

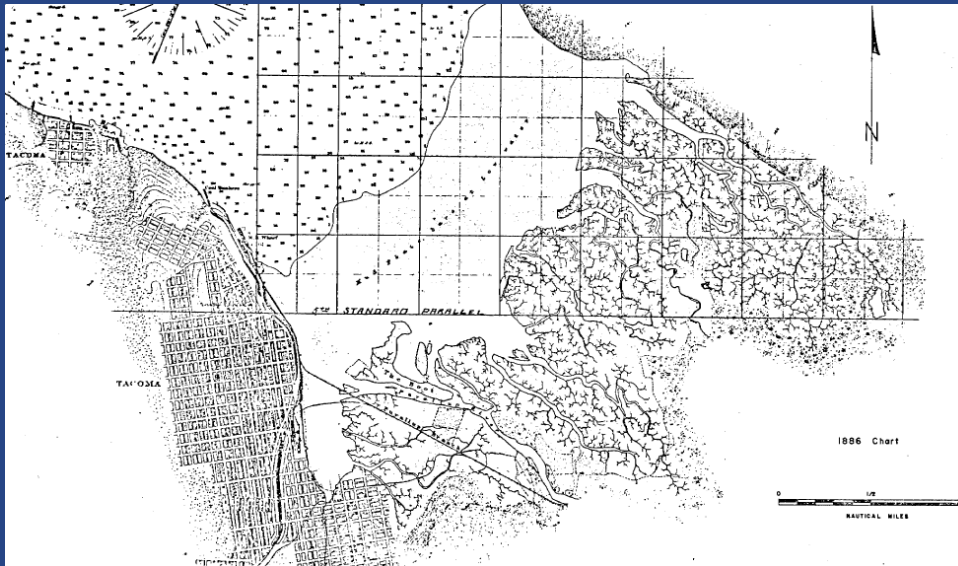
Port of Tacoma Remediation Program Overview

Rob Healy

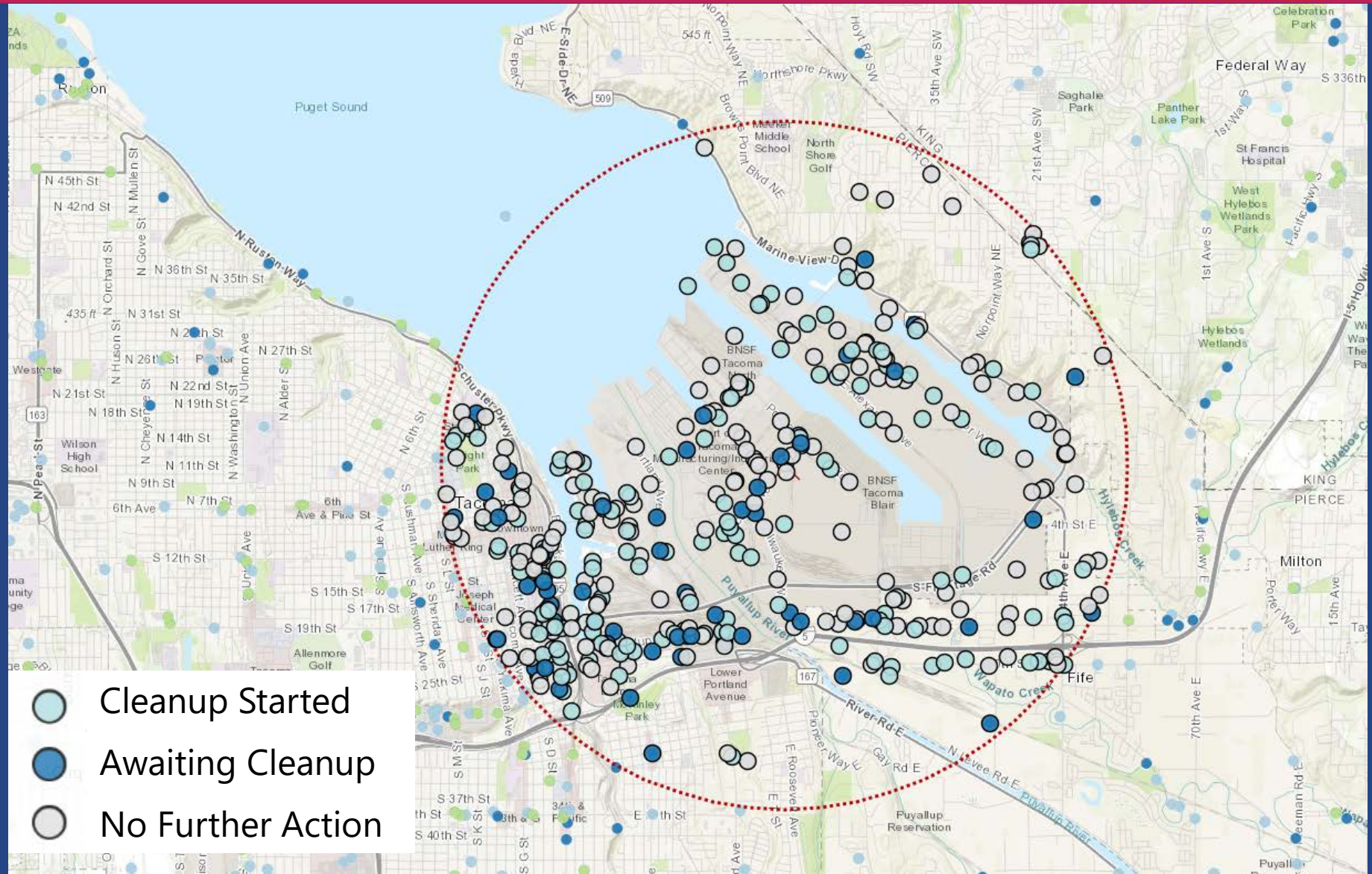


Why Ports Perform Remediation

- Economic – Job Creation
- Environment – Regulatory/Stewardship
- Financial – Leverage Public and Liable Party Dollars



