



December 6, 2022

Christer Loftenius
Washington State Department of Ecology
PO Box 47600
Olympia, Washington 98604

**Re: Progress Report No. 17, District on the River Redevelopment
November 2022**

Sagamore Spokane, LLC; PPCD No. 21200059-32
Facility/Site ID #1523145 and Cleanup Site ID #3509
Project No. 190210

Dear Christer:

This Progress Report has been prepared by Aspect Consulting, LLC (Aspect) for the District on the River Redevelopment at the Hamilton Street Bridge site (Site) as a requirement of Prospective Purchaser Consent Decree (PPCD) No. 21200059-32 between Sagamore Spokane, LLC (Sagamore) and the Washington State Department of Ecology (Ecology). The PPCD was signed and executed on January 15, 2021. Section XII of the PPCD requires Sagamore to submit to Ecology a written monthly Progress Report that describes the PPCD required actions completed during the reporting period. This Progress Report No. 17 covers the reporting period of November 1 through 30, 2022.

1) Progress During Reporting Period

Portions of construction activity that relate to the environmental condition of the Site include:

- Test grouted helical piles were installed within the Building 2A and 2B footprints. Test helical piles Test HP-01 through Test HP-04 were installed within the Building 2B footprint on November 9, 10, and 15 to a minimum tip elevation of 1847.50¹ (37 feet below ground surface [bgs]); these test helical piles were load tested on November 16, 17, and 18. Test grouted helical piles Test HP-05, Test HP-06, and Test HP-08 were installed on November 22 to a minimum tip elevation of 1858 (25 feet bgs) and have not yet been load tested. See attached foundation plan mark-ups for Test Helical Pile locations.
- Building 2A subgrade was prepared between November 9 and November 16. This was completed by cutting the existing grade down a maximum of 2.5 vertical feet to approximate elevation 1883. Aspect observed the disturbed material and new subgrade elevation and did not observe any field indicators of contamination. The soil stockpile generated from the Building 2A subgrade excavation was placed beneath the Hamilton Street Bridge for future use as non-structural fill around the buildings.

2) Sampling and/or Testing Reports Received

- No soil or groundwater samples were obtained for testing during this reporting period.

¹ Elevations are reported with respect to the North American Vertical Datum 1988 (NAVD88).



- Aspect received Ecology's Final Draft Third Periodic Review on November 17, 2022. The Sagamore Spokane LLC team will be providing comments to Ecology in the coming days.

3) Summary of Deviations

- No deviations occurred during this reporting period.

4) Schedule

- The Owner and foundation installer have decided to test grouted helical piles at the Site. This is a change from grouted micropiles, which were tested and found to be difficult to install. Grouted helical piles were the original pile type specified in the Final Engineering Design Report approved by Ecology (Aspect, 2022). Should helical piles be selected for full-scale implementation, Ecology will be informed of the decision in a future progress report. An updated schedule would be available at that time.

5) Contact with Other Parties

- Landau, on behalf of PLPs BNSF and Avista, collected additional samples for semiannual groundwater sampling and completed their annual cap inspection on November 15, 2022. Aspect was on site full time that day for test helical pile installation observation.
- Aspect received notice on November 22, 2022 that the Illegal Camping complaint (originally submitted to the City of Spokane [City] on October 19, 2022) was "In Progress" and that City crews should be inspecting and potentially abating the location of the complaint.

6) List of Deliverables and Key Activities Planned for Next Month

- Aspect will continue environmental oversight assisting the Contractor with Building 2A subgrade preparation and the helical pile testing program.

Please let us know if you have any questions.

Sincerely,

Aspect consulting, LLC



Breeyn Greer, PE
Project Engineer
bgreer@aspectconsulting.com



Dave Cook, LG, CPG
Principal Geologist
dcook@aspectconsulting.com

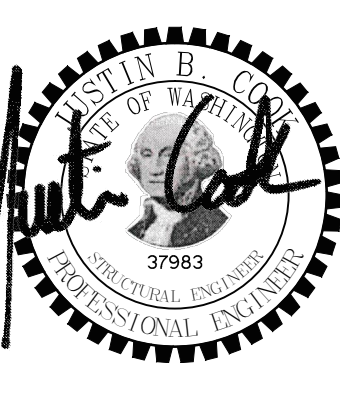
Attachments: Foundation Plan Markups of Test Helical Piles S-101

cc: Chuck Dubroff, Sagamore Spokane LLC (email only)

