



November 9, 2018

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

Re: Progress Report No. 21 – Mt Baker Properties Site – November 2018

Mt. 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 Mt. 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 South, 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.
- F. A list of deliverables for the upcoming month if different from the schedule.



The PPCD Amendment 3 also indicates that the Progress Reports should include, “Monthly and cumulative estimates of the funds expended by MBHA against the \$600,000 total of Public Funds provided through this Third Amendment, together with a projection of the funds expected to be expended in the forthcoming month.” It also states that 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 a progress letter, and miscellaneous project correspondence.
- Preparation of Sound Transit's property access application to install a monitoring well on Sound Transit's property.
- Communications with Ecology regarding the potential monitoring wells and Vapor Intrusion evaluation for the private properties located east of the gas station and preparation of a letter to be provided to the property owners.
- Coordination regarding building demolition and preparation for drilling to be completed at the Mt. Baker Cleaners parcel, which included preparation of cross-sections and figures showing the vertical extent of the contamination encountered in the previous borings completed on the parcel.
- Communications and coordination with MBHA’s representatives to support cost recovery efforts.
- Coordinated the transfer of Investigative Derived Waste (IDW) drums from past drilling efforts into the vacant building on the former Phillips66 parcel. It was necessary to move the drums inside the building to prevent further rusting and deterioration.

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

- Based on our September 12, 2018, meeting with Ching-Pi Wang of Ecology, we are continuing to attempt to gain access to the Sound Transit property located on MLK Jr. Way South to install a monitoring well to evaluate the lateral extent of vinyl chloride contaminated groundwater. We are also continuing to attempt to gain access to the private properties (both residential and commercial) on the south side of South McClellan Street west of 29th Avenue South to evaluate the extent of the solvent plume in groundwater and to evaluate the potential for vapor intrusion into the buildings.
- The drums containing Investigative Derived Waste (IDW) that were formerly located in the parking lot to the north of the Mt. Baker Village apartments and south of the vacant building on the former Phillips66 gas station parcel were moved into the vacant building by a subcontractor to prevent further deterioration of the drums over the winter.

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

- The RI report, which was originally scheduled to be completed in December 2017, will be completed in early 2019 after demolition of the dry cleaner building and the completion

of the additional explorations. The schedule for the draft report will be identified in future monthly progress reports.

- Demolition of the Mt. Baker Cleaners building was delayed due to City permitting. Instead of being demolished in August, the building was demolished the first week in November and the drilling that needs to be conducted post-demolition at the Mt. Baker Cleaners parcel in order to obtain the Contained-In Determination will be completed November 11 and 12, 2018.

E. Raw Data Received from Laboratory

- None.

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

- The Mt. Baker Cleaners building was demolished the first week in November and the drilling at that parcel will be completed on November 11 and 12, 2018. The purpose of the additional drilling is to evaluate the magnitude and vertical extent of solvent contaminated soil to support the Contained-In Determination request as well as help to establish the presence (if any) dangerous waste contaminated soil based on concentrations.
- Continue communications with Sound Transit and begin communications with private property owners to request access to their properties. Begin planning for the vapor intrusion evaluation.

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, if desired.

H. Ecology Funding Details

The table below summarizes the allotments of public funds provided, the invoiced amount every month, and the amount to be withdrawn from the public funds. Beginning in August 2018, a separate invoice will be prepared for services completed that pertain strictly to the former Phillips66 gas station and the money to pay these invoices will be withdrawn from the public funds. The other invoice pertains to services completed for the entire Site and MBHA will seek reimbursement from other sources (such as insurers) to pay these invoices prior to withdrawing from the public funds, which is reflected by a \$0 amount in the “Amount to be Withdrawn from Public Funds” column in the table below.

