



August 7, 2025

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. 15 (July 2025)
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 Apex Companies, LLC through its wholly owned subsidiary PBS Engineering and Environmental LLC (Apex) 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 for July 2025.

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

- Prepared monthly progress report for June 2025 and submitted it on July 9, 2025.
- Prepared Work Summary Technical Memorandum for the Seattle Department of Neighborhoods Certificate of Approval Application and paid fees associated with the application.
- Requested traffic control plan revisions from subcontractor for Right-of-Way permit application.

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

As previously discussed with Ecology and documented in a request for schedule extension dated June 17, 2025, an additional groundwater monitoring well needs to be installed downgradient of the vinyl chloride plume to more precisely delineate the offsite extent of vinyl chloride in groundwater. The agreed upon

monitoring well location is scheduled to be installed by the end of August 2025. PBS/Apex plans to conduct four consecutive quarters of groundwater monitoring following the installation of the new downgradient monitoring well to further monitor the attenuation of chlorinated solvents in groundwater.

The Remedial Investigation/Feasibility Study (RI/FS) will be delayed for approximately one additional year to allow time to collect data from the new well and update the RI/FS to include new data.

D. Plan for Recovering Lost Time for Schedule Deviations

- Not applicable.

E. Raw Data Received from Laboratory

- Not applicable during this reporting period.

F. List of Planned Activities for the Next Month

- Schedule monitoring well installation (planned to be completed in August 2025).
- Review 2nd Quarter 2025 Groundwater Monitoring Event data and prepare groundwater monitoring report.
- Obtain Historic District Certificate of Approval to obtain a right-of-way (ROW) permit.
- Obtain ROW permit from Seattle Department of Transportation for drilling and installing one new monitoring well.
- Conduct monitoring well installation and development activities in August 2025.
- Conduct 3rd Quarter 2025 Groundwater Monitoring Event in August 2025.

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

Sincerely,

Melanie Young, PE
Senior Environmental Engineer

cc: Josh Sellers Park, SCIDpda
Crystal Ng, SCIDpda

BG:MY