

EXHIBIT B – SCOPE OF WORK (SOW) AND SCHEDULE

SCOPE OF WORK

PURPOSE

The work under this Agreed Order (AO) involves conducting a Remedial Investigation (RI) and Feasibility Study (FS), conducting interim actions if required or agreed to by Ecology, and preparing a preliminary Draft Cleanup Action Plan (DCAP) to select a cleanup alternative for the Blakely Harbor Park Site (Site). The purpose of the RI/FS, and preliminary DCAP for the Site is to provide sufficient data, analysis, and evaluations to enable Ecology to select a cleanup alternative for the Site.

Port Blakely Tree Farms (Limited Partnership) (Port Blakely) shall coordinate with Ecology throughout the development of any Interim Action, the RI/FS, and the preliminary DCAP, and shall keep Ecology informed of changes to any Work Plan or other project plans, and of any issues or problems as they develop.

The SOW is divided into seven major tasks as follows:

- Task 1. RI/FS Work Plan
- Task 2. Remedial Investigation
- Task 3. Interim Action(s) (if required)
- Task 4. Remedial Investigation/Feasibility Study Report
- Task 5. SEPA Compliance
- Task 6. Public Participation
- Task 7. DCAP

TASK 1. RI/FS WORK PLAN

Port Blakely shall prepare a RI/FS Work Plan (Work Plan). The Work Plan shall include an overall description and schedule of all RI/FS activities. The Work Plan shall clearly describe the project management strategy for implementing and reporting on RI/FS activities. The plan will outline the responsibility and authority of all organizations and key personnel involved in conducting the RI/FS.

A Planning Meeting will be held prior to submittal of the RI/FS Work Plan. The purpose of the Remedial Investigation Planning Meeting is to review requirements for the Work Plan and plan Remedial Investigation field work, discuss the preliminary Conceptual Site Model, and identify project data needs and possible interim actions. Port Blakely will assist

Ecology by providing its Agency Review Draft Work Plan, consultation forms, and other information requested by the Department of Archaeology and Historic Preservation (DAHP) and/or the Tribes to Ecology in support of Ecology's cultural resources consultation with the tribes, DAHP, and federal agencies. As a result of Ecology's consultation, Ecology may request that Port Blakely perform a cultural resources survey, acquire an archaeological permit, or revise the Agency Review Draft Work Plan. Port Blakely will perform these requirements, if requested by Ecology, before RI field work begins.

The Work Plan shall describe general facility information; site history and conditions, including previous operations; past field investigations, including any data collection and analysis of soils, air, groundwater, surface water, and sediments; a conceptual site model showing contaminants, migration pathways in all environmental media, and potential receptors; geology and groundwater system characteristics; past, current, and future land use; identification of natural resources and ecological receptors; hazardous substances and their sources, etc., in compliance with WAC 173-340-350 and WAC 173-204-550. As part of the project background, existing environmental data on site soil, groundwater, surface water, and sediments will be compiled and evaluated for data gaps. The data gaps will be used as the basis for conducting additional site investigations. The Work Plan will also identify specific data collection procedures in a Sampling and Analysis Plan (SAP) and analysis procedures in a Quality Assurance Project Plan (QAPP) in compliance with WAC 173-340-820 and WAC 173-204-600 for defining the nature and extent of contamination. The SAP will also include an Inadvertent Discovery Plan (IDP) that provides procedures for the unanticipated discovery of cultural resources and human skeletal remains. Ecology has a template available online.¹ Port Blakely will also submit a copy of the Health and Safety Plan (HASP) for the project. The SAP will contain the QAPP and IDP, and all of these documents (SAP/QAPP/ IDP, and HASP) will be attached to the Final Work Plan.

The SAP identifies the proposed number and location of all environmental samples and methods, including soil borings, groundwater monitoring wells, soil, groundwater, stormwater, seep, catch basin and sediment samples and approximate depths. The SAP will describe the sampling objectives, the rationale for the sampling approach (based upon the identified data gaps), and plans for data use, and shall provide a detailed description of sampling tasks. The SAP shall describe specifications for sample identifiers; sampling equipment; the type, number, and location of samples to be collected; the analyses to be performed; descriptions of sampling equipment and methods to be used; sample documentation; sample containers, collection and handling; data and records management; quality assurance procedures; and schedule.