Kevin Schafer, Garco Construction (email only)

ATTACHMENTS

**Foundation Plan Markups
of Test Helical Piles S-101**



BUILDING 2A

SAGAMORE SPOKANE LLC

RIVERBEND MULTI-FAMILY APARTMENTS

CONSTRUCTION SET

REV	DATE	DESCRIPTION
ADD 4	05/22/2020	PRICING SET ADD 4
	06/29/2020	SECOND PRICING SET
	02/05/2021	FOUNDATION SET
	03/01/2021	BID SET
	04/26/2021	CONSTRUCTION SET

PROJ. NO. 18041-0341

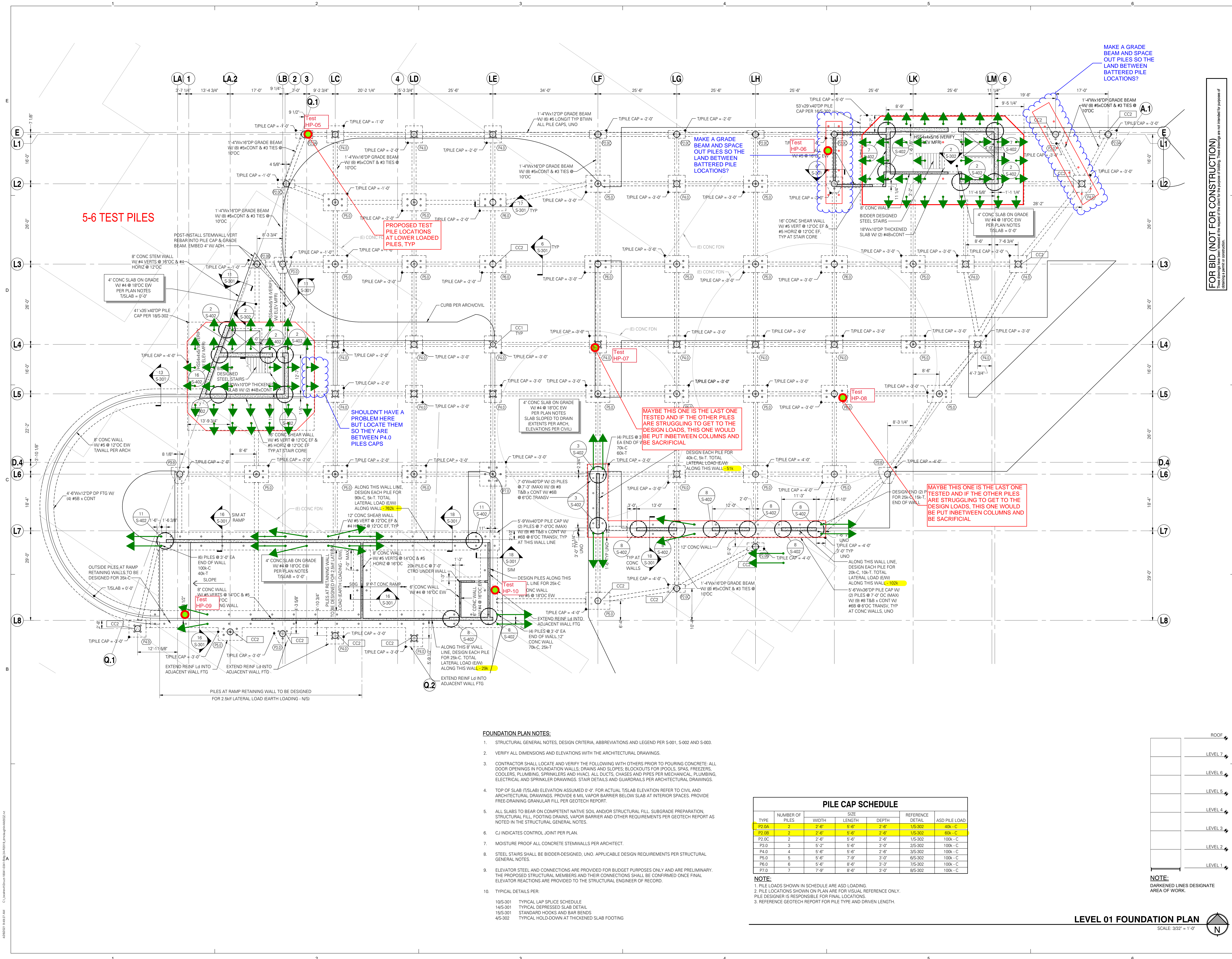
PROJECT MANAGER KEA

DATE 04/26/2021

© ALSC ARCHITECTS, P.S.

