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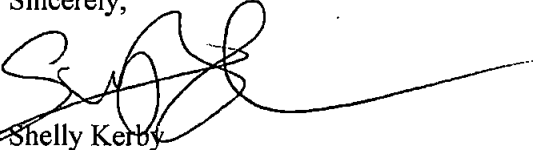
April 25, 2011

Department of Ecology
Northwest Regional Office
ATTN: Joe Hickey
3190-160th Avenue S.E.
Bellevue, WA 98008-5452

Mr. Hickey,

The intent of this memo is to send the cPAH results of 2008 monitoring well sampling at the Seattle School District John Stanford Center located at 2445 Third Avenue South, Seattle.

Sincerely,



Shelly Kerby
Risk Management
Seattle Public Schools
23-361
2445 3rd. Ave. S.
Seattle, WA, 98134-1165



June 17, 2008

Mr. David Wick
Seattle School District
4141 4th Avenue South
Seattle, Washington 98134

Letter Report
2008 Annual Groundwater
Monitoring
Seattle School Support Center
2445 Third Avenue South
Seattle, Washington
URS Job No. 33760741

Dear Mr. Wick:

INTRODUCTION AND BACKGROUND

This letter report presents the results of the annual groundwater monitoring conducted at the Seattle Schools Support Center located in Seattle, Washington. The work was performed in accordance with URS Corporation (URS) proposal dated February 18, 2008 and the Seattle Public Schools Services Contract executed February 5, 2001.

The purpose of this groundwater monitoring is to comply with the requirements outlined in the Washington State Department of Ecology (Ecology) No Further Action letter dated April 5, 1999. The letter specifies that the groundwater in the former hydraulic lift area be sampled and analyzed for carcinogenic polycyclic aromatic hydrocarbons (cPAHs) annually for a minimum of four consecutive sampling events until the selected wells fall below the Model Toxics Control Act (MTCA) Method B cleanup levels.

To meet the above stated objective, URS collected groundwater samples from the existing monitoring wells on February 27, 2008. Wells MW-3 and MW-7 were sampled at this time. The protective monument for one well (MW-3) was damaged during construction activities and will need to be replaced. As a result of this damage, water level measurements may not be directly comparable with previous readings. The groundwater samples were collected in accordance with Ecology and U.S. EPA protocols and analyzed by an Ecology-accredited laboratory for cPAHs by EPA Method 8270.

SAMPLING METHODS AND PROCEDURES

URS performed the groundwater sampling on February 27, 2008, using the low-flow purging and sampling procedure. Dedicated polyethylene tubing and a peristaltic pump were used to collect the

URS Corporation
1501 4th Avenue, Suite 1400
Seattle, WA 98101-1616
Tel: 206.438.2700
Fax: 206.438.2699



Seattle School District
June 17, 2008
Page 2

groundwater samples. During the sampling, the following information was recorded on sampling logs: depth to water, sampling depth, water temperature, dissolved oxygen (DO), conductivity, turbidity, oxidation reduction potential (ORP) and pH (Appendix A). After the parameters had stabilized, a water sample was collected into laboratory provided glassware. Samples were stored in a cooler with ice and delivered under strict chain of custody protocol to Fremont Analytical, an Ecology-accredited laboratory located in Seattle, Washington.

FINDINGS AND CONCLUSIONS

The analytical results and groundwater elevation measurements are summarized on Tables 1 and 2, respectively. The laboratory analytical report is provided in Appendix B. cPAHs were not detected in the groundwater at well MW-3 or MW-7. Non-carcinogenic PAHs acenaphthene, fluoranthene, naphthalene, 1-methylnaphthalene and pyrene were detected in well MW-3 at concentrations below the MTCA Method B cleanup levels. The concentration of acenaphthene has increased, 1-methylnaphthalene and naphthalene have remained the same, and fluoranthene and pyrene have decreased in well MW-3 when compared to the 2006 sampling event. cPAHs do not appear to be affecting the groundwater.

◆ ◆ ◆



Seattle School District
June 17, 2008
Page 3

We trust this report meets your requirements. Do not hesitate to contact us if you have any questions or require any additional information.

Very truly yours,

URS CORPORATION

David Raubvogel, LHG
Senior Geologist

Ian Vermeeren
Geologist

Attachments:

- Table 1 – Groundwater Analytical Data
- Table 2 – Groundwater Elevation Measurements
- Appendix A – Groundwater Sampling Logs
- Appendix B – Laboratory Report

Table 1
Groundwater Analytical Data - Selected PAH Analyte List
Seattle School District Support Center
Seattle, Washington

Sample ID: Sample Date:	MW-3						MW-7						MTCA Method B Groundwater Cleanup Level
	2/22/2001	2/27/2002	2/17/2003	2/17/2005	5/5/2006	2/27/2008	2/21/2001	2/27/2002	2/17/2003	2/17/2005	5/5/2006	2/27/2008	
PAHs (ug/L)													
Benzo(a)anthracene ⁽¹⁾	0.246	0.0664	0.223	0.153	0.0868	0.08 U	0.1 U	0.01 U	0.01 U	0.0137	0.0473	0.08 U	0.012
Benzo(b)fluoranthene ⁽¹⁾	0.1 U	0.0146	0.01 U	0.0655	0.01 U	0.08 U	0.1 U	0.01 U	0.01 U	0.01 U	0.0312	0.08 U	0.012
Benzo(k)fluoranthene ⁽¹⁾	0.1 U	0.01 U	0.01 U	0.0782	0.0484	0.08 U	0.1 U	0.01 U	0.01 U	0.01 U	0.0345	0.08 U	0.012
Benzo(a)pyrene ⁽¹⁾	0.1 U	0.0133	0.0605	0.0595	0.01 U	0.08 U	0.1 U	0.01 U	0.01 U	0.01 U	0.0498	0.08 U	0.012
Chrysene ⁽¹⁾	0.227	0.0693	0.511	0.207	0.123	0.08 U	0.1 U	0.0106	0.01 U	0.0125	0.0517	0.08 U	0.012
Dibenz(a,h)anthracene ⁽¹⁾	0.1 U	0.01 U	0.0923	0.0347	0.01 U	0.08 U	0.1 U	0.01 U	0.01 U	0.01 U	0.01 U	0.08 U	0.012
Indeno(1,2,3-c,d)pyrene ⁽¹⁾	0.1 U	0.01 U	0.0882	0.0392	0.01 U	0.08 U	0.1 U	0.01 U	0.01 U	0.01 U	0.0283	0.08 U	0.012
TTEC Concentration (cPAHs)	0.027	0.022	0.106	0.099	0.015	NA	NA	0.0001	NA	0.0015	0.064	NA	0.012 (benzo(a)pyrene)
Total cPAHs	0.473	0.164	0.975	0.637	0.258	ND	ND	0.0106	ND	0.026	0.243	ND	0.1 (benzo(a)pyrene) ⁽²⁾

Notes:

Numbers in bold font indicate that the result reported exceeds the MTCA Method B groundwater cleanup level.

