

July 15, 2020

Ms. Tena Seeds
Washington State Department of Ecology
3190 160th Avenue Southeast
Bellevue, Washington 98008

**RE: PROGRESS REPORT FOR JUNE 2020
BLOCK 38 WEST SITE
500 THROUGH 536 WESTLAKE AVENUE NORTH
SEATTLE, WASHINGTON
AGREED ORDER NO: DE 17963
FARALLON PN: 397-019**

Dear Ms. Seeds:

Farallon Consulting, L.L.C. (Farallon) has prepared this progress report on behalf of City Investors IX L.L.C. (City Investors IX) to provide a written monthly report describing actions taken during the previous month to implement the requirements of the agreed order and that document the independent interim action activities conducted during June 2020 at the Block 38 West Site. The independent interim action is being performed under the auspices of Agreed Order No. DE 17963 (AO) between the Washington State Department of Ecology (Ecology) and City Investors IX. The Block 38 West Site as defined under the AO is where a hazardous substance, other than a consumer product in consumer use, has been deposited, stored, disposed of, or placed, or otherwise come to be located. The Site is generally located at 500 through 536 Westlake Avenue North in Seattle, Washington (Block 38 West Property).

This progress report provides a summary of activities performed during the reporting period; deviations from the scope of work; changes in key personnel involved with the work; deviations from the schedule and resolution; a summary of sampling and testing reports; work planned and deliverables for the next reporting period; and public or regulatory communications.

ACTIVITIES CONDUCTED DURING THE REPORTING PERIOD

Farallon is preparing the Agency Review Draft Remedial Investigation Work Plan that will be submitted to Ecology by July 20, 2020 in accordance with the requirements of the AO. In addition, Farallon is preparing the data set associated with subsurface investigations conducted at the Block 38 West Property and the Deep Outwash Aquifer performance groundwater monitoring program for submittal to Ecology's electronic information management (EIM) database by July 20, 2020 in accordance with the requirements of the AO. At Ecology's request, Farallon is also preparing the soil data set for soil samples analyzed through May 30, 2020 and associated with the independent interim action being conducted at the Block 38 West Property for submittal to the EIM database to support Ecology's review of the existing data set.



The other elements of the independent interim action being performed under the AO during this reporting period were implemented in accordance with the *Interim Action Work Plan, Block 38 West Property, 500 through 536 Westlake Avenue North, Seattle, Washington* dated November 8, 2019, prepared by Farallon (IAWP) and *Technical Memorandum Regarding the Monitoring Well Installation, Block 38 West Property, 500 through 536 Westlake Avenue North, Seattle, Washington* dated May 22, 2020, prepared by Farallon. The following work was conducted during the development of the Block 38 West Property:

- **Shoring Progress.** The installation of the auger cast piles at the base of the mass excavation began on May 26, 2020 and is anticipated to be completed by mid-July 2020.
- **Excavation Progress.** Mass excavation activities started on January 30, 2020. The mass excavation continued to an elevation of -5 to -5.5 feet North American Vertical Datum of 1988 (NAVD88) across the Block 38 West Property. The estimated quantity of Class 3 petroleum-contaminated soil removed from the Block 38 West Property through May 30, 2020 is 43,701.86 tons, a portion of which had concentrations of constituents of concern (COCs) that exceeded screening levels based upon performance sampling conducted during the remedial excavation. Approximately 50 percent of this volume was associated with wood and organic debris managed and disposed of under the same waste profile as Class 3 petroleum-contaminated soil. City Investors IX is continuing to manage soil associated with mass excavation consistent with the IAWP and in compliance with the Washington State Model Toxics Control Act Cleanup Regulation (MTCA) and Ecology guidance. The estimated completion date of mass excavation is mid-July 2020.
- **Construction Dewatering.** The construction dewatering system is comprised of 18 dewatering wells and 3 water treatment systems. All water treatment systems are operational. During the reporting period approximately 16,663,000 gallons of water from the construction dewatering system and stormwater and/or water collected within the base of the excavation were collected, treated, and discharged via a private stormwater lateral to the City of Seattle stormwater system (16,663,000 gallons) and the King County sanitary sewer system (0 gallons). Compliance discharge water samples were collected in accordance with Ecology's Administrative Order Docket No. 16629 for National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit. COCs were either reported non-detect at the laboratory practical quantitation limit or less than the established NPDES or KCIW discharge limits, as applicable.
- **Key Project Meeting with Ecology.** On June 16 and 17, 2020, Ecology, City Investors IX and Farallon met to discuss the status of the independent interim action, soil performance and confirmation data associated with the independent interim action, and preliminary conceptual site model and data gaps to be evaluated under the remedial investigation for the Block 38 West Site. During the Key Project Meeting, Ecology and City Investors discussed and confirmed the number and location of proposed monitoring wells within the building foundation. Based on email correspondence from Ecology on June 22, 2020, the location of the four monitoring wells in the Intermediate Water-Bearing Zone were approved. The location of additional monitoring wells beyond the Block 38 West Property



boundary will be further evaluated in the Agency Review Draft Remedial Investigation Work Plan. During the Key Project Meeting, Ecology requested clarification of the proposed waterproof concrete and vapor barrier specifications and how they are incorporated into the foundation elements.