Overview of Tacoma Tideflats Cleanup Sites



Remediation Process

Typical Duration:

2-10
years

6 months
to 3 years

3 months
to 1 year

1 to 2
years

1 to 2
years

Decades+

Site
Discovery

Remedial
Investigation

Feasibility
Study

Cleanup
Action
Plan

Remedial
Design

Remedial
Action

Operations,
Monitoring,
and
Maintenance

No
Further
Action

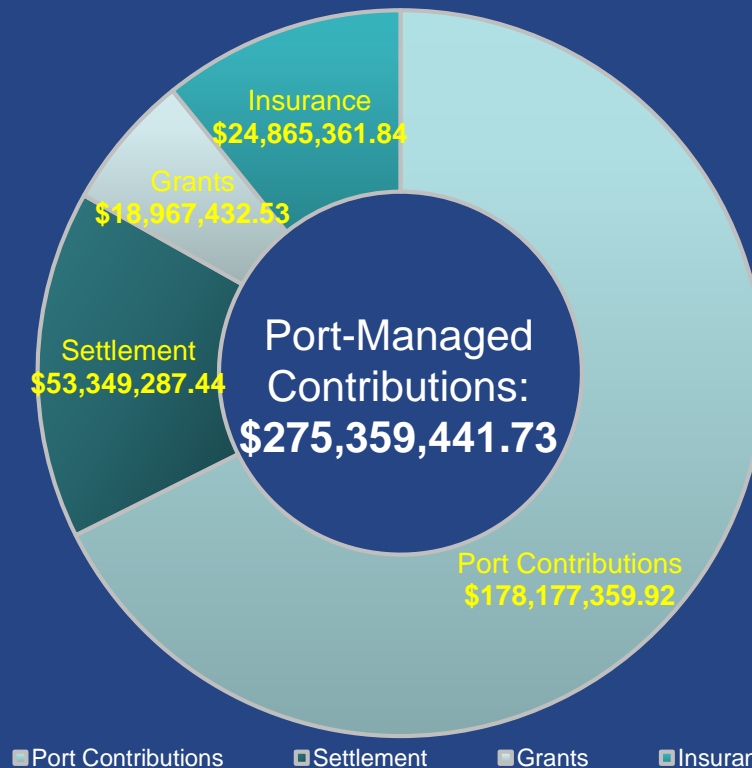
Managed by Environmental

Managed by
Engineering
as a public
works project

Managed by
Environmental

PoT's Stewardship Investments

Commitment to Commencement Bay Cost Breakdown

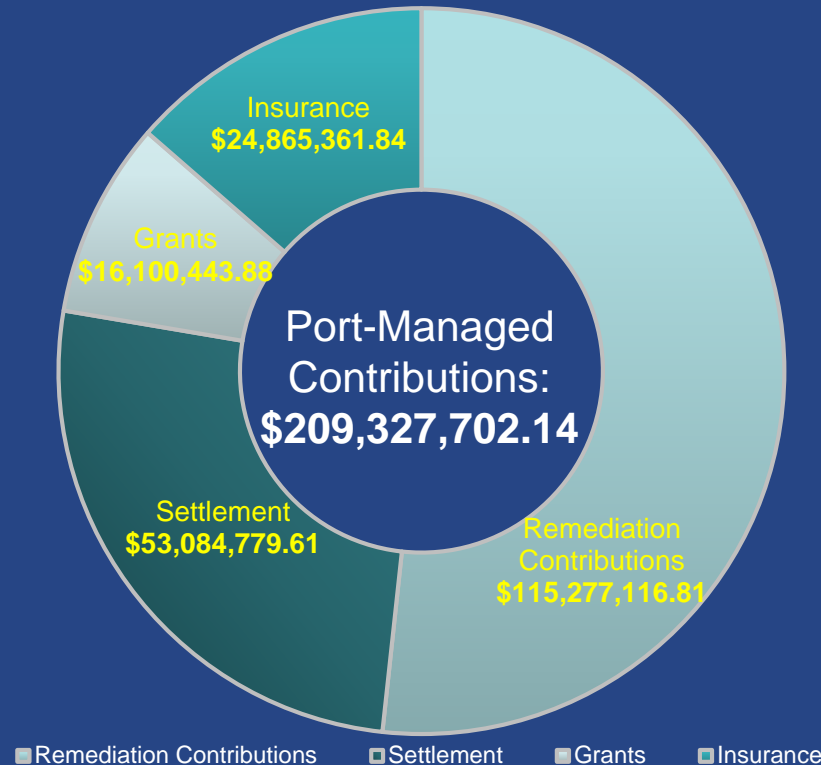


Port of Tacoma's managed contributions toward
Commencement Bay cleanup:

\$275,359,442

Remediation Specific Costs

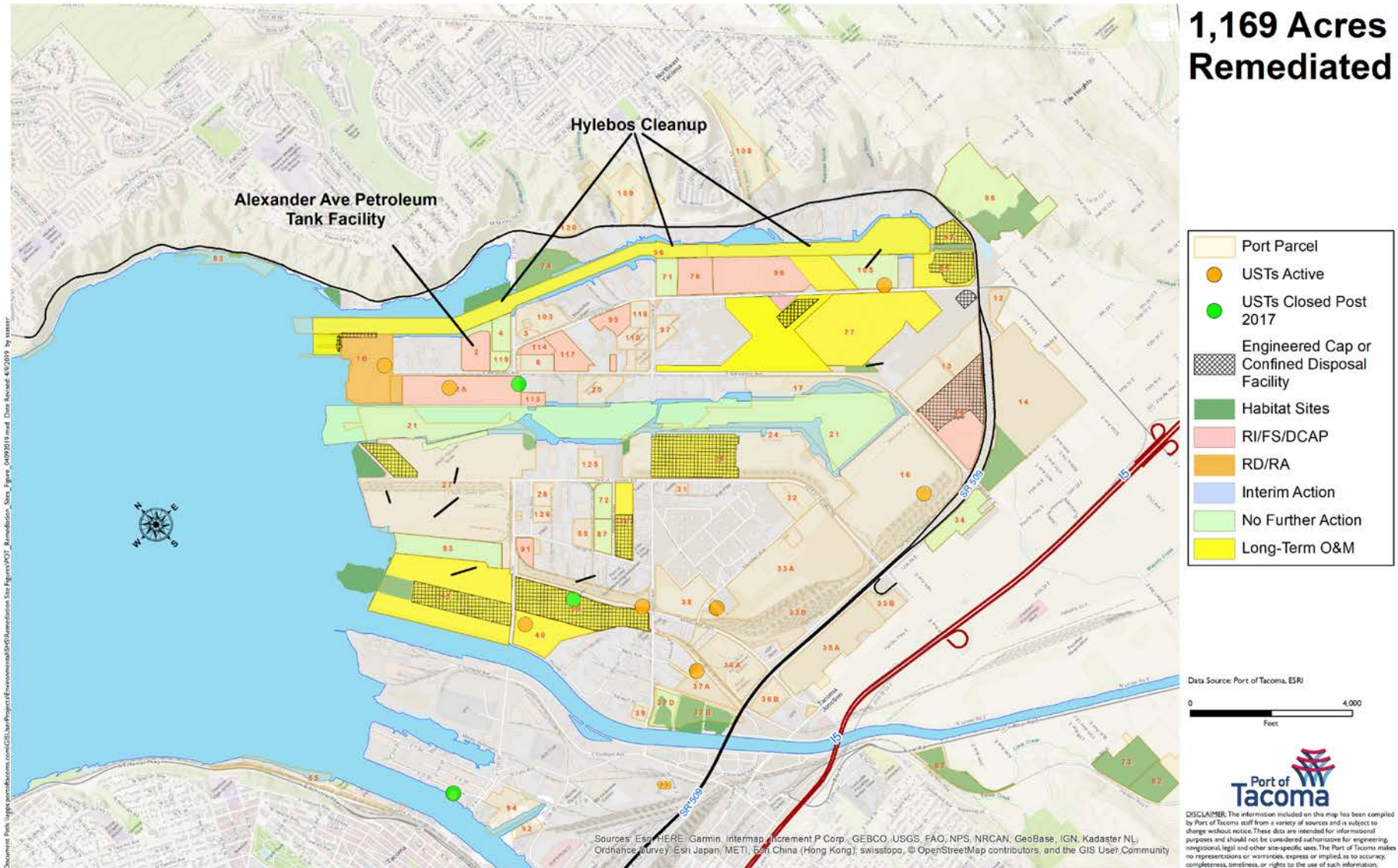
Remediation's Commitment to Commencement Bay Cost Breakdown



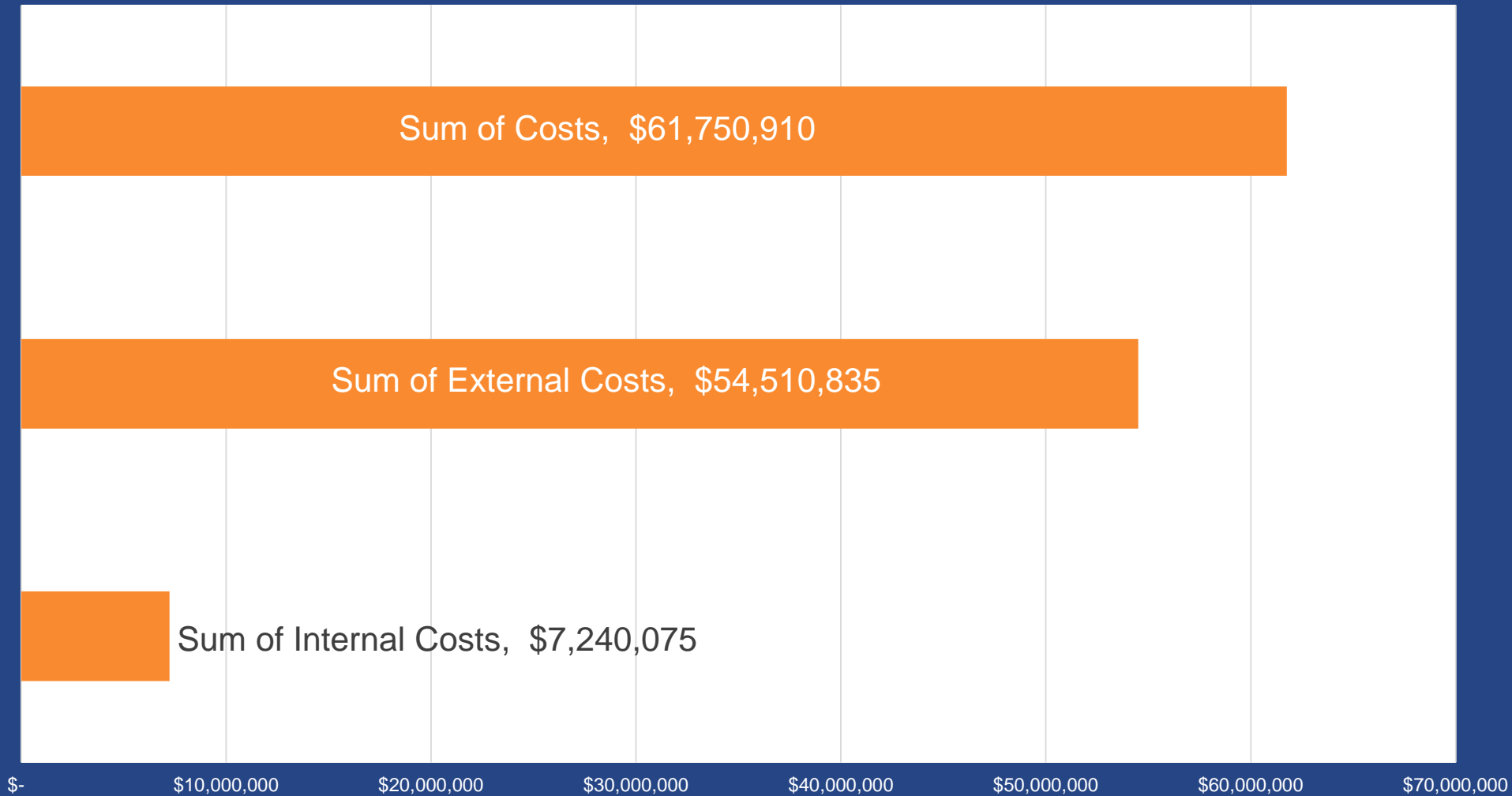
Historically, Remediation have been able to recover about \$0.45 on the dollar (~\$94M of \$209M).