Model Toxics Control Act (MTCA) Cleanup Regulation, WAC 173-340. MTCA Method B values are from Ecology website CLARC tables downloaded March 2008

(<https://fortress.wa.gov/ecy/clarc/reporting/CLARCReporting.aspx>).

PAHs - Polynuclear Aromatic Hydrocarbons

NA - Not applicable

ND - Not detected

U - Parameter was analyzed for, but not detected above the reporting limit shown.

¹ These compounds are considered carcinogenic PAHs (cPAHs), are subject to WAC-173-340 Toxicity Equivalent Soil Concentration calculations, and are identified as A (known human) or B (probable human) carcinogens by the United States Environmental Protection Agency

² The cleanup level for total cPAHs for MTCA Method A groundwater is 0.1 ug/L (benzo(a)pyrene).

³ Other detected PAHs (non-carcinogenic) did not exceed the associated MTCA Method B groundwater cleanup level. See attached laboratory report for additional PAH compounds.

Table 2
Groundwater Elevations
Seattle School District Support Center
Seattle, Washington

Sample ID	Screened Interval (feet bgs)	TOC Elevation (feet amsl)	2/21-22/01		2/27/2002		2/17/2003		2/17/2005		5/5/2006		2/27/2008	
			Depth to Water (feet)	Groundwater Elevation (feet amsl)	Depth to Water (feet)	Groundwater Elevation (feet amsl)	Depth to Water (feet)	Groundwater Elevation (feet amsl)	Depth to Water (feet)	Groundwater Elevation (feet amsl)	Depth to Water (feet)	Groundwater Elevation (feet amsl)	Depth to Water (feet)	Groundwater Elevation (feet amsl)
MW-3*	3.0 - 14.0	14.73 *	4.69	10.04	5.62	9.11	7.23	7.50	4.93	9.80	4.41	10.32	5.52	9.21
MW-6A	3.5 - 13.5	16.48	6.45	10.03	7.24	9.24	NA	NA	NA	NA	NA	NA	NA	NA
MW-7	3.0 - 13.0	16.22	6.77	9.45	7.1	9.12	8.56	7.66	6.99	9.23	6.48	9.74	6.42	9.8
MW-8	3.5 - 13.5	16.66	6.9	9.76	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MW-9	3.5 - 13.0	16.25	6.65	9.6	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

amsl - Above Mean Sea Level

bgs - Below Ground Surface

TOC - Top of Casing

NA- Not available, well destroyed during construction activities

* The casing for well MW-3 was damaged during construction; therefore elevation data for 2003 & 2005 are not comparable to previous data.

APPENDIX A
GROUNDWATER SAMPLING LOGS



2930 Westlake Ave N Suite 100
Seattle, WA 98109
T: (206) 352-3790
F: (206) 352-7178
info@fremontanalytical.com

URS Corporation
Attn: David Raubvogel
Century Square
1501 4th Avenue, Suite 1400
Seattle, WA 98101-1616

RE: Seattle School District Support CTR GW
Fremont Project No: CHM080227-4

March 4th, 2008

Dave:

Enclosed are the analytical results for water samples – *MW-3 & MW-7*, delivered to Fremont Analytical on February 27th, 2008. The samples were received in good condition - in the proper containers and within holding times. The cooler temperature was 5° C, which is within the recommended limits

Examination of these samples was conducted for the presence of the following:

- *Polyaromatic Hydrocarbons In Water by EPA Method 8270C*

These applications were performed under Washington State Department of Ecology accreditation parameters. All appropriate Quality Assurance / Quality Control method parameters have been applied.

Please contact the laboratory if you should have any questions about the report.

Thank you for using Fremont Analytical!

Sincerely,

Michael Dee
Sr. Chemist / Principal
mikedee@fremontanalytical.com

www.fremontanalytical.com



2930 Westlake Ave. N., Suite 100
Seattle, WA 98103

T: 206.352.3790
F: 206.352.7178

email: info@fremontanalytical.com

Analysis of Polyaromatic Hydrocarbons in Water by EPA Method 8270C

Project: Seattle School District Support CTR GW
Client: URS Corp
Client Project #: N/A
Fremont Analytical Project #: CHM080227-4

EPA 8270C (ug/L)	MRL	Method Blank	LCS	Duplicate		RPD %	MW-7
				MW-3	MW-3		
Date Extracted		2/29/08	2/29/08	2/29/08	2/29/08		2/29/08
Date Analyzed		3/3/08	3/3/08	3/3/08	3/3/08		3/3/08
Matrix		Water		Water	Water		Water
Naphthalene	0.1	nd		0.1	0.1	0%	nd
1-Methylnaphthalene	0.1	nd		0.1	0.1	0%	nd
2-Methylnaphthalene	0.1	nd		nd	nd		nd
Acenaphthene	0.1	nd	103%	4.5	4.6	2%	nd
Acenaphthylene	0.1	nd		nd	nd		nd
Fluorene	0.1	nd		nd	nd		nd
Phenanthrene	0.1	nd		nd	nd		nd
Anthracene	0.1	nd		nd	nd		nd
Fluoranthene	0.1	nd		1.4	1.4	0%	nd
Pyrene	0.1	nd	81%	1.1	1.2	9%	nd
Benzo(a)anthracene	0.08	nd		nd	nd		nd
Chrysene	0.08	nd		nd	nd		nd
Benzo(b)fluoranthene	0.08	nd		nd	nd		nd
Benzo(k)fluoranthene	0.08	nd		nd	nd		nd
Benzo(a)pyrene	0.08	nd		nd	nd		nd
Indeno(1,2,3-cd)pyrene	0.08	nd		nd	nd		nd
Dibenzo(a,h)anthracene	0.08	nd		nd	nd		nd
Benzo(g,h,i)perylene	0.1	nd		nd	nd		nd
<i>Total PAH Carcinogens</i>		0.00		0.00	0.00		0.00

