

EXHIBIT A
Scope of Work

(Begins on next page)

March 10, 2023

ARCO/Murray
3110 Woodcreek Drive
Downers Grove, IL 60515
Attn: Leah George

Re: Geotechnical Investigation Proposal
1000 W 120th Street
Chicago, Illinois
Pioneer Proposal No. 19415

Dear Ms. George:

Pioneer Engineering & Environmental Services, LLC (Pioneer) is pleased to submit this proposal to provide Geotechnical Investigation Services for the proposed warehouse to be located at the above-captioned site. The purpose of the investigation is to provide information on the soil and groundwater conditions at the site in support of foundation design and construction. Presented below is our understanding of the project information, a proposed scope of service with lump sum fee, and our anticipated schedule to complete the work.

PROJECT INFORMATION

The Project Site consists of two (2) parcels and is rectangular-shaped located at 1000 W. 120th Street in Chicago, Illinois. The property has dimensions of approximately 1365 feet (East-West) by 570 feet (North-South). The Site is bound to the north by W. 119th Street, to the south by W. 120th Street, to the east by S. Morgan Street, and to the west by a 1-story light-industrial building. The subject property is currently vacant; however, remnants of previous construction (i.e. concrete slabs, access roads, etc.) remain on the site.

Current plans include constructing an approximate 413,400 +/- square foot warehouse building in the central part of the property. Exterior docks are planned along southern building line. Vehicle parking will be provided along the perimeter of the building, and four (4) stormwater detention ponds will be constructed in each corner of the site. No other information (i.e. site grading, finished floor elevations, etc.) has been provided at this time.

SCOPE OF WORK

Based on the proposed redevelopment plans and geotechnical testing previously completed by Pioneer at 1024 W. 119th Street, Pioneer proposes to perform seven (7) soil borings to a depth of 25 feet and seven (7) soil borings to a depth of 30 feet in the area of the proposed building; four (4) soil borings to a depth of 15 feet (one in each of the proposed stormwater detention ponds); and three (3) soil borings in the pavement areas of the site to a depth of 10 feet. Additionally, a groundwater level piezometer will be installed in each of the four proposed detention pond borings to allow for measurement of long-term groundwater levels. The following is the proposed scope of work.

- 1) Pioneer will notify the joint utility locator service (i.e. JULIE/DIGGER) for public utility identification prior to performing field-sampling activities. Any information on private or site-specific utilities at the property should be given to Pioneer prior to any drilling activities.

- 2) The boring locations will be laid out with a GPS device using coordinates obtained from Google Earth.
- 3) The field work will include the following:
 - The borings will be made with an ATV-mounted drill rig using hollow stem augers to advance the borehole. Samples will be taken at 2.5-foot intervals using the split-barrel sampling procedures in accordance with ASTM D-1586 to a depth of 15 feet and at 5-foot intervals thereafter.
 - Soil samples will be retrieved in the field by a Pioneer Field Technician and logged/classified according to their predominant geological characteristics. In addition, the groundwater level will be measured during and after completion of borings.
 - Four (4) 1-inch diameter PVC piezometers will be installed in four (4) borings upon completion of the drilling. The piezometers will remain in place for a period of several weeks for long-term groundwater measurements.
 - Vane Shear tests will be performed in soft clay, if encountered, to assist with bearing capacity and settlement calculations.
 - After completion of sampling activity, the soil borings will be backfilled with soil cuttings. Pioneer will attempt to minimize damage to the ground surface, but no restoration other than backfilling the soil boring is included. Even though the boring's backfill will be compacted, some settlement may occur due to the dead weight of the soil.
 - This proposal assumes extra soil cuttings, if generated, will remain on site after the boreholes are backfilled.
- 4) After the fieldwork is completed, all soil samples will be analyzed in the laboratory for moisture content. Cohesive soil samples will be tested for unconfined compressive strength and/or dry density. Soil samples will be retained for 30 days after the geotechnical report is submitted, unless otherwise notified by the Client.
- 5) At the conclusion of Pioneer's field and laboratory work, the data will be analyzed by an experienced geotechnical engineer and a report of conclusions and recommendations will be prepared. The report will include the following:
 - A summary of field activities and laboratory test procedures.
 - Results of testing conducted and our conclusions.
 - Recommendations regarding the design and construction of the foundation system including allowable bearing pressures and estimated settlement.
 - Recommended construction procedures.

SCHEDULE & FEES

Based on our understanding of the project requirements, we will provide Geotechnical Investigation Services as described in this proposal for a lump sum fee of **\$18,950.00**. Please allow approximately 3-4 weeks for final project completion from the date of signed proposal acceptance.

Please note that any additional drilling and/or testing, if required, will be done only if approved in advance by the Client. If conditions are encountered which warrant expanding the project scope, we will revise our lump sum fee and notify your office for your prior approval.

The following additional list of terms and conditions are incorporated into the General Terms and Conditions attached to this proposal.

- Pioneer will use all commercially reasonable means to identify all utilities, including public utility identification services (such as JULIE/DIGGER) but shall not be responsible to the extent damage occurs to utilities not revealed by the owner or through such locator services unless caused by Pioneer's negligence.
- Additional time spent attempting to penetrate subsurface obstructions (buried or surficial concrete, boulders, etc.) will be billed at \$150.00/hr.
- Pioneer will attempt to minimize but will not be responsible for surface damage, if any, incurred as a result of the proposed drilling.
- After submittal of our final report Pioneer is available to provide calculations, and review recommendations and confer with the design team as additional project design and specification information is available. These services are beyond the scope of this proposal, and would be invoiced on a unit rate basis.
- A PDF copy of the geotechnical report will be provided to the Client. Pioneer understands that the Client may reproduce Pioneer's Geotechnical Services Report without modifications for distribution in connection with the proposed development.

AUTHORIZATION

To authorize us to proceed with the proposed exploration, please sign the attached Acceptance of Proposal and General Terms and Conditions form and return the copy to us. Any exceptions to this proposal or special requirements not covered in the proposal should be indicated on the Acceptance form. Please note that the General Terms and Conditions are part of this proposal. Upon our receipt of one executed copy of the attached Acceptance form, Pioneer will schedule and complete the project.

CLOSING

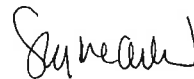
We appreciate the opportunity to provide this proposal for Geotechnical Investigation Services for this project. We are committed to providing the expertise you require for successful and timely completion of this project. If you have any questions concerning these services or require adjustments to our approach or schedule, please contact us.

Sincerely,

Pioneer Engineering & Environmental Services, LLC



Matthew J. Chipko, P.E.
Geotechnical Engineer



Jeffrey McClelland, P.E.
Principal Engineer

Enclosures: Acceptance of Proposal and General Terms and Conditions
 Proposed Boring Location Diagram
 General Terms and Conditions