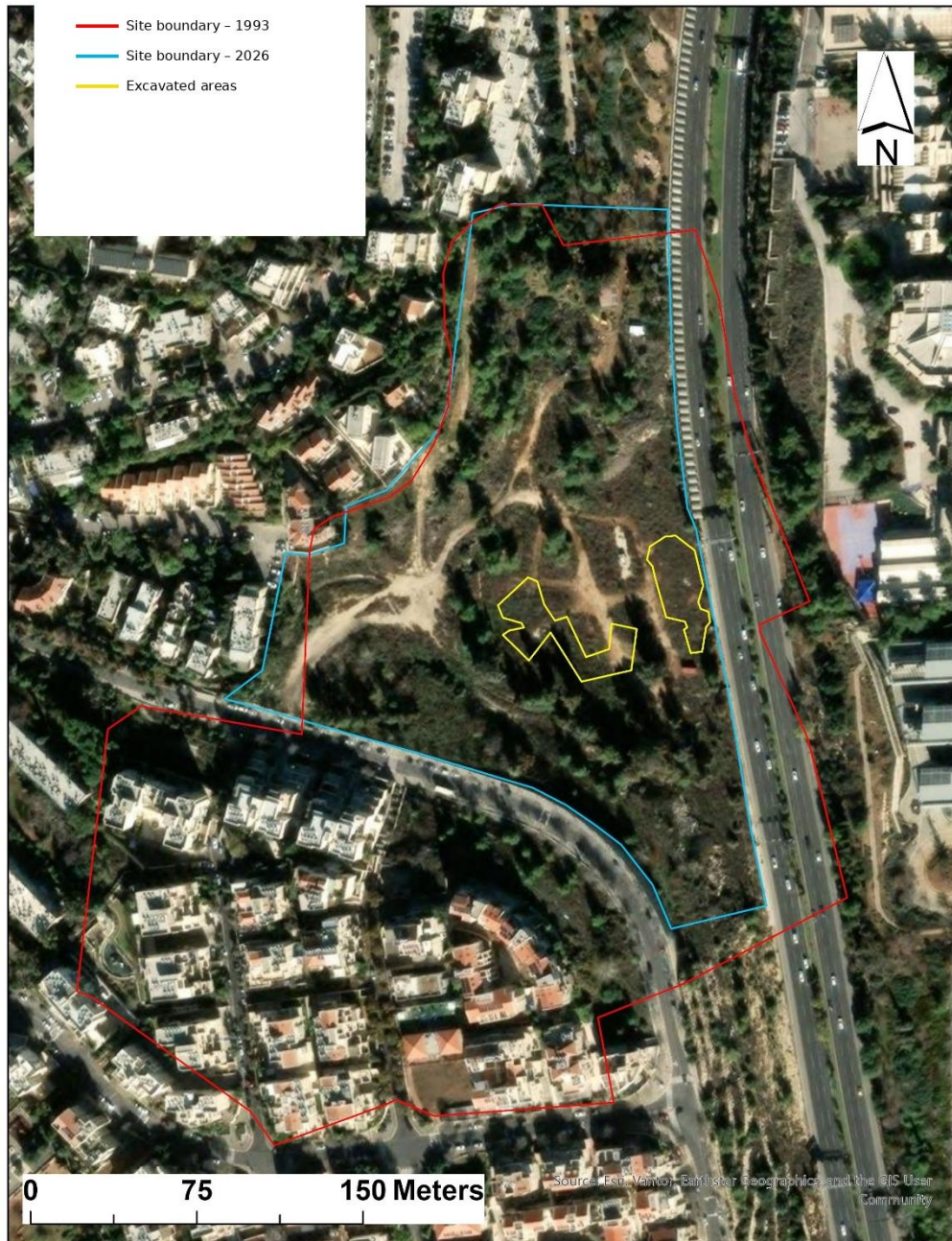


Document B – Specification of Works

1. Information Concerning the Site

The IMI (Taas) Beit HaKerem Site covered an area of approximately 88,000 m² (the red polygon in Map 1) and was located between Givat Ram to the east and the Beit HaKerem neighbourhood to the west. From 1951 to 1997, the Site operated as a plant of Israel Military Industries Ltd. (IMI (Taas)). During its years of operation, chlorinated organic solvents were used extensively for cleaning. The plant was dismantled in the late 1990s. Today, the northern half of the Site is an open area free of former structures and infrastructure (the blue polygon in Map 1), while the southern half is a residential neighbourhood. In 2020, contaminated soil was excavated and removed from two main hotspots (the yellow polygons in Map 1). The Site is accessible through a gate located at its south-western corner.

Map 1. Location of the Excavation Areas and the Historical and Current Boundaries of the IMI (Taas) Plant



1.1 Survey Findings

As detailed below, a number of surveys have been conducted at the Site. The survey findings indicate an area containing two hotspots, covering approximately 2,000 m² in the eastern part of the Site and adjacent to Begin Road, where contaminants migrated through an approximately 8 m-thick clay layer into a fractured-rock layer extending for approximately another 90 m, down to the perched groundwater zone.

Summary Report of Passive Soil-Gas, Active Soil-Gas and Metals Survey Findings, IMI (Taas) Beit HaKerem Compound, Jerusalem, LDD, 2014 (Document B(1.1))

- 1.1.1 The report was prepared for the Jerusalem Development Authority (JDA) for the purpose of identifying areas containing substantial quantities of contaminated soil gas, with an emphasis on chlorinated organic solvents used by IMI (Taas), and determining the presence of heavy metals in the soil. The passive soil-gas survey identified three principal contamination hotspots in the eastern, northern and south-western parts of the surveyed area. High concentrations of chlorinated organic compounds, principally PCE and TCE, were identified in all three areas.

Soil-Gas Mapping in the Beit HaKerem and Ramat Beit HaKerem Neighbourhoods – Potential Subsurface Contamination, Windex, 2016 (Document B(1.2))

- 1.1.2 The survey was conducted for the Jerusalem District of the Ministry of Environmental Protection and included active soil-gas sampling at 78 shallow sampling points throughout the neighbourhood. Two main PCE contamination hotspots were identified adjacent to and south of the IMI (Taas) site.

Groundwater and Soil-Gas Survey, Etgar, 2018 (Document B(1.3))

- 1.1.3 The survey was conducted at the request and under the supervision of the Israel Water Authority. Five monitoring wells were installed in the perched groundwater zone at the site, together with an additional well near the Geological Survey of Israel. Two of the groundwater monitoring wells at the site were installed so as to enable soil-gas sampling at different depths. Dissolved PCE and TCE were identified in the groundwater during every sampling round, at concentrations ranging from hundreds to thousands of micrograms per litre. PCE and TCE were also identified during every soil-gas sampling round, at concentrations ranging from hundreds to millions of micrograms per cubic metre.

