

January 19, 2021

Paul Bianco
Senior Remediation Engineer
Washington State Department of Ecology
3190 160th Avenue Southeast
Bellevue, Washington 98008-5452

**RE: PROGRESS REPORT, OCTOBER THROUGH DECEMBER 2020
REMEDIAL INVESTIGATION MONITORING AND FEASIBILITY STUDY
CAPITAL INDUSTRIES, INC.
5801 THIRD AVENUE SOUTH
SEATTLE, WASHINGTON
AGREED ORDER NO. DE 10402
FARALLON PN: 457-008**

Dear Paul Bianco:

Farallon Consulting, L.L.C. (Farallon) has prepared this progress report on behalf of Capital Industries, Inc. (CI) to summarize the activities conducted during the fourth quarter of 2020, October through December, as part of the ongoing remedial investigation monitoring and feasibility study (FS) being conducted at the CI facility at 5801 3rd Avenue South in Seattle, Washington (herein referred to as the CI Site). This progress report has been prepared in accordance with Agreed Order No. DE 10402 dated April 23, 2014, entered into by potentially liable persons that include CI; Art Brass Plating, Inc.; Blaser Die Casting Co.; and Burlington Environmental, LLC; and by the Washington State Department of Ecology (Ecology) (Agreed Order). CI and the other potentially liable persons listed above are collectively referred to as the West of 4th Group. The West of 4th Group Site under the Agreed Order consists of Site Unit 1 (SU1) and Site Unit 2 (SU2), as depicted on the figure presented in Attachment A. The CI Site is located in SU2.

ACTIVITIES DURING REPORTING PERIOD

Activities completed during this progress reporting period included:

- Processing data from the semiannual groundwater monitoring and sampling event, conducted in September 2020 (Attachment B);
- Continuing operation of vapor intrusion mitigation subslab depressurization systems (SSDSs) at the Pacific Food Systems (PFS) North Building at 5815 4th Avenue South and the Natus Medical Facility (Natus) at 5900 First Avenue South in Seattle, Washington.¹;

¹ The Natus Medical Facility at 5900 First Avenue South in Seattle, Washington was previously known as the Olympic Medical Facility.



- Evaluation of recent SSDS influent and indoor air sampling results at the PFS North Building and Natus, collected in September 2020; and
- Preparation of the Draft 2020 Annual Vapor Intrusion Mitigation Status Report for PFS North Building and Natus.

These activities are summarized in the sections that follow.

GROUNDWATER MONITORING AND SAMPLING

Groundwater monitoring and sampling was performed during the week of September 21, 2020 in accordance with the Technical Memorandum regarding FINAL West of 4th Groundwater Monitoring Program Plan, 2017 through Draft Cleanup Action Plan, W4 Joint Deliverable, Agreed Order No. DE 10402 dated March 21, 2017, from Janet Knox of Pacific Groundwater Group to Ed Jones of Ecology. Groundwater elevation data were collected at SU2 monitoring wells on September 21, 2020. Groundwater samples were collected from monitoring wells scheduled for sampling and analyzed for chlorinated volatile organic compounds (CVOCs). Groundwater samples from select monitoring wells also were analyzed for natural attenuation parameters, including nitrate, ferrous iron, sulfate, methane, total organic carbon, and ethane/ethene. Groundwater analytical results were similar to those of previous sampling events. The groundwater data are included on summary figures provided in Attachment B.

VAPOR INTRUSION MITIGATION

The SSDSs at the PFS North Building and the Natus operated continuously during the fourth quarter of 2020. Full analytical and inspection results from the 2020 operations and maintenance events at the PFS North Building and Natus conducted in March and September will be summarized in the pending 2020 Annual Vapor Intrusion Mitigation Status Report prepared by Landau Associates, Inc. (Landau). The report will be provided to Ecology. A summary of the most recent semi-annual influent and indoor air sampling results is provided below.

Pacific Food Systems North Building

Indoor and outdoor air samples were collected at the PFS North Building on September 23, 2020 by Landau personnel. Trichloroethene (TCE) was detected at concentrations ranging from 1.37 to 1.64 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) at three indoor sample locations, which exceed the indoor air Inhalation Pathway Interim Measures Action Level (IPIMAL) of $0.39 \mu\text{g}/\text{m}^3$. Tetrachloroethene (PCE) was detected at concentrations ranging from non-detect to $0.561 \mu\text{g}/\text{m}^3$, which are less than the indoor air IPIMAL of $7.5 \mu\text{g}/\text{m}^3$. No other CVOCs were detected in indoor air samples collected. CVOCs were not detected in the outdoor air sample collected.

