



DATE: July 28, 2025

TO: Seattle Department of Neighborhoods  
Attn: Rebecca Frestedt, Board Coordinator

CC: Joshua Sellers Park  
Seattle Chinatown International District Preservation and Development Authority (SCIDpda)  
[joshuap@scidpda.org](mailto:joshuap@scidpda.org)

FROM: Brianne Goulet, LG, Apex Companies LLC  
Melanie Young, PE, Apex Companies LLC

REGARDING: **Certificate of Approval – Work Summary Technical Memo**

SITE: 650 South Dearborn Street  
Seattle, Washington

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Apex Companies, LLC, by and through its wholly owned subsidiary PBS Engineering and Environmental LLC (Apex), is submitting this technical memo describing the scope of work and project schedule for the proposed monitoring well installation to the Seattle Department of Neighborhoods (DON) as a supporting document for the Certificate of Approval application.

## 1.0 INTRODUCTION

As a part of the Agreed Order with the Washington State Department of Ecology (Ecology), Apex has been conducting quarterly groundwater monitoring at the Site located at 650 South Dearborn Street in Seattle, Washington (Site). The current groundwater monitoring network includes monitoring wells located at the Site and monitoring wells located in the right-of-way (ROW) along South Dearborn Street. At the request of Ecology, Apex plans to install a new monitoring well downgradient of the existing monitoring network in the ROW on the east side 6<sup>th</sup> Avenue South.

## 2.0 SCOPE OF WORK

### 2.1 MONITORING WELL INSTALLATION

One new monitoring well will be installed in the sidewalk on the east side of 6<sup>th</sup> Avenue South, south of the intersection of 6<sup>th</sup> Avenue South and South Dearborn Street. Prior to drilling activities, a public one call ticket will be placed and the boring location will be cleared using a private utility locator.

A Washington State licensed driller will be contracted to install the well to a total depth of 30 feet below ground surface (bgs) using a hollow-stem auger rig. The sidewalk will be cut using a 10-inch concrete core to facilitate the advancement of a 8.25-inch diameter vertical boring. The monitoring well will be constructed with 2-inch schedule 40 Polyvinyl Chloride (PVC). The screened interval will be determined during drilling activities; however, Apex anticipates installing 10 feet of 0.010 slot PVC well screen. Blank PVC will extend from the top of the screened



interval to ground surface. The annular space will be filled with well pack sand from the bottom of the screened interval to approximately 1 foot above the screened interval. The remaining annular space will be filled with hydrated bentonite chips to approximately 2 feet bgs. The top of the well will be set with an 8-inch diameter flush-mount steel well monument set in concrete to match the surrounding ground surface.

Following monitoring well installation activities, the well will be developed by purging a minimum of three well volumes. Purge water will be stored in 55-gallon steel drums and stored on Site.

### **2.2 Monitoring Well Decommissioning**

At a future date to be determined by Ecology, the monitoring well will be decommissioned by the Ecology approved method of chipping in-place, which includes filling the well with bentonite chips and removing the steel, flush-mount well monument. The sidewalk will be patched with concrete to match the surrounding surface.

### **3.0 SCHEDULE**

- ROW Permit/Certificate of Approval August 2025
- Monitoring Well Installation August 2025
  - The monitoring well installation and well development activities will take a minimum of 4 hours, and up to 8 hours to complete. Pending receipt of the ROW permit/Certificate of Approval, the work will be scheduled for one day in August 2025.
- Monitoring Well Decommissioning TBD
  - Monitoring Well Decommissioning activities will take a minimum of 2 hours, and up to 4 hours to complete.

### **4.0 CLOSING**

This Work Summary Technical Memo is intended to address requests by DON for the Certificate of Approval application process.

Please feel free to contact us at (206) 233.9639 or [melanie.young@apexc.com](mailto:melanie.young@apexc.com) and [brianne.goulet@apexc.com](mailto:brianne.goulet@apexc.com) with any questions or comments.

