

Subsurface Exploration Work Plan

East Bay Redevelopment Site Lots 5, 6 and 7

Olympia, Washington

Agreed Order No. DE14072

Facility/Site No. 5785176

Cleanup Site ID: 407

for

FORMA Construction

March 30, 2026

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GEOENGINEERS 

Subsurface Exploration Work Plan

East Bay Redevelopment Site Lots 5, 6 and 7
Olympia, Washington

File No. 0415-081-00
March 30, 2026

Prepared for:

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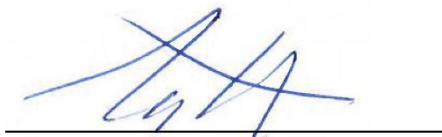
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Acronyms and Abbreviations

AO	Agreed Order DE14072
bgs	below ground surface
BMPs	Best Management Practices
CAP	Cleanup Action Plan
City	City of Olympia
CLs	cleanup levels
COC	Contaminants of Concern
cPAHs	carcinogenic polycyclic aromatic hydrocarbons
CPT	cone penetration test
DAHP	Department of Archaeology and Historic Preservation
dioxins and furans	total chlorinated dibenzo-p-dioxins and dibenzofurans
DOT	Department of Transportation
EC	Environmental Covenants
Ecology	Washington State Department of Ecology
HOCM	Hands On Children's Museum
IDW	investigation derived waste
LOTT	Lacey, Olympia, Tumwater and Thurston County Clean Water Alliance
mg/kg	milligram per kilogram
MTCA	Model Toxics Control Act
ng/kg	nanogram per kilogram
Port	Port of Olympia
RLs	remediation levels
Site	where hazardous substances other than consumer products in consumer use have been deposited, stored, disposed of, or placed, or otherwise have come to be located.
Subject property	East Bay Redevelopment Lots 5, 6 and 7
SVOC	Semi-volatile Organic Compounds
TPH-D	total petroleum hydrocarbons as diesel-range organics
TPH-G	total petroleum hydrocarbons as gasoline-range organics
TPH-O	total petroleum hydrocarbons as oil-range organics
VOC	Volatile Organic Compounds
WAC	Washington Administrative Code
WSDOT	Washington State Department of Transportation

1.0 Introduction

This Subsurface Exploration Work Plan (Work Plan) has been prepared at the request of the Washington State Department of Ecology (Ecology) and describes proposed subsurface exploration activities in support of redevelopment construction at Lots 5, 6 and 7 of the East Bay Redevelopment Site (Site) (Facility/Site No. 5785176; Cleanup Site ID No. 407). The Site is identified as where hazardous substances other than consumer products in consumer use have been deposited, stored, disposed of or placed, or otherwise have come to be located. Investigation and cleanup activities at the Site have been performed under Agreed Order DE14072 (AO) between Ecology and The Port of Olympia (Port), the City of Olympia (City) and the Lacey, Olympia, Tumwater and Thurston County Clean Water Alliance (LOTT). The Site comprises approximately 14.8 acres of land located in Olympia, Washington, adjacent to the southwest corner of the East Bay of Budd Inlet and consists of 13 lots located within the City. The Site is shown relative to surrounding physical features in the Vicinity Map (Figure 1) and the Site Plan (Figure 2).

Cleanup activities at Lots 5, 6 and 7 (referred to herein as the subject property) were completed consistent with the Cleanup Action Plan (CAP) and concurrently with development of the Hands On Children's Museum (HOCM) located on Lot 5. These cleanup activities included targeted removal of soil with concentrations of constituents of concern (COCs) exceeding remediation levels (RLs) for the Site, installation of a clean soil cover over in-situ soil with concentrations of COCs exceeding cleanup levels (CLs) for the Site, and implementation of institutional controls in the form of Environmental Covenants (ECs). The ECs prohibit any activity or land-disturbing work that could compromise the integrity of the soil cover, mobilize residual contamination or create new or expanded exposure pathways, unless prior written approval is obtained from Ecology.

