



September 8, 2017

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

Re: Progress Report No. 7 – September 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 by Aspect Consulting, LLC (Aspect) 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 H below. Pertinent invoices are attached to this monthly report.

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

1. Project management, including interacting with Ecology and subcontractors, issuing progress letter, and miscellaneous project correspondence.
2. Completion of RI Mobilization #1 at the Site. This included installing 5 new groundwater monitoring wells (AMW-02, AMW-05, AMW-10, AMW-12, and AMW-13) and the completion of three borings (AB-21, AB-22, and AB-25) to depths of approximately 25 to 30 feet below ground surface (bgs) using a hollow-stem auger drill rig. Soil samples were obtained from each boring and monitoring well for field screening and chemical analysis and grab groundwater samples were obtained from each of the borings.
3. Communications with Ching-Pi and Dean Yasuda regarding the RI Work Plan and Contained-In Determination Request.
4. Preparation for and attendance of a settlement meeting with Phillips 66.
5. Preparation of a draft Rough Order of Magnitude (ROM) Cost Estimate for the petroleum contaminated soil and groundwater sourced from the former Phillips 66 gas station.
6. Began preparation for RI Mobilization #2, which includes drilling inside the dry cleaner.

B. Deviations from Required Tasks Not Otherwise Documented in Project Plans or Amendment Requests

None.

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

None.

E. Raw Data Received from Laboratory

Chemical analytical results from soil and groundwater samples obtained during RI Mobilization #1 were received from the laboratory.

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

1. Possibly completing RI Mobilization #2, which includes direct-push borings at the Site and additional limited access direct-push borings inside the Mt. Baker Cleaners parcels to support the CID request and RI. The schedule for this activity is dependent on receiving comments from Ecology regarding the CID request.
2. Submitting traffic control plans and street use permit applications for each of the proposed borings for RI Mobilization #3, located in the rights-of-way.

3. Possibly completing revisions to the RI Work Plan based on Ecology’s feedback and questions. The schedule for producing the final RI Work Plan will be based on when Ecology’s comments regarding the CID are received.

G. Communications and Public Outreach Activities

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:

1. Aspect met with AJ Kataroff, the AP Environmental Science teacher at Franklin High School, to engage her class in learning about how to assess and mitigate contaminated properties. We will continue working with Ms. Kataroff to decide how to best integrate her class into the project.

H. Ecology Funding Details

Progress Report Number and Date	Invoice Cutoff Date	Invoice Date	Invoiced Amount	Funds Remaining	Projection of Funds to Be Expended in Next Month
Initial Allotment of Public Funds Provided				\$400,000.00	
--	02/17/17	02/28/17	\$33,105.18	\$366,894.82	--
1. 03/10/17	02/24/17	03/16/17	\$13,298.24	\$353,596.58	Up to \$25,000
2. 04/10/17	04/07/17	04/10/17	\$29,893.76	\$323,702.82	Up to \$30,000
3. 05/10/17	05/05/17	05/09/17	\$8,975.60	\$314,727.22	Up to \$40,000
4. 06/10/17	06/02/17	06/07/17	\$16,465.17	\$298,262.05	Up to \$40,000
5. 07/10/17	07/07/17	07/10/17	\$23,636.08	\$274,625.97	Up to \$40,000
6. 08/10/17	08/04/17	08/07/17	\$21,667.61	\$252,958.36	Up to \$70,000
7. 09/08/17	09/01/17	09/07/17	\$53,610.01	\$199,348.35	Up to \$70,000

Washington State Department of Ecology
September 8, 2017

Project No. 160324

Sincerely,

Aspect consulting, LLC



Jessica Smith, LG
Senior Geologist
jsmith@aspectconsulting.com



Dave Cook, LG, CPG
Principal Geologist
dcook@aspectconsulting.com

Attachments: September 8, 2017 Invoice

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

V:\160324 Mt Baker Housing Assoc – Mt Baker Properties Site\Deliverables\Monthly Progress Reports\Monthly Progress Report No 7_Sept 8 2017.docx



INVOICE

Mt. Baker Housing Association
 Conor Hanson
 1423 31st Ave S
 Seattle, WA 98144

Invoice number 27432
 Date 09/08/2017

Project 160324 Mt Baker Housing Assoc – Mt Baker Properties Site

Professional Services for the Period 08/05/2017 to 09/01/2017

Services completed during this invoice period include:

- Completion of 4 days of drilling for RI Mobilization #1. This invoice includes equipment, subcontracted utility locating, drilling, and chemical analysis of soil and groundwater samples obtained during RI Mobilization #1.
- Communications with Ching-Pi and Dean Yasuda regarding the RI Work Plan and Contained-In Determination Request.
- Preparation for and attendance of the settlement meeting with Phillips 66.
- Preparation of a draft ROM Cost Estimate for the petroleum contaminated soil and groundwater sourced from the former Phillips 66 gas station.
- Began preparation for RI Mobilization #2, which includes drilling inside the dry cleaner.

RI Mobs #1 and #2 and CID Request

Professional Services	Hours	Rate	Billed Amount
Principal II <i>David A. Cook</i>	25.00	239.20	5,980.00
Senior Associate <i>Erik O. Andersen</i>	5.00	210.08	1,050.40
Senior <i>Jessica A. Smith</i>	38.50	172.64	6,646.64
Senior Staff <i>Lea M. Beard</i>	2.00	127.92	255.84
Staff <i>Kristin E. Beck</i>	20.25	113.36	2,295.54
Staff <i>Na Hyung Choi</i>	41.50	113.36	4,704.44
Sr. GIS/CAD Specialist <i>Emelie A. Crumbaker</i>	1.50	122.72	184.08
Sr. GIS/CAD Specialist <i>Robyn A. Pepin</i>	1.00	122.72	122.72
GIS/CAD Specialist <i>Kaitlin E. Schrup</i>	1.00	108.16	108.16
Project Assistant <i>Frances Ran</i>	0.25	88.40	22.10
Project Assistant <i>Wendy A. Valdez</i>	0.75	88.40	66.30
Expense	Units	Rate	Billed Amount
Ferry Tolls			51.29
Field Supplies	3.27	1.15	3.76
GPS Sub-meter with Tablet / Daily	1.00	100.00	100.00
Mileage FY 2017	170.00	0.62	104.60
PID (Photoionization Detector) / Daily	4.00	65.00	260.00
Pump, Peristaltic, Geotech / Daily	4.00	55.00	220.00
Ground Transportation			11.50
Truck - Transit Connect (w/up to 100 miles) / Daily	4.00	110.00	440.00
Water Level Indicator, 100 - 300 ft /Daily	4.00	15.00	60.00
Subcontracted Services	Units	Rate	Billed Amount
Applied Professional Services Inc.			207.00
Cascade Drilling, LP			22,342.49

RI Mobs #1 and #2 and CID Request

Subcontracted Services	Units	Rate	Billed Amount
Friedman & Bruya, Inc.			8,373.15
Phase subtotal			53,610.01
		Invoice total	53,610.01

Invoice Summary

Description	Contract Amount	Prior Billed	Current Billed	Remaining Amount	Remaining Percent
Environmental Consultation	5,000.00	5,451.94	0.00	-451.94	-9.04
Phase I Updates and Additional Environmental Support	9,200.00	10,493.86	0.00	-1,293.86	-14.06
RIWP, CID Request, and Communications with Ecology and MBHA	35,000.00	35,003.80	0.00	-3.80	-0.01
Mt. Baker Cleaners Explor., Public Notice Prep, Utility Research & X-Sec Prep	39,000.00	41,210.18	0.00	-2,210.18	-5.67
Additional Environmental Support	50,000.00	70,744.46	0.00	-20,744.46	-41.49
RI Mobs #1 and #2 and CID Request	113,000.00	0.00	53,610.01	59,389.99	52.56
Total	251,200.00	162,904.24	53,610.01	34,685.75	13.81

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
27432	09/08/2017	53,610.01	53,610.01				
	Total	53,610.01	53,610.01	0.00	0.00	0.00	0.00

*Please include invoice number on the check and submit to the address shown at the bottom of the invoice.
 Late payments may be subject to a 1.5% finance charge for each 30 days past due*

*If you have questions about your invoice, please contact us at 206-780-9370 or via email: invoices@aspectconsulting.com
 If you would like to pay via electronic payment, please contact us via email: AccountingAR@aspectconsulting.com*