



December 12, 2017

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

**Re: Progress Report No. 10 – December 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. Prepared for the RI field work, which included obtaining street use permits, coordinating and scheduling with subcontractors, tenants, MBHA, and Ecology.
3. Completed the RI field work. The field work was completed over 12 full days between November 12 and 29, 2017. The field work consisted of direct-push and hollow-stem auger drilling, monitoring well installation, monitoring well development, and soil, groundwater, and soil vapor sampling. During this time period 10 new monitoring wells were installed and an additional 11 borings were completed. Drilling was completed by a subcontracted drilling company (Cascade Drilling) and chemical analysis of the soil, groundwater, and soil vapor samples was completed by Friedman and Bruya.

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

AMW-16 was not completed during the RI drilling because access to the private property could not be obtained.

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

1. Chemical analytical results from the RI drilling is still being received and we are beginning preparation of the draft RI/FS report, which is scheduled to be completed by the end of December 2017. However, the draft report will likely be finished in January 2017 since the RI field work was completed later than anticipated.

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

Chemical analytical results were received for the majority of the soil samples (some still pending), groundwater samples, and soil vapor samples. Results will be uploaded to EIM.

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

1. Evaluating data as it is received from the chemical analytical laboratory.
2. Preparation of the draft RI/FS report.

## 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 completed two outreach events for the youth (elementary school to post high school) living at the Mt. Baker Village Apartments. The first event consisted of a presentation of the site conditions and discussion of geology and site assessment. The second event consisted of taking the kids to a monitoring well that was installed outside of the apartments to show them how groundwater samples are obtained. These outreach activities are summarized at the following link:  
<https://www.aspectconsulting.com/blog/2017/12/5/who-are-the-scientists-in-your-neighborhood>

## 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
<b>Initial Allotment of Public Funds Provided</b>				<b>\$400,000.00</b>	
--	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	<b>\$353,596.58</b>	Up to \$25,000
2. 04/10/17	04/07/17	04/10/17	\$29,893.76	<b>\$323,702.82</b>	Up to \$30,000
3. 05/10/17	05/05/17	05/09/17	\$8,975.60	<b>\$314,727.22</b>	Up to \$40,000
4. 06/10/17	06/02/17	06/07/17	\$16,465.17	<b>\$298,262.05</b>	Up to \$40,000
5. 07/10/17	07/07/17	07/10/17	\$23,636.08	<b>\$274,625.97</b>	Up to \$40,000
6. 08/10/17	08/04/17	08/07/17	\$21,667.61	<b>\$252,958.36</b>	Up to \$70,000
7. 09/08/17	09/01/17	09/07/17	\$53,610.01	<b>\$199,348.35</b>	Up to \$70,000
8. 10/10/17	10/06/17	10/10/17	\$11,663.51	<b>\$187,684.84</b>	Up to \$70,000
9. 11/10/17	10/27/17	11/14/17	\$21,566.64	<b>\$166,118.20</b>	Up to \$100,000
Ecology Invoice	06/30/2017	09/15/2017	\$34,071.71	<b>\$132,046.49</b>	NA
10. 12/11/17	12/08/17	12/11/17	\$114,619.33	<b>\$17,427.16</b>	Up to \$30,000

Washington State Department of Ecology  
December 12, 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: December 11, 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 10\_Dec 12 2017.docx



## INVOICE

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

Invoice number 28265  
 Date 12/11/2017

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

Professional Services for the Period 11/11/2017 to 12/08/2017

Services completed during this invoice period included preparation for and completion of the drilling, monitoring well installation, monitoring well development, and soil, groundwater, and soil vapor sampling described in the RIWP. This includes subcontracted drilling and the majority of the subcontracted chemical analysis of soil, groundwater, and soil vapor samples.

### RI Mobs #1 and #2 and CID Request

		Hours	Rate		Billed Amount
<b>Professional Services</b>					
Principal II	<i>David A. Cook</i>	2.50	239.20		598.00
Senior Staff	<i>Matthew A. von der Ahe</i>	1.75	127.92		223.86
Staff	<i>Kristin E. Beck</i>	27.75	113.36		3,145.74
Project Assistant	<i>Wendy A. Valdez</i>	1.25	88.40		110.50
<b>Expense</b>					
		Units	Rate		Billed Amount
Decontamination Equipment / Daily		1.00	10.00		10.00
Level D Personal Protection / Daily		1.00	10.00		10.00
Mileage FY 2017		10.00	0.62		6.15
PID (Photoionization Detector) / Daily		1.00	65.00		65.00
Water Level Indicator, 100 - 300 ft /Daily		1.00	15.00		15.00
<b>Subcontracted Services</b>					
		Units	Rate		Billed Amount
Cascade Drilling, LP					9,350.52
Phase subtotal					13,534.77

### Additional Environmental Services

#### Subtask 7.2 - RI Drilling and Soil Vapor Sampling, Mobilization #3

		Hours	Rate		Billed Amount
<b>Professional Services</b>					
Principal II	<i>David A. Cook</i>	3.25	239.20		777.40
Senior	<i>Jessica A. Smith</i>	49.00	172.64		8,459.36
Project	<i>Alexandria L. Cochrane</i>	8.00	146.64		1,173.12
Project	<i>Fasih Khan</i>	4.00	146.64		586.56
Senior Staff	<i>Delia I. Massey</i>	66.00	127.92		8,442.72
Staff	<i>Kristin E. Beck</i>	55.50	113.36		6,291.48
Sr. GIS/CAD Specialist	<i>Steve C. Cudd</i>	8.75	116.48		1,019.20
Project Assistant	<i>Frances Ran</i>	0.25	88.40		22.10