The subject property and the HOCM are owned by the City. The City is planning to expand the HOCM by constructing a new building and related facilities. Subsurface exploration activities will be necessary to inform the design of the HOCM expansion project. These activities will compromise the soil cover and potentially mobilize residual contamination. Accordingly, the subsurface exploration activities will be performed in general accordance with the Long-Term Operations and Maintenance Plan prepared by Pioneer Technologies Corporation (Pioneer, 2023a) for the Site. The proposed redevelopment includes new building construction and HOCM expansion that cannot occur until an amendment to Ecology Agreed Order DE 14072 is prepared and issued. Ecology review of this Work Plan is separate from the Agreed Order amendment process.

This Work Plan provides the following:

- A summary of the planned HOCM expansion project;
- A description of the proposed exploration activities;
- Protocols for managing impacted environmental media that may be encountered during the exploration activities and restoration of the investigation area;
- Contact information for the parties who would perform the proposed exploration activities;
- The anticipated schedule for performing the exploration activities; and
- Reporting requirements.

Relevant background information, including the property description and history, regulatory history and physical setting and a conceptual site model for the Site are provided in the Remedial Investigation/Feasibility Study Report (RI/FS Report) prepared by Pioneer Technologies Corporation (2016).

Additional remedial action work on the subject property will be conducted concurrently with redevelopment construction. An amendment to the AO that addresses the additional remedial action work is being prepared in accordance with Washington Administrative Code (WAC) 173-340-380(1)(a) and will be submitted to Ecology under separate cover.

2.0 Planned HOCM Expansion

The current HOCM building and outdoor exhibits were constructed in 2010 on only Lot 5 and occupy the approximate southern third of the subject property (Figure 3). The planned HOCM expansion will add 30,000 square feet of new museum space, including a new early learning center for preschool and camp classes as well as a culinary classroom. The museum expansion will also allow for new exhibitions, a new outdoor exhibition space and provide additional parking stalls.

The planned expansion includes the following:

- Construction of a new two-story museum building with a footprint of approximately 30,000 square feet on Lots 5 and 6 and housing a new early learning center for preschool and camp classes and a Kid's Culinary Classroom, and new exhibitions;
- Construction of new subsurface utilities;
- Construction of new outdoors features including hardscape and softscape areas, a new outdoor exhibit space and an elevated breezeway connecting the existing and new museum buildings; and
- Construction of new asphalt-covered parking areas on Lot 7 and on the northern portions of Lots 5 and 6 (Figure 3).

The proposed museum expansion and associated site improvements will occupy the northern approximately two-thirds of the subject property (Figure 3). The majority of the northern portion of the subject property is currently a vacant gravel surface and includes a small asphalt parking area along Jefferson Street NE. The expansion footprint includes the area currently covered with an engineered soil cap consisting of approximately 12 inches of imported gravel over a permeable geotextile fabric. The soil cap is intended to minimize direct contact with contaminated soil, limit stormwater contact with contaminated soil and reduce the potential for airborne contaminants.

3.0 Proposed Subsurface Exploration

The proposed subsurface exploration to support design of the HOCM expansion project includes the following activities:

- An investigation to develop geotechnical considerations for the redevelopment proposed at the subject property, including evaluating the presence of soft subgrade soils, assessing groundwater conditions, analyzing liquefaction potential and determining the depth to liquefiable soils and competent bearing layers for deep foundation design; and
- An investigation to confirm the locations of subsurface utilities installed as part of the 2010 HOCM construction.

This section describes the scopes of work for these activities and the environmental conditions that are expected to be encountered during the exploration activities.

3.1 GEOTECHNICAL INVESTIGATION

The geotechnical investigation will include completing two cone penetration tests (CPTs) to approximately 120 feet below ground surface (bgs) using direct-push methods and one soil boring to a depth of approximately 120 feet bgs using mud rotary drilling methods. The CPTs and soil boring will be advanced by a driller licensed in Washington State in Lots 5 and 6 at the approximate locations shown in Figure 3. Based on these locations and depths, and information presented in RI/FS Report (Pioneer, 2016) the CPT and borings will penetrate the clean soil cap followed by 15 to 20 feet of pre-1982 fill and subsequent underlying layer of native sand and a silty clay aquitard. The RI/FS Report includes little information regarding the potential presence of COCs in soil and groundwater samples collected from borings near the proposed CPTs and geotechnical boring. However, based on the results of chemical analysis of soil samples collected in Lots 5 and 6, the pre-1982 fill encountered in the CPTs, and geotechnical boring may be impacted with COCs. Following is a description of the CPT and mud-rotary drilling procedures and investigation-derived waste (IDW) that will be generated during the geotechnical investigation.