Active Soil and Soil-Gas Survey, LDD, 2019 (Document B(1.4))

- 1.1.4 The survey was conducted for the Company and included mapping of hotspots in the upper soil layer in which exceedances of the applicable threshold values were identified. The main contaminants identified in the soil were PCE and TCE. These contaminants were also identified in soil gas in the upper soil layer and during an additional sampling round conducted in the soil-gas boreholes installed as part of the groundwater survey (Etgar, 2018).

**Active Soil-Gas Survey along the Begin Road Project, LDD, 2020
(Document B(1.5))**

- 1.1.5 The survey was conducted for the Company and included the installation of ten multilevel soil-gas monitoring wells along Begin Road. The survey findings indicated PCE and TCE concentrations exceeding the applicable threshold values, with concentrations decreasing as the distance from the IMI (Taas) Beit HaKerem plant increased.

**Upper Soil-Layer Remediation, Environmental Services Company Ltd.,
2020–2021 (Document B(1.6))**

- 1.1.6 During 2020–2021, the upper soil layer at the site was remediated. The remediation included excavation and removal of all contaminated-soil hotspots and their replacement with clean soil. The main areas from which soil contaminated with TCE and PCE was excavated are shown as yellow polygons in Map 1 above.

**IMI (Taas) Beit HaKerem SVE Pilot Report, Adama, 2021 (Document
B(1.7))**

- 1.1.7 Following remediation of the upper soil layer, a partial SVE pilot was conducted using the Israel Water Authority's monitoring wells, with air extracted from a depth of approximately 100 m below ground level and near the perched groundwater horizon. The pilot demonstrated that a substantial flow rate could be generated and that approximately 0.9–1.3 kg of hydrocarbons per day could be removed.

Soil-Gas Monitoring Array, Ludan, 2024–2025 (Document B(1.8))

- 1.1.8 The monitoring array comprised 18 soil-gas monitoring wells installed at different depths, supplementing eight additional soil-gas boreholes installed during the Israel Water Authority survey and the Begin Road project survey.
- 1.1.9 The monitoring-array findings indicate exceedances of threshold values for the potential intrusion of soil gas into buildings in respect of the principal contaminants at the site (PCE and TCE), particularly near the IMI (Taas) compound. Contaminant concentrations decrease with horizontal distance from the contamination source and with the rise in neighbourhood topography, reaching levels below the applicable threshold values to the north and north-west of the site. By contrast, the contamination plume has not yet been clearly delineated to the east, south and south-west. Monitoring results within the IMI (Taas) compound itself show exceptionally high concentrations of PCE and TCE in soil gas, indicating an active contamination source releasing contaminants into the soil gas. Concentrations decrease gradually with distance from the source.

Site Rock Survey, Ludan, 2024–2025 (Document B(1.9))

- 1.1.10 The survey included rock sampling for laboratory analysis down to perched groundwater depth at approximately 26 sampling points at the site and along Begin Road, together with the preparation of geological cross-sections and borehole imaging in certain boreholes.
- 1.1.11 The survey findings identified PCE and TCE adsorbed to the rock at varying depths beneath the same soil-contamination hotspots remediated in 2020–2021. The survey also found that contamination in the rock makes a materially greater contribution to soil-gas contamination than the contamination present in the groundwater.

1.2 Total Remediation Volume

- 1.2.1 As stated above, the contaminated clay layer was replaced with clean soil during the remediation works performed in 2020–2021. Adsorbed contamination in the rock and dissolved contamination in the

groundwater of the perched groundwater horizon now remain in the subsurface.

1.2.2 Based on the Site rock-survey data (Ludan, 2024–2025), defined volumes within the contaminated area having the highest specific concentrations were classified, thereby identifying the volume of rock contributing the most significant contaminant mass.

1.2.3 The rock volume designated for remediation is concentrated in a western area of 1,000 m² (Hotspots 1 and 2) and an eastern area of 2,100 m² (Hotspots 3–6), as shown in Map 2.

1.2.4 The Total Remediation Volume is approximately 101,000 m³ and is distributed through the subsurface as set out in Table 1.

Table 1. Data for the Remediation Hotspots

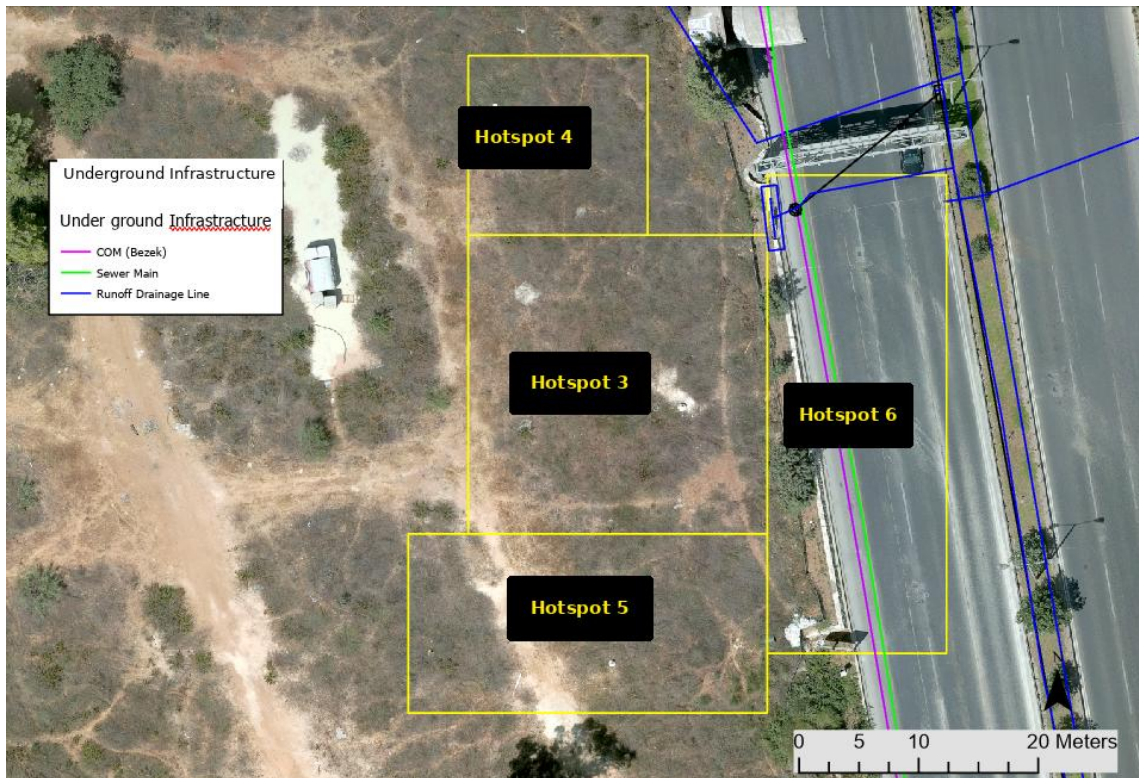
Hotspot	Area (m ²)	Ground-surface elevation (m)	Top elevation of treatment volume (m)	Base elevation of treatment volume (m)	Depth to top of treatment volume (m)	Depth to base of treatment volume (m)	Treatment thickness (m)	Treatment volume (m ³)
1	500	734.8	722.5	702.5	12.3	32.3	20	10,000
2	500	734.8	722.5	707.5	12.3	27.3	15	7,500
3	625	732.2	722.5	687.5	9.7	44.7	35	21,875
4	425	732.5	682.5	640	50	92.5	42.5	18,063
5	450	732.2	722.5	705	9.7	27.2	17.5	7,875
6	600	729.9	700	640	29.9	89.9	60	36,000