Progress Report Number and Date	Invoice Cutoff Date	Invoice Date	Invoiced Amount	Amount to be Withdrawn from Public Funds	Funds Remaining	Projection of Funds to Be Expended in Next Month
Initial Allotment of Public Funds Provided					\$400,000.00	
--	2/17/2017	2/28/2017	\$33,105.18	\$33,105.18	\$366,894.82	--
1. 03/10/17	2/24/2017	3/16/2017	\$13,298.24	\$13,298.24	\$353,596.58	Up to \$25,000
2. 04/10/17	4/7/2017	4/10/2017	\$29,893.76	\$29,893.76	\$323,702.82	Up to \$30,000
3. 05/10/17	5/5/2017	5/9/2017	\$8,975.60	\$8,975.60	\$314,727.22	Up to \$40,000
4. 06/10/17	6/2/2017	6/7/2017	\$16,465.17	\$16,465.17	\$298,262.05	Up to \$40,000
5. 07/10/17	7/7/2017	7/10/2017	\$23,636.08	\$23,636.08	\$274,625.97	Up to \$40,000
6. 08/10/17	8/4/2017	8/7/2017	\$21,667.61	\$21,667.61	\$252,958.36	Up to \$70,000
7. 09/08/17	9/1/2017	9/7/2017	\$53,610.01	\$53,610.01	\$199,348.35	Up to \$70,000
8. 10/10/17	10/6/2017	10/10/2017	\$11,663.51	\$11,663.51	\$187,684.84	Up to \$70,000
9. 11/10/17	10/27/2017	11/14/2017	\$21,566.64	\$21,566.64	\$166,118.20	Up to \$100,000
Ecology Invoice	6/30/2017	9/15/2017	\$34,071.71	\$0	\$166,118.20	NA
10. 12/11/17	12/8/2017	12/11/2017	\$114,619.33	\$114,619.33	\$51,498.87	Up to \$30,000
--	2/17/2017	2/28/2017	\$10,651.16	\$10,651.16	\$40,847.71	--
Ecology Invoice	9/30/2017	12/15/2017	\$6,769.17	\$0	\$40,847.71	NA
11. 01/10/18	1/5/2018	1/8/2018	\$11,099.05	\$11,099.05	\$29,748.66	Up to \$20,000
12. 02/15/18	2/9/2018	2/15/2018	\$18,825.12	\$18,825.12	\$10,923.54	Up to \$20,000
13. 03/13/18	3/9/2018	3/13/2018	\$3,408.34	\$3,408.34	\$7,515.20	Up to \$20,000
14. 04/10/18	4/16/2018	4/10/2018	\$5,429.75	\$5,429.75	\$2,085.45	Up to \$20,000

Progress Report Number and Date	Invoice Cutoff Date	Invoice Date	Invoiced Amount	Amount to be Withdrawn from Public Funds	Funds Remaining	Projection of Funds to Be Expended in Next Month
15. 05/10/18	5/4/2018	5/10/2018	\$6,937.99	\$6,937.99	(\$4,852.54)	Up to \$20,000
16. 06/12/18	6/8/2018	6/12/2018	\$7,464.45	\$7,464.45	(\$12,316.99)	Up to \$20,000
17. 07/10/18	7/6/2018	7/10/2018	\$5,061.16	\$5,061.16	(\$17,378.15)	Up to \$30,000
Second Allotment of Public Funds Provided					\$600,000.00	
18. 08/14/18	8/10/2018	8/14/2018	\$24,074.76	\$0	\$582,621.85	Up to \$50,000
18. 08/14/18	8/10/2018	8/14/2018	\$1,715.00	\$1,715.00	\$580,906.85	
19. 09/11/18	9/7/2018	9/11/2018	\$61,260.65	\$0	\$580,906.85	Up to \$50,000
19. 09/11/18	9/7/2018	9/11/2018	\$527.50	\$527.50	\$580,379.35	
20. 10/11/18	10/5/2018	10/11/2018	\$17,211.23	\$0	\$580,379.85	Up to \$50,000
20. 10/11/18	10/5/2018	10/11/2018	\$1,708.00	\$1,708.00	\$579,671.35	
21. 11/09/18	11/02/18	11/09/18	\$7,786.25	0	\$579,671.35	Up to \$50,000

Sincerely,

Aspect consulting, LLC

Jessica Smith, LG
Senior Geologist
jsmith@aspectconsulting.com

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

Attachment: November 9, 2018 Invoice #31430

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



INVOICE

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

Invoice number 31430
 Date 11/09/2018

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

Professional Services for the Period 10/06/18 to 11/02/18

Insurance Carriers:
 Safeco/Resolute # P21D-451797-01
 Zurich # 9120125867

Services completed during this invoice period include:

- Preparation of Sound Transit's property access application to install a monitoring well on Sound Transit's property.
- Communications with Ecology regarding the potential monitoring wells and Vapor Intrusion evaluation for the private properties located east of the gas station and preparation of a letter to be provided to the property owners.
- Coordination regarding building demolition and preparation for drilling to be completed at the Mt. Baker Cleaners parcel, which included preparation of cross-sections and figures showing the vertical extent of the contamination encountered in the previous borings completed on the parcel.
- Communications and coordination with MBHA's representatives to support cost recovery efforts.
- Coordinated the transfer of Investigative Derived Waste (IDW) drums from past drilling efforts into the vacant building on the former Phillips66 parcel. It was necessary to move the drums inside the building to prevent further rusting and deterioration.