The SSDS vacuum blower at PFS North Building was inspected during the September 2020 site visit and is operating effectively within normal operating parameters. The current vacuum blower is applying sufficient vacuum beneath the building slab, resulting in ongoing effective depressurization and vapor intrusion mitigation.



An SSDS soil gas influent sample was collected to evaluate CVOC concentrations being extracted from beneath the building slab area. PCE was detected at a concentration of $94.6 \mu\text{g}/\text{m}^3$, and TCE was detected at a concentration of $168 \mu\text{g}/\text{m}^3$. PCE and TCE SSDS soil gas influent samples have been consistent since the SSDS startup with a detected steady-state rate of removal from approximately 2016 to date.

The analytical results of the air samples indicated that CVOCs persisted in indoor air at concentrations similar to prior rounds of monitoring at the PFS North Building. However, pressure measurements indicate the SSDS is maintaining the pressure field across the entire building slab. The consistent detections of CVOCs in indoor air while the SSDS is properly functioning suggests that a background source of CVOCs is present at the building.

Natus Medical Facility

Indoor and outdoor air samples were collected at Natus on September 23, 2020 by Landau personnel. CVOCs were not detected at the two indoor sample locations. PCE was detected at a concentration of $3.45 \mu\text{g}/\text{m}^3$ in the outdoor air sample, which is less than the indoor air IPIMAL of $7.5 \mu\text{g}/\text{m}^3$. Other CVOCs were not detected in the outdoor air sample collected.

The SSDS vacuum blower at Natus was inspected during the September 2020 Site visit and is operating effectively within normal operating parameters. The current vacuum blower is applying sufficient vacuum beneath the building slab, resulting in ongoing effective depressurization and vapor intrusion mitigation. An SSDS soil gas influent sample was collected to evaluate CVOC concentrations being extracted from beneath the building slab area. TCE was detected at a concentration of $0.511 \mu\text{g}/\text{m}^3$, and PCE was detected at a concentration of $1.41 \mu\text{g}/\text{m}^3$. PCE and TCE SSDS influent samples at Natus have been consistent with a steady-state rate of removal from approximately 2017 to date, based on available data.

FEASIBILITY STUDY REPORT

A draft FS Addendum was prepared for SU2 during the fourth quarter of 2020, with a due date of January 6, 2021, and has been submitted to Ecology as of preparation of this progress report. The FS Addendum represents the final component of the SU2 FS Report. Upon acceptance from Ecology, the FS work will be completed.

PUBLIC COMMUNICATIONS

No public communications activities were completed by CI during this period.

ANTICIPATED WORK IN THE NEXT QUARTER

Work anticipated to be performed during the first quarter of 2021, January through March, is summarized below.

GROUNDWATER MONITORING AND SAMPLING

A groundwater monitoring and sampling event will be conducted in March 2021. The purpose of the ongoing groundwater monitoring is to evaluate the stability of the CVOC plumes, monitor the



ongoing natural attenuation processes to refine the time frame for achieving cleanup levels, evaluate existing and potential vapor intrusion risk, and provide data to support preparation of a draft Cleanup Action Plan.

VAPOR INTRUSION MITIGATION

SSDS operations will continue at both PFS North Building and Natus during the 2021 first quarter. SSDS inspections, maintenance, and monitoring, including indoor/outdoor ambient air sampling, is scheduled to be conducted by Landau personnel in March 2021 at both PFS North Building and Natus. The results of the inspections, maintenance, and monitoring of the SSDSs will be summarized in the 2021 annual vapor intrusion mitigation status report and future quarterly progress reports.

As part of 2021 vapor intrusion investigation and mitigation work, further evaluation will be conducted to assess the source of persistent TCE concentrations at PFS North Building that have been resulting in the indoor air samples exceeding the TCE IPIMAL. Additional work is planned to evaluate whether the SSDS system at Natus can be shut down. If ongoing SSDS operations are necessary beyond 2021 at Natus, the vacuum blower currently in operation will likely require replacement with a similar unit, due to recent inspection results indicating that the blower is approaching the end of its expected lifespan. A work plan for future work will be submitted for Ecology review. Results of ongoing investigation and mitigation measures will be summarized in the 2021 annual vapor intrusion mitigation status report.

