



May 10, 2017

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

Re: Progress Report No. 3 – May 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 a summary letter to Ecology describing the April 5, 2017, meeting with Ecology, which includes a summary of explorations and soil and groundwater testing from the Mt. Baker Cleaners Property and a request for a Contained-In Determination.
3. Reviewed and edited King County Fact Sheets for monitoring well installation that occurred in fall 2016 under an EPA Brownfields Assessment Grant managed by King County.
4. Prepared a traffic control plan and street use permit application to obtain depth to water measurements and to survey the monitoring wells located in McClellan Street. This field work is scheduled for May 11 and 12, 2017. These data are important elements of the Remedial Investigation (RI) Work Plan that is underway.

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

Review and editing of the King County Fact Sheets.

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

None.

E. Raw Data Received from Laboratory

None.

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

1. Completion of the monitoring well surveying and depth to water event.
2. Meeting with Ching-Pi Wang scheduled for May 16, 2017, to evaluate the groundwater elevation data and select locations for new monitoring wells (as part of the RI Work Plan).
3. Completion of the letter to Ecology titled, “After Meeting Summary and Follow-Up” which will include the following components:
 - Summary of soil and groundwater chemical analytical results obtained from Mt Baker Cleaners;
 - Contained-In Determination Request;
 - Well Surveying information and chronology of prior sampling events;
 - Future actions to be completed (proposed monitoring well locations); and
 - Comments regarding Phillips 66 site (P66, aka former Hooe site) data.

4. Preparation of the Draft RI Work Plan which will be used to establish contaminant extent.

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. King County Fact Sheets.

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 |

Washington State Department of Ecology
May 10, 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

Attachment: May 9, 2017 Invoice

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

V:\160324 Mt Baker Housing Assoc – MLK & McClellan Brownfield\Deliverables\Monthly Progress Reports\Monthly Progress Report No 3_May 10 2017.docx



INVOICE

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

Invoice number 26393
 Date 05/09/2017

Project 160324 Mt Baker Housing Assoc – Mt Baker Village Property

Professional Services for the Period 04/08/2017 to 05/05/2017

Services completed during this period include:

- Preparation of a traffic control plan and street use permit application to obtain depth to water measurements and to survey the monitoring wells located in McClellan Street.
- Review and edit the King County Fact Sheets.
- Preparation of the monthly Progress Report for Ecology.
- Preparation of memo for schedule extension request.
- Preparation of a draft letter summarizing the results of the Mt. Baker Cleaners drilling and requesting a Contained-In Determination.

Additional Environmental Support

| Professional Services | Hours | Rate | Billed Amount |
|---|-------|--------|-----------------|
| Principal I <i>David A. Cook</i> | 9.50 | 226.72 | 2,153.84 |
| Senior <i>Jessica A. Smith</i> | 32.50 | 172.64 | 5,610.80 |
| Senior Staff <i>Alexandria L. Cochrane</i> | 0.25 | 127.92 | 31.98 |
| Senior Staff <i>Lea M. Beard</i> | 3.50 | 127.92 | 447.72 |
| Staff <i>Kristin E. Beck</i> | 0.75 | 113.36 | 85.02 |
| Sr. GIS/CAD Specialist <i>Emelie A. Crumbaker</i> | 2.50 | 122.72 | 306.80 |
| Project Assistant <i>Jennifer W. Koogler</i> | 0.75 | 88.40 | 66.30 |
| Project Assistant <i>Kim E. Peabody</i> | 0.25 | 88.40 | 22.10 |
| Project Assistant <i>Meghan J. Lawson</i> | 0.25 | 88.40 | 22.10 |
| | | | |
| Expense | Units | Rate | Billed Amount |
| Mileage FY 2017 | 45.00 | 0.62 | 27.69 |
| Traffic Control Equipment Rental | | | 201.25 |
| Phase subtotal | | | 8,975.60 |
| | | | 8,975.60 |
| Invoice total | | | 8,975.60 |

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 | 0.00 | 8,975.60 | 41,024.40 | 82.05 |

| | | | | | |
|-------|------------|-----------|----------|-----------|-------|
| Total | 138,200.00 | 92,159.78 | 8,975.60 | 37,064.62 | 26.82 |
|-------|------------|-----------|----------|-----------|-------|

Aging Summary

| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
|----------------|--------------|-------------|----------|---------|---------|---------|----------|
| 26393 | 05/09/2017 | 8,975.60 | 8,975.60 | | | | |
| | Total | 8,975.60 | 8,975.60 | 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 maybe 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*