3.1.1 CPT Procedure

The CPT method consists of pushing an instrumented cone into the ground using direct-push drilling methods at a controlled rate. The instrumentation will be used to help identify soil types, the presence of a water table and soil parameters to support geotechnical design. CPT data will be collected in-situ. No cuttings or IDW will be generated and no soil samples will be collected.

3.1.2 Mud-Rotary Drilling Procedure

One soil boring will be advanced using mud-rotary methods to collect soil samples to calibrate the CPT data. The mud is a bentonite and water slurry that is injected into the bottom of a borehole. The slurry forms a thin film on the walls of the borehole. The drill slurry used in mud rotary drilling has a higher specific gravity than water alone. The slurry extends from the bottom of the borehole to above the ground surface where it is contained and circulated in a metal “mud” tub. Accordingly, the slurry head is effective for borehole stabilization and mitigating differential water head inside and outside the borehole. The slurry can be thickened with weight additives to further manage heaving and/or pressurized groundwater conditions (e.g., artesian groundwater). As such, mud rotary drilling methods were selected to manage heaving and/or pressurized conditions potentially present at the site.

Mud rotary drilling method is considered a closed-loop system. The slurry from mud rotary drilling will be contained within the borehole and the mud tub at the ground surface. The slurry will be pumped through the drill rods to the bottom of the borehole and resurface within the tub. Large cuttings will be screened from the slurry that returns to the mud tub. The large cuttings will be transferred to a DOT-approved 55-gallon drum using a vac truck. Heavy plastic sheeting (e.g., Visqueen) will be placed on the ground surface at the work zone and beneath the mud tub and drums to prevent potentially impacted soil from contacting the ground surface.

A typical layout of a work zone for the mud rotary drilling is shown in the photograph below. A similar work zone will be established for the geotechnical investigation at the Site.



A temporary steel casing will be installed as the borehole is advanced to a depth of approximately 20 feet below existing site grade. The purpose of using casing is to help establish separation from the potentially impacted soils. Upon reaching 20 feet bgs with the casing, the drill slurry will be evacuated from the bore hole and transferred to an IDW drum. New drill slurry will be introduced prior to advancing the hole below 20 feet bgs.

At the conclusion of drilling, the slurry remaining in the mud tub will also be transferred to an IDW drum. The boring will be backfilled per Ecology requirements.

3.2 UTILITIES INVESTIGATION

Using an excavator, air knife or hand methods, excavations will be completed on Lot 6 at approximately the locations shown in Figure 3. It is anticipated that the excavation footprints will be less than approximately 25 square feet and the excavations will be completed to depths no greater than 10 feet bgs. Based on these locations and depths the excavations will penetrate the clean soil cap and pre-1982 fill that may be impacted with COCs and generate spoils that may be impacted with COCs.

Shallow groundwater has been encountered at the Site at depths as shallow as 4 feet bgs; therefore, it is anticipated that groundwater may be encountered during the utilities investigation. However, it is anticipated that removal and collection of groundwater will not be necessary to perform the utilities investigation. Instead, in the event that groundwater is encountered in any of the excavations, the work will be adjusted as necessary to avoid the need for dewatering. Excavations will be completed in a manner that does not intentionally disturb, pump or otherwise remove groundwater from the subsurface.

3.3 INVESTIGATION-DERIVED WASTE

IDW generated during the geotechnical investigation will be managed in accordance with applicable federal, state and local regulations, including Washington Administrative Code (WAC) 173-340 and 173-303, and existing site-specific protocols.