FEASIBILITY STUDY WORK

CI and the other SU2 consultants will respond to comments from Ecology on the draft FS Addendum, which are anticipated in the first quarter of 2021. The FS Addenda for SU2 and SU1 will be finalized and together will comprise the final components of the West of 4th Group FS Report. Upon concurrence from Ecology that the FS requirements have been completed, a draft Cleanup Action Plan will be prepared for SU2.

PUBLIC COMMUNICATIONS

The project website (<http://www.farallonconsulting.com/457-capital-industries>) will be updated with an electronic copy of this progress report.

The next progress report will summarize activities completed from January through March 2021 and will be submitted on or before April 15, 2021.



CLOSING

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

Sincerely,

Farallon Consulting, L.L.C.

Amanda Meugniot
Associate Geologist

Jeffrey Kaspar, L.G., L.H.G.
Principal Geologist

Attachments: Attachment A, Site Diagram
Attachment B, Groundwater Data Figures

cc: Ron Taylor, Capital Industries, Inc.
Donald Verfurth, Gordon Rees Scully Mansukhani, LLP
Eva Sabo, Gordon Rees Scully Mansukhani, LLP
Kenneth Luther, Chubb Group of Insurance Companies
Alborz Wozniak, Veritas Environmental Consulting, Inc.
Peter J. Mintzer, Selman Breitman LLP
Erika Lewis, Zurich Insurance Group
Robert Plotz, The Travelers Companies
Jane E. Kelly, The Travelers Companies

Email with link to electronic copy on project website:

Janet Knox, Pacific Groundwater Group
Dana Cannon, Aspect Consulting
Bill Carroll, Arrow Environmental
Laura Dell'Olio, Clean Earth

**ATTACHMENT A
SITE DIAGRAM**

PROGRESS REPORT, DECEMBER 2020

**Capital Industries, Inc.
5801 Third Avenue South
Seattle, Washington**

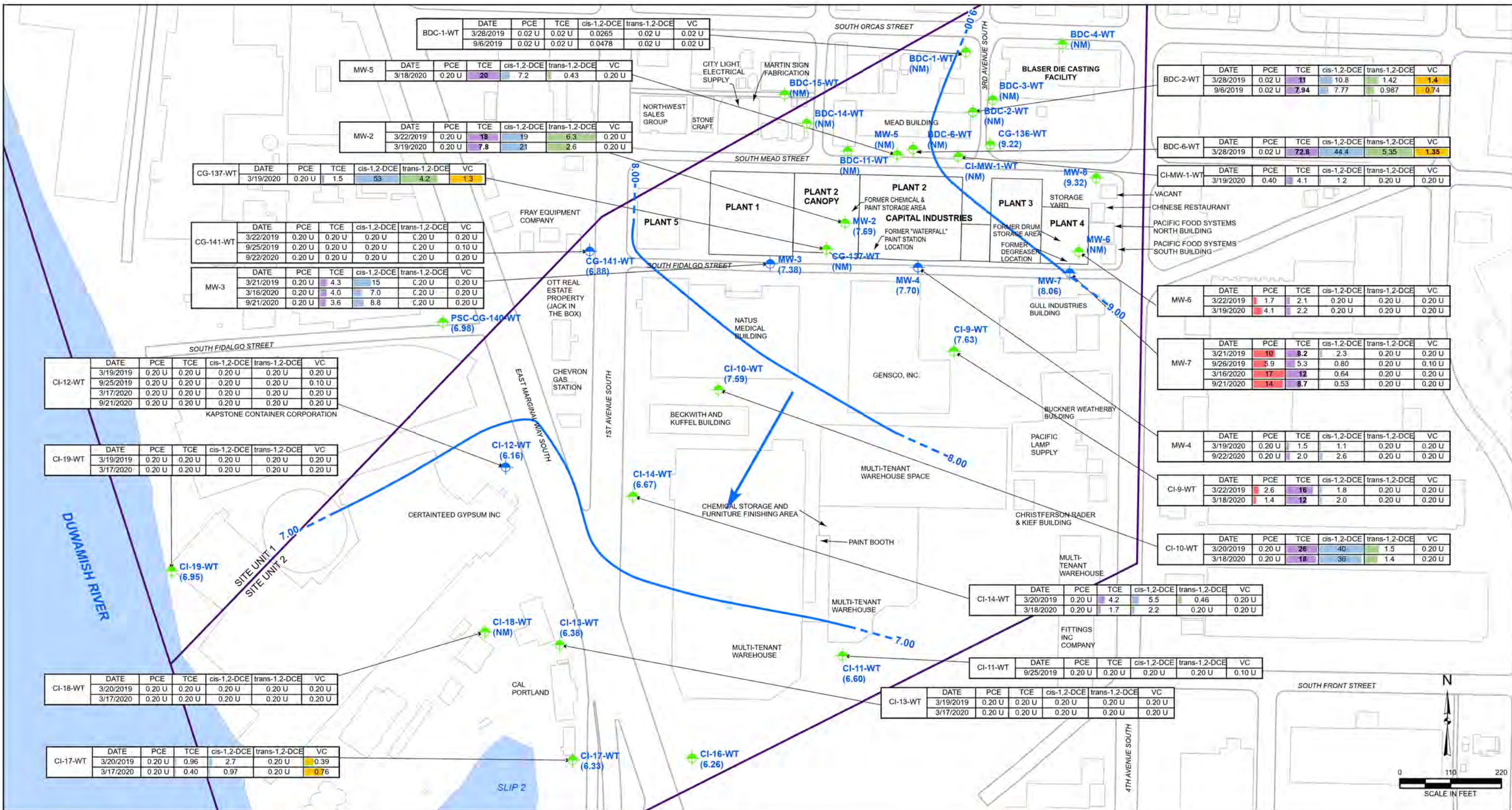
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ATTACHMENT B
GROUNDWATER DATA FIGURES

