

Tiki Car Wash Cleanup Site Draft Agenda

Site Web Page:

[Tiki Car Wash - \(5096\)](#)

<https://apps.ecology.wa.gov/cleanupsearch/site/5096>

Dale Myers

- Welcome and thank you for participating in this meeting,
- Purpose of this meeting.

Introductions (list of attendees attached separately):

- Ecology
 - Dale Myers to initiate and introduce Team members
- Team Tiki Enterprises, Inc.
 - To express concerns and introduce Team members
- Team Mr. Exworthy
 - Mr. Exworthy to introduce Team members and express concerns
- Mr. Hossein Khorram
 - Express concerns

Dale Myers Ecology Site Project Manager

History of Site

- Consent Decree signed March 29, 1993
 - Plaintiff Ecology, Defendant Tiki Enterprises, Inc.
Under the Consent Decree, Tiki Enterprises, Inc., consented to the filing of a lien on the property in the amount of \$250,000
- 1994 Ecology performed soil excavations of approximately 34-tons
- 2006 An Interim Action was performed Air Sparging, and soil/vapor extraction system was installed
- 2008 Enhanced Fluid Recovery Pilot Test
- 2010 The Remedial Investigation and Feasibility Study were drafted in September 2010, however these documents were not finalized and did not go out for Public Comment.

- Tiki Enterprises, Inc., met their financial obligation, and Notice of Termination February 28, 2017, was filed with the court.
- The Cleanup Action Plan has not been drafted, most likely due to the significant data gaps identified in the draft Remedial Investigation.
- 2022 RI & draft FS Tier 2 Contract.
- 2023 RI Report Addendum & draft FS delivered
- 2023 A/E Services Contract to complete the RI/FS & DCAP
 - RI Addendum completed.
 - Utilized Geosyntec's June 2023 memorandum as a template to address data gaps identified in the draft RI
 - 2025 Feasibility Pilot Study

Pilot Study review and analysis

- The down well data loggers appear to have been malfunctioning. The dissolved oxygen data from all three data loggers showed a steady increase in DO from the time of deployment to removal. The steady increase was observed before, during, and after pilot system operation. The steady increase in DO was not reflected in DO measurements collected during groundwater monitoring. This data is inconclusive as to if aerated water was being circulated to observation wells.
- No change in DO and ORP was observed in observation wells PZ-10, PZ-15, and MW-34 from baseline sampling to post operation sampling. DO data collected during purging was consistently in the 0.1 to 0.2 mg/L range for both baseline and post operation sampling. The ORP data actually decreased in all observation wells. This data suggests aerated water was not being circulated to observation wells.
- Changes in analytical data are inconsistent. No change in petroleum analytical data was observed in the closest observation well (PZ-10) to the recirculation well. An approximate 1/3 drop in gasoline range organics was observed in PZ-15 and MW-34. Heterotrophic plate count decreased in both PZ wells, while a slight increase in heterotrophic count was observed in

MW-34. This data is inconclusive as to if aerated water is influencing contaminants or bacteria in the areas of the observation wells.

- The SVE Induced Vacuum Figure 5-1 appears to have an error. MW-34 is plotted as being 36 feet from the extraction point. Based on Figure 3-1, MW-34 appears to be less than 25 feet from RCW-1, and the text says they are approximately 30 feet apart.

Ecology decision to move forward with developing Feasibility Study

Dale Myers

- Time and budget (spending freeze impacts)

Jodh Elliot

The Feasibility Study will evaluate:

- In-situ chemical oxidation for source zone, Dual phase extraction and MNA
- In-situ chemical oxidation for source zone, in-well air stripping and soil vapor extraction, and MNA
- Institutional Controls and MNA

Tentative Schedule

- May 9 2025 – Draft FS delivered to Ecology
- 30 days for Ecology Review
- June 9 2025 - Ecology review comments received on draft FS
- June 27 2025 – dCAP delivered to Ecology
- 30 days for Ecology Review
- July 28 2025 – Ecology review comments received on dCAP
- August 11 2025 - Revised dCAP provided to Ecology
- Public comment starts

Post Public Comment

- Following public comment period,
- 90 days to prepare Draft EDR - and 50% Design Documents
- 30 days for Ecology review
- 21 days to finalize the EDR
- 90 days to prepare draft 90% Design Documents
- 30 days for Ecology review
- 14 days to prepare the 100% Design Documents from the 90% Design Documents

- 30 days to work with Ecology's procurement staff to prepare Bid Documents from the 100% Design Documents
- Bid the construction project

Mr. Dan Lawler

- Address legal requests and concerns expressed by Team Tiki & Team Mr. Exworthy.

Questions?