



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson St. SE, Olympia, WA 98501
PO Box 41476, Olympia, WA 98504-1476

ENERGY SERVICES AUTHORIZATION AMENDMENT NO. 3

Project Title IGA-Olympia Armory Energy Upgrades Authorization No. 2024-771 A (1)
Facility City of Olympia Date April 24, 2025

This Amendment, when properly signed, shall be the basis on which the Subject Authorization shall be modified.

Authorization (this sheet) Project Completion and Compensation
Scope of Work Options: Modify Basic Services

Approvals

Energy Services Company:

Owner:

Ameresco, Inc.
222 Williams Ave. South, Suite 100
Renton, WA 98057

City of Olympia
acting through the
Department of Enterprise Services
Energy Program

By: _____
Name: _____
Title: _____
Date: _____

Sarah Thomasson,
Energy Engineer

Compensation for Energy Services

	COMPENSATION		
Basic Services	Current	New	Previous
Energy Audit and Energy Services Proposal	\$ 344,000.00	\$ 0.00	\$ 344,000.00
Pre-Design	\$ 528,600.00	\$ 52,600.00	\$ 476,000.00
Apprenticeship Incentive	\$ 0.00	\$ 0.00	\$ 0.00
Construction Management	\$ 0.00	\$ 0.00	\$ 0.00
Overhead and Profit	\$ 0.00	\$ 0.00	\$ 0.00
Grand Total (Plus WSST as applicable)	\$ 872,600.00	\$ 52,600.00	\$ 820,000.00

Value of this Amendment = \$52,600.00

Scope of Work

Per the Ameresco, Inc. Investment Grade Audit Proposal dated April 22, 2025, this Amendment revises the IGA – Olympia Armory Energy Upgrades Energy Services Proposal (ESP), authorized by 2024-771 A (1), to include conditional use permit consulting services. The original ESP amount of \$820,000.00 for the Olympia Armory is increased by \$52,600.00, to a total ESP amount of \$872,600.00.

2024771Aamd3ko



Valerie Roberts
Armory Building Manager
Parks, Arts and Recreation
515 Eastside St SE
Olympia, WA 98501

April 22, 2025

Attn: Sarah Thomasson
Department of Enterprise Services
1500 Jefferson Street SE
PO Box 41476
Olympia, WA 98504-1476

Subject: Olympia Armory Investment Grade Audit 2024-771 A (1) Amendment

Dear Valerie:

Ameresco formally requests a contract amendment and submits a proposal fee for the analysis of the Solar Photovoltaic and Battery Storage Energy Conservation Measure (ECM) at the Olympia Armory site.

The contract amendment will encompass additional services and support required by the City of Olympia for the permit application during the audit phase of the Olympia Armory Energy Efficiency Upgrades project.

During the Olympia Armory audit process, a Conditional Use Permit (CUP) was submitted, which identified additional requirements not previously included in the audit and design scope of work. These requirements are:

1. Boundary Line Adjustment: Consolidation of multiple existing lots on the parcel.
2. Additional Survey: ADA-compliant bulb-outs and directional access ramps on all corners (3 total), extending beyond the original scope which only included surveys to property lines.
3. Detailed Trip Generation Analysis: Assessment based on existing versus proposed use.
4. Level 2 Soil and Vegetation Plan: Professional inspection and detailed inventory and analysis of existing trees, vegetation, and soils on the Armory site.
5. Landscape Planning and Design: Development of a landscape plan that complies with Olympia's commercial landscaping standards, ensuring new plantings are at least 6 feet from hardscape areas, incorporating required tree density and street trees, and considering historic preservation guidelines and applicable city standards.

Due to funding requirements for the Solar Photovoltaic and Battery Storage ECM, it is necessary to separate this project from the remaining Phase 1 work. In coordination with Washington DES, it is recommended to create a new audit agreement specifically for the Solar Photovoltaic and Battery Storage ECM.

Ameresco will utilize the investment grade audit (IGA) developed for the overall Phase 1 project, which includes analysis of Photovoltaic and Battery Storage for the IGA deliverable. A separate Energy Services Proposal will be prepared for the Solar Photovoltaic and Battery Storage project.

Fee for Engineering Services:

A. Current Audit Fee:	
Investment Grade Audit:	\$820,000
B. Additional Funds Requested:	
Conditional Use Permit Required Consulting Services:	\$77,600
C. Transfer of Audit Fee to Solar PV and Battery Storage Services:	<u>(\$25,000)</u>
D. Total Amended Audit Fee:	\$872,600

Fee for Solar PV and Battery Storage Engineering Services:

A. Audit Fee Requested:	
Investment Grade Audit:	<u>\$25,000</u>
B. Total Audit Fee:	\$25,000

It is understood by Ameresco that payment and terms are defined by the DES Master Service Agreement and General Conditions.

Schedule for Conditional Use Permit Required Consulting Services:

All consulting services have completed or are in process. Should there be any delays or changes in schedule, a written notice will be issued.

We at Ameresco, appreciate the opportunity to provide this service. If this proposal for Additional Consulting Services is satisfactory, please forward the contract documents.

Sincerely,



Brad J. Kastelitz, PE
Senior Development Engineer