METHOD	ANTICIPATED VOLUME OF IDW GENERATED		IDW MANAGEMENT
	SOIL (CUBIC YARDS)	WATER/SLURRY (GALLONS)	
Geotechnical CPT	Less than 55	0	CPT probe and rods will be decontaminated within a 55-gallon DOT-approved drum.
Geotechnical Soil Boring	0	330 (up to six 55-gallon drums)	Drill cuttings, bentonite, and water will be transferred to DOT-approved 55-gallon drums using a vac truck.
Utilities - Excavator	up to 10	0	IDW soil will be stockpiled on-site on a minimum 10-mil plastic liner and covered with plastic sheeting to prevent runoff and cross-contamination. The stockpile location will be selected to prevent runoff to storm drains or sheet flow.
Utilities - Air Knife	up to 10	0	IDW soil will be collected directly into a vacuum truck or portable containers. Solid fractions will be separated and containerized for temporary on-site storage.
Utilities - Hand Methods	up to 10	0	IDW soil will be stockpiled on-site on a minimum 10-mil plastic liner and covered with plastic sheeting to prevent runoff and cross-contamination. The stockpile location will be selected to prevent runoff to storm drains or sheet flow.

Representative samples of the IDW will be collected and submitted for laboratory analysis for the following COCs, which are the COCs for soil at the Site:

- Arsenic and lead by U.S. Environmental Protection Agency (EPA) Method 200.8/6020B series;
- Total petroleum hydrocarbons (TPH) as diesel-range organics (TPH-D) and oil-range organics (TPH-O) by Northwest Method NWTPH-Dx;

- TPH as gasoline-range organics (TPH-G) by Northwest Method NWTPH-Gx;
- Total naphthalenes and carcinogenic polycyclic aromatic hydrocarbons (cPAHs) by U.S. Environmental Protection Agency (EPA) Method 8270E; and
- Total dioxins and furans by EPA method 1613.

The results of laboratory analysis will be used to determine the appropriate waste designation. Following this characterization, IDW will be transported to a licensed off-site facility for disposal in accordance with regulatory requirements.

4.0 Impacted Media Management

Following is a description of the site controls that will be implemented to mitigate the potential risk from the proposed subsurface exploration activities.

4.1 SOIL HANDLING TECHNIQUES

Best Management Practices (BMPs) will be implemented to minimize the potential for cross-contamination of clean cap soil with impacted soil during subsurface investigation activities, handling, stockpiling, loading and transport. At a minimum, these practices will include the following:

- **Segregation of Materials:** Clean cap soil will be kept physically separate from potentially impacted soils at all times. Equipment used for excavation and handling will be cleaned between handling of clean cap and impacted soils to prevent cross-contamination.
- **Stockpile Management:** If temporary soil stockpiles are required to manage excavated impacted soil, stockpiles will be established on a minimum 10-mil thick plastic sheeting base, extending a minimum of 2 feet beyond the edges of the stockpile. Impacted soil stockpiles will also be covered with a minimum 10-mil thick plastic sheeting to prevent wind or water erosion, infiltration and direct contact with precipitation. Both the base and cover will be securely anchored to prevent displacement.
- **Protection of Clean Cap and Adjacent Areas:** Care will be taken to minimize disturbance to the clean cap. Movement of personnel and equipment will be limited to designated work areas. Tracking of impacted soil onto clean areas will be controlled by placing decontamination pads or plastic sheeting at soil handling areas and using dedicated equipment where feasible.
- **Spill Prevention:** All soil handling and transfer areas will be lined with a minimum of 10-mil thick plastic sheeting to contain any accidental spills or leaks.
- **Inspections and Maintenance:** Stockpile covers and plastic sheeting will be inspected daily and maintained to ensure stability and integrity. Any tears or damage will be promptly repaired.

If impacted soil comes into contact with the underlying clean cap soil, the contractor will over-excavate the affected area in consultation with GeoEngineers field personnel. All over-excavated material will be placed in appropriate containers or on lined stockpiles and transported for disposal at a permitted facility.

4.2 TESTING AND DISPOSAL PROCEDURES FOR POTENTIALLY CONTAMINATED SOIL

IDW generated during subsurface investigation activities will be managed in accordance with applicable state and federal requirements. Representative samples of IDW will be collected and analyzed for COCs identified in Section 4.5, as well as any additional constituents required by the selected disposal facility, to support development of an appropriate waste profile. Analytical results will be used to characterize the IDW and determine suitable handling, transportation and disposal at a permitted off-site facility. All IDW will be transported and disposed of in accordance with the facility's acceptance criteria and applicable regulatory requirements.

