



October 10, 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. Communications with Ching-Pi Wang regarding the RI Work Plan.
3. Meeting with Ching-Pi Wang and Bob Warren regarding the Contained-In Determination (CID) Request and RI drilling that will be completed to obtain the CID request.
4. Preliminary revisions to the RIWP.
5. Preparation of a remedial cost estimate for the former Phillips 66 Property.
6. Discussions with Ecology regarding the additional scope of services recommended by Phillips 66 (soil vapor sampling and potability testing).
7. Beginning permitting efforts for the monitoring wells to be located within the City ROWs.
8. Public outreach communications with MBHA and Franklin High School representatives.

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

1. Comments regarding the RIWP were received from Ecology in September and the draft RIWP will be finalized in October 2017.
2. Street use permits for borings located in the ROWs will be obtained in October and November 2017 and the RI drilling will be completed in November and early December 2017.
3. The draft RI report will be completed concurrently and immediately following drilling with the goal of having a draft RI report complete by the end of December 2017, as scheduled.

E. Raw Data Received from Laboratory

None.

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. Completing revisions to the RI Work Plan based on Ecology’s feedback and questions.
4. Review and comment on the Draft Contained-In Determination provided by Ecology.

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 Sameth Mell of MBHA and continued to communicate with AJ Katzaroff, 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. Katzaroff and Mr. Mell 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

Progress Report Number and Date	Invoice Cutoff Date	Invoice Date	Invoiced Amount	Funds Remaining	Projection of Funds to Be Expended in Next Month
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
8. 10/10/17	10/06/17	10/10/17	\$11,663.51	\$187,684.84	Up to \$70,000

Sincerely,

Aspect consulting, LLC



Jessica Smith, LG
Senior Geologist
jsmith@aspectconsulting.com



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

Attachments: October 10, 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 8_Oct 10 2017.docx



INVOICE

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

Invoice number 27687
 Date 10/10/2017

Project 160324 Mt. Baker Housing Assoc. – Mt Baker Properties Site

Professional Services for the Period 09/02/2017 to 10/06/2017

Services completed during this invoice period include:

- Communications with Ecology regarding the RIWP and CID, including conference calls with Ching-Pi Wang and a meeting with Ching-Pi Wang and Bob Warren on October 3, 2017.
- Preliminary revisions to the RIWP.
- Preparation of a remedial cost estimate for the former Phillips 66 Property to support cost recovery.
- Discussions with Ecology regarding the additional scope of services recommended by Phillips 66 (soil vapor sampling and potability testing).
- Beginning permitting efforts for the monitoring wells to be located within the City ROWs.
- Public outreach communications with MBHA and Franklin High School representatives.

RI Mobs #1 and #2 and CID Request

Professional Services	Hours	Rate	Billed Amount
Principal II <i>David A. Cook</i>	19.00	239.20	4,544.80
Senior Associate <i>Erik O. Andersen</i>	3.00	210.08	630.24
Senior <i>Jessica A. Smith</i>	23.50	172.64	4,057.04
Project <i>Alexandria L. Cochrane</i>	1.25	146.64	183.30
Project <i>Fasih Khan</i>	7.00	146.64	1,026.48
Staff <i>Jordan Sanford</i>	1.00	113.36	113.36
Sr. GIS/CAD Specialist <i>Emelie A. Crumbaker</i>	5.25	122.72	644.28
Sr. Technical Editor <i>Mike E. Maisen</i>	2.00	109.20	218.40
Project Assistant <i>Frances Ran</i>	0.75	88.40	66.30
Project Assistant <i>Jennifer W. Koogler</i>	0.75	88.40	66.30
Project Assistant <i>Wendy A. Valdez</i>	1.00	88.40	88.40
Expense	Units	Rate	Billed Amount
Mileage FY 2017	40.00	0.62	24.61
Phase subtotal			11,663.51
Invoice total			11,663.51

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

Invoice Summary

Description	Contract Amount	Prior Billed	Current Billed	Remaining Amount	Remaining Percent
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	53,610.01	11,663.51	47,726.48	42.24
Total	251,200.00	216,514.25	11,663.51	23,022.24	9.16

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
27687	10/10/2017	11,663.51	11,663.51				
	Total	11,663.51	11,663.51	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*