



April 10, 2017

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

Re: Progress Report No. 2 – April 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 prepared 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 covers activities regarding the Site that occurred from March 10, 2017 to April 10, 2017.

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 Progress Report.

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

- Project management, including interacting with Ecology and subcontractors, issuing Progress Report No. 1, and miscellaneous project correspondence.
- Evaluation of soil and groundwater data obtained within the Mt. Baker Cleaners property and preparation of summary data tables, figures and cross-sections.
- Evaluation of costs and value of completing soil vapor, Amplified Geochemical Imaging (AGI) and Membrane Interface Probe (MIP) sampling.
- Preparation for and attendance of a meeting at Ecology’s Bellevue office on April 5, 2017.
- Began coordination of surveying, which includes coordination of Traffic Control Plan and evaluation/compilation of existing monitoring well construction and sampling information.
- Began preparation of a summary memo describing the results of the soil and groundwater sampling conducted at the Mt. Baker Cleaners Property.

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

- Obtained a groundwater sample from the monitoring well AMW-1 installed on the Mt. Baker Dry Cleaners property.

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

- Met with Ching-Pi Wang on April 5, 2017, to discuss potential soil vapor sampling and plan for next steps. Agreed that we will not complete soil vapor sampling, but will move forward with surveying the existing monitoring wells, obtaining groundwater elevations, and establishing a plan for the installation of groundwater monitoring wells.
- A Schedule Modification Request was submitted to Ecology on April 7, 2017, to request the draft RI Work Plan due date be extended to June 2017 and the final RI Work Plan due date be extended to July 2017. However, the implementation schedule for the RI/FS in Exhibit C should remain as planned. The schedule extension request was approved by Ching-Pi Wang on April 7, 2017. The Schedule Modification Request letter is attached.

E. Raw Data Received from Laboratory

- Groundwater results from monitoring well AMW-1, located within the Mt. Baker Cleaners property.

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

- Prepare a traffic control plan, obtain a Street Use permit and obtain depth to water information at each of the existing monitoring wells on the Site to evaluate the groundwater flow direction and potential influence of utilities.
- Preparation of a 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 P66 data.
- 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:

- Mounted Public Notice Poster on the fence at the P66 property.

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 |

Sincerely,
Aspect consulting, LLC



Jessica Smith, LG
Senior Geologist
jsmith@aspectconsulting.com



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

Attachments: April 7, 2017 MBHA PPCD Schedule Modification Request
April 10, 2017 Invoice

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



April 7, 2017

Washington State Department of Ecology
Attn: Ching-Pi Wang (Project Manager)
3190 160th Ave SE
Bellevue, WA 98008-5442

Re: MBHA PPCD Schedule Modification Request
Project No. 160324

Dear Ching-Pi:

Pursuant to Section XVII of the PPCD for the Site, Mt. Baker Housing Association (MBHA) requests an extension of the schedule, which is Exhibit C to the PPCD. Specifically, MBHA requests that the schedule for submitting the Draft RI Workplan be extended beyond March 2017 until July 2017. MBHA requests this extension because, pursuant to our discussions with you, additional time is necessary to complete the RI workplan so that we can continue to (1) communicate with Ecology about historic data results, (2) discuss with Ecology the existing groundwater monitoring well network locations and (3) complete an evaluation of new wells using a cost-benefit analysis. This extension will likely affect the timeframes generally provided for in Exhibit C, the schedule. Specifically, Ecology's review of the Draft RI Workplan and finalizing the RI Workplan will likely be pushed out to July 2017. However, the implementation schedule for the RI/FS in Exhibit C should remain the same. Given our discussions and close collaboration with you regarding the Draft RI Workplan, MBHA believes there is good cause to extend the deadline.

Thank you for your email response dated April 7, 2017 to this same request where you stated, "I concur with this extension request. Please follow up with a letter for our files." This letter documents MBHA's schedule request and your concurrence.

Sincerely,

Aspect consulting, LLC

A handwritten signature in blue ink that reads "Dave Cook". The signature is fluid and cursive, with the first name "Dave" being larger and more prominent than the last name "Cook".