LEVEL 01 FOUNDATION PLAN

S-101



5-6 TEST PILES

PROPOSED TEST PILE LOCATIONS AT LOWER LOADED PILES, TYP

SHOULDN'T HAVE A PROBLEM HERE BUT LOCATE THEM SO THEY ARE BETWEEN P4.0 PILES CAPS

MAYBE THIS ONE IS THE LAST ONE TESTED AND IF THE OTHER PILES ARE STRUGGLING TO GET TO THE DESIGN LOADS, THIS ONE WOULD BE PUT IN BETWEEN COLUMNS AND BE SACRIFICIAL

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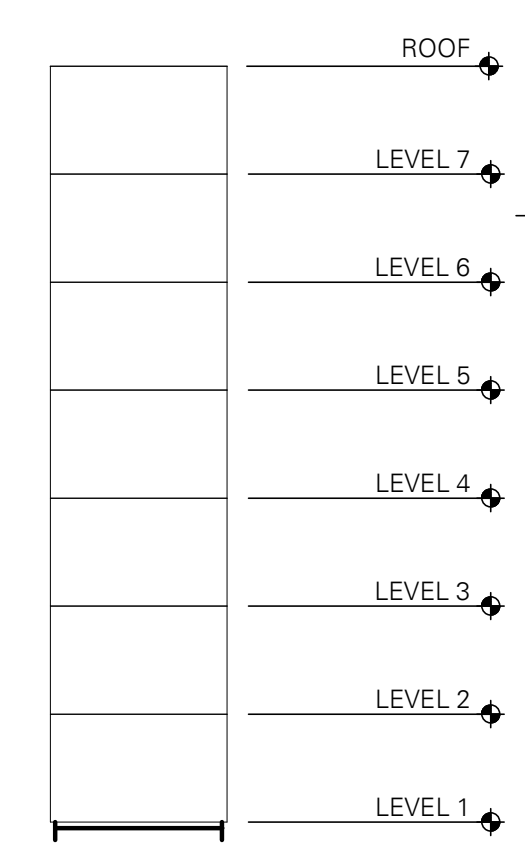
- FOUNDATION PLAN NOTES:**
- STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S-001, S-002 AND S-003.
 - VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
 - CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHERS PRIOR TO POURING CONCRETE: ALL DOOR OPENINGS IN FOUNDATION WALLS, DRAINS AND SLOPES; BLOCKOUTS FOR POOLS, SPAS, FREEZERS, COOLERS, PLUMBING, SPRINKLERS AND HVAC; ALL DUCTS, CHASES AND PIPES PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS; STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
 - TOP OF SLAB (TSLAB) ELEVATION ASSUMED 0'-0". FOR ACTUAL TSLAB ELEVATION REFER TO CIVIL AND ARCHITECTURAL DRAWINGS. PROVIDE 6 MIL VAPOR BARRIER BELOW SLAB AT INTERIOR SPACES. PROVIDE FREE-DRAINING GRANULAR FILL PER GEOTECH REPORT.
 - ALL SLABS TO BEAR ON COMPETENT NATIVE SOIL AND/OR STRUCTURAL FILL. SUBGRADE PREPARATION, STRUCTURAL FILL, FOOTING DRAINS, VAPOR BARRIER AND OTHER REQUIREMENTS PER GEOTECH REPORT AS NOTED IN THE STRUCTURAL GENERAL NOTES.
 - CJ INDICATES CONTROL JOINT PER PLAN.
 - MOISTURE PROOF ALL CONCRETE STEMWALLS PER ARCHITECT.
 - STEEL STAIRS SHALL BE BIDDER DESIGNED, UNO. APPLICABLE DESIGN REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
 - ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.
 - TYPICAL DETAILS PER:
 - 10/S-301 TYPICAL LAP SPICE SCHEDULE
 - 14/S-301 TYPICAL DEPRESSIONED SLAB DETAIL
 - 15/S-301 STANDARD HOOKS AND BAR BENDS
 - 4/S-302 TYPICAL HOLD-DOWN AT THICKENED SLAB FOOTING

