
Vendor	Pine Environmental Services LLC	3.67			100.00	367.00			100.00	367.00
	mileage	0.70	50.00	35.00	150.00	105.00			200.00	140.00
Expense Total			51.00	555.00	259.00	1,392.00			310.00	1,947.00
	Lab	15,222.00			1.00	15,222.00			1.00	15,222.00
	Driller	8,422.50			1.00	8,422.50			1.00	8,422.50
	IDW disposal	1,471.00			1.00	1,471.00			1.00	1,471.00
	Utility locator	135.00			3.00	405.00			3.00	405.00
Consultant Total					6.00	25,520.50			6.00	25,520.50
	Grand Total:			9,006.20		41,340.12		3,548.04		53,894.36

CONTRACT COMPLIANT
 Initial *gn* Date 11/14/25