



March 14, 2018

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

Re: Progress Report No. 13 – March 2018

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 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

- Project management, including interacting with Ecology and subcontractors, issuing progress letter, and miscellaneous project correspondence.
- Continued to evaluate chemical analytical results of soil, groundwater, and soil vapor samples obtained during the RI drilling to refine the Conceptual Site Model (CSM).
- Prepared a letter describing the proposed next steps, which were discussed in our February 2018 meeting with Ching-Pi Wang from Ecology. These next steps include the installation of additional monitoring wells to evaluate the lateral extent of the solvent-contaminated groundwater plume and additional soil investigation at the Mt. Baker Cleaners property to evaluate the vertical extent of tetrachloroethene (PCE)-contaminated soil.
- Communicated with Ecology about the letter, the proposed monitoring well location, and the Conceptual Site Model.
- Began preparation for completing the additional monitoring wells, which includes preparation of Traffic Control Plans and Street Use Permit applications, and discussions about access to adjacent private properties.

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

- A letter was prepared describing the proposed next steps and locations of additional monitoring wells.

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

- 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

- No new data was received from the laboratory during this reporting period.

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

- Continue preparation to fill the remaining data gaps at the site. This will include finalizing the locations for the new monitoring wells, obtaining street-use permit applications for the new wells, and beginning the field coordination.

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 educational 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
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
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

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	
9. 11/10/17	10/27/17	11/14/17	\$21,566.64	\$166,118.20	Up to \$100,000
Ecology Invoice	06/30/2017	09/15/2017	\$34,071.71	\$132,046.49	NA
10. 12/11/17	12/08/17	12/11/17	\$114,619.33	\$17,427.16	Up to \$30,000
--	02/17/17	02/28/17	\$10,651.16	\$6,776.00	--
Ecology Invoice	09/30/17	12/15/17	\$6,769.17	\$6.83	NA
11. 01/10/18	01/05/18	01/08/18	\$13,638.21	-\$13,631.38	Up to \$20,000
12. 02/15/18	02/09/18	02/15/18	\$18,825.12	-\$32,456.50	Up to \$20,000
13. 03/13/18	03/09/18	03/13/18	\$3,408.34	-\$35,864.84	Up to \$20,000
Funding Awarded from the State and Expected to be Available March 2018				\$1,100,000	

Washington State Department of Ecology
March 14, 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

Attachment: March 13, 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 13_March 14 2018.docx



INVOICE

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

Invoice number 29107
 Date 03/13/2018

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

Professional Services for the Period 02/10/2018 to 03/09/2018

Services conducted during this billing period include:

- Preparation of a letter describing next steps and proposed monitoring well locations.
- Coordination and communications with Ecology regarding the letter, proposed monitoring well and boring locations, and conceptual site model.
- Begin preparation for installation of additional monitoring wells including, preparation of traffic control plans and street use permits, and discussions on property access to adjacent properties.

Additional Environmental Services

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

Expense	Units	Rate	Billed Amount
Permit Fees			60.09
Phase subtotal			60.09

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

Professional Services	Hours	Rate	Billed Amount
Staff 2 <i>Kristin E. Beck</i>	0.25	117.00	29.25
Phase subtotal			29.25

Subtask 7.5 - Preparation of Draft and Final RI Reports

Professional Services	Hours	Rate	Billed Amount
Principal 2 <i>David A. Cook</i>	6.00	244.00	1,464.00
Senior 1 <i>Jessica A. Smith</i>	6.50	176.00	1,144.00
Coordinator 1 <i>Frances Ran</i>	0.75	90.00	67.50
Staff 2 <i>Jordan Sanford</i>	1.25	117.00	146.25
Staff 2 <i>Kristin E. Beck</i>	1.25	117.00	146.25
Phase subtotal			2,968.00

Subtask 7.6 - CID Request

Professional Services	Hours	Rate	Billed Amount
Staff 2 <i>Kristin E. Beck</i>	3.00	117.00	351.00
Phase subtotal			351.00
Additional Environmental Services subtotal			3,408.34

Invoice total **3,408.34**

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
Additional Environmental Services					
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	97,250.63	60.09	7,689.28	7.32
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	19,645.59	29.25	5,325.16	21.30
Subtask 7.5 - Preparation of Draft and Final RI Reports	31,000.00	23,288.18	2,968.00	4,743.82	15.30
Subtask 7.6 - CID Request	10,000.00	0.00	351.00	9,649.00	96.49
Subtotal	173,800.00	142,312.38	3,408.34	28,079.28	16.16
Total	425,000.00	394,287.89	3,408.34	27,303.77	6.42

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
28494	01/09/2018	11,099.05			11,099.05		
28875	02/15/2018	18,825.12	18,825.12				
29107	03/13/2018	3,408.34	3,408.34				
	Total	33,332.51	22,233.46	0.00	11,099.05	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*