Surrogate Recovery

(Surr 1) 2-Fluorobiphenyl	106%	81%	112%	109%	113%
(Surr 2) p-Terphenyl	98%	78%	98%	102%	102%

"nd" Indicates not detected at listed reporting limits
 "int" Indicates that interference prevents determination
 "J" Indicates estimated value
 "MRL" Indicates Method Reporting Limit
 "LCS" Indicates Laboratory Control Sample
 "MS" Indicates Matrix Spike
 "MSD" Indicates Matrix Spike Duplicate
 "RPD" Indicates Relative Percent Difference

Total PAH Carcinogens Defined as:

Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene,
Benzo(a)pyrene, Indeno(1,2,3-cd)pyrene, Dibenzo(a,h)anthracene

Samples may be run as SIM / Scan mode combination.
 Acceptable RPD is determined to be less than 30%
 Acceptable Recovery Limits for Surrogate: 65% to 135%
 Acceptable Recovery Limits (LCS, LCSD, MS, MSD): 50% to 150%
 Surrogate Concentration = 4 ug/L
 Spiked Water Concentration = 2 ug/L



2930 Westlake Ave. N., Suite 100
Seattle, WA 98103

T: 206.352.3790
F: 206.352.7178

email: info@fremontanalytical.com

Analysis of Polyaromatic Hydrocarbons in Water by EPA Method 8270C

Project: Seattle School District Support CTR GW
Client: URS Corp
Client Project #: N/A
Fremont Analytical Project #: CHM080227-4

EPA 8270C (ug/L)	MRL	MS	MSD	RPD %
		MW-7	MW-7	
Date Extracted		2/29/08	2/29/08	
Date Analyzed		3/3/08	3/3/08	
Matrix		Soil	Soil	

Naphthalene	0.1			
1-Methylnaphthalene	0.1			
2-Methylnaphthalene	0.1			
Acenaphthene	0.1	82%	88%	7%
Acenaphthylene	0.1			
Fluorene	0.1			
Phenanthrene	0.1			
Anthracene	0.1			
Fluoranthene	0.1			
Pyrene	0.1	60%	65%	8%
Benzo(a)anthracene	0.08			
Chrysene	0.08			
Benzo(b)fluoranthene	0.08			
Benzo(k)fluoranthene	0.08			
Benzo(a)pyrene	0.08			
Indeno(1,2,3-cd)pyrene	0.08			
Dibenzo(a,h)anthracene	0.08			
Benzo(g,h,i)perylene	0.1			

Total PAH Carcinogens

Surrogate Recovery

(Surr 1) 2-Fluorobiphenyl	108%	109%
(Surr 2) p-Terphenyl	96%	102%

"nd" Indicates not detected at listed reporting limits

"int" Indicates that interference prevents determination

"J" Indicates estimated value

"MRL" Indicates Method Reporting Limit

"LCS" Indicates Laboratory Control Sample

"MS" Indicates Matrix Spike

"MSD" Indicates Matrix Spike Duplicate

"RPD" Indicates Relative Percent Difference

Total PAH Carcinogens Defined as:

Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene,
Benzo(a)pyrene, Indeno(1,2,3-cd)pyrene, Dibenzo(a,h)anthracene

Samples may be run as SIM / Scan mode combination.

Acceptable RPD is determined to be less than 30%

Acceptable Recovery Limits for Surrogate: 65% to 135%

Acceptable Recovery Limits (LCS, LCSD, MS, MSD): 50% to 150%

Surrogate Concentration = 4 ug/L

Spiked Water Concentration = 2 ug/L

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2



Fremont

ANALYTICAL

2930 Westlake Ave. N. Suite 100
Seattle, WA 98109

Tel: 206-352-3790
Fax: 206-352-7178

Chain of Custody Record

Date: 02/27/08

Page: 1 of 1

Client: URS
Address: 1561 4TH AVE SUITE 1400
City, State, Zip: SEATTLE WA 98101 Tel: _____

Project Name: SEATTLE SCHOOL DIST. SUPPORT CTR GW
Location: 2445 THIRD AVE. S SEATTLE WA
Collected by: IAN VERMEEREN

Reports To (PM): DAVID RAUBVOGEL

Fax: _____

Email: david.raubvogel@urscorp.com

Project No: _____

Sample Name	Time	Sample Type	Container Type	Date of Collection	VOA 8260	VOA 8021B BTEX	NWTPH-GX	NWTPH-HClD	NWTPH-Dx Ext.	SEMI VOL 8270	PAH 8270	PCBs 8082	CI PESTICIDES 8081	METALS:	Metals: MTCA-5	Metals: RCRA-8	Comments/Depth
1 MW-3	1045	GW	1L	02/27/08							X						
2 MW-7	1145	GW	1L	02/27/08							X						
3																	
4																	
5																	
6																	
7																	
8																	
9																	
10																	

Relinquished	Date/Time	Received	Date/Time	Sample Receipt:	Special Remarks
x	<u>02/27/08 1:20</u>	<u>[Signature]</u>	<u>2/27/08 1:20</u>	Good?	
Relinquished	Date/Time	Received	Date/Time	Acceptable Temp?	
x				<u>50</u>	
				Seals Intact?	
				Total Number of Containers:	
					TAT → 24HR 48HR <u>Standard</u>



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STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

August 30, 2002

Mr. Randall Alder, Environmental Specialist
United States Postal Service
Denver Facilities Service Office
8055 Tufts Avenue, Suite 400
Denver, CO 80237-2881

and

Mr. John Richmond
Seattle School District
4141 – Fourth Avenue South
Seattle, WA 98134

Subject: Groundwater Monitoring Results at former US Postal Service
General Mail Facility at 2445 Third Avenue South, Seattle, Washington

Dear Mr. Alder and Mr. Richmond:

Thank you for submitting the groundwater monitoring results for February 21-22, 2001 and February 27, 2002 conducted by URS Corporation for the Seattle School District and received by Ecology on May 9, 2002. These groundwater monitoring results were prepared following Ecology's request for monitoring and maintenance in Ecology's No Further Action letter dated April 5, 1999.