Map 2. Location of the Treatment Hotspots within the Work Area



- 1.2.5 Hotspots 1–5 are accessible by vertical drilling. The western edge of Hotspot 1 is approximately 2.5 m above the ground level of most of the hotspot due to an old wall dating from the period in which the IMI (Taas) plant was in operation. It is estimated that most of the heating wells can be installed at the required elevation, except in the south-western corner, for which a site-specific solution shall be provided. Most of Hotspot 6 is not accessible by vertical drilling because the majority of its volume lies beneath Begin Road. The installation of boreholes for remediation of Hotspot 6 shall also take account of a sewer and Bezeq telecommunications utility corridor, approximately 3 m in diameter, running along the western verge of southbound Begin Road. The location of this infrastructure is shown in Map 3 below.

Map 3. Location of Subsurface Infrastructure within the Work Area



2. Stages of the Works

The Period for Performance of the Works comprises four stages:

2.1 **Design Stage**

2.1.1 Within one month after receipt of the Notice to Commence, the Contractor shall submit the Contractor's Plans to the Company for approval. The Design Stage shall be completed upon receipt of the Company's approval of the Contractor's Plans.

2.2 **Construction Stage**

2.2.1 Within twelve (12) months after completion of the Design Stage, the Contractor shall complete the transportation and mobilisation of equipment, tools and materials to the Site and the construction of the ISTR System. The Construction Stage shall be completed upon receipt of the Company's approval confirming completion of construction of the System.

- 2.2.1.1 The Construction Stage shall include a two-week testing period for the ISTR System, for the purpose of verifying that it operates continuously and properly and is free of deficiencies, defects and non-conformities.
- 2.2.1.2 The Contractor shall give the Company three (3) Working Days' prior notice of the commencement of the System testing period.
- 2.2.1.3 The Contractor shall, on its own initiative or at the Company's request, remedy every deficiency, defect or non-conformity in the System identified during the testing period.
- 2.2.1.4 Upon completion of the testing period, the Contractor shall submit a Construction Completion Report to the Company. In that report, the Contractor shall provide reasons and explanations demonstrating why, in its opinion, the System operates continuously and properly and satisfies the criteria specified in the approved format of the Construction Completion Report.
- 2.2.1.5 Approval confirming completion of construction of the ISTR System shall be issued after the Company has confirmed that the Construction Completion Report demonstrates that the System satisfies the specified criteria.

2.3 Operation Stage

- 2.3.1 Within eight (8) months after completion of the Construction Stage, the Contractor shall achieve the Performance Targets. The Operation Stage shall be completed upon receipt of the approvals of the Company and the Ministry confirming achievement of the Performance Targets throughout the Total Remediation Volume.
 - 2.3.1.1 The Operation Stage shall include a two-month subsurface cooling period, commencing upon shutdown of the ISTR System, at the end of which the Contractor shall conduct

Confirmatory Sampling in accordance with the Confirmatory Sampling Plan.

2.3.1.1.1 Approval to shut down the ISTR System shall be issued after the Company has confirmed, on the basis of the System Effectiveness Report, that the System has achieved the specified operating criteria.

2.3.1.2 Following completion of the Confirmatory Sampling, the Contractor shall submit a Confirmatory Clean-Up Report to the Company.

2.4 Demobilisation Stage

2.4.1 Within two (2) months after completion of the Operation Stage, the Contractor shall dismantle the System, evacuate the Site and reinstate the Site to its previous condition. The Demobilisation Stage shall be completed upon receipt of the Company's approval confirming completion of the evacuation of the Site.

2.4.2 The Company's approval confirming completion of the Site demobilisation shall be subject to receipt of the Site Demobilisation Survey and the Company's approval of the Project Completion Report.

3. Performance Targets and Remediated Volume Credit

3.1 The Performance Targets are:

3.1.1 PCE: remediation target value – an average of 0.1 mg/kg; maximum result permitted to be included in the average group – 1 mg/kg.

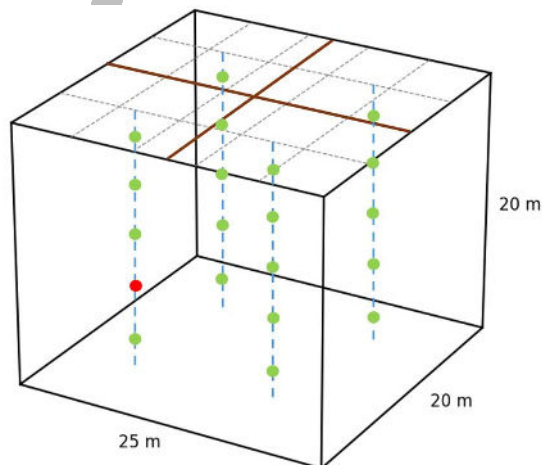
3.1.2 TCE: remediation target value – an average of 0.1 mg/kg; maximum result permitted to be included in the average group – 0.5 mg/kg.

3.2 After receipt of the analytical results from the Confirmatory Sampling, the Contractor shall submit a Confirmatory Clean-Up Survey Report to the Company. The report shall present the survey findings and identify the volumes credited within the Total Remediation Volume.

3.3 Remediated Volume Credit shall be determined as follows:

- 3.3.1 The Contractor shall group adjacent and contiguous analyses relating to the same volume.
- 3.3.2 Where the average of a group of analyses is equal to or lower than the applicable Performance Target, the volume represented by that group shall be credited and shall constitute a credited remediation volume.
- 3.3.3 Each analysis shall represent the surrounding 500 m³.
- 3.3.4 The volume represented by a group of analyses shall equal the volume represented by one analysis multiplied by the number of analyses in the group.
- 3.3.5 For purposes of determining an analytical result and calculating the average of the group in which it is included: where the analytical result is below the LOQ, provided that it is lower than 0.01 mg/kg, the value used to calculate the average shall be the analytical method's limit of detection (LOD), but in no event lower than 0.003 mg/kg; and where the analytical result is ND, the value used to calculate the average shall be 0.00 mg/kg.
- 3.3.6 The Contractor shall not use a previous analysis to obtain credit for a remediation volume that has not yet been credited.
- 3.3.7 An analytical result exceeding 1 mg/kg for PCE or 0.5 mg/kg for TCE shall not be included in a group of analyses used to obtain credit for a particular remediation volume.