PILE CAP SCHEDULE

TYPE	NUMBER OF PILES	WIDTH	SIZE		DEPTH	REFERENCE DETAIL	ASD PILE LOAD
			LENGTH	DEPT			
P2.0A	2	2'-6"	5'-6"	2'-6"	40'-C	1/S-302	40k-C
P2.0B	2	2'-6"	5'-6"	2'-6"	40'-C	1/S-302	60k-C
P2.0C	2	2'-6"	9'-6"	2'-6"	100k-C	1/S-302	100k-C
P3.0	3	5'-2"	5'-6"	3'-0"	100k-C	2/S-302	100k-C
P4.0	4	5'-6"	5'-6"	2'-6"	100k-C	3/S-302	100k-C
P6.0	5	5'-6"	7'-9"	3'-0"	100k-C	6/S-302	100k-C
P6.0	6	5'-6"	8'-6"	3'-3"	100k-C	7/S-302	100k-C
P7.0	7	7'-9"	8'-6"	3'-0"	100k-C	8/S-302	100k-C

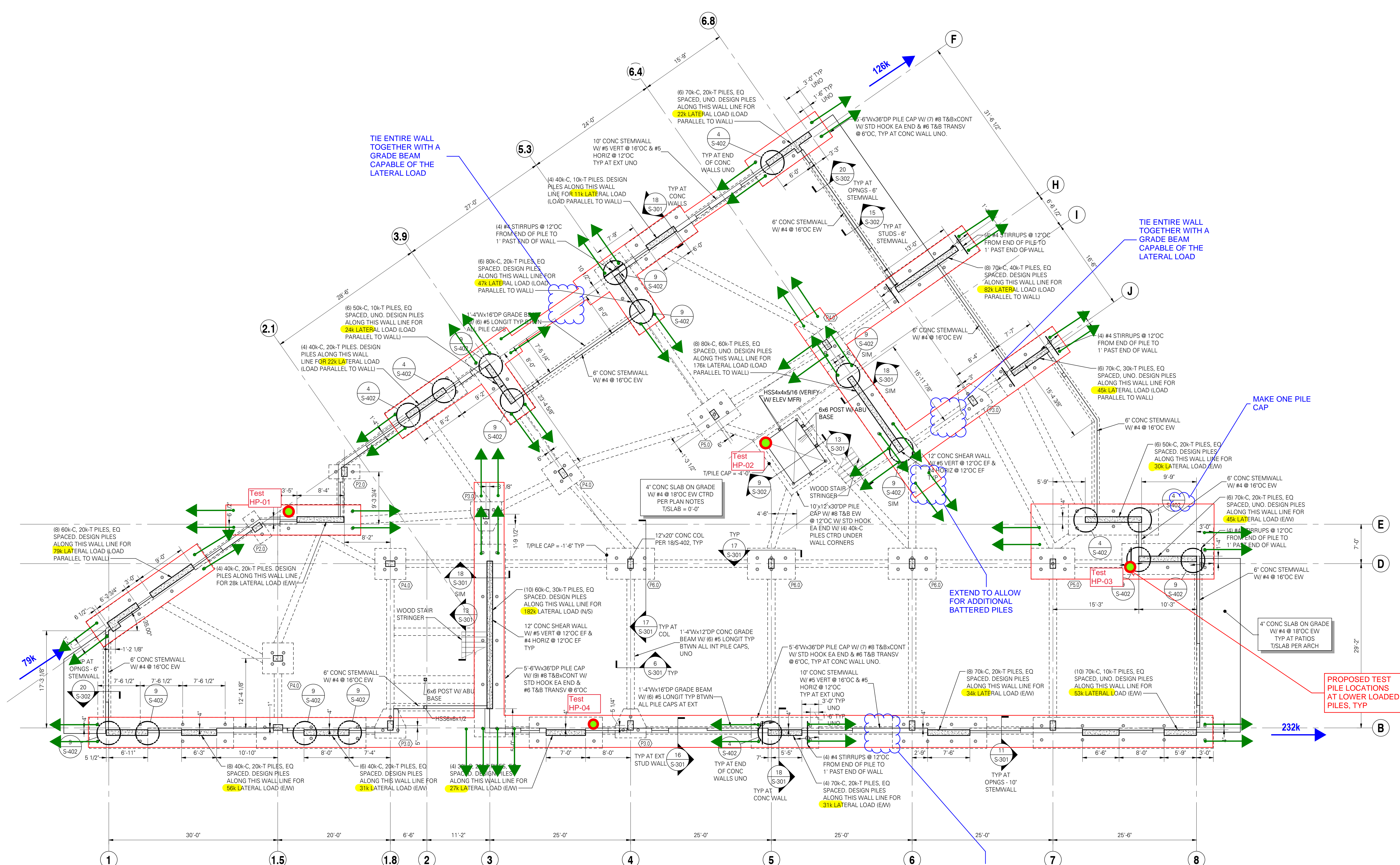
NOTE:

- PILE LOADS SHOWN IN SCHEDULE ARE ASD LOADING.
- PILE LOCATIONS SHOWN ON PLAN ARE FOR VISUAL REFERENCE ONLY. PILE DESIGNER IS RESPONSIBLE FOR FINAL LOCATIONS.
- REFERENCE GEOTECH REPORT FOR PILE TYPE AND DRIVEN LENGTH.



NOTE: DARKENED LINES DESIGNATE AREA OF WORK.

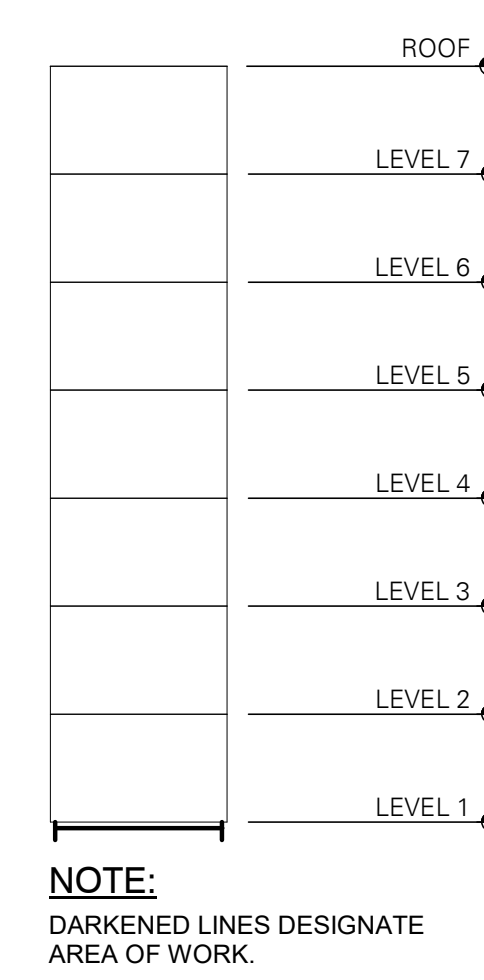
LEVEL 01 FOUNDATION PLAN
SCALE: 3/32" = 1'-0"



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 - CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHERS PRIOR TO POURING CONCRETE: ALL DOOR OPENINGS IN FOUNDATION WALLS, DRAINS AND SLOPES; BLOCKOUTS FOR POOLS, SPAS, FREEZERS, COOLERS, PLUMBING, SPRINKLERS AND HVAC; ALL DUCTS, CHASES AND PIPES PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
 - TOP OF SLAB (T/SLAB) ELEVATION ASSUMED 0'-0". FOR ACTUAL T/SLAB ELEVATION REFER TO CIVIL AND ARCHITECTURAL DRAWINGS. PROVIDE 6 MIL VAPOR BARRIER BELOW SLAB AT INTERIOR SPACES. PROVIDE FREE-DRAINING GRANULAR FILL PER GEOTECH REPORT.
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TYPE	NUMBER OF PILES	WIDTH	LENGTH	DEPTH	REFERENCE DETAIL	ASD PILE LOAD
P2.0	2	5'-6"	2'-6"	2'-11"	1/S-302	100k-C
P3.0	3	5'-2"	5'-6"	3'-0"	2/S-302	100k-C
P4.0	4	5'-6"	5'-6"	2'-8"	3/S-302	100k-C
P5.0	5	5'-6"	7'-9"	3'-0"	6/S-302	100k-C
P6.0	6	8'-6"	5'-6"	3'-9"	7/S-302	100k-C

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FOUNDATION PLAN
SCALE: 1/8" = 1'-0"