These results show no detection of the chemicals-of-concern, cPAHs (carcinogenic polynuclear aromatic hydrocarbons) above the practical quantification limits at the selected monitoring wells with the exception of MW-3. At MW-3, the two monitoring events show a decrease in concentration of all detected cPAHs and no detection of cPAHs at the two adjacent wells, MW-6A and -7 with the exception of one occurrence below the cleanup level at MW-7. For example, one cPAH at MW-3, benzo(a)anthracene decreased from 0.246 to 0.0664 ug/L (parts per billion) comparing the February 2001 to 2002 results, and likewise, chrysene decreased from 0.227 to 0.0693 for the 2001 and 2002 results. Two wells, MW-8 and -9 showed no detections in the 2001 and were not sampled in February 2002 and were reported destroyed during construction activities.

I recommend that groundwater monitoring continue at two wells for one event in February 2003 and then to re-evaluate. Monitoring should continue at well MW-3 and -7 for cPAHs using EPA



method 8270 with SIM. If concentrations at MW-3 continue to decline, then I would suggest that monitoring is complete and to close the wells. Also, I recommend to postpone replacement of MW-8 and -9 pending the February 2003 results or cancel replacement.

If you would like to discuss these results or have questions, please call me at the Northwest Regional Office at 425-649-7249 or contact me by email at <mobr461@ecy.wa.gov>.

Sincerely,

A handwritten signature in black ink, appearing to read "Maura S. O'Brien", with a long horizontal flourish extending to the right.

Maura S. O'Brien,
Registered Geologist/Hydrogeologist, #869
Toxics Cleanup Program

cc David Raubvogel, URS Corporation

US Postal Service Gen. Mail Serv.
SIT 1.2.1

WALDRON AKIRA

TRANSMITTAL



Date: May 20, 2004
File No. 0220.00 XMTL 035
Project: Seattle School District
Support Center Parking Lot Modifications
2445 3rd Ave South, Seattle WA

To: Maura O'Brien
Washington State Dept of Ecology
Northwest Regional Office
3190 160th Ave. SE
Bellevue WA 98008-5452

c:

From: Marsha Johnson

We are sending via mail Attached Separate cover
 Facsimile - pages including this sheet

Copies	Dated	Description
1	4/3/01	C3.0 Site Layout Plan - DLR
1	5/24/04	A1.0 Site Layout Plan - Waldron Akira

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These are transmitted as indicated:

For your use As requested For your signature
 As noted For review and comment Other _____

Remarks:

Drawing C3.0 shows the site as it is today. A1.0 shows the modification that will be made. The area of greatest concern is at the location of the new water quality vault as it will require deeper excavation. There will be new catch basins and manholes as I have indicated in red. The "new metal building" shown at the north end of the site will be a metal shed that sits on a concrete slab on grade with little excavation required. Given the long use of the site as an industrial area I am concerned that the contractor might encounter something as they excavate for the new water quality vault. What we need to include with our bid documents is a "Letter of Good Faith Inspection". I will check back with you on June 2.





PHAROS
CORPORATION




Jonathan Cannon
Acquisitions and Relocations

Tel: 425.921.1019

Fax: 425.744.1400

jonathanc@pharosc corp.com

123 Second Ave. South, P.O. Box 1569, Edmonds, WA 98020



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GOOD MORNING, MAURA -

4/28

IN THE EVENT THAT I'M UNABLE TO MEET WITH YOU THIS MORNING,
I'M GOING TO LEAVE THIS LOVELY PACKET WITH THE RECEPTIONIST FOR
YOU.

CONTENTS REGARDING THE FORMER USPS FACILITY @ 230 S. LAWER
IN SEATTLE. AS YOU CAN SEE FROM THE VARIOUS MAPS THE RAILROAD IS
PURCHASING TWO SMALL PARCELS APPROXIMATELY 200' FROM THE CLOSET
MONITORING WELLS.

WE WOULD APPRECIATE A LETTER ADDRESSING DOE'S CONCERNS
(OR LACK THEREOF) IN THE TRANSFER OF TITLE FROM SEATTLE
SCHOOL DISTRICT TO BNSF.

LOOKS LIKE I'M GOING TO MISS YOU THIS MORNING - I HAVE ABOUT
400 MORE MEETINGS TODAY, BUT PLEASE GIVE ME A CALL WITH ANY
QUESTIONS. I'D BE HAPPY TO MEET AGAIN IF YOU'D LIKE. (ANYTHING
THAT GETS ME AWAY FROM MY DECK IS A POSITIVE.)

THANKS, MAURA,

JONATHAN CANNON

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March 31, 2003

Department of Ecology
Northwest Regional Office
Toxics Cleanup Program
ATTN: Maura O'Brien
3190-160th Avenue S.E.
Bellevue, WA 98008-5452

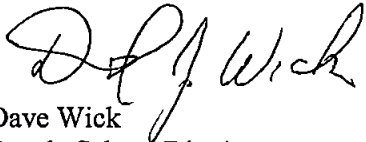
Dear Maura,

Please find enclosed the URS groundwater monitoring report during the February 2003 sampling event at MW-3 and 7 at the Seattle School District Support Center Facility (the former USPS General Mail Facility) located at 2445 Third Avenue South, Seattle.

Please review and determine if additional monitoring is required.

I can be contacted at 206-252-0529, or e-mail at dwick@seattleschools.org.

Sincerely,



Dave Wick
Seattle School District
John Stanford Center for Educational Excellence
2445 Third Avenue South
PO Box 34165
Mailstop 23-363
Seattle, WA 98124-1165

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APR 01 2003
DEPT OF ECOLOGY

O'Brien, Maura

From: Wick, David [DWick@seattleschools.org]
Sent: Thursday, August 29, 2002 11:37 AM
To: O'Brien, Maura
Cc: Heller, Ed; Richmond, John; Morello, Lucy; White, Troy
Subject: RE: SSD Support Center Well Monitoring Evaluation

Hello Maura,

I was contacted by and spoke with URS Senior Geologist David Raubvogel yesterday proposing that we seek Ecology's approval to discontinue groundwater monitoring at MW- 8 and -9 for cPAH's at our new Seattle School District Support Center. As I had informed you in the past, these two monitoring wells were destroyed during construction activities at the site. Due to the damage, URS was unable to sample these wells during the most recent February 22, 2002 sampling event. This required sampling for cPAH's is per Ecology's "No Further Action" letter dated April 5, 1999. The monitoring program specified by Ecology was for a total of five monitoring wells.

We are requesting this modification to the monitoring program since no cPAH's have been detected at MW's -8 & -9 over the past two sampling events (events performed on February 2001 by Columbia Environmental Services and February 2002 by URS) and prior sampling events.

We realize that the analytical method used for the initial sampling event was not sensitive enough to obtain a detection limit applicable to the cleanup level of 0.012 ug/L, nevertheless, the cPAH levels were below the best available detection limit for these two wells during the initial event.