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

cc: Mr. Conor Hanson, Mt Baker Housing Association

V:\160324 Mt Baker Housing Assoc – MLK & McClellan Brownfield\Deliverables\MBHA PPCD Schedule Modification Request_April 7 2017.docx





INVOICE

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

Invoice number 26147
 Date 04/10/2017

Project 160324 Mt Baker Housing Assoc – Mt Baker Village Property

Professional Services for the Period 02/25/2017 to 04/07/2017

Services completed during this period include:

- Project management including interacting with Ecology and subcontractors, issuing progress letter, and miscellaneous project correspondence.
- Obtained a groundwater sample from the monitoring well located on the Mt. Baker Cleaners Property (AMW-1).
- Evaluation of soil and groundwater data obtained within the Mt. Baker Cleaners property and preparation of summary data tables, figures and cross-sections.
- Evaluation of costs and value of completing soil vapor, Amplified Geochemical Imaging (AGI) and Membrane Interface Probe (MIP) sampling.
- Preparation for and attendance of a meeting at Ecology's Bellevue office on April 5, 2017.
- Mounted Public Notice board on P66 fence.
- Began coordination of surveying, which includes coordination of Traffic Control Plan and evaluation/compilation of existing monitoring well construction and sampling information.
- Began preparation of a summary memo describing the results of the soil and groundwater sampling conducted at the Mt. Baker Cleaners Property.

RIWP, CID Request, and Communications with Ecology and MBHA

| Professional Services | | Hours | Rate | Billed Amount |
|------------------------|-------------------------------|-------|--------|---------------|
| Principal I | <i>David A. Cook</i> | 23.25 | 226.72 | 5,271.24 |
| Senior | <i>Jessica A. Smith</i> | 51.25 | 172.64 | 8,847.80 |
| Senior Staff | <i>Alexandria L. Cochrane</i> | 14.50 | 127.92 | 1,854.84 |
| Senior Staff | <i>Lea M. Beard</i> | 7.25 | 127.92 | 927.42 |
| Staff | <i>Kristin E. Beck</i> | 7.50 | 113.36 | 850.20 |
| Sr. GIS/CAD Specialist | <i>Emelie A. Crumbaker</i> | 7.50 | 122.72 | 920.40 |
| Sr. GIS/CAD Specialist | <i>Steve C. Cudd</i> | 18.00 | 122.72 | 2,208.96 |
| Sr. Technical Editor | <i>Mike E. Maisen</i> | 0.25 | 109.20 | 27.30 |
| Project Assistant | <i>Frances Ran</i> | 0.25 | 88.40 | 22.10 |
| Project Assistant | <i>Jennifer W. Koogler</i> | 0.25 | 88.40 | 22.10 |
| Project Assistant | <i>Kim E. Peabody</i> | 0.25 | 88.40 | 22.10 |
| Project Assistant | <i>Wendy A. Valdez</i> | 1.25 | 88.40 | 110.50 |
| Phase subtotal | | | | 21,084.96 |

Mt. Baker Cleaners Explor., Public Notice Prep, Utility Research & X-Sec Prep

| Professional Services | | Hours | Rate | Billed Amount |
|-----------------------|-------------------------------|-------|--------|---------------|
| Principal I | <i>David A. Cook</i> | 8.75 | 226.72 | 1,983.80 |
| Senior | <i>Jessica A. Smith</i> | 9.00 | 172.64 | 1,553.76 |
| Senior Staff | <i>Alexandria L. Cochrane</i> | 12.75 | 127.92 | 1,630.98 |
| Senior Staff | <i>Lea M. Beard</i> | 3.75 | 127.92 | 479.70 |

Mt. Baker Cleaners Explor., Public Notice Prep, Utility Research & X-Sec Prep

| | | Hours | Rate | Billed Amount |
|-------------------------------|------------------------|-------|--------|--------------------------------|
| Professional Services | | | | |
| Staff | <i>Kristin E. Beck</i> | 5.00 | 113.36 | 566.80 |
| Project Assistant | <i>Frances Ran</i> | 0.75 | 88.40 | 66.30 |
| Expense | | | | |
| Mileage FY 2017 | | 37.00 | 0.62 | 22.77 |
| Reprographics | | | | 15.12 |
| Zipcar | | | | 43.52 |
| Subcontracted Services | | | | |
| Friedman & Bruya, Inc. | | | | 2,446.05 |
| Phase subtotal | | | | 8,808.80 |
| | | | | Invoice total 29,893.76 |

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 | 13,918.84 | 21,084.96 | -3.80 | -0.01 |
| Mt. Baker Cleaners Explor., Public Notice Prep, Utility Research & X-Sec Prep | 39,000.00 | 32,401.38 | 8,808.80 | -2,210.18 | -5.67 |
| Total | 88,200.00 | 62,266.02 | 29,893.76 | -3,959.78 | -4.49 |

Aging Summary

| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
|----------------|--------------|-------------|-----------|---------|---------|---------|----------|
| 26147 | 04/10/2017 | 29,893.76 | 29,893.76 | | | | |
| | Total | 29,893.76 | 29,893.76 | 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