The QAPP will be prepared in accordance with the Guidance for Preparation of Quality Assurance Project Plans, EPA Region 10, Quality Data Management Program, QA/R-5 and requirements of the EPA Contract Laboratory Program. The QAPP will also follow Ecology's Guidelines for Preparing Quality Assurance Project Plans for Environmental

¹ Found at <https://fortress.wa.gov/ecy/publications/documents/ecy070560.pdf>. The publication number and Ecology logo should be removed from the template when it is modified for a specific project.

Studies (Revised 2016)² and Sediment Cleanup User's Manual (Revised December 2019).³ Laboratories must meet the accreditation standards established in WAC 173-50. Data quality objectives will reflect the criteria or threshold values used for the source control evaluation.

The SAP (which includes the QAPP and IDP) and HASP will be submitted to Ecology for review and approval after Ecology provides comments on the Agency Review Draft RI/FS Work Plan. As with all environmental work at the site, work may not begin without written approval from Ecology. The plan shall provide seven (7) days notice to Ecology prior to beginning sampling.

Port Blakely or its contractors shall submit all new sampling data generated under this SAP and any other recently collected data to Ecology for entry into the Environmental Information Management System (EIM) in accordance with WAC 173-340-840(5) and Ecology's Toxics Cleanup Program Policy 840: Data Submittal Requirements (Exhibit C). Only validated data will be entered into the EIM database within 30 days of submittal.

RI/FS Work Plan tasks and subtasks will include the following:

- A summary of existing information, including all previous investigations.
- RI/FS data quality objectives (to include but not limited to):
 - Design rationale
 - Delineation of vertical and lateral extent of contamination
- Project management and schedule (roles and responsibilities, data management, deliverables and preliminary schedule).

Port Blakely will provide Ecology with an Agency Review Draft Work Plan. Once Ecology reviews and approves the Work Plan, it will be considered the Final Work Plan. The Work Plan shall not be implemented until approved by Ecology. Once approved by Ecology, Port Blakely will implement the Final Work Plan according to the schedule contained in this Exhibit.

Port Blakely shall prepare and submit two (2) hard copies of the Agency Review Draft RI/FS Work Plan as well as electronic copies in Word (.doc) and Adobe (.pdf) formats, to Ecology for review and comment. Port Blakely will submit a Revised Draft RI/FS Work Plan, responsive to Ecology's comments, in the same formats. After incorporating Ecology's comments on the Revised Draft Work Plan and after Ecology approval, Port Blakely shall prepare and submit three (3) hard copies of the Final Work Plan as well as electronic copies in Word (.doc) and Adobe (.pdf) formats, to Ecology.

² <https://fortress.wa.gov/ecy/publications/summarypages/0403030.html>

³ <https://fortress.wa.gov/ecy/publications/summarypages/1209057.html>

TASK 2. REMEDIAL INVESTIGATION

Port Blakely shall conduct an RI that meets the requirements of WAC 173-340-350(7) and WAC 173-204-550 according to the Work Plan as approved by Ecology. The RI will determine the nature and extent of contamination exceeding preliminary Model Toxics Control Act (MTCA) cleanup levels, preliminary Sediment Management Standards (SMS) cleanup standards, and other regulatory requirements. The RI must provide sufficient data and information to define the nature and extent of contamination, and will include the following:

- Sampling and analysis of soil, groundwater, and seeps;
- Sampling and analysis of surface and subsurface sediments;
- Sampling and analysis of stormwater and catch basin solids, if present, to determine whether any stormwater system is a source of contamination to sediments;
- Evaluate the potential to contaminate or recontaminate surface sediments (0 to 10 cm), including analysis of the following pathways:
 - Direct discharges
 - Stormwater and creek discharges
 - Overland flow
 - Groundwater discharges and seeps
 - Soil erosion
 - Site operations and recreational park use
 - Spills, dumping, leaks, housekeeping, and management practices.

Field sampling and analysis will be completed in general accordance with the SAP/ QAPP. Material deviation(s) from the approved SAP /QAPP must be communicated to Ecology immediately and documented as required by Ecology.

