

February 7, 2012

Mr. Ed Jones, Project Manager  
Washington State Department of Ecology  
3190 160<sup>th</sup> Avenue Southeast  
Bellevue, Washington 98008-5452

**RE: PROGRESS REPORT, OCTOBER THROUGH DECEMBER 2011, QUARTER 4  
REMEDIAL INVESTIGATION  
CAPITAL INDUSTRIES, INC., SEATTLE, WASHINGTON  
AGREED ORDER NO. DE5348  
FARALLON PN: 457-004**

Dear Mr. Jones:

Farallon Consulting, L.L.C. (Farallon) has prepared this progress report on behalf of Capital Industries, Inc. (Capital) to summarize the activities conducted during fourth quarter 2011, from October through December 2011, as part of the Remedial Investigation (RI) at the Capital Site at 5801 3<sup>rd</sup> Avenue South in Seattle, Washington. This progress report has been prepared in accordance with Agreed Order No. DE5348 entered into by Capital and the Washington State Department of Ecology (Ecology) dated January 24, 2008 (Agreed Order).

### **ACTIVITIES DURING REPORTING PERIOD**

Activities completed for the RI during fourth quarter 2011 are summarized below.

#### **REMEDIAL INVESTIGATION**

Activities conducted under the RI during this reporting period included completion of the *Data Gap Analysis, Draft Remedial Investigation Report, Capital Industries, Inc., 5801 3rd Avenue South, Seattle, Washington* (Data Gap Analysis) and submittal to Ecology on November 11, 2011; completion and submittal of the *Response to Ecology Comments, Draft Remedial Investigation Report, Capital Industries, Inc., 5801 3<sup>rd</sup> Avenue South, Seattle, Washington* (Response to Ecology Comments); and preparation and submittal of four Vapor Intrusion (VI) Tier 3 Sampling and Analysis Plans. Details of the activities conducted during this reporting period include:

- Preparation of the draft letter regarding Data Gap Analysis, Draft Remedial Investigation Report, Capital Industries, Inc., 5801 Third Avenue South, Seattle, Washington (Data Gap Analysis); meeting with Capital, the insurance carrier, their consultant, and Ecology to discuss the data gaps; and preparation and submittal of the Final Data Gap Analysis to Ecology on November 11, 2011.
- Completion of the Response to Ecology Comments and submittal to Ecology on December 22, 2011.
- Initiation of securing access for installation of monitoring wells at CalPortland, CertainTeed Gypsum, and on the Seattle right-of-way. This included a meeting with Farallon, CalPortland, and Ecology to review potential well locations at CalPortland.



- Conference calls with Ecology and the West of 4<sup>th</sup> Group to discuss the approach for addressing data gaps, completion of the revised Remedial Investigation reports, and schedules for deliverables.

## **VAPOR INTRUSION**

The following VI activities were performed by Capital during this reporting period:

- Continued discussions with Ecology regarding Tier 3 VI building inspection and sampling at the Gull Industries building.
- Meeting with Ecology, CDM, and Gull Industries following building inspection and sample location identification by Ecology and CDM.
- Preparation and submittal of Sampling and Analysis Plans (SAPs) for Tier 3 VI Assessments at four buildings. SAPs were completed for the Chinese Restaurant, the Pacific Food Systems Northern and Southern Buildings, and the Gull Industries Building; and were submitted to Ecology for review on December 22, 2011. Ecology approval, with comments, was received on December 29, 2011.

## **INTERIM MEASURES**

No interim measures were implemented during this reporting period.

## **PUBLIC COMMUNICATIONS**

The project website was updated with electronic copies of the Third Quarter 2011 Progress Report. No other public communication activities were completed during this period.

## **ANTICIPATED WORK IN THE NEXT QUARTER**

Work anticipated to be performed during the January through March 2012 progress reporting period is summarized below.

## **REMEDIAL INVESTIGATION**

The following RI activities are anticipated to be performed during the next reporting period:

- Completion and submittal of the Groundwater Monitoring Plan for 2012.
- Installation of new monitoring wells to address data gaps identified in the Data Gap Analysis, pending completion of the Access Agreements;
- Groundwater elevation monitoring, groundwater sampling and a wet season tidal study in accordance with the Groundwater Monitoring Plan for 2012;
- Initiation of revision of the draft RI Report for submittal to Ecology. The schedule for submittal of the revised RI Report will be determined based on the completion of the field program for addressing the data gaps.



## VAPOR INTRUSION

The following activities related to potential VI are anticipated to be performed during the next reporting period:

- Tier 3 VI sampling for the Chinese Restaurant, the Pacific Food Systems Northern and Southern Buildings, and the Gull Industries Building;
- Preparation of VI Reports on the remaining four targeted buildings for submittal to Ecology; and
- Annual inspection and continued operation and maintenance of the sub-slab depressurization system installed at the Olympic Medical Building.

## INTERIM MEASURES

No interim measures are anticipated during the next reporting period.

## PUBLIC COMMUNICATIONS

The project website will be updated with an electronic copy of this progress report. The next progress report will summarize activities completed from January through March 2012 and will be submitted on or before April 30, 2012.

## CLOSING

Farallon trusts that this quarterly progress report provides sufficient information for Ecology. If you have questions regarding this project, please contact either of the undersigned at (425) 295-0800.

Sincerely,

**Farallon Consulting, L.L.C.**

Akos Fekete, L.G.  
Project Manager

Peter Jewett, L.G., L.E.G.  
Principal

cc: Ron Taylor, Capital Industries, Inc.  
Donald Verfurth, Gordon and Rees, L.L.P.  
Tong Li, Groundwater Solutions

E-mail with link to electronic copy on project website:

Janet Knox, Pacific Groundwater Group  
Doug Hillman, Aspect Consulting  
Bill Carroll, Arrow Environmental  
Bill Beck, Phillips Service Corporation

AF/PJ:bjj