- **Dewatering Well Installation.** Two additional construction dewatering wells within the Block 38 West Property boundary will be added to lower groundwater levels temporarily in order to support deeper foundation elements. On June 25, 2020, Malcolm Drilling of Kent, Washington installed one additional dewatering well (DW-1B) using an air rotary drill rig and began the installation of a second additional dewatering well, DW-2B prior to the drill rig breaking down. The second additional dewatering well (DW-2B) was installed on June 29, 2020.
- **Monitoring Well Installation.** On June 25, 2020, Malcolm Drilling installed monitoring well, FMW-152 in the northern portion and FMW-151 on June 29, 2020 on the west-central portion of the Block 38 West Property using an air rotary drill rig. The remaining two monitoring wells to be located within the building footprint will be installed in early July 2020.
- **Performance Groundwater Monitoring.** Farallon conducted a monthly groundwater sampling event for the Deep Outwash Aquifer on June 29, 2020 consistent with the IAWP and the *Technical Memorandum regarding Groundwater Monitoring Program, South Lake Union Block 38 West Property* dated January 22, 2020, from Mr. Clifford T. Schmitt of Farallon to Mr. Jim Broadlick of Vulcan, Inc.
- **Reporting.** Based on a meeting with Ecology on March 12, 2020; email correspondence dated March 31, May 5, and May 15, 2020; and a conference call on May 20, 2020, City Investors IX has prepared technical memoranda to describe the additional work elements associated with the current independent interim action. On June 15, 2020 Farallon submitted a Technical Memorandum to Ecology regarding the proposed supplemental subsurface investigation for the alley and foundation elements.

CHANGES IN KEY PERSONNEL

There were no changes to key personnel.

DEVIATIONS FROM INTERIM ACTION WORK PLAN OR APPROVED SCOPE OF WORK

There are no deviations to report for the work related to the requirements of the AO or independent remedial actions being conducted under the auspices of the AO pursuant to Section VII (Work to Be Performed). Additional proposed remedial actions to be submitted for Ecology review are discussed above.

DEVIATIONS FROM SCHEDULE AND RESOLUTIONS

Currently, no delays are anticipated to the AO Schedule.



SAMPLING PERFORMED, RESULTS, DATA VALIDATION, AND EIM DATABASE

Activities conducted during this reporting period related to data collection, validation, and management include the following:

- Continued to validate soil analytical data collected during the independent interim action, which will be uploaded into the EIM database 60 days after the independent interim action field activities are completed per the terms of the AO. Farallon is preparing the performance and confirmation soil analytical data for the independent interim action through May 2020 to be uploaded into the EIM database by July 20, 2020 at Ecology's request to support their review of the Agency Review Draft Remedial Investigation Work Plan.
- Monthly groundwater performance laboratory analytical data and groundwater elevation data for the Deep Outwash Aquifer collected during the independent remedial action will be uploaded into the EIM database 60 days after the independent interim action field activities are completed per the terms of the AO. Farallon is preparing the groundwater analytical data associated with the Deep Outwash Aquifer Performance Groundwater Monitoring Program through May 2020 to be uploaded into the EIM database by the end of July 2020 at Ecology's request to support their review of the Agency Review Draft Remedial Investigation Work Plan.
- Began preparing existing soil and groundwater data associated with subsurface investigations conducted at the Block 38 West Property for submittal into the EIM database no later than July 20, 2020 per the terms of the AO.

WORK PLANNED FOR NEXT REPORTING PERIOD

Work planned for the July 2020 reporting period includes the following:

- Continue construction activities:
 - Complete auger cast pile installation and mass excavation;
 - Complete installation of remaining two monitoring wells in the building foundation screened in the Intermediate Water-Bearing Zone;
 - Begin foundation installation;
 - Begin installation of the vapor barrier system on vertical and horizontal foundation elements and phased with the north, central, and south foundation mat slab pours;
 - Pour northern portion of the mat slab foundation; and
 - Continue construction dewatering.
- Conduct monthly groundwater performance sampling for the Deep Outwash Aquifer;
- Install of FMW-150 and FMW-153 screened in the Intermediate Water-Bearing Zone in the central and southern portions of the building foundation;



- Submit letter clarifying the design revisions to extend the vapor barrier elements to wrap the entire building foundation; and
- Submit the Agency Review Draft Remedial Investigation Work Plan.

PUBLIC OR REGULATORY COMMUNICATIONS

City Investors IX met with Ecology on June 16 and 17, 2020 to hold the Key Project Meeting. Except with respect to the Key Project Meeting, City Investors IX has not participated in any meetings with interested members of the public or local governments, nor has it had any formal communications with Ecology personnel during this reporting period (i.e., other than ongoing coordination and discussions with Ecology regarding construction and interim action).

Please contact the undersigned at (425) 295-0800 if you have questions or need additional information.

Sincerely,

Farallon Consulting, L.L.C.

Suzy Stumpf, P.E.
Senior Design Engineer

cc: Jim Broadlick, City Investors IX L.L.C.
Sean Biehl, City Investors IX L.L.C.

SES/CTS:cm