Example:



The figure above depicts Hotspot 1, having a volume of 10,000 m³. Pursuant to clause 3.3.3 above, 20 laboratory analyses distributed evenly across this volume are required. In this example, the box has been divided into four equal volumes, with one borehole located at the centre of each volume and five rock samples taken from each borehole for laboratory analysis. The example presents a case in which the average of all PCE analyses is below 0.1 mg/kg, but one sample (shown in red) has a PCE concentration above 1 mg/kg. In that case, the volume of the box may be credited except for a volume of $12.5 \times 10 \times 4$ m³ surrounding that point, and the Contractor shall further treat that point until a concentration below 1 mg/kg is achieved.

4. **Contractor's Plans**

4.1 **General**

- 4.1.1 The Contractor shall submit to the Company a draft of each Contractor's Plan within one month after receipt of the Notice to Commence. The Company shall provide its comments on the draft Plan as soon as reasonably practicable and may require the Contractor to provide additional information for purposes of reviewing the Plan. The Contractor shall incorporate the Company's comments into the draft Plan and submit an updated draft to the Company for approval within ten (10) days after receipt of the Company's comments. The Contractor shall incorporate any further comments of the Company as soon as reasonably practicable and resubmit the draft, and shall repeat this process until the Plan receives final approval from the Company. The Contractor shall finalise and file a copy of a Plan only after receipt of the final approvals of the Company.
- 4.1.2 Nothing in the Company's approval of a Plan shall release or relieve the Contractor from any obligation under the Contract or applicable Law. The Contractor shall have no claim or cause against the Company arising from the approval of a Plan or its implementation by the Contractor, including any claim that the Company is a joint tortfeasor with the Contractor or is jointly liable with it under applicable Law. Approval of

a Plan shall not constitute a waiver by the Company of any claim concerning a defect in the Plan.

4.1.3 The Remediation Plan shall be based on the final Preliminary Remediation Plan submitted by the Contractor in the Tender.

4.1.4 The Contractor may update a Plan only after submitting to the Company a written request for update stating the reasons for the request and attaching an updated draft Plan, including details of the effects of the update on the ISTR System, the environment or the Schedule. Following approval of the update, the Contractor shall provide the Company with a final copy of the updated Plan.

4.1.4.1 If a scheduled event, including a milestone or task, does not occur by its scheduled date, or there is a high probability that it will not occur by that date, the Contractor shall update the Remediation Plan, including the Schedule, accordingly and without delay. If the Contractor fails to do so, the Company may instruct it to make the required update.

4.1.5 Drawings forming part of a Contractor's Plan shall be prepared in digital DWG or SHP format, or in another format instructed by the Company.

4.1.6 Matters discussed in detail and clarified during the Contract Kick-Off Meeting and the Site Works Kick-Off Meeting shall be incorporated into the Contractor's Plans.

4.2 Remediation Plan

4.2.1 The Remediation Plan shall include a Management Chapter and a Professional Chapter.

Management Chapter

4.2.2 The Management Chapter shall set out the planning and resources to be employed for the proper and complete performance of the Works in accordance with the timetable for the stages of the Works.

4.2.3 The Management Chapter shall address the following matters:

- 4.2.3.1 Project organization: the organisational structure, positions, responsibilities and division of work for the Project on behalf of the Contractor, including identification of the Contractor's Key Personnel for performance of the Project, their positions, responsibilities, division of work and contact details.
- 4.2.3.2 Contractor's Key Personnel, including each Key Person's position, relevant experience and curriculum vitae setting out examples of relevant projects.
- 4.2.3.3 Resources: identification of the resources required for performance of the Project, including facilities, systems, equipment, tools, materials and energy.
- 4.2.3.4 Site: a description of the stages and activities required to prepare the Site for performance of the Project, including delineation, access gates, fencing, drainage, site clearance and tree removal, access routes, earthworks and paving, and identification of circulation areas, establishment areas, portable buildings, waste areas, storage areas, parking areas, laydown areas, and loading and unloading areas.
- 4.2.3.5 Earthworks and construction: required excavation, soil compaction and construction works.
- 4.2.3.6 Work procedures: security procedures, emergency procedures, procedures for storage and disposal of solid waste, and any additional procedures required to ensure safe and secure Site conditions.
- 4.2.3.7 Approvals: identification of the licences, permits and regulatory approvals required under applicable Law for performance of the Project, and the persons on behalf of the Contractor responsible for obtaining them, including, as applicable, a business licence, excavation or building permit, approval of an authorised inspector, hazardous-materials permit, permit for electrical works or electricity

generation, gas permit, and permit for the treatment or discharge of wastewater.

For the avoidance of doubt, no emission permit is required for treatment of contaminated rock in situ without excavation. The Contractor shall, however, identify any other planned activities that require an emission permit.

4.2.3.8 Transportation and mobilisation: identification of the facilities, systems, equipment and materials to be transported and mobilised to the Site, their country of origin, the transportation routes and means, and the risks of delay in importation and transportation.

4.2.3.9 Facilities and systems: identification of the facilities and systems to be operated by the Contractor at the Site, and a description of the stages for their construction, installation, testing and commissioning.

4.2.3.9.1 The Contractor shall attach a drawing showing the boundaries of the Site and its surroundings, access routes, gates, fences, compounds, parking areas, offices, establishment areas, locations for facilities and systems, and connections to infrastructure and energy sources on and off the Site.

4.2.3.9.2 The Contractor shall provide details of the effects of weather conditions, including rain and snow, on the operation of the facilities and systems at the Site and of the measures to address weather-related issues, including drainage.

4.2.3.9.3 The Contractor shall include a list of the principal items of Contractor's Equipment to be present at the Site, identifying the owner of each item (the Contractor, a Subcontractor or

another person) and, in the case of leased or loaned equipment, the lessor or lender.

4.2.3.10 Subcontractors: identification of the Contractor's existing or anticipated Subcontractors, their roles, responsibilities, division of work and contact details. The Contractor shall also describe its approach and methodology for managing Subcontractors at the Site.

4.2.3.11 ISTR Contractor: the responsibilities of the ISTR Contractor and the division of work between the ISTR Contractor and the Contractor; and the managers and team members of the ISTR Contractor, their place of residence, positions and responsibilities in the Project, experience and qualifications.