We are requesting discontinuing annual monitoring of MW-8 & 9, since URS is currently working with the General Contractor to repair/replace these wells, and if your determination that the monitoring of these wells is no longer warranted, then the District would avoid the costs associated with reconstruction of the wells and continued monitoring.

Mr. Raubvogel is willing to discuss this matter in further detail from an engineering and technical perspective. He can be reached at 206-438-2284.

Thanks Maura. Appreciate your assistance. If you have any questions, please feel free to contact either Mr. Raubvogel or me.

> -----Original Message-----

> From: Wick, David
> Sent: Wednesday, August 07, 2002 11:15 AM
> To: 'mobr461@ecy.wa.gov'
> Cc: Heller, Ed; Richmond, John; Morello, Lucy; White, Troy
> Subject: SSD Support Center Well Monitoring Evaluation

>
>
>
> Good Morning Maura,
>
> I was wondering whether if you have had the opportunity to review our
> past cPAH monitoring well reports for the new Seattle School District
> Support Center Facility (the former USPS General Mail Facility)
> located at 2445 Third Avenue South, Seattle; and whether additional
> monitoring is required and for which wells?
>
> The intent of the Ecology Restrictive Covenant portion of the June 14,
> 1999 conditional "No Further Action" letter required the owners and
> operators of this site to perform groundwater monitoring and
> maintenance to assure it does not pose a threat to human health or the
> environment. Proposed monitoring was at MW-7, -8, -9, -3, and -6A once

> annually for a total two sampling events around the hydraulic lift
> station during the wet season. We were then to request your agency
> re-evaluate these monitoring requirements to determine if additional
> monitoring is necessary.
>
> We currently have submitted four monitoring event reports to your
> agency for review. Reports are dated January 2000, April 2001 by
> Columbia Environmental Services; and May 2001, March 2002 by URS. The
> March 2002 report does not include sampling/analysis data for
> monitoring wells -8 and -9, since these wells were apparently
> destroyed during construction activities and URS was to coordinate
> with the General Contractor, Baugh Construction, to replace and repair
> these wells.
>
> If you have any questions regarding the monitoring reports, I suggest
> you contact URS Senior Geologist, David Raubvogel at 206-438-2700.
>
> Thank you for any recommendations and determinations you can provide.
> Our intent is to close this matter as soon as possible.
>
> Dave Wick
> Environmental Coordinator
> Seattle School District
> 4141 4th Avenue South
> Mailstop AF-363
> Seattle, WA 98134
> Phone: (206) 252-0529
> Fax: (206) 252-0646
> E-Mail: dwick@seattleschools.org
>

O'Brien, Maura

From: Knox, Brian (SEA) [briank@prestongates.com]
Sent: Friday, March 19, 1999 11:15 AM
To: 'mobr461@ecy.wa.gov'
Cc: 'renglish@cks.ssd.k12.wa.us'
Subject: Suggestions for NFA



uspsgmf-nfaRC.doc

Maura,

Thank you for taking the time yesterday to discuss clarifications to the no further action letter for the USPS General Mail Facility. As promised, I am providing specific text for your consideration. Proposed additions are shown with revision marks in the attached file.

The following paragraphs describe the reasons for the changes. As we discussed, most of them are meant to clarify the site restrictions so that they can be better understood and followed in the future. The following explanatory notes appear in the same order as the additions they explain.

1. Letter, p. 2: this language clarifies that the "no further action" decision applies to the entire site, not just the area around the hoist that is subject to specific restrictions.
2. Letter, p. 2: initial capital letters are added to the "Restricted Area" definition a provide a clear basis of reference.
3. Letter, p. 2: As we discussed, future site occupants might ask for Ecology's approval to dig in the Restricted Area. You mentioned that in making such decisions Ecology would consider worker exposure and soil disposal issues. The proposed language expressly notes these concerns, in a non-limiting way, so that your intent is clear in the future.
4. Letter, p. 3: The restrictive covenant currently contains very general language from the cleanup regulations referring to the need to continue "adequate and complete" monitoring, operation and maintenance of the Remedial Action. Our concern is that future readers may not know what this means for this site. The NFA letter itself describes the monitoring clearly. The added language therefore cross-references the monitoring discussion in the letter to the covenant (section 4), so that future owners understand what is required of them.
5. Letter, p. 3, double space text: We would add "s" to the word "release" so that it is more clear that the NFA determination applies to releases at various locations on the site and not just the release at the hoist area.
6. Covenant, p. 1: The covenant's current text identifies the three reports that Ecology reviewed to make the NFA determination. This addition would also identify the NFA letter itself. This is important because the covenant itself uses quite general language. The letter adds important context so that future site occupants can understand and follow the applicable restrictions.
7. Covenant, section 1: As discussed, the School District plans to use the Property for public administration and office uses. The proposed change clarifies that this is consistent with the Covenant's use restriction.

8. Covenant, section 2: Sections 2 and 3 prohibit classes of activities that are prohibited around the hoist area. The suggested language adds a reference to the "Restricted Area" as defined in the No Further Action Letter. This should help future site occupants understand where the restrictions apply. (I see sections 2 and 3 as pertaining to excavation-related restrictions rather than groundwater use restriction, because the groundwater use restriction is site-wide and appears in section 1.)

9. Covenant, section 2: As discussed, the "without Ecology's approval" language needs to be in section 2 as well as in 3, where it already appears.

10. Covenant, section 2: A sentence is added describing the activities of concern -- excavation/penetration of soil. This is simply intended to help future site occupants understand what activities must be avoided.

11. Covenant, section 3: suggestions for this section parallel those made for 2. Suggestions to the clause about the pathway are for clarity only.

12. Covenant, section 4: A cross-reference to the monitoring requirement in the NFA is added so that it is clear what monitoring requirements the covenant requires.

Please call if these comments or the proposed changes raise any additional questions. Thank you for taking these into account.

The attachment is saved in Word 95/6.0.

<<uspsgmf-nfaRC.doc>>

Brian K. Knox
briank@prestongates.com

USPS - Gen Mail Facility
SIT 1.2.1

O'Brien, Maura

From: TOM CIAGLO [TCIAGLO@email.usps.gov]
Sent: Thursday, March 11, 1999 6:31 PM
To: mobr461
Cc: RANDYL ALDER
Subject: Former USPS Seattle GMF

Hi Maura,

This communication is in regards to Site Identification Number - TCP ID # NW-0132, and more specifically your March 8, 1999 No Further Action and Restrictive Covenant for the former USPS Seattle General Mail Facility.

