



April 11, 2018

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

Re: Progress Report No. 14 – April 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.
- Preparation for and attendance of a meeting with Ching-Pi Wang of Ecology to discuss the proposed next steps to address the remaining data gaps at the Site.
- Data evaluation, preparation of cross sections and figures.
- Preparation of street-use permit applications and traffic control plans for new monitoring wells.
- Coordination and communication with MBHA and their representatives about next steps and project funding.

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

- A draft letter was prepared describing the proposed next steps and locations of additional monitoring wells. This letter will be finalized during the next invoice period.

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
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	--

Progress Report Number and Date	Invoice Cutoff Date	Invoice Date	Invoiced Amount	Funds Remaining	Projection of Funds to Be Expended in Next Month
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
14. 04/10/18	04/16/18	04/10/18	\$5,429.75	-41,294.59	Up to \$20,000

Sincerely,

Aspect consulting, LLC



Jessica Smith, LG
Senior Geologist
jsmith@aspectconsulting.com



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

Attachment: April 10, 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 14_April 10 2018_20180411.docx



INVOICE

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

Invoice number 29322
 Date 04/10/2018

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

Professional Services for the Period 03/10/2018 to 04/06/2018

Services completed during this invoice period include:

- Preparation for and attendance of a meeting with Ching-Pi Wang at Ecology to discuss the proposed next steps to address the remaining data gaps.
- Data evaluation, preparation of cross-sections and figures.
- Preparation of Street Use Permit applications and Traffic Control Plans for the new monitoring wells.
- Coordination and communication with MBHA and their representatives about next steps and project funding.

Additional Environmental Services

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

Subcontracted Services	Units	Rate	Billed Amount
National Barricade Company, LLC			402.50
Phase subtotal			402.50

Subtask 7.5 - Preparation of Draft and Final RI Reports

Professional Services		Hours	Rate	Billed Amount
Principal 2	<i>David A. Cook</i>	8.00	244.00	1,952.00
Senior 1	<i>Jessica A. Smith</i>	10.00	176.00	1,760.00
Sr. CAD	<i>Steve C. Cudd</i>	3.25	125.00	406.25
Coordinator 1	<i>Frances Ran</i>	0.50	90.00	45.00
Coordinator 1	<i>Jennifer W. Koogler</i>	0.50	90.00	45.00
Phase subtotal				4,208.25
Additional Environmental Services subtotal				4,610.75

Task 8 - Supplemental RI Activities

Professional Services		Hours	Rate	Billed Amount
Staff 2	<i>Kristin E. Beck</i>	7.00	117.00	819.00
Phase subtotal				819.00

Invoice total **5,429.75**

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	97,310.72	402.50	7,286.78	6.94
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	19,674.84	0.00	5,325.16	21.30
Subtask 7.5 - Preparation of Draft and Final RI Reports	31,000.00	26,256.18	4,208.25	535.57	1.73
Subtask 7.6 - CID Request	10,000.00	351.00	0.00	9,649.00	96.49
Subtotal	173,800.00	145,720.72	4,610.75	23,468.53	13.50
Task 8 - Supplemental RI Activities	0.00	0.00	819.00	-819.00	0.00
Total	425,000.00	397,696.23	5,429.75	21,874.02	5.15

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				
29322	04/10/2018	5,429.75	5,429.75				
	Total	38,762.26	8,838.09	18,825.12	0.00	11,099.05	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*