Aspect's services related solely to the former Phillips 66 gas station (not related to the solvent-contaminated soil/groundwater or the larger "Site") are presented in a separate invoice.

Task 8 - Supplemental RI Activities

Subtask 8.2 - Remedial Investigation (RI) Drilling, Mobilization #4

Professional Services		Hours	Rate	Billed Amount
Project 1	<i>Emelie A. Crumbaker</i>	0.50	139.00	69.50
Coordinator 1	<i>Joey M. Miramontez</i>	0.25	90.00	22.50
				Billed
Expense		Units	Rate	Amount
Permit Fees				149.50
			Phase subtotal	241.50

Subtask 8.3 - RI Drilling, Mobilization #5

Professional Services		Hours	Rate	Billed Amount
Principal 2	<i>David A. Cook</i>	1.00	244.00	244.00
Senior 2	<i>Jessica A. Smith</i>	8.50	189.00	1,606.50
			Phase subtotal	1,850.50

Task 8 - Supplemental RI Activities

Subtask 8.8 - Meetings, Communication, and As Requested Support

		Hours	Rate	Billed Amount
Professional Services				
Principal 2	<i>David A. Cook</i>	2.75	244.00	671.00
Senior 2	<i>Jessica A. Smith</i>	5.00	189.00	945.00
Staff 2	<i>Kristin E. Beck</i>	2.50	117.00	292.50
Editor	<i>Jennifer W. Koogler</i>	1.00	100.00	100.00
Coordinator 2	<i>Wendy A. Valdez</i>	1.00	95.00	95.00
Coordinator 1	<i>Joey M. Miramontez</i>	1.50	90.00	135.00
Subcontracted Services				
Cascade Drilling, LP				1,265.00
Phase subtotal				3,503.50

Subtask 8.9 - RI Mob #6, ST Monitoring Well

		Hours	Rate	Billed Amount
Professional Services				
Senior 2	<i>Jessica A. Smith</i>	5.00	189.00	945.00
Editor	<i>Jennifer W. Koogler</i>	0.75	100.00	75.00
Phase subtotal				1,020.00

Subtask 8.10 - RI Mob #7, VI and GW Evaluation on Private Property

		Hours	Rate	Billed Amount
Professional Services				
Principal 2	<i>David A. Cook</i>	3.00	244.00	732.00
Staff 2	<i>Kristin E. Beck</i>	3.75	117.00	438.75
Phase subtotal				1,170.75
Task 8 - Supplemental RI Activities subtotal				7,786.25

Invoice total **7,786.25**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
30566	08/15/2018	24,074.76			24,074.76		
30773	09/11/2018	61,260.65		61,260.65			
31110	10/11/2018	2,539.16	2,539.16				
31430	11/09/2018	7,786.25	7,786.25				
	Total	95,660.82	10,325.41	61,260.65	24,074.76	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

ODC Billing Log - By Invoice

	Client Invoice Number	Date	Activity	Expense Payee	Expense Credit Card	Vendor	Vendor Invoice Number	Employee	Units or Hours	Cost Rate	Cost Amount	Markup %	Billed Amount	Proj. ID
▼ Totals:											1,230.00		1,414.50	
▼ 08 Task 8 - Supplemental RI Activities 8.2 Subtask 8.2 - Remedial Investigation (RI) Drilling, Mobilization #4											130.00		149.50	
	31430	9/20/2018	Permit Fees			SDOT - City of Seattle Treasury Dept Accts Receivable	TR1017089				130.00	15.00	149.50	160324
▼ 08 Task 8 - Supplemental RI Activities 8.8 Subtask 8.8 - Meetings, Communication, and As Requested Support											1,100.00		1,265.00	
	31430	10/31/2018	Subconsultant			Cascade Drilling, LP	11825452				1,100.00	15.00	1,265.00	160324



Seattle Department of Transportation

Attn: Accounts Receivable
Located at: BOA Plaza, Suite 3000
800 Fifth Avenue

MONTHLY STATEMENT

Mailing Address:
Attn: Accounts Receivable
PO Box 34996
Seattle, WA 98124-4996

STREET USE MONTHLY SUMMARY OF SERVICE CHARGES

ASPECT CONSULTING-SEATTLE
KIRSI LONGLEY
401 SECOND AVE S SUITE 201
SEATTLE, WA 98104-

Activity Period: 08/2018
Statement Date: 09/06/2018
A/R Bill To Party ID: C10003025_2
Hansen Customer ID: 11679
A/P Type: ST ROWMG
Category: SIGNIF

CUSTOMER REFERENCE/JOB#: 160324
LOCATION DETAILS: ML KING JR WAY S, SOUTH OF S MCCLELLAN ST.