I appreciated getting this letter. I had a few comments on the letter and restrictive covenant for you to consider. On the first page of your letter, the second paragraph, you state that the site includes five former UST's. There were actually six former UST's at the site, the sixth one being, I assume, the 8,000 gallon heating oil tank which was replaced by the current 6,000 gallon heating oil tank.

At the end of the second page of your letter you indicate that groundwater monitoring must be conducted until PAH concentrations fall below cleanup levels for four consecutive sampling events. In the next sentence you indicate monitoring is for two sampling events and then to re-evaluate. During our February 10, 1999 conference call I thought it was discussed that monitoring will continue until PAH concentrations fall below cleanup levels for two consecutive sampling events. Could you please clarify the number of consecutive sampling events that we must meet?

✓ At the very beginning of the Restrictive Covenant, please change the Owner to: Mr. David Eales, Manager, Asset Management and senior officer, United States Postal Service - Facilities. In the last paragraph of page A-2 of the Restrictive Covenant, please also change Denver Facilities Service Office to just Facilities.

✓ In the second line on page A-2 of the Restrictive Covenant you indicate the samples of benzo(a)anthracene that exceeded cleanup levels. It appears that sample SP19 should be changed to SP16. There is no sampling location SP19.

Thank you for your consideration of these comments. As I indicated to you, after Friday March 12, your USPS contact on this site should be Randy Alder, 303-220-6547 or >ralder@email.usps.gov<. It was a pleasure working with you and thank you for all your assistance.

-Tom Ciaglo



USPS - General Mail
Facility 3171.2.1

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office, 3190 - 160th Ave S.E. • Bellevue, Washington 98008-5452 • (425) 649-7000

March 8, 1999

Mr. Tom Ciaglo,
Environmental Specialist
United States Postal Service
Denver Facilities Service Office
8055 Tufts Avenue, Suite 400
Denver, Colorado 80237-2881

Subject: No Further Action and Restrictive Covenant for
Independent Remedial Action at US Postal Service General Mail Facility at
2445 Third Avenue South, Seattle, Washington
Site Identification Number - TCP ID# NW-0132 and LUST #2075

Dear Mr. Tom Ciaglo:

Thank you for submitting the results of your independent remedial action(s) to the Voluntary Cleanup Program for review by the State of Washington Department of Ecology (Ecology). Ecology appreciates your initiative in pursuing this administrative option under the Model Toxics Control Act (MTCA).

This letter addresses the independent remedial action(s) at the US Postal Service General Mail Facility located at 2445 Third Avenue South, in Seattle, King County, Washington. This site is also listed as 230 South Lander Street, Seattle, Washington, parcel # 766620-5235, and tax E#0696876 dated November 18, 1982. The site includes two buildings, the General Mail Facility Building (GMF) and the Vehicle Maintenance Facility Building (VMF) over approximately 12.11 acres, one underground storage tank (UST), five former USTs, and an hydraulic lift pit area. The site is bordered by Burlington Northern railroad to the west, a parking lot to the north, Third Avenue South to the east, and South Lander Street to the south. It will be referred to as the Site.

Ecology's Toxics Cleanup Program has reviewed the following information regarding the Site:

1. ICF Kaiser, 1999, Washington State Model Toxics Control Act, Method C Calculations for the General Mail Facility, Seattle, Washington, 6 pp., letter report dated January 21, 1999.



*Mr. Tom Ciaglo, USPS Denver Facilities Service Office
No Further Action/Restrictive Covenant for USPS General Mail Facility, Seattle
March 8, 1999, page 2*

2. ICF Kaiser, 1998, Supplemental Soil and Groundwater Sampling at General Mail Facility, Seattle, Washington, 10 pp., October 5, 1998.
3. Dames & Moore, 1998, Report – Soil and Groundwater Investigation at USPS General Mail Facility, Seattle, Washington, 16 pp., July 27, 1998.
4. ICF Kaiser, 1997, Phase 1 Environmental Site Assessment at General Mail Facility, Seattle, Washington, 47 pp., October 15, 1997.

The above listed reports will be kept in the Central Files of the Northwest Regional Office (NWRO) of Ecology for review by appointment. Appointments can be made by calling Ms. Sally Perkins at the NWRO at 425-649-7190.

Based upon the above information Ecology has determined that, at this time, the release of petroleum hydrocarbons, specifically Polynuclear Aromatic Hydrocarbons (PAHs) into the soil and groundwater in and around the hydraulic lift area may pose a threat to human health and/or the environment.

Therefore, Ecology is issuing this determination that no further remedial action is necessary at this Site under MTCA, chapter 70.105D RCW and a restrictive covenant is required to be placed on the Site. The restrictive covenant is specifically for soils at and around the hydraulic lift area and ground water underlying the Site. The hydraulic lift area is defined as the area where the hydraulic lifts or hoists are located in the NE area of the Vehicle Maintenance Building. The area is surrounded by monitoring wells MW-7, -8, -6A, and -3 as shown on Dames & Moore report, 1998, figure 5. The restrictive covenant will require an Ecology approved plan to excavate or penetrate into the soils at and around the hydraulic lift area, and the covenant will restrict any future use or extraction of ground water at the Site. For location of the restricted area, see the attached figure.

Please note that because your actions were not conducted under a consent decree with Ecology, this letter is written pursuant to RCW 70.105D.030(1)(i) and does not constitute a settlement by the state under RCW 70.105D.040(4) and is not binding on Ecology. Furthermore, you must conduct the necessary monitoring and maintenance to assure that this Site does not pose a threat to human health or the environment. Groundwater at the hydraulic lift area of the Site must be sampled and analyzed for PAHs annually until PAH concentrations in selected monitoring wells fall below the MTCA method B cleanup levels for four consecutive sampling events. Proposed monitoring is at MW-7, -8, -9, -3, and -6A for two sampling events during the wet season and then to re-evaluate. Failure to conduct this necessary monitoring and maintenance will result in the automatic withdrawal of Ecology's no further action determination.