PROGRESS REPORT, DECEMBER 2020

Capital Industries, Inc.
5801 Third Avenue South
Seattle, Washington

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WATER TABLE ZONE MONITORING WELL,
SAMPLED IN SEPTEMBER 2020

WATER TABLE ZONE MONITORING WELL, NOT
SAMPLED IN SEPTEMBER 2020

SITE UNIT BOUNDARY

GROUNDWATER SURFACE ELEVATION
CONTOUR (DASHED WHERE INFERRED)

APPROXIMATE DIRECTION OF
GROUNDWATER FLOW

GROUNDWATER LEVEL ELEVATION NAVD88,
SEPTEMBER 21, 2020

LEGEND

- ALL GROUNDWATER ANALYTICAL RESULTS IN MICROGRAMS PER LITER
- CELL SHADING INDICATES RELATIVE CONCENTRATION OF CONSTITUENT BASED ON UPPER 90TH PERCENTILE OF CONCENTRATIONS OF THAT CONSTITUENT DEPICTED ON FIGURE FOR THAT SAMPLING PERIOD.

DCE = DICHLOROETHENE
PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
VC = VINYL CHLORIDE
(NM) = GROUNDWATER ELEVATION NOT MEASURED IN SEPTEMBER 2020
BOLD = INDICATES CONCENTRATIONS EXCEED WEST OF FOURTH GROUNDWATER PRELIMINARY CLEANUP LEVELS FOR PROTECTION OF AIR
U = INDICATES CONCENTRATIONS NOT DETECTED ABOVE THE STATED LABORATORY PRACTICAL QUANTITATION LIMIT

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2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