PERMIT #: 380297
PERMITTED ADDRESS: 2800 M L KING JR WAY S

DATE	SERVICE	SERVICE DESCRIPTION	USE CODE	SPACE CODE	HOURS	RATE	AMOUNT
08/02/2018	Inspection	DAVID SOULE Note: work is complete	511	A	0.25	\$260.00	\$65.00

Permit Total :	\$65.00
Amount Paid By Deposit :	\$0.00
Balance Due :	\$65.00

Number of Cust Ref/Jobs :	2
Number of Permits :	2
Number of Service Records :	2
Grand Total :	\$130.00
Total Amount Paid By Deposit :	\$0.00
Balance Due :	\$130.00



Seattle Department of Transportation

Attn: Accounts Receivable
Located at: BOA Plaza, Suite 3000
800 Fifth Avenue

MONTHLY STATEMENT

Mailing Address:
Attn: Accounts Receivable
PO Box 34996
Seattle, WA 98124-4996

STREET USE MONTHLY SUMMARY OF SERVICE CHARGES

ASPECT CONSULTING-SEATTLE
KIRSI LONGLEY
401 SECOND AVE S SUITE 201
SEATTLE, WA 98104-

Activity Period: 08/2018
Statement Date: 09/06/2018
A/R Bill To Party ID: C10003025_2
Hansen Customer ID: 11879
A/P Type: ST ROWMG
Category: SIGNIF

CUSTOMER REFERENCE/JOB#:
LOCATION DETAILS: ON S MCCLELLAN ST, BTW MLKING JR WAY S & 29TH AVE S, SOUTH CURB LANE AND SIDEWALK CLOSED

PERMIT #: 383295
PERMITTED ADDRESS: 2800 M L KING JR WAY S

DATE	SERVICE	SERVICE DESCRIPTION	USE CODE	SPACE CODE	HOURS	RATE	AMOUNT
08/02/2018	Inspection	DAVID SOULE Note: A tester is set in the TWLTL s/of McClellan St	511	A	0.25	\$260.00	\$65.00

Permit Total :	\$65.00
Amount Paid By Deposit :	\$0.00
Balance Due :	\$65.00

ENTERED ACCOUNTS PAYABLE

JOB # _____

AMOUNT \$ _____

DATE _____

APPROVE _____

GL CODE _____



REMIT TO: CASCADE DRILLING, LP.
 PO BOX 844046, LOS ANGELES, CA. 90084-4046
 ACH PAYMENTS REMIT TO: WELLS FARGO BANK, N.A.
 ABA: 121000248, ACCOUNT: 4942159435

Bill To:
 Attn: Accounts Payable
 Aspect Consulting LLC
 Jessica Smith
 350 Madison Ave. N.
 Bainbridge Island, Washington 98110-1810

Invoice #: 11825452
 Quote #: 00038793
 Account #: 2ASPCON110
 JobID #: 103181561
 Invoice Date: 10/31/2018
 Terms: Net 30
 Due Date: 11/30/2018

Project Name: IDW Aspect MBHA Drum Transfer
 Project Start/End Date: 10/31/2019 / 10/31/2018
 Project Contact/Phone: Jessica Smith / (206) 838-6580
 Work Site Address: 2800 Martin Luther King Jr Way
 Seattle, WA 98144
 Billing Start Date: 10/01/2018

Customer Project#: Drum Transfer
 PO/Work Order #:
 Additional Detail:
 Billing End Date: 10/31/2018

Product	Description	UM	Qty	Rate	Extended Rate
Transportation	Per Hour Transportation	Per Hour	5.00	\$150.00	\$750.00
Equipment	Skid Steer	Lump Sum	1.00	\$350.00	\$350.00

Pre-Tax Total \$1,100.00
 Tax Percentage 0.000%
 Taxes \$0.00
 Invoice Total \$1,100.00

ENTERED	ACCOUNTS PAYABLE
JOB #	160324
AMOUNT \$	1100.00
DATE	11.05.18
APPROVED	JAS
G/L CODE	5140



RECEIVED
 By Joey Miramontez at 9:39 am, Nov 06, 2018