Remediation managed contribution toward
Commencement Bay cleanup:
\$209,327,702

PoT's Environmental Remediation Program Status



Remediation Costs Since 2009



Remediation's contribution toward Commencement Bay cleanup:

\$209,327,702

Remediation Costs by Phase

Remediation Cost by Phase since 2009

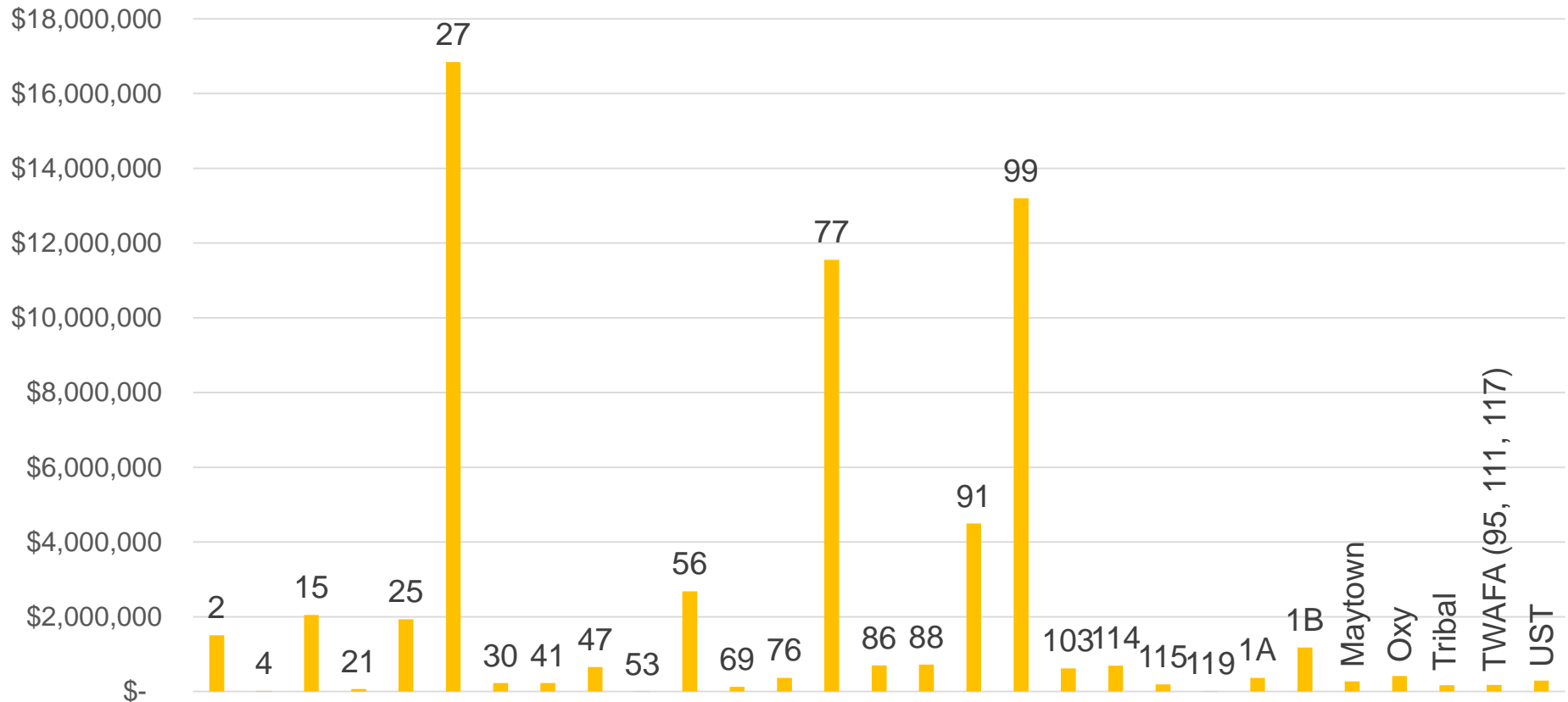


Remediation's contribution toward
Commencement Bay cleanup since 1987:
\$209,327,702