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FIGURE 1

GROUNDWATER ANALYTICAL RESULTS FOR
WATER TABLE ZONE: 2019 - 2020
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON

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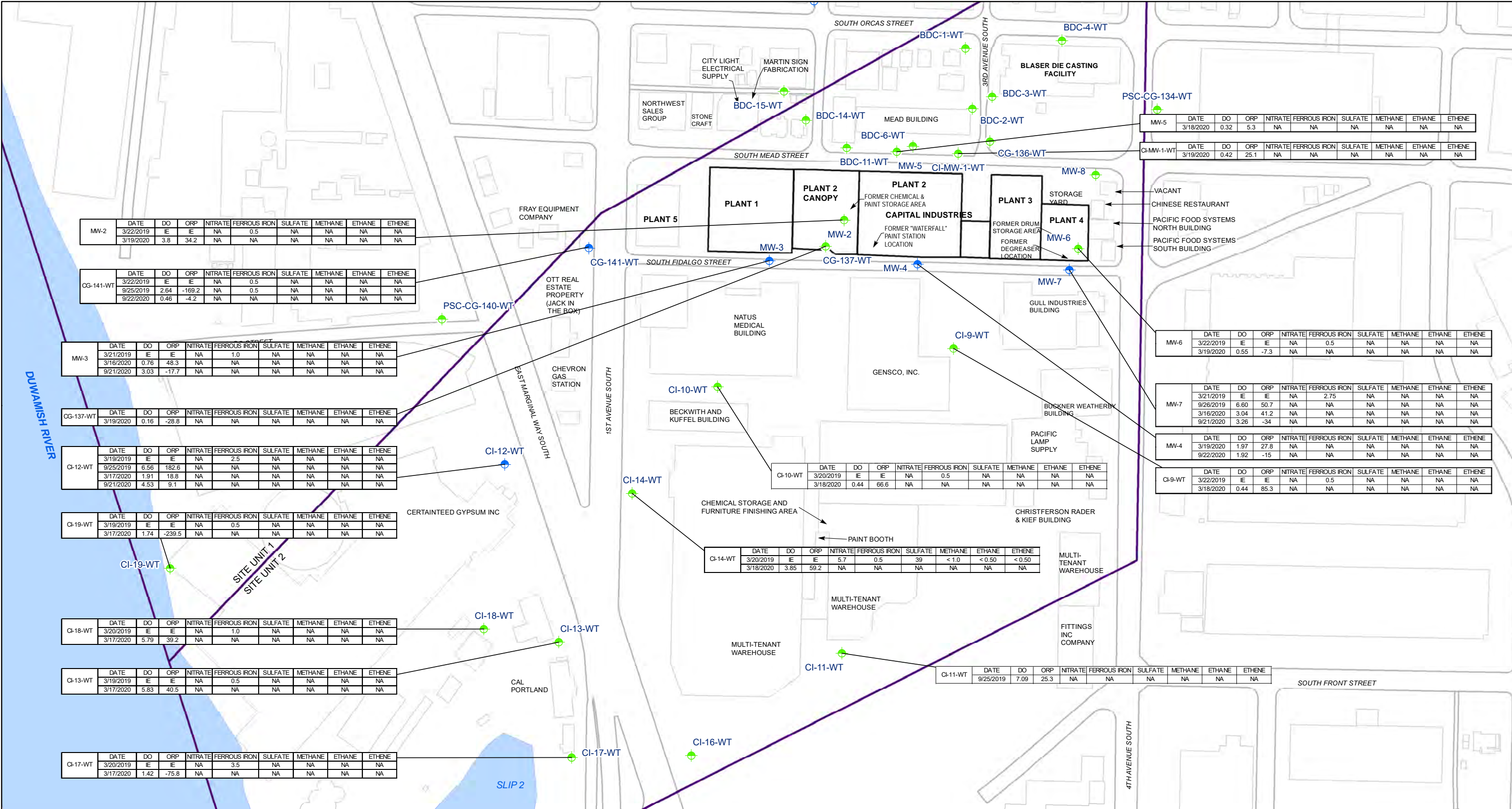
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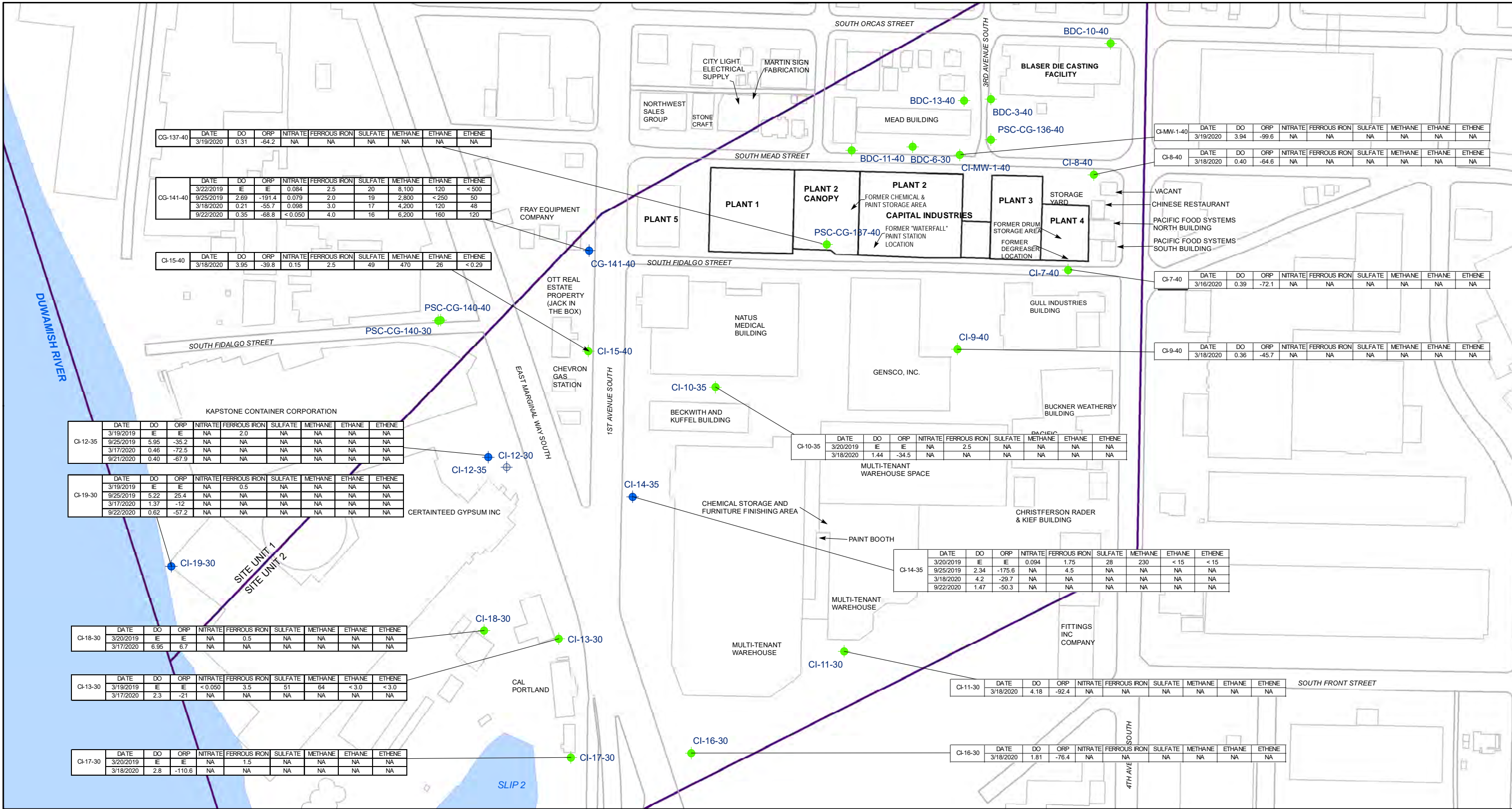
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Date: 1/18/2021

