

November 11, 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. 6 (October 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 for October 2024.

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

- Conducted quarterly groundwater monitoring event on October 22-23, 2024.
- Prepared monthly progress report for September and submitted it on Thursday, October 10, 2024.
- Reviewed and tabulated data from October groundwater monitoring event.
- There were no sample results deviations during the reporting period.

B. Deviations from Required Tasks

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

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

- There were two deviations to the scope of work during the groundwater monitoring event:
 1. Groundwater monitoring wells MW-1 and VE-1R could not be sampled due to a blockage in well MW-1 during sampling, and VE-1R was observed to be open and in unsatisfactory condition upon arrival to the Site for sampling, therefore, both wells could not be sampled. Because of these issues with wellhead integrity observed at the site during sampling, PBS is working with SCIDpda to correct these issues, including potentially hiring a driller to

redevelop some of the wells as needed, replacing bolts and gaskets, and cleaning up in and around the well monuments.

2. Samples for analysis of dissolved hydrogen were shipped overnight delivery via FedEx to Pace Analytical Services in St. Rose, Louisiana on Thursday, October 24th for Friday morning delivery, however, the samples did not arrive at the Pace laboratory until Monday, October 28th and were out of temperature at 22 C. Because the samples would not provide reliable data, PBS made the decision to not analyze the dissolved hydrogen samples for this round.
- There were no deviations to the schedule during the reporting period.

D. Plan for Recovering Lost Time for Schedule Deviations

- Not applicable.

E. Raw Data Received from Laboratory

- None

F. List of Planned Activities for the Next Month

- Coordinate with driller and client to address wellhead integrity issues at the Site. Once these issues are resolved, potential locations for additional monitoring wells will be proposed to Ecology.
- Continue review of recent analytical data to inform additional monitoring well locations.

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

Sincerely,

Melanie Young, PE
Senior Environmental Engineer

cc: Josh Sellers Park, SCIDpda
Crystal Ng, SCIDpda

MY