Remediation's contribution since 2009:
\$61,750,910

Remediation Costs by Parcel

Remediation Cost by Parcel since 2009

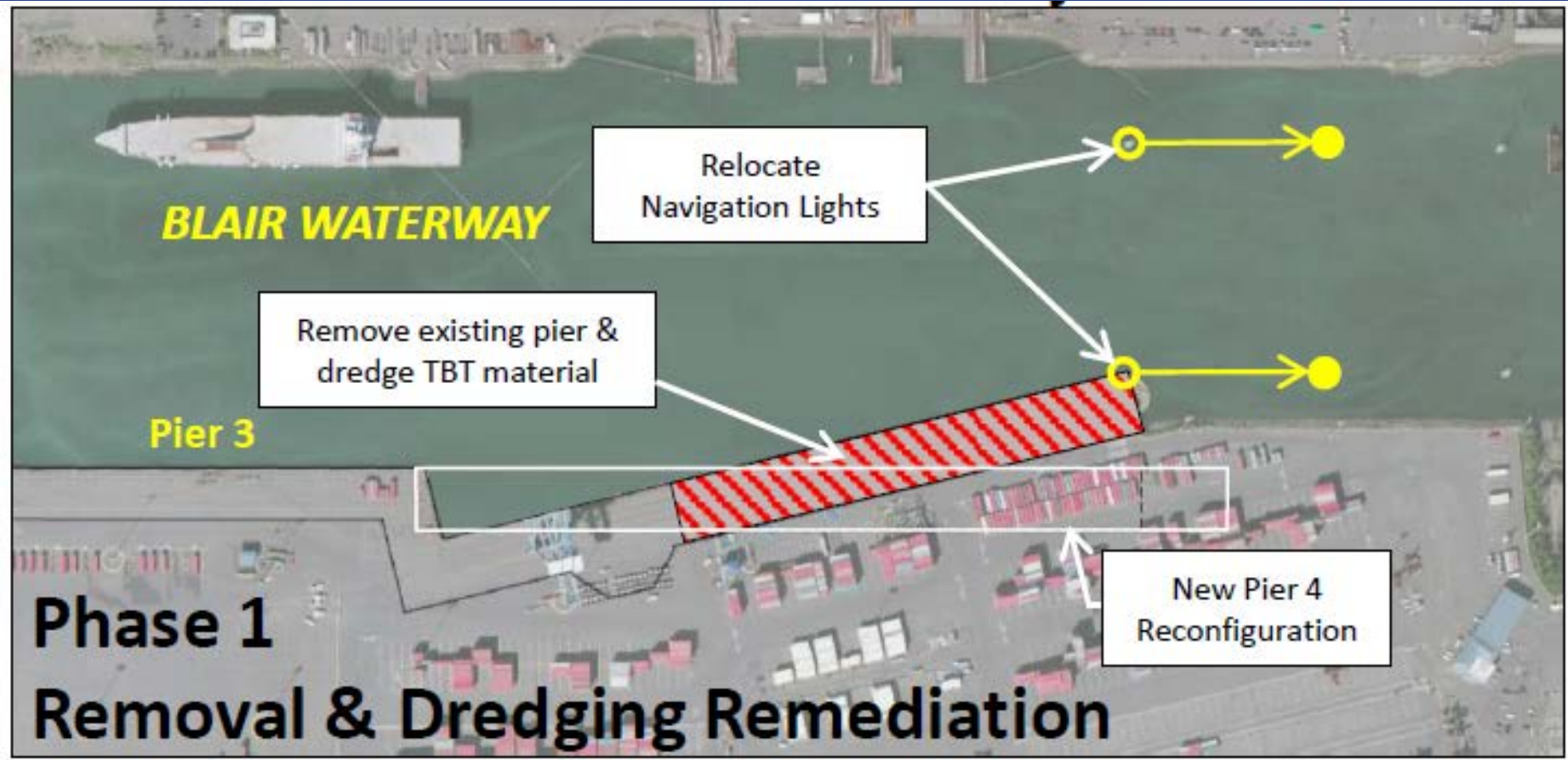


Remediation's contribution toward
Commencement Bay cleanup since 1987:
\$209,327,702