Disc Reference:

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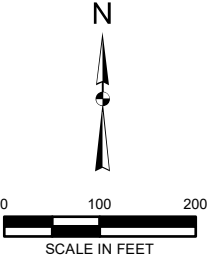


LEGEND

- SHALLOW WATER-BEARING ZONE WELL, SAMPLED IN SEPTEMBER 2020
- SHALLOW WATER-BEARING ZONE WELL, NOT SAMPLED IN SEPTEMBER 2020
- DECOMMISSIONED MONITORING WELL
- SITE UNIT BOUNDARY

- FERROUS IRON, NITRATE AND SULFATE IN MILLIGRAMS PER LITER UNITS
- METHANE, ETHANE, AND ETHENE IN MICROGRAMS PER LITER UNITS
- DO = DISSOLVED OXYGEN (MILLIGRAMS PER LITER)
- ORP = OXIDATION REDUCTION POTENTIAL (MILLIVOLTS)
- IE = INSTRUMENT ERROR
- NA = NOT ANALYZED
- < = ANALYTE NOT DETECTED AT OR EXCEEDING THE REPORTING LIMIT LISTED

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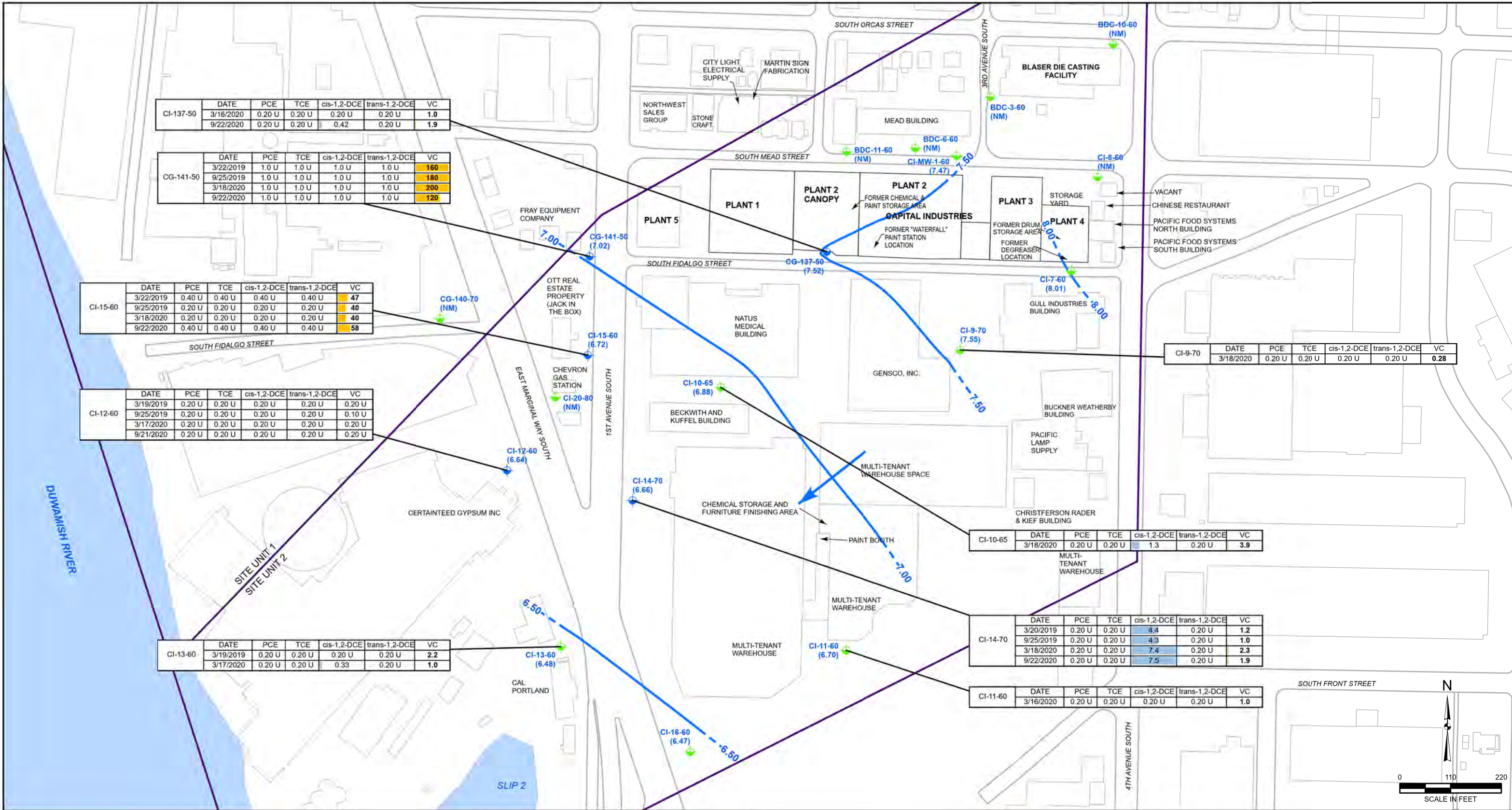
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FIGURE 2A
NATURAL ATTENUATION PARAMETERS RESULTS FOR SHALLOW ZONE: 2019 - 2020
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FIGURE 3

**GROUNDWATER ANALYTICAL RESULTS FOR
INTERMEDIATE ZONE: 2019 - 2020
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON**