4.2.3.12 Communications: contact details for the managers of the Contractor and the ISTR Contractor and for their authorised representatives.

4.2.3.13 Reporting: the format of the Daily Status Report and the Weekly Meeting Summary, including formats based on the Company's Project Management System.

4.2.3.14 Schedule: the Contractor's planned Schedule for performance of the Project, in the form of a Gantt chart in PDF and Microsoft project-compatible formats:

4.2.3.14.1 The Schedule shall be based on the preliminary Schedule submitted by the Contractor in the Tender.

4.2.3.14.2 The Schedule shall identify the sequence of events, target dates, activity durations, critical paths for performance of the Project, critical dependencies between activities and significant milestones.

- 4.2.3.14.3 The Schedule shall address each task and subtask specified in the Specification of Works and the Remediation Plan.
- 4.2.3.14.4 The Schedule shall include a schedule for obtaining the licences, permits and approvals required for performance of the Project.
- 4.2.3.14.5 The Schedule shall account for unforeseeable circumstances and events that may adversely affect the rate of progress of the Project.
- 4.2.3.15 Hazards and public nuisances: measures for addressing hazards or nuisances to the public resulting from the Works (including air pollution, radiation, noise, dust, including drilling dust, heat, lighting, odour and cleanliness), monitoring such hazards and nuisances, and minimising adverse effects on the quality of life of residents and animals near the Site.
- 4.2.3.16 Waste management: management, storage, characterisation and proper disposal at authorised receiving facilities of all waste streams generated during the Works, operation of the ISTR System and Site demobilisation, including waste generated by drilling.
- 4.2.3.17 Quality control: the organisational, professional and administrative system for quality control of the Works.
- 4.2.3.18 Dismantling, removal and cleaning: a description of the stages and activities for dismantling and removing the facilities, systems, equipment, tools and materials from the Site and the subsurface, including removal and sealing of boreholes and removal of concrete pours, and the cleaning activities to be performed by the Contractor to reinstate the Site to its previous condition.

4.2.4 The Professional Chapter shall set out the design and methodology to be employed by the Contractor to achieve the Performance Targets.

4.2.5 The Professional Chapter shall address the following matters:

4.2.5.1 The heating method (TCH or ERH) and heating methodology (heating depths, heating phasing and heating regime), together with explanations of the advantages of applying the proposed method and methodology at the Site and their suitability for the Site conditions and the nature of the contamination.

4.2.5.2 Design values for the heating wells, including the target temperature, the timetable for reaching the target temperature and the residence time at the target temperature, the number, depths and layout of the wells, and the radius of influence of each heating well.

4.2.5.3 Design values for the SVE wells, including the number, depths and layout of the wells and the radius of influence of each SVE well.

4.2.5.4 Design values for the temperature and pressure monitoring wells, including the number, depths and layout of the wells.

4.2.5.5 The method for treating extracted air and other products, including condensate and leachate, and any waste generated.

4.2.5.6 Whether the subsurface will be treated concurrently, in stages and/or in sections.

4.2.5.7 Monitoring parameters, monitoring methods and monitoring frequency.

4.2.5.8 The means and method of supplying energy to the Site and the System, including the infrastructure and energy system to be established at the Site, the means of connecting the

System to the energy supply, and energy-consumption assumptions throughout the Project.

- 4.2.5.9 ISTR System: the System design, including, inter alia, the installation of subsurface heating elements and monitoring points; installation of above-ground equipment and System operating equipment; installation and connection of electrical controls; an emergency shutdown mechanism capable of manual activation or automatic activation in the event of fire, natural-gas leakage or another emergency; the functions required for automatic and manually controlled operation of the System; and System alarms and responses to alarms. Demonstration of how the System operator can reach the Site and take action on the System within no more than two hours following a critical System alarm, including a power failure, loss of communication with the System or cessation of operation of the extracted-air treatment system.
- 4.2.5.10 Potential failures during construction and/or operation of the System and the proposed response to such failures.
- 4.2.5.11 Layout sketches for the Site, including the well layout and radius of influence of each well, the energy system, air-treatment system, offices and administrative area.
- 4.2.5.12 Criteria for System effectiveness, including temperature development, concentrations of extracted gases and accumulation of liquids.
- 4.2.5.13 Collection of extracted air, including after shutdown of the System, in order to ensure the protection of nearby receptors and personnel at the Site.
- 4.2.5.14 Drawings and cross-sections of all elements comprising the ISTR System, including process piping and instrumentation, P&IDs, the collection and treatment system, and component process flows.

- 4.2.5.15 Database: description of how the System data will be collected, checked, analysed and recorded, including the database software and its features; how data will be retained and filed; how data will be categorised and displayed; how data will be tracked; who will have access to the data; and how data will be retrieved, backed up, extracted and transmitted.
- 4.2.5.16 Company access to the database: description of how the Contractor will provide the Company with real-time access to view all operational parameters of the System.
- 4.2.5.17 The format of the Construction Completion Report, including criteria demonstrating continuous and proper operation of the System, such as the trend in temperature increase, contaminant loading at the inlet to the air-treatment system and at the stacks, monitoring data for air leakage from piping and fittings of the gas-conveyance system, and negative pressure in the subsurface.
- 4.2.5.18 The format of the System Effectiveness Report, including criteria for shutdown of the System and commencement of cold sampling, such as the target temperature, residence time at the target temperature and contaminant concentrations in soil gas.
- 4.2.5.19 The format of the Confirmatory Clean-Up Survey Report, including the locations and depths of the boreholes, analytical results and an explanation of the calculation of averages and determination of the credited volumes.
- 4.2.5.20 The format of the Project Completion Report, including a description and particulars of all stages of the Project – the Design Stage, Construction Stage, Operation Stage and Demobilisation Stage – the activities performed during each stage, and the methods and measures employed to achieve the Performance Targets.

4.3 Monitoring Plan

- 4.3.1 The Monitoring Plan shall describe the monitoring to be conducted for the purpose of tracking the operation and overall performance of the ISTR System.
- 4.3.2 Monitoring shall be conducted throughout the period of operation of the System, including while the System is shut down or on standby.
- 4.3.3 The Monitoring Plan shall address the following matters:
 - 4.3.3.1 Stack testing: testing shall be conducted in accordance with the sampling instructions in Document B(2).
 - 4.3.3.2 Field monitoring using a PID, including the monitoring frequency and the locations of monitoring points at the System components and throughout the Work Area.
 - 4.3.3.3 Temperature monitoring: continuous collection of temperature measurements. Temperature monitoring points shall be distributed uniformly throughout the Treatment Area. The Contractor shall propose in the Plan an alternative means of temperature monitoring in the event of sensor failure at any particular location.
 - 4.3.3.4 Pressure monitoring at and near the boundaries of the Treatment Area.
 - 4.3.3.5 Monitoring of the soil-gas treatment system.
 - 4.3.3.6 Condensate monitoring.
 - 4.3.3.7 Response to and reporting of abnormal events or exceedances, including corrective actions.
 - 4.3.3.8 The manner in which the Contractor intends to comply with, and supervise compliance with, the instructions for rock sampling and VOC analysis and the instructions for sampling the stack of the air-treatment system in Document B(2).

