

Item.: 7B
Date: 11/18/21

Project Authorization for Alexander Avenue Petroleum Tank Facilities Cleanup Action

Sarah Weeks
Environmental Project Manager



Project Authorization Alexander Avenue Petroleum Tank Facilities Cleanup Action



1. Request authorization to enter into grant agreements with the Washington State Department of Ecology for \$2,421,000 for Alexander Petroleum Tank Facilities Cleanup Action, Master Identification No. 094217 and 2017-59.
2. Request project authorization in the amount \$100,000 for a total authorized amount of \$2,348,000 for work associated with the Alexander Avenue Petroleum Tank Facilities Cleanup Action, Master Identification No. 094217 and 101312.01.



Project Site

OCC

OCC parcel

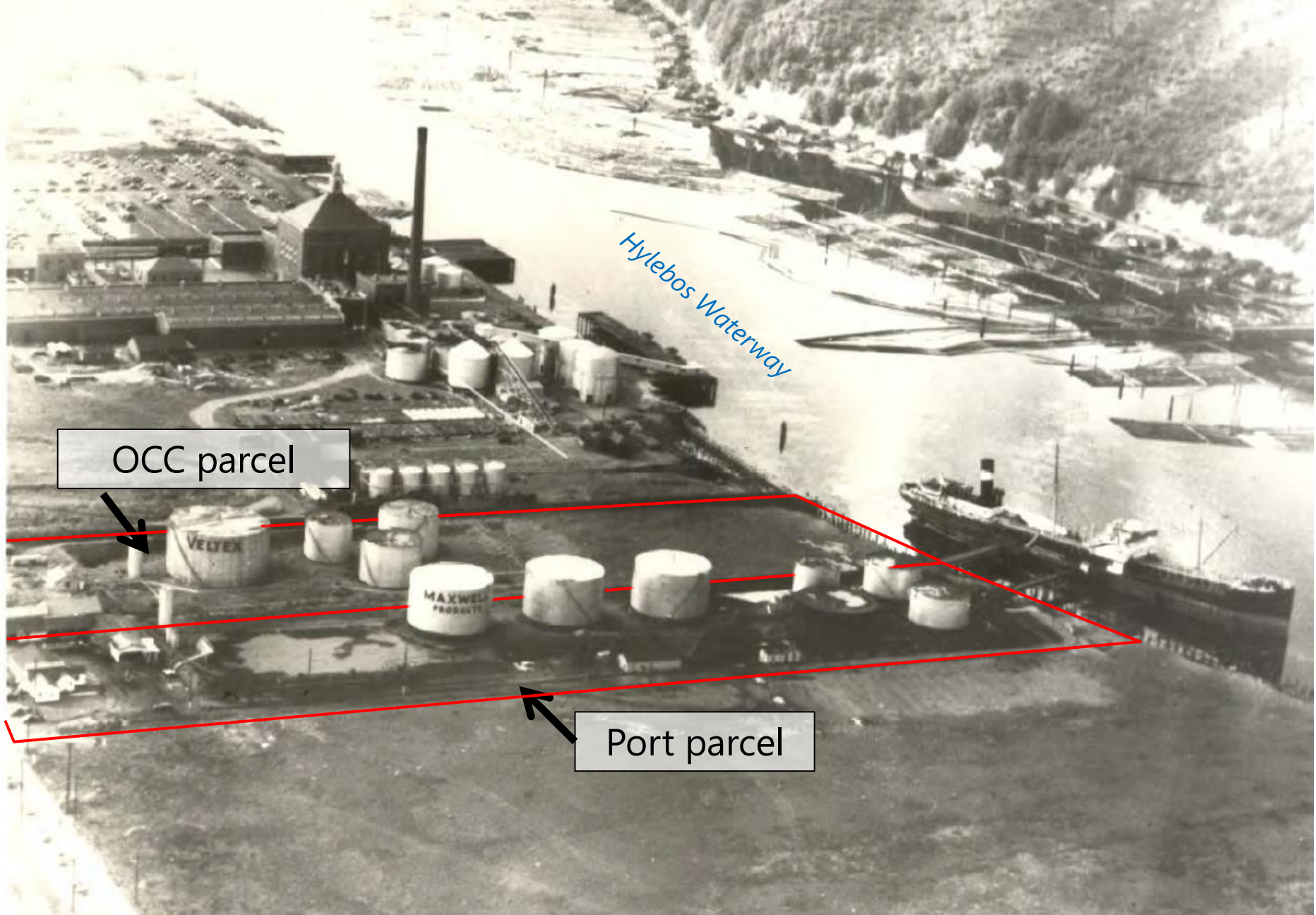
PSE

TOTE

11th Street

Hylebos Waterway

Blair Waterway



Circa 1936 - 1946

Agreed Order Commitments Alexander Avenue Petroleum Tank Facilities Cleanup Action



Agreed Order DE 9835 Commitments:

- Screening Level Technical Memorandum
- Remedial Investigation (RI)
- Feasibility Study (FS)
- Draft Cleanup Action Plan (DCAP)

Project Outline

Alexander Avenue Petroleum Tank Facilities Cleanup Action



Discovery



Investigate (iterative)



Evaluate Options & Select Cleanup



Cleanup Action Plan **We are here**



Engineering Design



Cleanup "Construction"