Sincerely,



Apex Companies LLC

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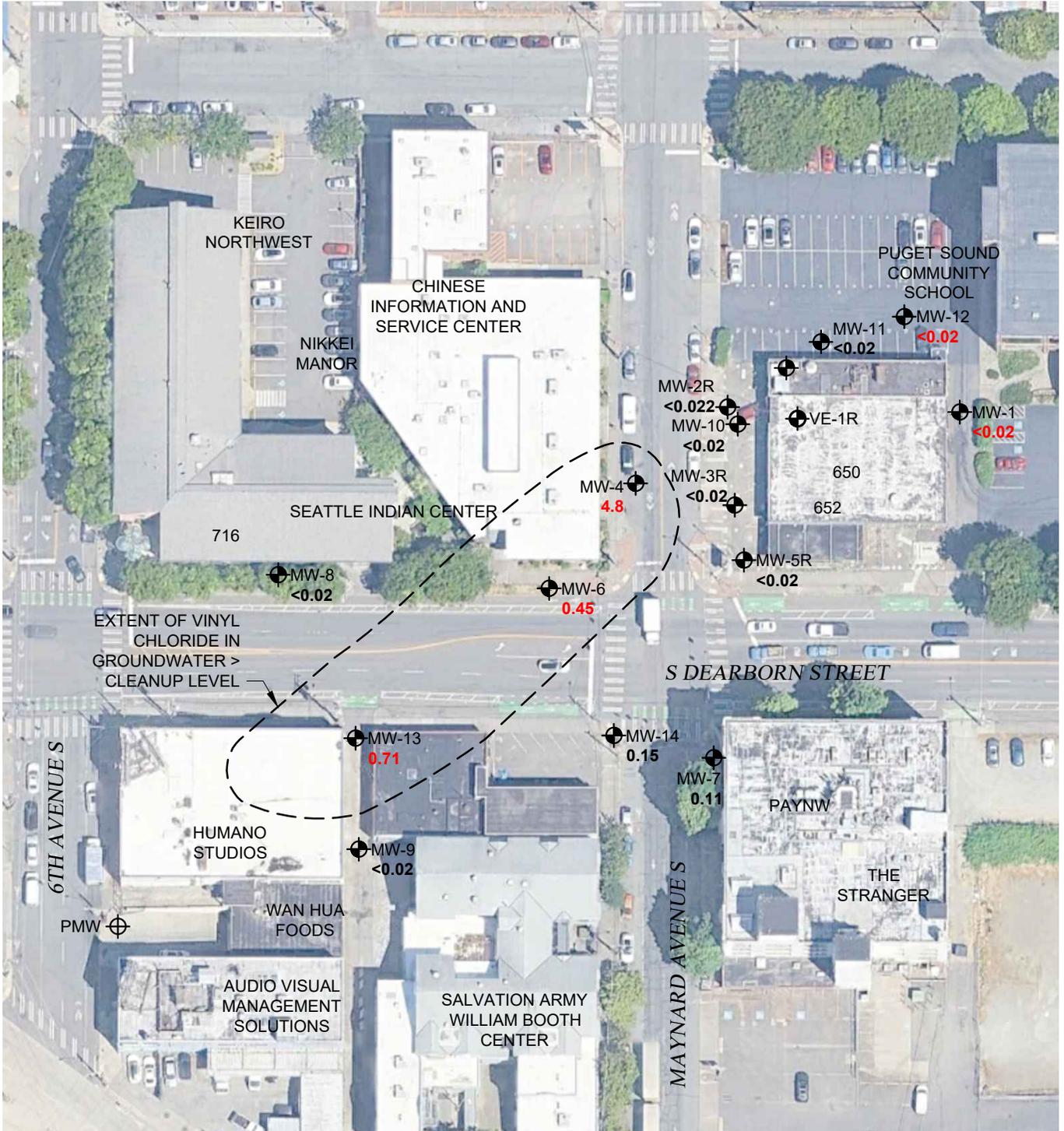
Melanie Young, PE  
Senior Environmental Engineer

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Brianne Goulet, LG  
Senior Geologist

Attachments: Figure 1 - Site Plan

DRAFT



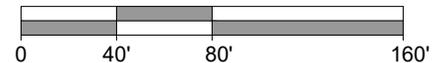
SOURCE: © 2025 GOOGLE EARTH PRO.

**LEGEND**

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**MW-# ###** GROUNDWATER MONITORING WELL NUMBER AND LOCATION WITH VINYL CHLORIDE CONCENTRATION
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**PMW** PROPOSED NEW GROUNDWATER MONITORING WELL LOCATION



SCALE: 1" = 80'



PREPARED FOR: SCIDpda



**PROPOSED NEW MONITORING WELL LOCATION  
SPIC 'N SPAN CLEANERS**

652 S DEARBORN STREET  
SEATTLE, WASHINGTON

MARCH 2025  
41593.006

FIGURE

**1**