



January 10, 2017

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

**Re: Progress Report No. 11 – January 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. Began evaluating chemical analytical results of soil, groundwater, and soil vapor samples obtained during the RI drilling. 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 the field work, 10 new monitoring wells were installed, 7 soil vapor samples were obtained, and an additional 11 borings were completed. Data evaluation completed following the field work included completion of the Johnson and Ettinger model (JEM) to evaluate estimated indoor air concentrations based on the soil vapor concentrations, preparation of draft tables and figures, and evaluation of chemical concentrations and potential sources.
3. Began preparation of the RI Report.

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

Due to high concentrations of PCE and TCE in soil gas samples, the JEM was completed to evaluate the estimated indoor air concentration within the dry cleaner building. The tenants will be notified of the soil gas and JEM results.

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

1. Based on a meeting with Ching Pi Wang on January 8, 2018, additional monitoring wells and explorations are necessary to fully characterize the Site. The Remedial Investigation (RI) report, which was originally scheduled to be completed in December 2017 will be completed later in 2018 after the completion of the additional explorations. The schedule for the draft report will be identified in future monthly reports.

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

A total of 10 laboratory reports have been received from the RI field work, which includes 6 lab reports of soil chemical analytical data, 3 lab reports of groundwater chemical analytical data, and 1 lab report of soil vapor chemical analytical data. No additional data is expected from the November 2017 field work.

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

1. Data evaluation.

- Evaluate data gaps that remain and begin preparation of a plan to fill remaining data gaps.

### 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:

- Continued communications with Mt. Baker Village youth and began coordination and preparation for the next activity.

### 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
--	02/17/17*	02/28/17	\$10,651.16	<b>\$6,776.00</b>	--
Ecology Invoice	09/30/17	12/15/17	\$6,769.17	<b>\$6.83</b>	NA
11. 01/10/18	01/05/18	01/08/18	\$13,638.21	<b>-\$13,631.38</b>	Up to \$20,000

\*This amount was previously not accounted for. After receiving the account summary from the client in December 2017, the discrepancy was identified and corrected in this spreadsheet.

Washington State Department of Ecology  
January 10, 2018

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: January 8, 2018 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 11\_Jan 10 2018.docx



## INVOICE

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

Invoice number 28494  
 Date 01/09/2018

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

Professional Services for the Period 12/09/2017 to 01/05/2018

Services completed during this invoice period included :

- Subcontracted laboratory analysis from soil and groundwater sampling.
- Subcontracted street use permit fees.
- Evaluate chemical analytical results from RI drilling.
- Complete the Johnson and Ettinger model for the soil vapor results.
- Begin preparation of figures and tables for the RI report.

### Additional Environmental Services

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

Professional Services		Hours	Rate	Billed Amount
Principal II	<i>David A. Cook</i>	7.00	239.20	1,674.40
Project	<i>Alexandria L. Cochrane</i>	3.50	146.64	513.24
Senior Staff	<i>Delia I. Massey</i>	0.50	127.92	63.96
Project Assistant	<i>Frances Ran</i>	1.00	88.40	88.40
Project Assistant	<i>Wendy A. Valdez</i>	0.75	88.40	66.30
				Billed
Expense		Units	Rate	Amount
Field Supplies				189.92
Permit Fees				600.87
Traffic Control Equipment Rental				449.22
Phase subtotal				3,646.31

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

Subcontracted Services		Units	Rate	Billed Amount
Friedman & Bruya, Inc.				3,956.00
Phase subtotal				3,956.00

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

Professional Services		Hours	Rate	Billed Amount
Senior	<i>Jessica A. Smith</i>	15.25	172.64	2,632.76
Project	<i>Alexandria L. Cochrane</i>	0.50	146.64	73.32
Senior Staff	<i>Jesse G. Favia</i>	3.50	127.92	447.72
Senior Staff	<i>Lea M. Beard</i>	12.75	127.92	1,630.98
Staff	<i>Kristin E. Beck</i>	4.00	113.36	453.44

**Additional Environmental Services**

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

Professional Services		Hours	Rate	Billed Amount
Sr. GIS/CAD Specialist	<i>Emelie A. Crumbaker</i>	6.50	122.72	797.68
	Phase subtotal			6,035.90
	Additional Environmental Services subtotal			13,638.21
Invoice total				<b>13,638.21</b>

**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	89,071.27	0.00	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	92,899.49	3,646.31	8,454.20	8.05
Subtask 7.3 - Survey of New Monitoring Wells	1,000.00	255.84	0.00	744.16	74.42
Subtask 7.4 - Groundwater Sampling of All Monitoring Wells at the Site	25,000.00	15,601.84	3,956.00	5,442.16	21.77
Subtask 7.5 - Preparation of Draft and Final RI Reports	31,000.00	1,758.90	6,035.90	23,205.20	74.86
Subtask 7.6 - CID Request	10,000.00	0.00	0.00	10,000.00	100.00
Subtotal	173,800.00	112,388.21	13,638.21	47,773.58	27.49
Total	425,000.00	364,363.72	13,638.21	46,998.07	11.06

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
28494	01/09/2018	13,638.21	13,638.21				
	Total	13,638.21	13,638.21	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)