Port Blakely shall provide data reports to Ecology within 30 days of receipt of validated Site data collected pursuant to the Work Plan. Validated data shall also be provided to Ecology in electronic format. Raw laboratory data will be provided to Ecology upon request.

Prior to submittal of the Agency Review Draft RI Report (see task 4), a Key Project Meeting will be held. During this first Key Project Meeting, Ecology and Port Blakely will review available data and an updated conceptual site model and discuss the content and organization of the Draft RI Report. Following submittal of the Agency Review Draft RI, Ecology and Port Blakely will attend a second Key Project Meeting to review Ecology's comments on the Agency Review Draft RI and discuss ARARs and potential remedial alternatives and establish points of compliance for the FS.

If the data collected during the RI is insufficient to define the nature and extent of contamination, and/or to select a cleanup action plan, an additional phase of investigation shall be conducted to define the extent of contamination.

TASK 3. INTERIM ACTIONS (if required)

Remedial actions implemented prior to completion of the RI/FS, including those that:

- are technically necessary to reduce a threat to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to a hazardous substance;
- correct a problem that may become substantially worse or cost substantially more to address if the remedial action is delayed; or
- are needed to provide for completion of the remedial investigation/feasibility study or design of the cleanup action

will be considered interim actions, will be implemented in accordance with WAC 173-340-430 and the AO, and will be designed in a manner that will not foreclose reasonable alternatives for any final cleanup action that may be required.

As detailed in the AO, if required by Ecology, or if proposed by Port Blakely and approved by Ecology, Port Blakely will implement an interim action. Based upon information in the Agency Review Draft RI Report, interim action(s) may be needed to expedite control of releases to sediments or other environmental media pursuant to WAC 173-340-430.

The scope of the interim actions may include, but not be limited to, typical source control or containment elements such as:

- Soil or sediment removal
- Groundwater remediation
- Repair, slip lining, replacement, or closure of stormwater conveyances or other structures such as conduit, vaults, catch basins, etc.
- Removal of underground storage tanks and pipes
- Removal of old drain fields or former surface impoundments
- Proper abandonment of old wells
- Removal of contaminated building or other structural material
- Construction of a treatment facility
- Shoreline stabilization such as bulkhead repair, erosion or seepage control, and grading or clearing.

If an interim action is to be performed, Port Blakely will prepare and submit for Ecology approval an Agency Review Draft Interim Action Work Plan (IAWP) with detail commensurate with the work to be performed. The Agency Review Draft IAWP shall include, as appropriate:

- Description of the interim action including its purpose, general requirements, and relationship to the (final) cleanup action (to the extent known);
- Summary of relevant RI/FS information, including at a minimum existing site conditions and alternative interim actions considered;

- Information regarding design and construction requirements, including a proposed schedule and personnel roles and responsibilities;
- Compliance Monitoring Plan;
- SAP (including the QAPP and IDP)
- Permits required.

Port Blakely will also submit a copy of the Health and Safety Plan for the project. Port Blakely will be responsible for complying with the State Environmental Policy Act (SEPA) Rules including preparing and submitting an environmental checklist for the interim action, and will assist Ecology with presentations at any additional meetings or hearings that might be necessary for SEPA compliance or as part of the Public Participation Plan. Port Blakely will assist Ecology by providing its Draft IAWP, forms, and other information to Ecology in support of Ecology's cultural resources consultation. As a result of Ecology's consultation, Ecology may request that Port Blakely perform a cultural resources survey, acquire an archaeological permit, or revise the IAWP.

Port Blakely shall prepare and submit two (2) hard copies of the Agency Review Draft Interim Action Work Plan as well as electronic copies in Word (.doc) and Adobe (.pdf) formats, to Ecology for review. Port Blakely shall incorporate Ecology's comments and then prepare and submit two (2) hard copies of the Public Review Draft Interim Action Work Plan as well as electronic copies each in Word (.doc) and Adobe (.pdf) formats, to Ecology. After a public notice and comment period for the Public Review Draft IAWP (and SEPA determination), Ecology will approve the IAWP (if appropriate) and the document will be considered Final. Port Blakely shall prepare and submit three (3) hard copies of the Final Interim Action Work Plan as well as electronic copies in Word (.doc) and Adobe (.pdf) formats. Once approved by Ecology, Port Blakely will implement the interim action according to the approved schedule.