**Additional Environmental Services**

**Subtask 7.2 - RI Drilling and Soil Vapor Sampling, Mobilization #3**

Expense	Units	Rate	Billed Amount
Gilian Low-Flow Air Pump / Daily	2.00	35.00	70.00
Decontamination Equipment / Weekly	2.00	45.00	90.00
Field Equipment Rental			231.67
GPS Sub-meter with Tablet / Weekly	2.00	400.00	800.00
Level D Personal Protection / Weekly	2.00	40.00	80.00
Mileage FY 2017	95.80	0.62	58.95
PID (Photoionization Detector) / Daily	11.00	65.00	715.00
Pump, 12V Submersible / Daily	3.00	40.00	120.00
Truck - F150 (w/up to 100 miles) / Daily	3.00	110.00	330.00
Truck - Transit Connect (w/up to 100 miles) / Daily	1.00	110.00	110.00
Tubing: LDPE 3/8 x 1/2 / Feet	100.00	0.70	70.00
Turbidimeter, Hach 2100P / Daily	2.00	15.00	30.00
Water Level Indicator, 100 - 300 ft / Weekly	2.00	60.00	120.00
Traffic Control Equipment Rental			481.01
Cox-Colvin sub-slab vapor pin - temporary use with removal/Each	8.00	25.00	200.00
Helium Leak Test Shroud/Each (Includes disposable fittings and tubing)	8.00	25.00	200.00
Subcontracted Services	Units	Rate	Billed Amount
Cascade Drilling, LP			35,566.15
Friedman & Bruya, Inc.			17,865.25
Phase subtotal			83,909.97

**Subtask 7.3 - Survey of New Monitoring Wells**

Professional Services	Hours	Rate	Billed Amount
Senior Staff <i>Jesse G. Favia</i>	2.00	127.92	255.84
Phase subtotal			255.84

**Subtask 7.4 - Groundwater Sampling of All Monitoring Wells at the Site**

Professional Services	Hours	Rate	Billed Amount
Project <i>Alexandria L. Cochran</i>	15.00	146.64	2,199.60
Senior Staff <i>Delia I. Massey</i>	28.00	127.92	3,581.76
Staff <i>Na Hyung Choi</i>	64.75	113.36	7,340.06
Sr. GIS/CAD Specialist <i>Robyn A. Pepin</i>	3.25	122.72	398.84
Expense	Units	Rate	Billed Amount
Decontamination Equipment / Daily	7.00	10.00	70.00
Ferry Tolls			70.67
Field Computer / Daily	6.00	30.00	180.00
Flow-through Cell, YSI / Daily	6.00	75.00	450.00
Level D Personal Protection / Daily	7.00	10.00	70.00
Mileage FY 2017	43.20	0.62	26.58
Parking			3.54
Permit Fees	265.00	1.15	304.75
Pump, Peristaltic, Geotech / Daily	6.00	55.00	330.00

**Additional Environmental Services**

**Subtask 7.4 - Groundwater Sampling of All Monitoring Wells at the Site**

Expense	Units	Rate	Billed Amount
Ground Transportation			6.04
Truck - F150 (w/up to 100 miles) / Daily	3.00	110.00	330.00
Tubing: LDPE 0.17 x 1/4 / Feet	150.00	0.30	45.00
Turbidimeter, Hach 2100P / Daily	6.00	15.00	90.00
Water Level Indicator, 100 - 300 ft /Daily	7.00	15.00	105.00
Phase subtotal			15,601.84

**Subtask 7.5 - Preparation of Draft and Final RI Reports**

Professional Services	Hours	Rate	Billed Amount
Senior <i>Jessica A. Smith</i>	7.50	172.64	1,294.80
Project Assistant <i>Frances Ran</i>	0.25	88.40	22.10
Phase subtotal			1,316.90
Additional Environmental Services subtotal			101,084.55

**Invoice total 114,619.32**

**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	75,536.50	13,534.77	23,928.73	21.18
<b>Additional Environmental Services</b>					
Subtask 7.1 - Remedial Investigation (RI) Drilling, Mobilization #2	1,800.00	1,872.14	0.00	-72.14	-4.01
Subtask 7.2 - RI Drilling and Soil Vapor Sampling, Mobilization #3	105,000.00	8,989.52	83,909.97	12,100.51	11.52
Subtask 7.3 - Survey of New Monitoring Wells	1,000.00	0.00	255.84	744.16	74.42
Subtask 7.4 - Groundwater Sampling of All Monitoring Wells at the Site	25,000.00	0.00	15,601.84	9,398.16	37.59
Subtask 7.5 - Preparation of Draft and Final RI Reports	31,000.00	442.00	1,316.90	29,241.10	94.33
Subtask 7.6 - CID Request	10,000.00	0.00	0.00	10,000.00	100.00
Subtotal	173,800.00	11,303.66	101,084.55	61,411.79	35.33
Total	425,000.00	249,744.40	114,619.32	60,636.28	14.27

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
28265	12/11/2017	114,619.32	114,619.32				
	Total	114,619.32	114,619.32	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](mailto:invoices@aspectconsulting.com)*

*If you would like to pay via electronic payment, please contact us via email: [AccountingAR@aspectconsulting.com](mailto:AccountingAR@aspectconsulting.com)*