4.3 APPLICABLE PERMITS AND STANDARDS

The proposed subsurface exploration work will be conducted in accordance with applicable local, state and federal laws (WAC 173-340-710). The potentially applicable local, state and federal laws include the following:

- Washington State Model Toxics Control Act Cleanup Regulation (WAC 173-340);
- Worker Safety Regulations including Occupational Safety and Health Administration (OSHA) and Washington Industrial Safety and Health Act (WISHA) regulations (29 CFR 1920.120 and WAC 296-62) for workers on hazardous waste sites;
- Solid and Hazardous Waste Management (WAC 173-350);
- Historical and Cultural Resource Protection, prior to ground disturbing activities, a cultural review process shall be completed. This process initiates consultation with Ecology, Tribes and the Department of Archaeology and Historic Preservation (DAHP). The consultation process should begin after Ecology reviews and approves the revised plan. The consultation process is begun by filling out the Washington Department of Ecology Cultural Resources Review Form and submitting to tcpculturalresources@ecy.wa.gov at least six weeks prior to any planned ground disturbing work; and
- Minimum Standards for Construction and Maintenance of Wells (WAC 173-160) as required for boring installation and decommissioning.

4.4 WASTE MANAGEMENT

Investigation-derived wastes, including soil cuttings, decontamination water and other wastewater generated during the geotechnical design investigation, will be containerized in labeled 55-gallon steel drums and temporarily stored on the subject property. The containerized wastes will be transported and disposed of off-site at an appropriately permitted facility promptly after the planned investigation work is completed.

4.5 RESTORATION

Following completion of the subsurface investigation activities, all areas disturbed by intrusive work will be restored in kind, to meet the requirements of the CAP. Restoration will consist of re-establishing the Site cap and surface features to pre-investigation conditions, including replacement of removed or penetrated cap materials with new geotextile and clean import material, and sealing of investigation borings or excavations in accordance with applicable regulations and Ecology guidance. The geotextile and clean import soil will be installed as necessary to restore the original cap material consistent with Section 5 of the Cleanup Action Completion Report (Pioneer, 2023b) to the extent practicable, specifically: clean import material will be placed to the apparent depth of surrounding native soil, a permeable type WSF 200/ACF 200 woven geotextile will be placed at a depth to match existing geotextiles, a minimum of 12 inches of imported material will be placed on top of the geotextile.

Imported material used for restoration will consist of clean, well-graded sand, gravel or crushed rock suitable for the intended use and consistent with the original cap material specifications. The source of imported material will be identified prior to delivery to the Site. Materials will be obtained either from a Washington State Department of Transportation (WSDOT)-approved or Ecology-approved commercial sand and gravel quarry, or from an alternative off-site source that can document material quality and origin and is approved by Ecology.

Unless obtained from an established, permitted commercial sand and gravel quarry, all imported material will be subject to sampling and chemical analysis for COCs, including but not limited to metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and any other site-specific constituents, to confirm suitability and compliance with Site-specific cleanup standards and Ecology requirements. Proposed sampling methods will be subject to approval by Ecology. Analytical results will be reviewed and approved by Ecology prior to import and placement at the Site.

Surface improvements such as pavement, concrete, gravel or soil cover will be repaired or replaced to match existing conditions, and disturbed areas will be repaired as necessary to maintain cap integrity. Restoration activities will be documented to demonstrate compliance with the CAP and to ensure continued protection of human health and the environment.

4.6 SCREENING LEVELS

In accordance with WAC 173-340-700(3), cleanup standards for the Site were established to ensure that residual contamination is addressed in a manner protective of human health and the environment. As defined in the regulation, cleanup standards include: (1) cleanup levels developed for hazardous substances present at the Site; (2) the points of compliance where these cleanup levels must be achieved throughout the Site; and (3) applicable state and federal requirements that govern the selection, implementation and performance of the cleanup action. Consistent with WAC 173-340-355, RLs were also developed to support the evaluation and implementation of the selected cleanup action. CLs and RLs were derived for both unrestricted land use (i.e., residential) and commercial/industrial land use scenarios, in accordance with MTCA guidance on exposure assumptions, receptor pathways and land-use designations. These values reflect the most stringent applicable criteria based on Site conditions, exposure pathways, designated points of compliance and applicable regulatory requirements.

