



February 19, 2018

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

Re: Progress Report No. 24 – Mt Baker Properties Site – February 2019

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 Mr. Wang and Ms. Lindwall:

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.
- Data compilation from drilling activities, including figure and table preparation for the RI report, Contained-In Determination (CID) request, and design team meetings.
- Began preparation of the RI report.
- Began preparation of the CID request.
- Attended design team meetings to provide environmental and geotechnical information to support construction design and remedial excavation planning.
- Prepared access agreement letters to be provided to property owners to request access to their properties to obtain soil, soil gas, indoor air, and/or groundwater samples.
- Continued communications with Sound Transit in an attempt to gain access to their property to install a groundwater monitoring well.
- Communications and coordination with MBHA’s representatives to support cost recovery efforts.

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.

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 to incorporate the data obtained after demolition of the dry cleaner building and the completion of the additional explorations. The RI will also include data obtained from the vapor intrusion evaluation and the additional monitoring well on Sound Transit’s property. The schedule for the draft report will be identified in future monthly progress reports.

E. Raw Data Received from Laboratory

- We received chemical analytical results for 19 soil samples obtained from borings completed in the footprint of the former dry cleaner building and submitted for chemical analysis of chlorinated solvents and TCLP PCE.

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

- Continue communications with Sound Transit to request access to their property.
- Delivered formal access agreements to private property owners on 29th Avenue and the dentist on McClellan Street requesting access to obtain sub-slab soil gas, indoor air, soil, and/or groundwater samples from their properties to complete the vapor intrusion evaluation. Prepare a work plan for the vapor intrusion evaluation and begin planning and coordinating the field work.
- Preparation of a Contained-In determination request and begin preparation of the RI report.

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:

- No new activities were completed this period.

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 Phillips 66 gas station; 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

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
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
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

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
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	\$578,671.35	
21. 11/09/18	11/02/18	11/09/18	\$7,786.25	\$0	\$578,671.35	Up to \$50,000
Rhine Demolition	--	--	\$60,627.67	\$60,627.67	\$518,043.68	--
22. 12/12/18	12/07/18	12/10/18	\$44,184.25	\$0	\$518,043.68	Up to \$50,000
22. 12/12/18	12/07/18	12/10/18	\$4,554.00	4,554.00	\$513,489.68	Up to \$50,000
23. 01/10/19	12/28/2018	1/10/2019	\$24,111.18	\$0.00	\$513,489.68	Up to \$50,000
24. 02/19/19	2/8/2019	2/15/2019	\$31,174.50	\$0.00	\$513,489.68	Up to \$50,000

Washington State Department of Ecology
February 19, 2019

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: February 15, 2019 Invoice #32347

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

V:\160324 Mt Baker Housing Assoc - Mt Baker Properties Site\Deliverables\Monthly Progress Reports\2019\Monthly Progress Report No 24_February 19, 2019_DOE.docx



INVOICE

Mt. Baker Housing Association
Conor Hansen
2916 S MCCLELLAN ST
SEATTLE, WA 98144

Invoice number 32347
Date 02/15/2019

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

Professional Services for the Period 01/01/19 to 02/08/2019

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

Services completed during this invoice period include:

- Data compilation from drilling activities, including figure and table preparation for the Remedial Investigation (RI) report, Contained-In Determination (CID) request, and for design team meetings.
- Began preparation of the RI report.
- Began preparation of the CID request.
- Attended design team meetings to provide environmental and geotechnical information to support construction design and planning.
- Prepared access agreement letters to be provided to property owners to request access to their properties to obtain soil, soil gas, indoor air, and/or groundwater samples.
- Continued communications with Sound Transit to request access to their property to install a groundwater monitoring well to evaluate the lateral extent of the solvent plume.

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 8.5 - Preparation of Draft and Final RI Reports

Professional Services		Hours	Rate	Billed Amount
Staff 3	<i>Robyn A. Pepin</i>	9.25	129.00	1,193.25
Sr. CAD	<i>Steve C. Cudd</i>	19.25	125.00	2,406.25
Staff 2	<i>Kristin E. Beck</i>	63.00	117.00	7,371.00
Phase subtotal				10,970.50

Subtask 8.6 - Preparation of a Contained-In Determination (CID) Request

Professional Services		Hours	Rate	Billed Amount
Senior 2	<i>Jessica A. Smith</i>	0.50	189.00	94.50
Project 1	<i>Emelie A. Crumbaker</i>	3.50	139.00	486.50
Staff 3	<i>Robyn A. Pepin</i>	1.50	129.00	193.50
Sr. CAD	<i>Steve C. Cudd</i>	7.00	125.00	875.00
Staff 2	<i>Kristin E. Beck</i>	53.25	117.00	6,230.25
Staff 2	<i>Taylor D. Rulien</i>	5.00	117.00	585.00
Phase subtotal				8,464.75

Task 8 - Supplemental RI Activities

Subtask 8.8 - Meetings, Communication, and As Requested Support

Professional Services		Hours	Rate	Billed Amount
Principal 2	<i>David A. Cook</i>	8.50	244.00	2,074.00
Senior 2	<i>Jessica A. Smith</i>	5.00	189.00	945.00
Staff 2	<i>Kristin E. Beck</i>	14.00	117.00	1,638.00
Sr. Editor	<i>Mike E. Maisen</i>	0.25	111.00	27.75
Coordinator 2	<i>Frances Ran</i>	0.50	95.00	47.50
Coordinator 2	<i>Miroslava Ramsey</i>	0.25	95.00	23.75
Coordinator 1	<i>Joey M. Miramontez</i>	0.25	90.00	22.50
Phase subtotal				4,778.50

Subtask 8.9 - RI Mob #6, ST Monitoring Well

Professional Services		Hours	Rate	Billed Amount
Senior 2	<i>Jessica A. Smith</i>	0.50	189.00	94.50
Phase subtotal				94.50

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

Professional Services		Hours	Rate	Billed Amount
Staff 2	<i>Kristin E. Beck</i>	4.25	117.00	497.25
Phase subtotal				497.25

Subtask 8.11 - RI Mob#8, Dec. 2018 Mt. Baker Cleaners Drilling

Professional Services		Hours	Rate	Billed Amount
Senior 2	<i>Jessica A. Smith</i>	0.50	189.00	94.50
Staff 3	<i>Jason S. Yabandeh</i>	29.50	129.00	3,805.50
Staff 1	<i>David W. Unruh</i>	3.50	109.00	381.50
Coordinator 2	<i>Miroslava Ramsey</i>	0.25	95.00	23.75
Coordinator 1	<i>Joey M. Miramontez</i>	0.25	90.00	22.50
Subcontracted Services		Units	Rate	Billed Amount
Friedman & Bruya, Inc.				2,041.25
Phase subtotal				6,369.00
Task 8 - Supplemental RI Activities subtotal				31,174.50

Invoice total **31,174.50**

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
32005	01/10/2019	24,111.18		24,111.18			

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
32347	02/15/2019	31,174.50	31,174.50				
	Total	140,621.09	31,174.50	24,111.18	0.00	0.00	85,335.41

*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*