- 4.3.3.9 The manner in which the Contractor will enable the Company to perform ambient-air sampling in accordance with the instructions in Document B(2).
- 4.3.3.10 Contingency responses to exceedances identified in tests conducted by the Contractor or by the Company. For the avoidance of doubt, if the Contractor or the Company identifies an exceedance in any test, the Contractor shall investigate the source and cause of the exceedance and, in coordination with the Company, carry out such actions, repairs and/or upgrades to the ISTR System as are required to eliminate the exceedance, all at the Contractor's cost.

4.4 **Confirmatory Sampling Plan**

- 4.4.1 The Confirmatory Sampling Plan shall describe the sampling to be performed by the Contractor to verify compliance with the Performance Targets.
- 4.4.2 Sampling shall be performed two months after operation of the ISTR System has ceased (cold sampling).
- 4.4.3 The Confirmatory Sampling Plan shall address and take account of the following matters:
 - 4.4.3.1 The conditions for ceasing operation of the ISTR System for purposes of cold sampling.
 - 4.4.3.2 For purposes of crediting or declining to credit a volume, each rock analysis shall represent 500 m³.
 - 4.4.3.3 The number of sampling boreholes, drilling method, layout and depth, and preservation and storage of samples.
 - 4.4.3.4 The procedure for rock sampling for VOC analysis in accordance with the sampling instructions in Document B(2).
 - 4.4.3.5 The types of laboratory analyses, analytical methods and sample-analysis procedures, including LOQ and LOD values, and the analytical laboratory and its accreditations.

- 4.4.3.6 Quality-control analyses to be performed by the Company using split rock samples, including the preparation of a split sample when instructed by the Company and provision of access to the Company to collect the split sample.

4.5 Safety Management Plan

- 4.5.1 The Contractor shall prepare a Safety Management Plan for the Site and the Period for Performance of the Works in order to prevent occupational accidents and diseases, reduce risks and comply with all legislative requirements concerning occupational safety and health.
- 4.5.2 The Safety Management Plan shall include the mandatory provisions prescribed by the Work Supervision Organisation Regulations (Safety Management Plan), 5773-2013, and shall be prepared by a person qualified to prepare it under those regulations. The Contractor shall prepare, submit to the Company and implement the Plan even if the Contractor would not otherwise be responsible for compliance with those regulations.
- 4.5.3 Unless otherwise approved in writing by the Company, the Plan shall be prepared in accordance with the guidelines and template for preparing a Safety Management Plan published by the Ministry of Labour, with the necessary adaptations.
- 4.5.4 The Safety Management Plan shall specify all resources allocated for its implementation, with details corresponding to the chapters of the Plan and the risks identified in it.
- 4.5.5 Once every year after the date of the Company's approval, the Contractor shall review whether the Safety Management Plan requires updating. Without limiting the foregoing, the Contractor shall update the Plan on its own initiative whenever required by changing circumstances. If the Contractor determines that the Plan requires updating, it shall submit a draft updated Plan to the Company and shall finalise and file the Plan only after receipt of the Company's approval.

5. Site Establishment and Laydown Area, Mobile Offices, Signage and Fencing

- 5.1 The Contractor shall carry out all activities required to prepare and establish the Site Establishment and Laydown Area, including preparatory and logistical activities and the parking and positioning of vehicles and equipment. The Contractor shall assess the dimensions required for that area and consider them in its costs.
- 5.2 The Contractor shall provide at the Site an air-conditioned mobile office containing a large meeting room equipped with a large display screen and communications facilities. The Contractor shall also provide a separate mobile office for the use of the Company and the Ministry, containing at least two rooms, each furnished with a chair and computer desk, together with air conditioning, toilets other than chemical toilets, and a kitchenette. The offices of the Company and the Ministry shall be located within an Administrative Area throughout the Period for Performance of the Works. The Company and the Ministry may use the large meeting room in coordination with the Contractor. The Administrative Area shall be established on an asphalt surface or similar hardstanding. The Contractor shall be responsible throughout the Period for Performance of the Works for providing and maintaining the mobile offices and for paying all utility and service costs, including water, electricity, high-speed internet connectivity and cleaning.
- 5.3 The Contractor shall provide an accessible protective shelter at the Site for the safety of Site personnel and visitors. The size and/or number of shelters shall be sufficient for the maximum number of personnel and visitors who may be present at the Site at any given time.
- 5.4 The Contractor shall install signage around the boundaries of the Site warning the public of hazards at the Site. Warning signs shall be installed at least at each entrance to the Site. Signs providing emergency contact information and instructions for visitors shall also be installed at the Site entrances.
- 5.5 The Contractor shall erect fencing around the perimeter of the ISTR System's thermal Treatment Area and around the Site Establishment and Laydown Area in order to prevent unauthorised access. The fence shall be installed so as to prevent unauthorised entry, and privacy screening shall be provided to reduce visibility and improve Site security. Equipment shall not be placed near the fence in a manner that may invite or facilitate theft. The Contractor shall assess the extent

of fencing required around the thermal Treatment Area and the Site Establishment and Laydown Area and consider it in its costs.

6. Meetings

6.1 Contract Kick-Off Meeting

- 6.1.1 Within fourteen (14) days after the Contract has been signed by the Company, the Company shall arrange and hold a Contract Kick-Off Meeting on a date agreed by the Parties. The purposes of the meeting shall be: (a) to confirm the Contractor's clear understanding of the requirements of the Contract; and (b) to discuss jointly the professional and technical matters relating to the Contract requirements and the Remediation Plan, and to identify and address potential questions, issues and difficulties.
- 6.1.2 Representatives of the Contractor and the Company shall be invited to the meeting. The meeting shall be held in person or by video conference, as selected by the Parties. The minimum required attendees shall be the Contractor's Key Personnel and the Company's Project Manager. The Company may invite third parties, including representatives of the Ministry, to attend.
- 6.1.3 The Company shall be responsible for recording the meeting, including the attendees, in minutes and distributing the minutes for the Contractor's approval and/or comments. The Company shall finalise the minutes, and the Contractor shall file the final copy.
- 6.1.4 The Parties shall hold additional Contract Kick-Off Meetings as required.

