June 10, 2024

Zak Wall
Northwest Region Toxics Cleanup Program
Washington State Department of Ecology
PO Box 330316
Shoreline, Washington 98133

Via email: zak.wall@ecy.wa.gov

Regarding: Monthly Progress Report No. 1 (through May 2024)
Spic N Span Cleaners Site
SCIDpda PPCD No. 24-2-05868-1
652 S Dearborn Street
Seattle, Washington
PBS Project 41593.006

Dear Zak:

This progress report was prepared by PBS Engineering and Environmental LLC (PBS) for the Spic N Span Cleaners site (Site), which has undergone thermal remediation and monitoring to ultimately facilitate redevelopment of the property into affordable housing by Seattle Chinatown International District Preservation and Development Authority (SCIDpda).

This progress report is being completed as a condition of the Prospective Purchaser Consent Decree (PPCD) signed between SCIDpda and the Washington State Department of Ecology (Ecology), filed March 18, 2024.

The following is a summary of project activities completed from activation of the PPCD through May 2024.

A. On-Site Activities and Progress Made during Reporting Period

- No onsite activities occurred in this reporting period.
- Prepared data tables from January/February for soil, groundwater, and soil gas results
- Prepared figures with updated groundwater data
- Reviewed and evaluated data for the Remedial Investigation (RI) and developed RI text
- Prepared for and attended meeting with Ecology on May 15, 2024
- Provided documents for Planning Grant closeout documentation

B. Sample Results Deviations

- There were no sample results deviations during the reporting period.

C. Deviations from Required Tasks

- There were no deviations of required tasks during the reporting period.

D. Description of Deviations from the Scope of Work and Schedule

As previously discussed with Ecology, based on data from the first groundwater sampling event following installation of two new downgradient monitoring wells, MW-13 and MW-14, the contaminated groundwater plume of the vinyl chloride (VC) is still not well defined at the downgradient extent, where VC was detected in MW-13 at a concentration of 0.81 µg/L. One additional groundwater monitoring event is planned for June 2024, and following that event, data will be reviewed to determine if installation of additional monitoring wells would be necessary for delineation, or if additional monitoring utilizing the current well network is sufficient. Whether or not additional well(s) are installed, additional time is needed to monitor the attenuation of chlorinated VOCs and evaluate the effectiveness of the thermal treatment, (approximately one year following cooling of groundwater following thermal treatment).

The Remedial Investigation/Feasibility Study (RI/FS) will be delayed for approximately one year to allow time to address the data gaps and completely delineate the downgradient groundwater contaminant plume. Once the site is fully characterized, the RI/FS will be completed.

E. Plan for Recovering Lost Time for Schedule Deviations

The original schedule incorporated 90 days or more for additional explorations. However, it did not allow for collection of for a full year of groundwater monitoring after the new wells were installed and completion of the RI/FS with the additional data. The time of delay for delivery of the RI/FS while collecting additional groundwater data to characterize the Site cannot be recovered in the original schedule, but that data will be invaluable to inform the decisions made in the RI/FS process.

F. Raw Data Received from Laboratory

- None

G. List of Planned Activities for the Next Month

- Groundwater sampling will be conducted within the last 2 weeks of June in accordance with the December 2023 Data Gaps Workplan.
- The Schedule Extension Request will be submitted to Ecology by June 14, 2024.

Please feel free to contact me at 206.766.7640 or melanie.young@pbsusa.com with any questions or comments.

Sincerely,

Melanie L. Young

Digitally signed by Melanie Young
Date: 2024.06.10 20:01:04 -07'00'

Melanie Young, PE
Senior Environmental Engineer

cc: Josh Sellers Park, SCIDpda
Chris Govella, SCIDpda

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