Remediation's contribution since 2009:
\$61,750,910

Parcel 27 – Pier 4 Phase 1 Emergency Removal Action

\$16,845,026 Total Costs since Sept 2009



85%

9%

1%

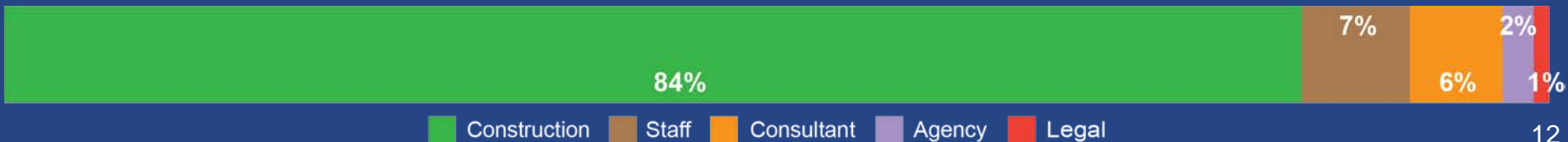
5%

0%

Construction Consultant Staff Interest Legal Agency

Parcel 77 – Former Kaiser

\$11,544,729 total costs since Sept 2009



Parcel 99 – Former Arkema

\$13,165,728 total costs since Sept 2009



56%

31%

2% 0%

10%

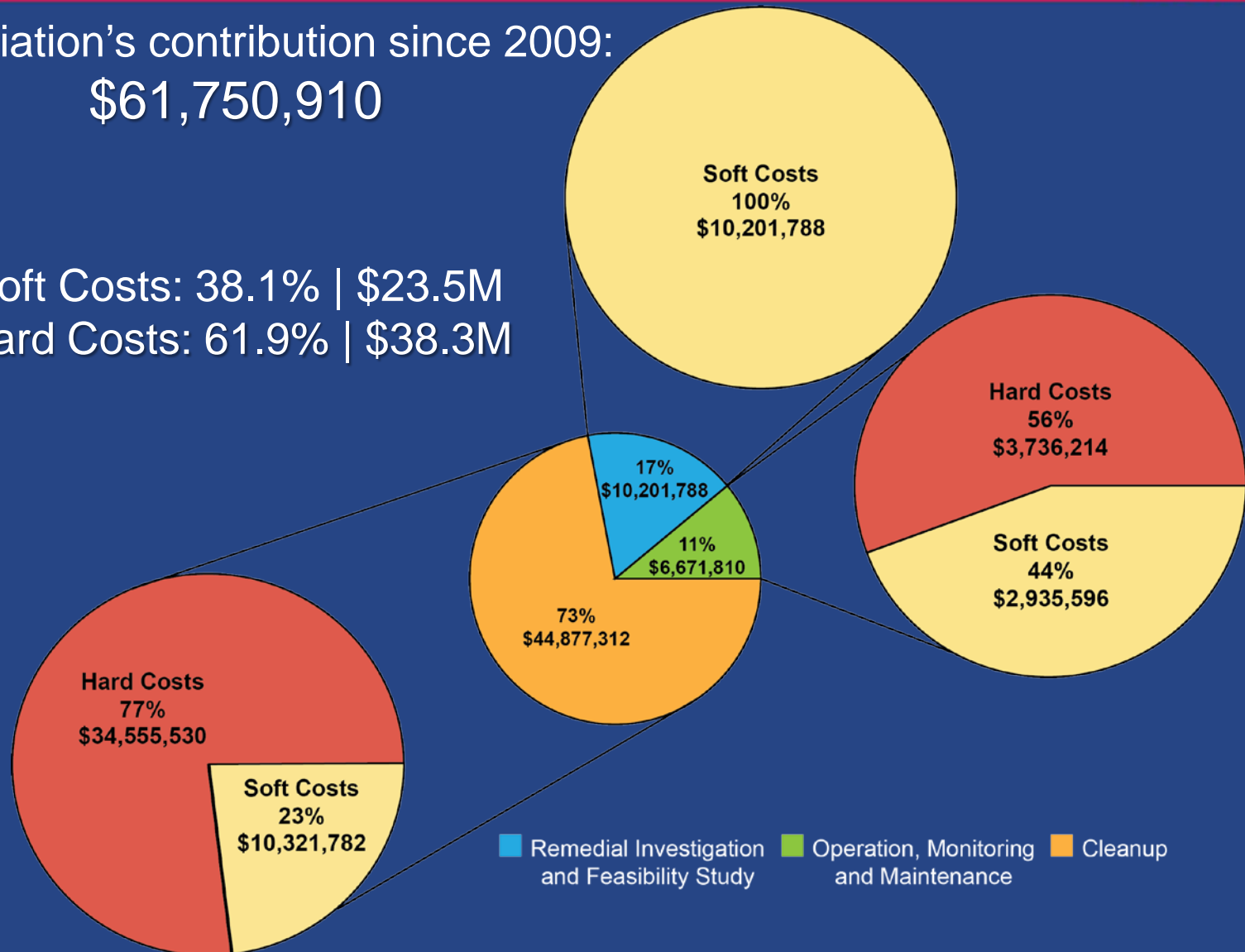
1%

Construction Consultant Staff Agency Legal Interest

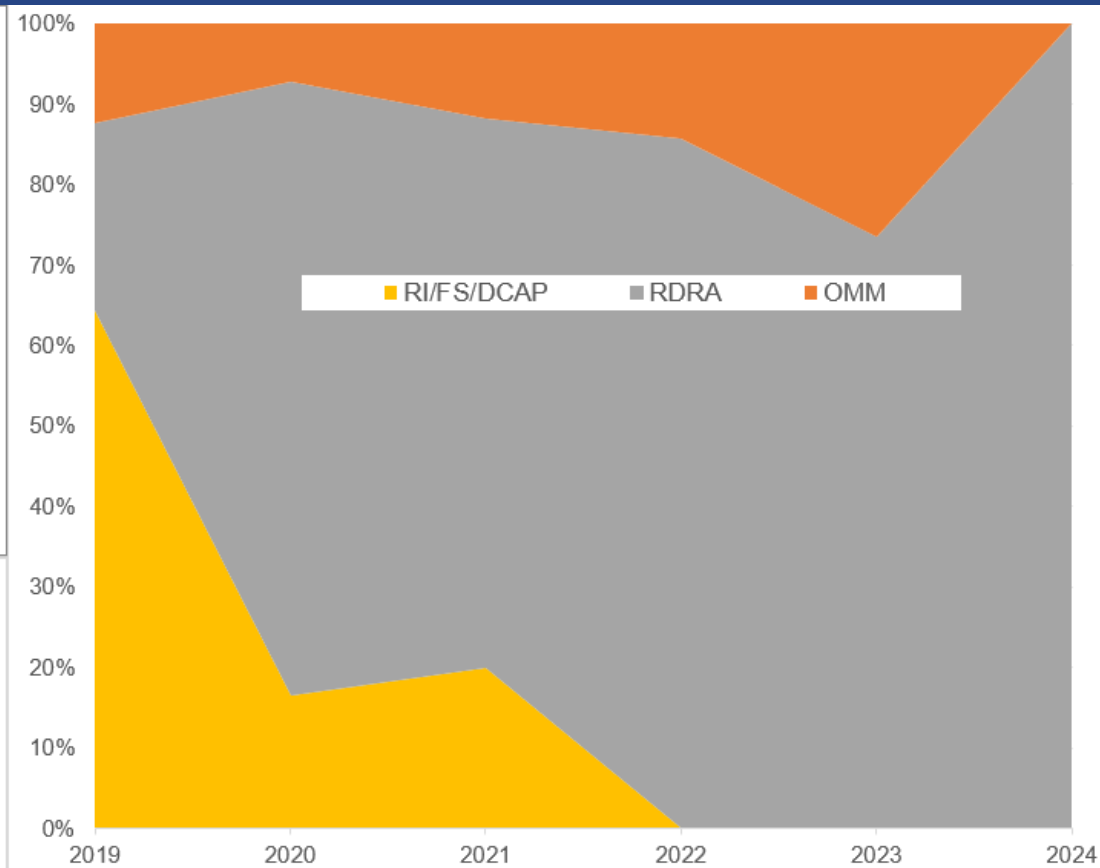
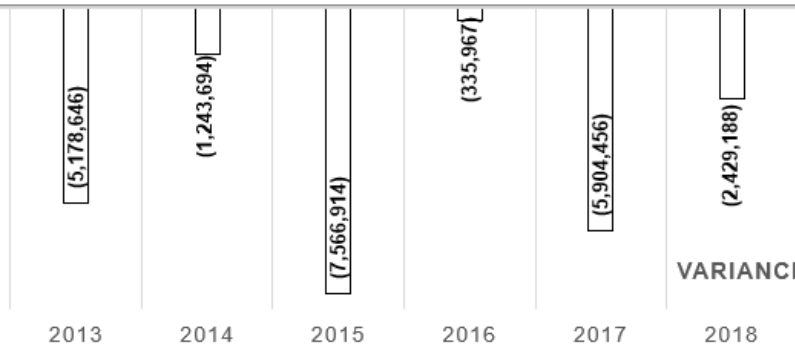
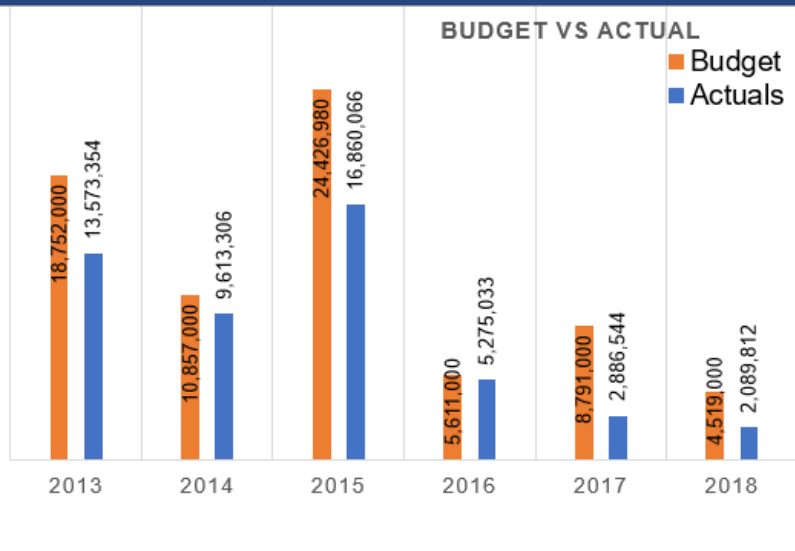
Remediation Costs – Hard vs Soft since Sept 2009