Upon successful completion of the work, an Agency Review Draft Interim Action Report will be prepared as a separate deliverable. Port Blakely shall prepare and submit two (2) hard copies of the Agency Review Draft Interim Action Report as well as electronic copies in Word (.doc) and Adobe (.pdf) formats, to Ecology for review and approval. After incorporating Ecology's comments on the Agency Review Draft Interim Action Report and after Ecology approval, Port Blakely shall prepare and submit three (3) hard copies of the Final Interim Action Report as well as electronic copies in Word (.doc) and Adobe (.pdf) formats, to Ecology.

TASK 4. REMEDIAL INVESTIGATION / FEASIBILITY STUDY REPORT

Port Blakely shall use the information obtained in the RI to prepare an Agency Review Draft RI Report that meets the applicable requirements of WAC 173-340-350(7) according to the Schedule in this exhibit. The Agency Review Draft RI Report will describe the nature and extent of Site impacts and present the site conceptual model. Port Blakely shall prepare and submit two (2) hard copies of the Agency Review Draft RI as well as electronic copies in Word (.doc) and Adobe (.pdf) formats, to Ecology for review.

Following receipt of Ecology's comments on the Agency Review Draft RI Report and the second Key Project Meeting, Port Blakely shall prepare an Agency Review Draft FS Report (FS Report) that meets the applicable requirements of WAC 173-340-350(8). The Agency Review Draft FS Report will identify remedial technologies, evaluate remedial alternatives for site cleanup, and identify a preferred remedial alternative consistent with MTCA and SMS requirements to protect human health and the environment by eliminating, reducing, or otherwise controlling risk posed through each exposure pathway and migration route.

The Agency Review Draft FS will provide a detailed analysis of each remedial alternative according to the applicable requirements of WAC 173-340-350 and WAC 173-204-550. The remedial alternatives will be evaluated for compliance with the applicable requirements of WAC 173-340-360 and WAC 173-204-570 including a detailed evaluation of remedial alternatives relative to the following criteria:

- Compliance with Cleanup Standards and Applicable Laws
- Protection of Human Health
- Protection of the Environment
- Provision for a Reasonable Restoration Time Frame
- Use of Permanent Solutions to the Maximum Extent Practicable
- The Degree to which Recycling, Reuse, and Waste Minimization are Employed
- Short-term Effectiveness
- Long-Term Effectiveness
- Implementability
- Provision for Compliance Monitoring
- Cost
- Prospective Community Acceptance

The remedial alternative that is judged to best satisfy the evaluation criteria will be identified. The document will also include a disproportionate cost analysis. Justification for the selection will be provided, and the recommended remedial alternative further developed, in the Agency Review Draft FS Report.

Port Blakely shall prepare and submit two (2) hard copies of the Agency Review Draft FS as well as electronic copies in Word (.doc) and Adobe (.pdf) formats, to Ecology for review. After addressing Ecology's comments on the Agency Review Draft RI and FS Reports, Port Blakely shall prepare and submit two (2) hard copies of the Revised Agency Review Draft RI/FS (a combined report) as well as electronic copies in Word (.doc) and Adobe (.pdf) formats, to Ecology for review.

After addressing Ecology's comments on the Revised Agency Review Draft RI/FS, Port Blakely shall prepare and submit three (3) hard copies of the Public Review Draft RI/FS as well as electronic copies in Word (.doc) and Adobe (.pdf) formats, to Ecology for distribution and public comment.

Electronic survey data for monitoring locations, electronic lab data, and GIS maps of contaminant distribution shall also be provided for all drafts either in the RI/FS or as attachments. The RI/FS will not be considered Final until after a public review and comment period.

TASK 5. SEPA COMPLIANCE

Port Blakely shall be responsible for complying with the State Environmental Policy Act (SEPA) Rules including preparing and submitting an environmental checklist. If the result of the threshold determination is a determination of significance (DS), Port Blakely shall be responsible for the preparation of draft and final environmental impact statements. Port Blakely shall assist Ecology with coordinating SEPA public involvement requirements with MTCA public involvement requirements whenever possible, such that public comment periods and meetings or hearings can be held concurrently.