6.2 Site Works Kick-Off Meeting

- 6.2.1 Within seven (7) days after submission of the draft Remediation Plan, the Company shall arrange and hold a Site Works Kick-Off Meeting on a date agreed by the Parties. The purpose of the meeting shall be to discuss the feasibility of the submitted draft Remediation Plan, the Contractor's upcoming activities under that draft Plan, and matters relating to safety, security, environmental protection, the energy source, access to the Site

and the Work Area, traffic arrangements, the Schedule, mobilisation to the Site and procurement of equipment and materials.

6.2.2 Representatives of the Contractor and the Company shall be invited to the meeting. The meeting shall be held in person at the Site or in its immediate vicinity. The minimum required attendees shall be the Contractor's Key Personnel and the Company's Project Manager. The Company may invite third parties, including representatives of the Ministry, to attend.

6.2.3 The Company shall be responsible for recording the meeting, including the attendees, in minutes and distributing the minutes for the Contractor's approval and/or comments. The Company shall finalise the minutes, and the Contractor shall file the final copy.

6.3 Weekly Progress Meetings

6.3.1 The Contractor shall arrange and hold weekly progress meetings on dates agreed by the Parties. A progress meeting shall be held every week throughout the Project period, from issuance of the Notice to Commence until completion of the Demobilisation Stage. The purposes of the meetings shall be: (a) the Contractor's review of Project progress since the preceding meeting, including information and trends from the Daily Status Reports; (b) supervision of the quality of performance; (c) discussion of the Contractor's upcoming activities; and (d) presentation of the status of outstanding action items.

6.3.2 The Company may initiate additional progress meetings where it considers this necessary to discuss questions or issues relating to performance of the Project, resolve and address delays, establish guidelines for further progress or discuss new aspects of the Project.

6.3.3 If the Company determines that a delay has occurred or is expected to occur in the planned Schedule, it may instruct the Contractor to hold progress meetings at shorter intervals until the Project has returned to the planned Schedule. The Company may also instruct the Contractor to hold meetings at longer intervals.

- 6.3.4 Representatives of the Contractor and the Company shall be invited to the meetings. Each meeting shall be held in person at the Site, by video conference or by telephone, as selected by the Company. The minimum required attendees shall be the Contractor's Project Manager and the Company's Project Manager. The Company may invite third parties, including representatives of the Ministry, and may require the ISTR Expert to attend a meeting.
- 6.3.5 The Contractor shall be responsible for preparing the Weekly Meeting Summary and distributing it within one Working Day for the Company's approval and/or comments. The Contractor shall finalise and file the Weekly Meeting Summary only after the Company has approved its wording in the Project Management System.

7. Daily Status Reports

- 7.1 Throughout the Period for Performance of the Works, except during the Design Stage, the Contractor shall submit to the Company's representative, at the end of each working day, Daily Status Reports recording the activities at the Site through the Project Management System. The Daily Status Reports shall include, without limitation, the following matters:
- 7.1.1 Date.
- 7.1.2 Work planned and performed, or the reasons why planned work was not performed.
- 7.1.3 General weather information, including approximate temperature, cloud cover and precipitation.
- 7.1.4 The names of all personnel and workers present at the Site, including their organizational affiliation – company, governmental authority or another entity – and their roles or the reasons for their presence at the Site.
- 7.1.5 Equipment in use and health and safety considerations, including Site controls, the daily safety topic, required levels of personal protection and near misses.
- 7.1.6 Issues arising and corrective actions taken.

- 7.1.7 General and specific comments.
- 7.1.8 Daily photographs.
- 7.1.9 Distribution list for the Daily Status Report.
- 7.1.10 Daily monitoring results in accordance with the Monitoring Plan, during the Operation Stage only.
- 7.1.11 Any additional matters included in the format approved in the Remediation Plan.

8. Records and Photography

8.1 Pre-Works Survey

- 8.1.1 Before commencement of the Works, the Contractor shall conduct a photographic survey recording the baseline condition of every structure, infrastructure asset or road at or near the Site that may be affected by the Contractor's activities.
 - 8.1.1.1 The Contractor shall photograph fences and/or walls erected by others.
 - 8.1.1.2 The Contractor shall photograph vacant and abandoned areas at the Site.
- 8.1.2 The Contractor shall photograph roads that it will use regularly, in order to provide evidentiary support in the event of a claim concerning damage caused to those roads by the Contractor's use.
- 8.1.3 During the Period for Performance of the Works, the Contractor shall use the photographic record from the pre-construction survey to assess whether its activities are causing any adverse effects on, or damage to, any structure, infrastructure or road.

8.2 Photographic Records throughout the Project

- 8.2.1 The Contractor shall photograph, in chronological order, the construction, testing and operation stages of the ISTR System. The photographs shall be retained in a deliverable electronic format, namely JPEG or TIFF and PDF.

- 8.2.2 The Contractor shall photographically document the installation of the wells at the Site, including heating, SVE and monitoring wells, together with excavation, wiring and well piping.

8.3 Site Demobilisation Survey

- 8.3.1 The Contractor shall conduct a detailed photographic survey recording the condition of the Site after dismantling and removing the Contractor's System, equipment, tools and materials from the Site, as evidence that the Site has been reinstated to its condition before commencement of the Works.
- 8.3.2 The Contractor shall submit the Site Demobilisation Survey to the Company.

9. Confirmatory Clean-Up Report and Project Completion Report

9.1 Confirmatory Clean-Up Report

- 9.1.1 Upon completion of the Confirmatory Sampling Plan, the Contractor may submit a draft Confirmatory Clean-Up Report to the Company. The Contractor shall state and explain in the report why, in its opinion, the Performance Targets have been achieved throughout the Total Remediation Volume.
- 9.1.2 The Confirmatory Clean-Up Report shall include a review, data and discussion concerning achievement of the Performance Targets throughout the Total Remediation Volume, together with a reasoned recommendation to the Company for permanent cessation of operation of the System and its demobilisation. The report shall contain all supporting information and analytical data required to substantiate the Contractor's reasoning, conclusions and recommendation.
- 9.1.2.1 If the Contractor determines that the Performance Targets have not been achieved in all areas of the Total Remediation Volume, it shall state this in the draft Confirmatory Clean-Up Survey Report and submit to the Company a Supplemental Remediation Plan for those areas.

- 9.1.2.2 The Contractor shall submit a draft Confirmatory Clean-Up Survey Report for the areas in which supplemental remediation has been performed, stating whether the Performance Targets have or have not been achieved in those areas.
- 9.1.2.3 For so long as the Performance Targets have not been achieved in particular areas and the date for completion of the Operation Stage has not occurred, the Contractor shall repeatedly submit an updated Supplemental Remediation Plan and, following each additional performance of supplemental remediation, an updated draft Confirmatory Clean-Up Survey Report.
- 9.1.3 The Company shall provide the Contractor with its comments on the draft Confirmatory Clean-Up Survey Report and on each updated draft report, as applicable. The Company may require the Contractor to provide additional information for purposes of reviewing the report. The Contractor shall incorporate the Company's comments into the draft report and submit a final draft to the Company for approval within five (5) Working Days after receipt of the Company's comments. The Contractor shall incorporate any further comments of the Company as soon as reasonably practicable and resubmit the draft, and shall repeat this process as necessary. The Contractor shall finalise and file the report only after receipt of the Company's approval of the final draft.