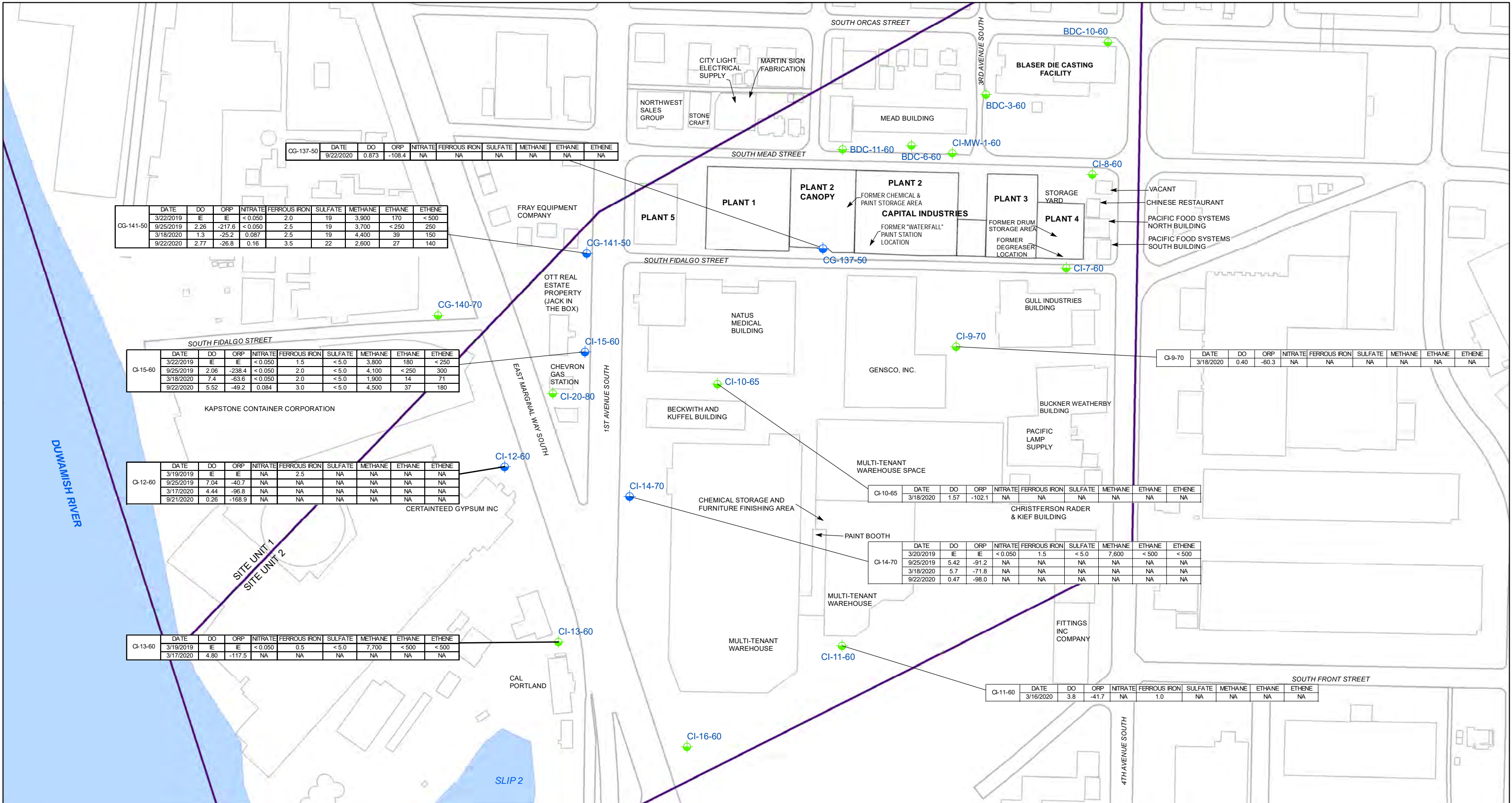
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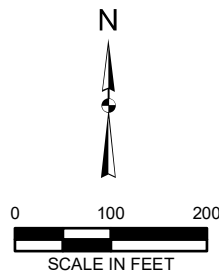


- INTERMEDIATE WATER-BEARING ZONE WELL, SAMPLED IN SEPTEMBER 2020
- INTERMEDIATE WATER-BEARING ZONE WELL, NOT SAMPLED IN SEPTEMBER 2020
- SITE UNIT BOUNDARY

LEGEND

- FERROUS IRON, NITRATE AND SULFATE IN MILLIGRAMS PER LITER UNITS
 - METHANE, ETHANE, AND ETHENE IN MICROGRAMS PER LITER UNITS
- DO = DISSOLVED OXYGEN (MILLIGRAMS PER LITER)
ORP = OXIDATION REDUCTION POTENTIAL (MILLIVOLTS)
IE = INSTRUMENT ERROR
NA = NOT ANALYZED
< = ANALYTE NOT DETECTED AT OR EXCEEDING THE REPORTING LIMIT LISTED

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FIGURE 3A

NATURAL ATTENUATION PARAMETERS RESULTS FOR INTERMEDIATE ZONE: 2019 - 2020
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON

FARALLON PN: 457-008