The following table presents the CLs and RLs identified in the CAP for the Site COCs. These CLs and RLs are applicable for the work scope proposed at the subject property. All field activities will be monitored and documented to ensure that they do not result in contaminant exceedances above these levels at the established points of compliance. Furthermore, the CLs and RLs will guide decision-making for investigation-derived waste management, restoration material acceptance and confirmatory sampling, consistent with regulatory requirements and site-specific risk management objectives. In this way, use of the established CLs and RLs ensures that the scope of work will be performed in a manner that is fully protective of human health and the environment consistent with Site cleanup goals.

CLS AND RLS FOR SITE SOIL COCS		
COC IN SOIL	CL FOR SOIL	RL FOR SOIL
Arsenic	20 mg/kg	20 mg/kg
Lead	250 mg/kg	1,000 mg/kg
TPH-G	100 mg/kg	100 mg/kg
Total Naphthalenes	5.0 mg/kg	5.0 mg/kg
TPH-D and TPH-O Combined	4,700 mg/kg	24,000 mg/kg
Total cPAHs	0.095 mg/kg	3.4 mg/kg
Total Dioxins/Furans	11 ng/kg	590 ng/kg

Note:

mg/kg = milligrams per kilogram

ng/kg = nanogram per kilogram

5.0 Contact Information

CONTACT INFORMATION			
NAME	ORGANIZATION	PHONE AND EMAIL	WHEN TO CONTACT
Shawn Gilbertson, Port Director of Environmental Programs	Port of Olympia	360.528.8020 ShawnG@portolympia.com	Coordinating inspections/maintenance, reporting inspection findings or concerns, verifying permitted activities at the site (e.g., intrusive soil activities, utility work).
Jay Burney, City Manager	City of Olympia	360.753.8740 jburney@ci.olympia.wa.us	Coordinating inspections/maintenance, reporting inspection findings or concerns, verifying permitted activities at the site (e.g., intrusive soil activities, utility work).
Wendy Steffenson, Environmental Project Manager	LOTT Clean Water Alliance	360.528.5719 WendySteffensen@lottcleanwater.org	Coordinating inspections/maintenance, reporting inspection findings or concerns, verifying permitted activities at the site (e.g., intrusive soil activities, utility work).
Steve Teel, PE, Ecology Site Manager	Department of Ecology	360.890.0059	Submitting documentation of inspections

6.0 Schedule

The subsurface exploration work scope described above is anticipated to be completed during the first quarter of 2026.

7.0 Reporting

Following completion of Subsurface Investigation activities, a letter report documenting the methods, results and conclusions of the subsurface investigation activities will be generated. The Subsurface Investigation Report will provide a brief description of the property, surrounding vicinity and site background, along with a discussion of the field methods used to conduct the subsurface investigations. The report will summarize subsurface conditions encountered during the investigation and include scaled figures depicting boring locations, property features and analytical results and boring logs. A description of

surface completion at each investigation location will be provided, including documentation of how the Site cap was restored or maintained consistent with the CAP, and documentation of off-site disposal of investigation-derived waste. Tables summarizing soil laboratory analytical results will be presented, including comparisons with applicable RLs, CLs and MTCA cleanup standards. The report will include an evaluation of the analytical results relative to applicable regulatory criteria and conclude with a discussion of environmental conditions at the subject property in the context of the Site.

8.0 References

GeoEngineers, Inc. 2011. "Geotechnical Engineering Services, Final Design Report, LOTT Wastewater Treatment Facility Expansion, Olympia, Washington." File No. 11763-004-04. August 25.

Landau Associates. 2009. "Geotechnical Report, Hands on Children's Museum, Olympia, Washington." File No. 11763-004-04. March 19.