9.2 Project Completion Report

- 9.2.1 After the Contractor has submitted the Site Demobilisation Survey to the Company, the Contractor shall submit to the Company a draft Project Completion Report describing all Works performed, the stages of the Works, the reports submitted, the schedule in accordance with which the Works were performed, any additional operation of the System required to achieve the Performance Targets, and the Site demobilisation.
- 9.2.1.1 The purpose of the Project Completion Report is to provide a post-project review, capture lessons learned for future

projects and preserve organisational knowledge. The Project Completion Report shall fulfil that purpose.

- 9.2.2 The Company shall provide the Contractor with its comments on the draft. The Company may require the Contractor to provide additional information for purposes of reviewing the report. The Contractor shall incorporate the Company's comments into the draft report and submit a final draft to the Company for approval within fourteen (14) days after receipt of the Company's comments. The Contractor shall incorporate any further comments of the Company as soon as reasonably practicable and resubmit the draft, and shall repeat this process as necessary. The Contractor shall finalise and file the report only after receipt of the Company's approval of the final draft.

Document B(1) – Site Information Files

1	Summary Report of Passive Soil-Gas, Active Soil-Gas and Metals Survey Findings, IMI (Taas) Beit HaKerem Compound, Jerusalem, LDD, 2014
2	Soil-Gas Mapping in the Beit HaKerem and Ramat Beit HaKerem Neighbourhoods – Potential Subsurface Contamination, Windex, 2016
3	Groundwater and Soil-Gas Survey, Etgar, 2018
4	Active Soil and Soil-Gas Survey, LDD, 2019 (link)
5	Active Soil-Gas Survey along the Begin Road Decking Project, LDD, 2020 (link)
6	Upper Soil-Layer Remediation, Environmental Services Company Ltd., 2020–2021 (link)
7	IMI (Taas) Beit HaKerem SVE Pilot Report, Adama, 2021
8	Soil-Gas Monitoring Array, Ludan, 2024–2025 (link)
9	Site Rock Survey, Ludan, 2024–2025 (link)
10	Mapping of Sewerage, Drainage and Bezeq Infrastructure (DWG files)
11	Topographic Mapping of the Site (DWG and DEM files)
12	Current Georeferenced Aerial Photograph (TIFF file)
13	Rock-Borehole and PCE-Concentration Layer (SHP)
14	Work-Area Polygon Layer (SHP)

The documents listed in items 10–14 shall be sent by e-mail to registered suppliers.

**Document B(2) – Instructions for Confirmatory Sampling, Stack Monitoring and
Update Concerning Ambient-Air Sampling**

1. Instructions for Rock Sampling and VOC Analysis

- 1.1. Boreholes shall be drilled using 4-inch core-drilling methods. All drilling equipment and materials shall be VOC-free.
- 1.2. A detailed borehole log, including photographs, shall be prepared.
- 1.3. After the rock core has been released from the drilling rig, it shall be scanned using a PID to identify locations with potential contamination, including fractures, pores and changes in rock texture.
- 1.4. Rock samples for laboratory analysis shall be taken by using a hammer to break an approximately 10-15 cm section of rock core into a steel bowl, crushing the rock into small fragments or powder, and transferring the crushed material to suitable containers, including a bag for PID testing, a glass jar and dedicated vials for VOC analysis.
- 1.5. Sampling shall be performed as rapidly as possible and in no event shall take more than two minutes.
- 1.6. Only rock fragments shall be sampled, excluding clay and other geological features such as calcite.

2. Instructions for Sampling Air-Treatment System Stacks

- 2.1. The stacks of the extracted-air treatment systems shall be tested daily from commencement of operation until receipt of the results of the first ambient-air sampling event referred to in clause 3.4.2.
- 2.2. Sampling shall be performed as follows:
 - 2.2.1. On the first day of operation of the extracted-air treatment system.
 - 2.2.2. Once every two weeks until the target temperature is reached.
 - 2.2.3. Once, when the maximum temperature is reached.
 - 2.2.4. Once each month from the time the operating temperature is reached until operation of the treatment system is completed.

- 2.3. Each stack shall be sampled for four hours, with at least four samples taken from each stack during each sampling event. The sampled air shall be analysed for TOC using an FID in accordance with EPA-25a method. The comparison threshold value is 20 mg/m³. An excel table containing all measurements shall be provided together with a standard sampling report.
- 2.4. All tests specified above shall be conducted by a laboratory accredited by the Israel Laboratory Accreditation Authority. Testing shall be conducted through a standard sampling port and in accordance with the professional guidelines of the Air Quality Division of the Ministry.
- 2.5. If a TOC analytical result exceeds the threshold value, the Ministry and the Company shall be notified immediately and corrective actions shall be taken in accordance with the Monitoring Plan.
- 2.6. Completion and validity of the test shall be recorded in the Daily Status Report.

3. Update Concerning Ambient-Air Sampling (to be Performed by the Company)

- 3.1. Ambient-air sampling shall be performed by the Company.
- 3.2. Air quality in the vicinity of the Site shall be tested by means of 24-hour air sampling at four sampling points located around the perimeter of the compound at its northern, southern and western edges. The layout of the samplers is shown in Map 4.
- 3.3. At the four points referred to above, ambient air shall be sampled into dedicated TO-15 canisters over a period of 24 hours. At the end of the sampling period, the canisters shall be transferred for expedited analysis, with results to be provided within five (5) Working Days. The laboratory report shall include only the PCE and TCE compounds, which shall be compared with the ambient air quality values prescribed in the Clean Air Regulations (Air Quality Values) (Temporary Provision), 5771-2011:

Compound	CAS	Ambient Air Quality Value (µg/m³)
Tetrachloroethylene (PCE)	127-18-4	21
Trichloroethylene (TCE)	79-01-6	2

- 3.4. Testing shall be performed at the following frequency:

- 3.4.1. A background test before commencement of the Works within the compound.
- 3.4.2. A test upon commencement of the Works – activation of the treatment system (commencement of treatment).
- 3.4.3. A test at peak activity, when the operating temperature is reached.
- 3.4.4. In all cases, one test each month until operation of the extracted-air treatment system ceases.
- 3.5. Additional tests shall be conducted having regard to the results obtained and any change in the nature of the activities.
- 3.6. The tests shall be conducted concurrently with the stack TOC tests.
- 3.7. The sampling results shall also be provided to the Contractor for further action.

Map 4.



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