TASK 6. PUBLIC PARTICIPATION

Port Blakely shall support Ecology in presenting the Public Review Draft RI/FS Report and SEPA evaluations at one public meeting or hearing. Port Blakely will assist Ecology with presentations at any additional meetings or hearings that might be necessary for SEPA compliance or as part of the Public Participation Plan.

After the public comment period, Port Blakely shall prepare an Agency Review Draft Responsiveness Summary that addresses public comments. Port Blakely shall prepare and submit two (2) hard copies of the Agency Review Draft Responsiveness Summary to Ecology for review and approval, as well as electronic copies in Word (.doc) and Adobe (.pdf) formats, to Ecology for distribution and public comment.

After addressing Ecology's comments and after Ecology approval, Port Blakely shall prepare and submit five (5) hard copies of the Final Responsiveness Summary as well as electronic copies in Word (.doc) and Adobe (.pdf) formats.

TASK 7. PRELIMINARY DRAFT CLEANUP ACTION PLAN

Following submission of the Public Review Draft RI/FS, a Key Project Meeting will be held regarding the Cleanup Action Plan. The Cleanup Action Plan Meeting will be used to review plans for developing the Agency Review preliminary Draft Cleanup Action Plan (DCAP).

Port Blakely shall prepare an Agency Review preliminary DCAP in accordance with WAC 173-340-380 that provides a proposed remedial action to address the contamination that poses a risk. Where contaminated sediments are included in the remedial action, the cleanup plan will comply with WAC 173-204-570 and -575, in addition to the MTCA requirements cited above. The preliminary DCAP shall include a general description of the proposed remedial actions, cleanup standards developed from the RI/FS and rationale regarding their selection, a schedule for implementation, description of any institutional

controls proposed, and a summary of applicable local, state, and federal laws pertinent to the proposed cleanup actions, including those laws and requirements Ecology deems applicable as a result of cultural resources consultation.

Port Blakely will submit an Agency Review preliminary DCAP for Ecology's review and approval. The Agency Review preliminary DCAP will include, but not be limited to, the information listed under WAC 173-340-380. Port Blakely shall prepare and submit two (2) copies of the Agency Review preliminary DCAP as well as electronic copies in Word (.doc) and Adobe (.pdf) formats, to Ecology for review and approval.

After receiving Ecology's comments on the Agency Review preliminary DCAP, if any, Port Blakely shall revise the preliminary DCAP to address Ecology's comments and submit five (5) hard copies of the Public Review DCAP as well as electronic copies in Word (.doc) and Adobe (.pdf) formats.

SCHEDULE OF DELIVERABLES

The schedule for deliverables described in the Agreed Order and the Scope of Work is presented below. If the date for submission of any item or notification required by this Schedule of Deliverables occurs on a weekend, state or federal holiday, the date for submission of that item or notification is extended to the next business day following the weekend or holiday.

Deliverables	Completion Times
Agency Review Draft RI/FS Work Plan	90 calendar days following effective date of the Agreed Order or receipt of validated data from Ecology's investigation work, whichever is later
Revised Draft RI/FS Work Plan including Draft SAP/QAPP/IDP and HASP	45 calendar days after receipt of Ecology's comments on the Agency Review Draft RI/FS Work Plan
Final RI/FS Work Plan including Final SAP/QAPP/IDP and HASP	30 calendar days after receipt of Ecology's written comments on the Revised Draft RI/FS Work Plan, Draft SAP/QAPP/IDP, and Draft HASP
Completion of RI/FS Field Work	12 months following completion of the Final SAP, QAPP and HASP
Agency Review Draft RI Report	90 days following receipt of validated laboratory data and the first Key Project Meeting, whichever is later
Agency Review Draft FS Report	90 days following receipt of Ecology's comments on the Agency Review Draft RI Report and the second Key Project Meeting, whichever is later
Revised Agency Review Draft RI/FS Report	45 calendar days following receipt of Ecology comments on Agency Review Draft FS Report
Public Review Draft RI/FS Report	45 calendar days following resolution of Ecology comments and receipt of Ecology's written request for Public Review Draft RI/FS Report
Agency Review preliminary Draft Cleanup Action Plan (DCAP)	90 calendar days following submission of the Public Review Draft RI/FS
Public Review DCAP	30 calendar days following receipt of Ecology's comments on the Agency Review preliminary DCAP