Remediation's contribution since 2009:
\$61,750,910

Soft Costs: 38.1% | \$23.5M
Hard Costs: 61.9% | \$38.3M

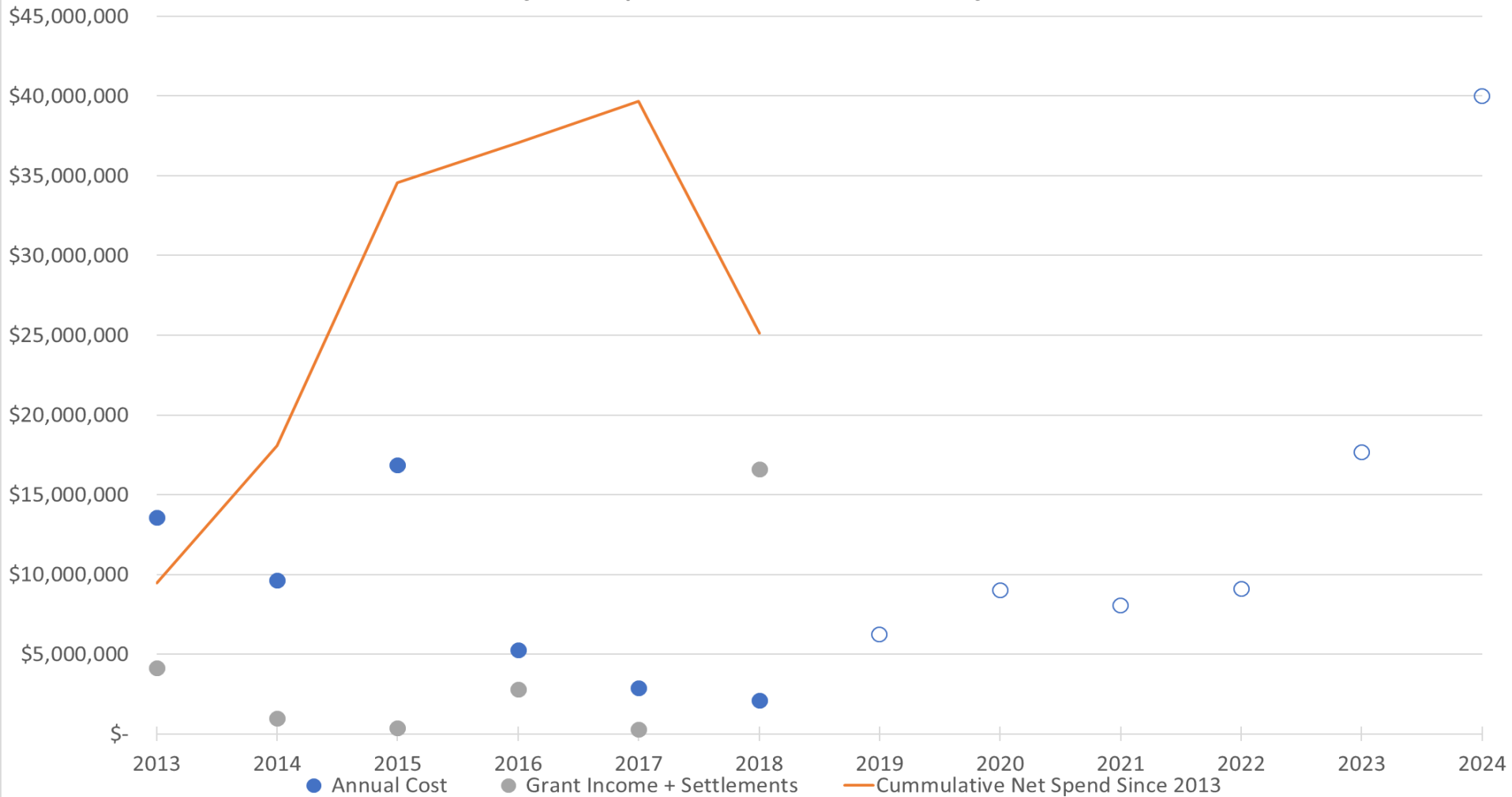


CIP Budget Review

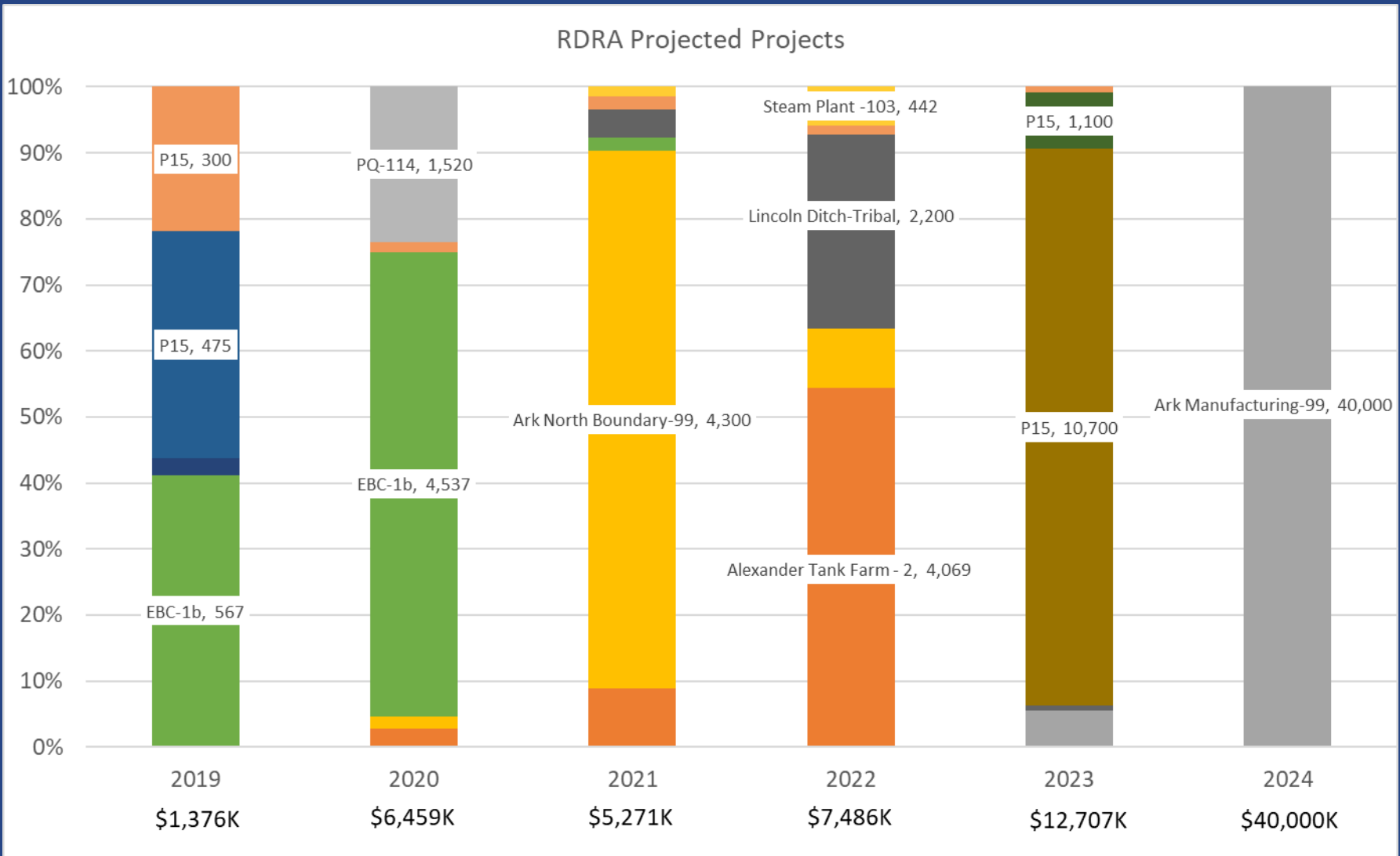


CIP Budget Review

Projected Expenditures for Remediation Projects



CIP Budget Review





Questions?

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