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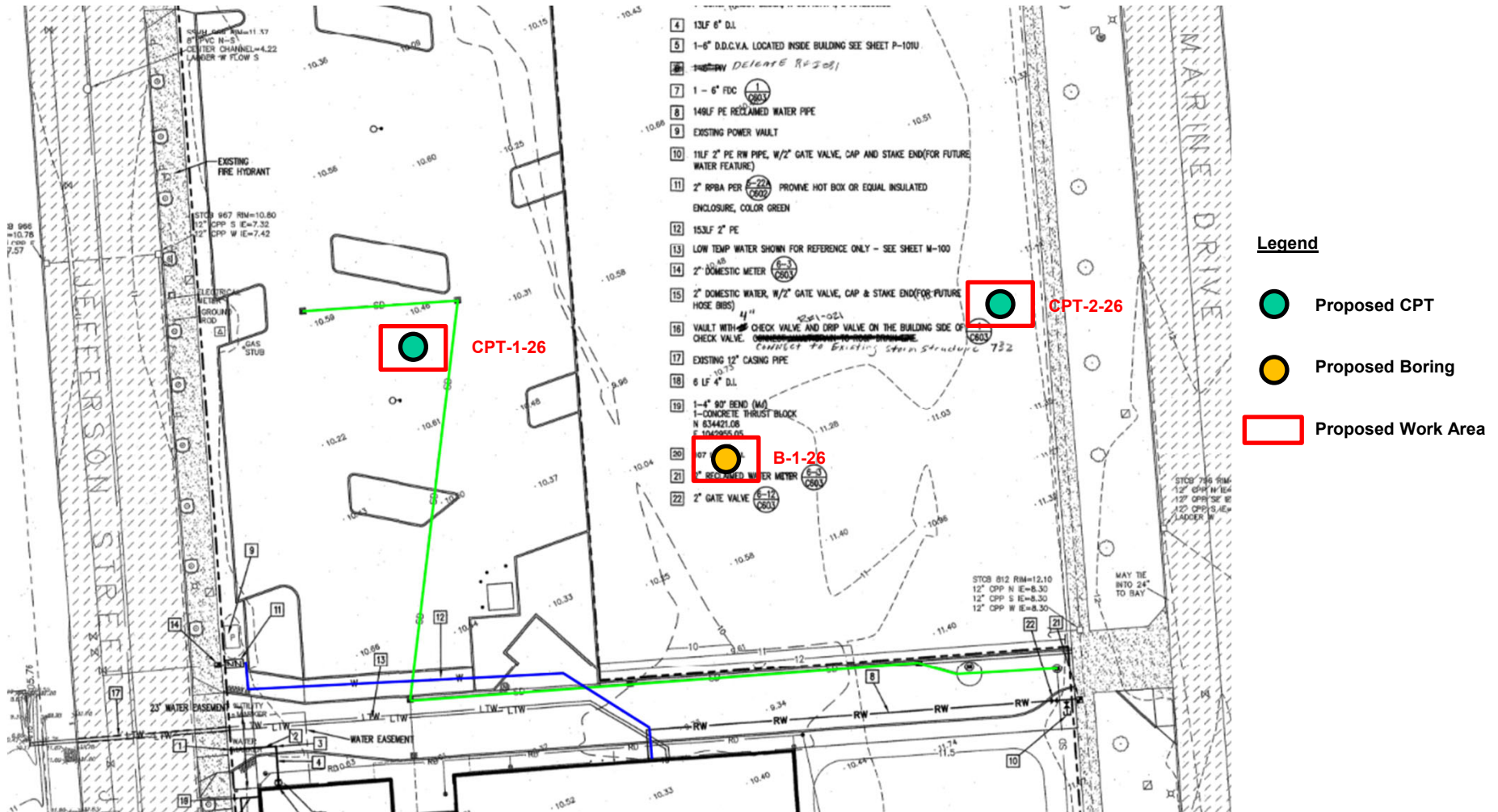
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Schuster et al. 2015. "Geologic Map of the Tacoma 1:100,000-scale Quadrangle, Washington." Washington Division of Geology and Earth Resources, Map Series 2015-03.

Figures



Notes:

- The locations of all features shown are approximate.
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Proposed Explorations - Site Plan

Hands On Children's Museum Expansion
Olympia, Washington



Figure 1



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CPT Truck-Mounted Rig


Hands On Children's Museum Expansion
Olympia, Washington



Figure 2



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Track-Mounted Drill Rig	
Hands On Children's Museum Expansion Olympia, Washington	
	Figure 3