



March 10, 2017 – Updated and Resubmitted March 27, 2017

Ching-Pi Wang  
Washington State Department of Ecology  
3190 160<sup>th</sup> Ave SE  
Bellevue Washington 98008-5452

**Re: Progress Report No. 1 – March 2017**

Mount Baker Housing Association PPCD No. 16-2-29584-3 SEA  
Facility Site ID #96127971 and Cleanup Site ID #13054

Project No. 160324-01

Dear Ching-Pi:

This progress report is for the Mount Baker Housing Association's (MBHA) Mount Baker Properties Site (Site) which includes properties slated for cleanup and redevelopment located at 2800 Martin Luther King Jr. Way S., 2864 South McClellan Street, 2810 South McClellan Street, 2806 South McClellan Street, and 2802 South McClellan Street (The Properties).

This Progress Report is being completed as a condition to a Prospective Purchaser Consent Decree (PPCD) signed between MBHA and the Washington State Department of Ecology (Ecology), amended and filed February 24, 2017. Per the PPCD, "MBHA will complete a Remedial Investigation and Feasibility Study (RI/FS) for the Site in accordance with the Model Toxics Control Act (MTCA) Regulation (Washington Administrative Code [WAC] 173-340) subject to Washington State Department of Ecology (Ecology) review and approval."

Section XII of the PPCD states that "MBHA shall submit to Ecology written monthly Progress Reports that describe the actions taken during the previous month to implement the requirements of this Decree. The Progress Reports shall include the following unless Ecology determines otherwise as provided in this Section:

- A. A list of on-site activities that have taken place during the month;
- B. Detailed description of any deviations from required tasks not otherwise documented in project plans or amendment requests;
- C. Description of all deviations from the Scope of Work and Schedule (Exhibit C) during the current month and any planned deviations in the upcoming month;
- D. For any deviations from the schedule, a plan for recovering lost time and maintaining compliance with the schedule;
- E. All raw data (including laboratory analyses) received by MBHA during the past month and an identification of the source of the sample; and
- F. A list of deliverables for the upcoming month if different from the schedule."



The PPCD Amendment 1 also indicates that “With respect to the Public Funds provided through this Amendment, MBHA shall also include in the monthly Progress Reports monthly and cumulative estimates of the funds expended by MBHA against the \$400,000 total of Public Funds provided through this Amendment, together with a projection of the funds expected to be expended in the forthcoming month. The estimate of funds expended shall include any invoices and expense proofs submitted for payment by MBHA's outside technical consultant(s).” A funding summary is provided as item G below. Pertinent invoices are attached to this monthly report.

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

- Project management including interacting with Ecology and subcontractors, issuing progress letter, and miscellaneous project correspondence.
- Completion of six explorations within Mt Baker Cleaners’ facility (one converted to a groundwater monitoring well). Soil and groundwater sampling and testing; including TCLP testing to facilitate preparation of a Contained in Determination request.

### **B. Deviations from Required Tasks not in Plans**

- Consolidated data from various past reports and consultants work into digital database.
- Completed evaluation of utilities as potential preferential migration pathway.
- Prepared draft geologic and chemical analytical cross sections.
- Completed six explorations in Mt Baker Dry Cleaners.

### **C - D. Deviations from Schedule and Plan for Recovering Lost Time**

- Met with Ching-Pi Wang in February to establish a scope of work for the explorations at Mt Baker Cleaners and for a soil gas study. The soil gas study is to better locate future groundwater monitoring wells (needed to establish plume extent). The soil gas study is a preliminary step intended to economize the RI Work Plan and RI study. The RI Work Plan is still anticipated to be finalized in June 2017 after the soil gas study results have been completed and integrated into the existing dataset.

### **E. Raw Data Received from Laboratory**

- Soil and groundwater data from the six explorations at Mt Baker Dry Cleaners.

### **F. List of Deliverables and/or Key Activities Planned for Next Month**

- Geologic and chemical analytical cross sections for discussion with Ecology.
- Summary report for soil and groundwater samples obtained from Mt Baker Cleaners.
- Preparation of a Work Plan for soil gas sampling to help establish future groundwater monitoring wells prepare RI Work Plan which will be used to establish contaminant extent.

Because communications and public outreach are critical elements on this project, we have also included information related to contacts with PLPs, Stakeholders and the Public:

- MBHA had a public signing event regarding the Redevelopment Opportunity Zone (ROZ) designation and PPCD with the Mayor of Seattle, Ecology, neighborhood members and other dignitaries.
- MBHA had a separate public signing with Ecology related to the PPCD.

- MBHA provided information to Nancy Lui, public outreach coordinator with Ecology who posted information to Ecology's website.  
<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=13054>

## G. Ecology Funding Details

Progress Report Number and Date	Invoice Cutoff Date	Invoice Date	Invoiced Amount	WIP	Funds Remaining	Projection of Funds to Be Expended in Next Month
<b>Initial Allotment of Public Funds Provided</b>					<b>\$400,000.00</b>	
--	02/17/17	02/28/17	\$33,105.18	\$0	\$366,894.82	--
1. 03/10/17	02/24/17	03/16/17	\$13,298.24	\$13,893.00	<b>\$339,703.58</b>	Up to \$25,000

Note: WIP = Work in Progress from the invoice cutoff date through the progress report date. The funds spent during this reporting period equal the invoiced amount plus WIP.

Sincerely,

**Aspect consulting, LLC**



**Dave Cook, LG, CPG**

Principal Geologist

dcook@aspectconsulting.com

Attachments: Monthly invoice(s)

cc: Mt Baker Housing Association, Conor Hanson (email only)

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