*Mr. Tom Ciaglo, USPS Denver Facilities Service Office
No Further Action/Restrictive Covenant for USPS General Mail Facility, Seattle
March 8, 1999, page 3*

Ecology's no further action determination is contingent upon filing the Restrictive Covenant appended hereto as Appendix A, with King County Department of Records and Elections. No later than thirty (30) days from the date the Restrictive Covenant is recorded you must send a notarized copy of the recorded Restrictive Covenant to Ecology. Ecology's no further action determination will be issued upon receipt of the Record's Office recording of the restrictive covenant. Ecology's no further action determination automatically terminates and will have no force and effect if you fail to record this restrictive covenant or violate any portions of the restrictive covenant. WAC 173-340-440(6) requires you to notify and seek comment from the City of Seattle Department of Construction and Land Use with land use planning authority for real property subject to the restrictive covenant.

Ecology's no further action determination is made only with respect to the release identified in the independent remedial action reports listed above. This no further action determination applies only to the area of the property affected by the release identified in the reports USPS General Mail Facility, at 2445 Third Avenue South, in Seattle, Washington. It does not apply to any other release or potential release at the property, any other areas on the property nor any other properties owned or operated by the US Postal Service.


Ecology will update its database to reflect this "No Further Action" determination after receipt of the recording of the restrictive covenant. Your site will continue to appear in future publications of the LUST database.

The state, Ecology, and its officers and employees are immune from all liability and no cause of action of any nature may arise from any act or omission in providing this determination.

*Mr. Tom Ciaglo, USPS Denver Facilities Service Office
No Further Action/Restrictive Covenant for USPS General Mail Facility, Seattle
March 8, 1999, page 4*

Thank you for the opportunity to work with you on the independent cleanup of this Site. If you have any questions, please contact me at the Northwest Regional Office at 425-649-7249 or by email at <mobr461@ecy.wa.gov>.

Sincerely,

A handwritten signature in black ink, appearing to read "Maura S. O'Brien", with a long horizontal flourish extending to the right.

Maura S. O'Brien,
Toxics Cleanup Program

Cc Brian Knox, Attorney, Preston, Gates & Ellis
Ric Anderson, Lowe Enterprises
Craig Wrench, Lowe Enterprises

Appendix A

RESTRICTIVE COVENANT

Independent Remedial Action at the USPS Former General Mail Facility
2445 Third Avenue South, Seattle, Washington
Site Identification Number - TCP ID# N-17-5429-000

RESTRICTIVE COVENANT

Owner: Mr. Tom Ciaglo, Environmental Specialist and senior officer,
United States Postal Service - Denver Facilities Service Office

Site: US Postal Service General Mail Facility at
2445 Third Avenue South, Seattle, Washington
Site Identification Number - TCP ID# NW-0132 and LUST #2075

This declaration of Restrictive Covenant is made pursuant to RCW 70.105D.030 (1)(f) and WAC 173-340-440 by _____, senior officer in USPS with signature authority, its successors and assigns, and the State of Washington Department of Ecology, its successors and assigns (hereafter "Ecology").

An independent remedial action (hereafter "Remedial Action") occurred at the property that is the subject of this Restrictive Covenant. The Remedial Action conducted at the property is described in the following documents: ICF Kaiser Reports on Washington State Model Toxics Control Act, Method C Calculations dated January 21, 1999, the Supplemental Soil and Groundwater Sampling dated October 5, 1998, and the Phase 1 Environmental Site Assessment dated October 15, 1997; and a Dames & Moore Report – Soil and Groundwater Investigation dated July 27, 1998 for the USPS General Mail Facility, in Seattle, Washington. These documents are on file at Ecology's Northwest Regional Office in Bellevue, Washington.

This Restrictive Covenant is required because the Remedial Action resulted in residual concentrations of Petroleum Hydrocarbons, specifically carcinogenic Polynuclear Aromatic Hydrocarbons (cPAHs) in and around the hydraulic lift area exceeding the Model Toxics Control Act Method B cleanup levels for six out of nine ground water

*Mr. Tom Ciaglo, USPS Denver Facilities Service Office
No Further Action/Restrictive Covenant for USPS General Mail Facility, Seattle
March 5, 1999, Appendix page A-2*

sampling results. For example, the benzo(a)anthracene results showed 1.7, 1.8, 1.9, 10, and 1.1 ug/L for selected samples at SP10, SP11, SP14, SP15, SP19 respectively, where the Method C cleanup level for ground water is 0.12 ug/L and surface water is 0.74 ug/L. Calculations show occurrences for soil-to-groundwater impacts are not protective of the soil-to-groundwater pathway. Several sampling results are above the cleanup action level established under WAC 173-340-720.

The undersigned, _____, is a senior officer with signature authority for the real property (hereafter "Property") at 2445 Third Avenue South, also listed as 230 South Lander Street, Seattle, King County, State of Washington, parcel #766620-5235 and tax E# 0696876 dated November 18, 1982, that is subject to this Restrictive Covenant. The Property is legally described in Attachment A of this Restrictive Covenant and made a part hereof by reference.

_____, senior officer with signature authority for the US Postal Service, Denver Facilities Service Office, for the real property makes the following declaration as to limitations, restrictions, and uses to which the Property may be put and specifies that such declarations shall constitute covenants to run with the land, as provided by law and shall be binding on all parties and all persons claiming under them, including all current and future owners of any portion of or interest in the Property (hereafter "Owner").

Section 1. The Property shall be used for commercial or industrial purposes only. It shall not be used for residential uses as defined in Seattle Municipal Code section 23.84.032 as of the date of this Restrictive Covenant. No ground water may be taken for any use from the property.

Section 2. Any activity on the Property that may interfere with the integrity of the Remedial Action and continued protection of human health and the environment is prohibited.

Section 3. Any activity on the Property that may result in the release or exposure to the environment of a hazardous substance that remains on the Property as part of the Remedial Action, or create a new exposure pathway, is prohibited without prior written approval from Ecology.

Section 4. The Owner of the property must give thirty (30) day advance written notice to Ecology of the Owner's intent to convey any interest in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner without adequate and complete provision for continued monitoring, operation, and maintenance of the Remedial Action.

Section 5. The Owner must restrict leases to uses and activities consistent with the Restrictive Covenant and notify all lessees of the restrictions on the use of the Property.

Section 6. The Owner must notify and obtain approval from Ecology prior to any use of the Property that is inconsistent with the terms of this Restrictive Covenant. Ecology may

Mr. Tom Ciaglo, USPS Denver Facilities Service Office
No Further Action/Restrictive Covenant for USPS General Mail Facility, Seattle
March 5, 1999, Appendix page A-4

approve any inconsistent use only after public notice and comment.

Section 7. The Owner shall allow authorized representatives of Ecology the right to enter the Property at reasonable times for the purpose of evaluating the Remedial Action; to take samples, to inspect remedial actions conducted at the property, and to inspect records that are related to the Remedial Action.

Section 8. The Owner of the Property reserves the right under WAC 173-340-440 to record an instrument that provides that this Restrictive Covenant shall no longer limit use of the Property or be of any further force or effect. However, such an instrument may be recorded only if Ecology, after public notice and opportunity for comment, concurs.

Senior Officer

Print Name

Date Signed

Subscribed and sworn to before me this ____ day of _____ 1999.

Signature

Name Printed or Stamped

Notary Public in and for the State of Washington

Residing at _____

My appointment expires _____

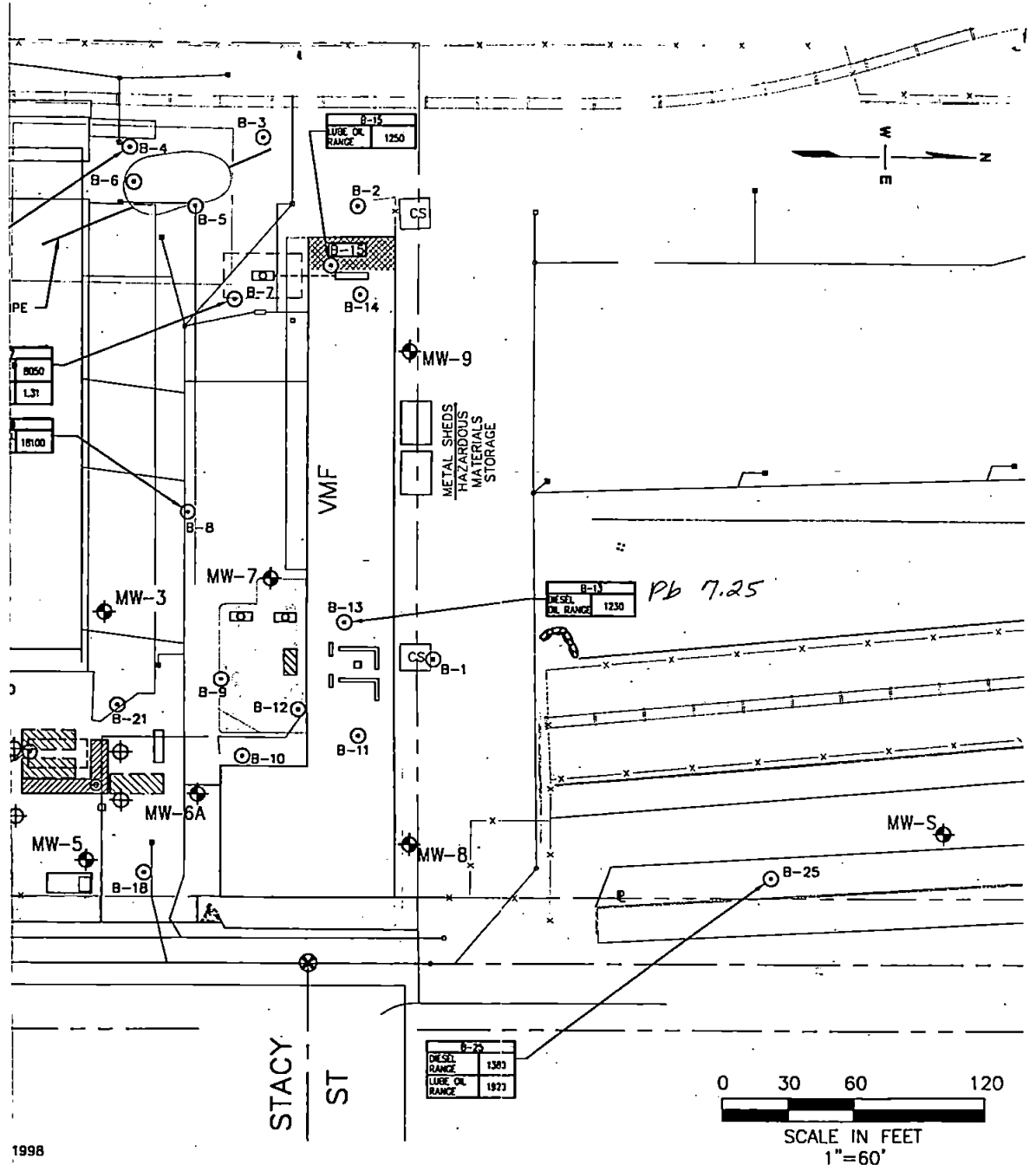
[NOTE: The Property Owner must have this Restrictive Covenant notarized.]

Attachment A

LEGAL DESCRIPTION

United States Postal Service Former General Mail Facility,
2445 Third Avenue South, also listed as 230 South Lander Street,
Seattle, King County, Washington
Parcel # 766620-5235
Tax E# 0696876

(please attach)



1998

FIGURE 5
 GROUNDWATER CONTAMINANTS EXCEEDING
 MTCA CLEANUP LEVELS
 USF'S GMF/VMF Property - Seattle, Washington

Low Enterprises Northwest, Inc.

USPS - GMF - SIT 1.2.1

DENVER FACILITIES SERVICE OFFICE



RECEIVED

January 22, 1999

JAN 25 1999

Ms. Maura O'Brien
Washington State Department of Ecology
Toxics Cleanup Program
Northwest Regional Office
3190 160th Ave., SE
Bellevue, WA 98008-5452

DEPT OF ECOLOGY

**Subject: Former Seattle General Mail Facility
Washington State TCP I.D. # NW0132**

Dear Ms. O'Brien,

Please find enclosed a copy of our determination of the applicable regulatory cleanup levels for the Vehicle Maintenance Facility's hoist pit area at the subject site. This determination was based on the Department of Ecology's "Interim Interpretive and Policy Statement, Cleanup of Total Petroleum Hydrocarbons (TPH)", January 1997.

After you have a chance to review this report, I would like to hold a conference call with you to discuss the next steps. I will call you to arrange this teleconference. Please contact me if you have any questions. Thank you for your attention to this matter.

Sincerely,


Tom Ciaglo
Environmental Specialist

cc: Randy Alder, USPS Project Manager
Jim Shellooe and Michael Nimmons, ICF Kaiser Engineers, Inc.

8055 E TUFTS AVENUE, SUITE 400
DENVER COLORADO 80237-2881
303-220-6539/FAX 303-220-6511