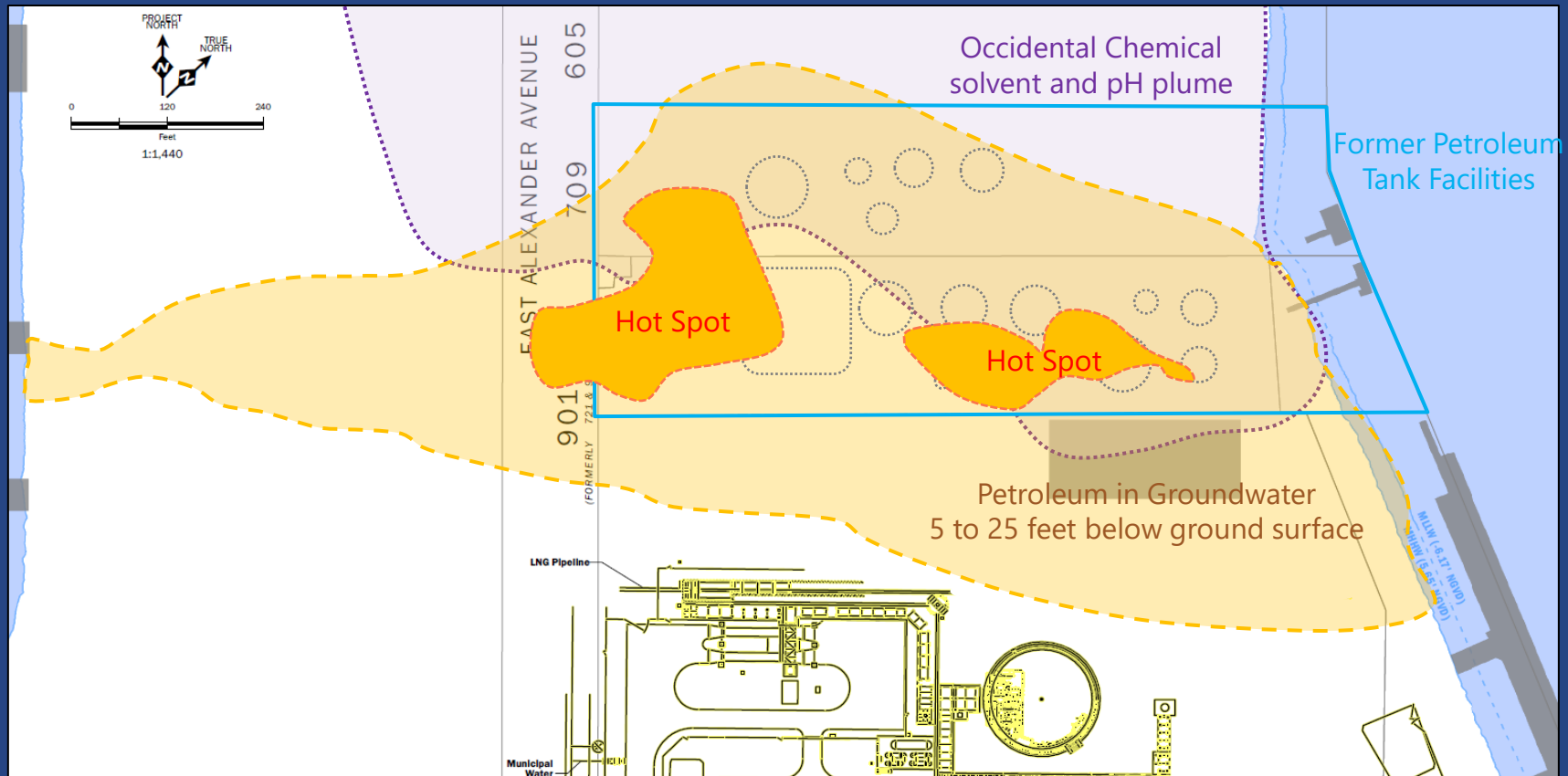
Operations & Monitoring

Agreed Order

Consent Decree
[in negotiations]



Cleanup Action Alexander Avenue Petroleum Tank Facilities Cleanup Action



Hot Spot Bioremediation & Monitored Natural Attenuation (MNA)

Scope of Work

Alexander Avenue Petroleum Tank Facilities Cleanup Action



Scope of Work for This Request:

- Respond to Ecology comments on the draft Cleanup Action Plan.
- Negotiate a consent decree for cleanup implementation.
- Reimburse Ecology for their oversight costs.
- Cover Port staff costs.

Source of Funds

Alexander Avenue Petroleum Tank Facilities Cleanup Action



- The estimated remaining budget for this project is \$158,000.
- The current Capital Investment Plan (CIP) allocates \$2,387,000 for the investigation and cost recovery projects.

Financial Summary

Alexander Avenue Petroleum Tank

Facilities Cleanup Action



Costs

Alexander Ave Petroleum Tank	This Request	Total Previous Requests	Total Estimated Project Costs	Cost to Date	Remaining Cost
Investigation & Cost Recovery	\$100,000	\$2,248,000	\$2,348,000	\$2,189,698	\$158,302
TOTALS	\$100,000	\$2,248,000	\$2,348,000	\$2,189,698	\$158,302

Note: Remediation construction costs were estimated for GASB liability at \$4,479,000 (source = Feasibility Study). The estimate will be updated during design.

Reimbursements

Alexander Ave Petroleum Tank	Total Award	Reimbursements	Remaining Funds
Mariana (Oxy)	40% of consultant costs and ECY oversight	-\$533,177	\$35,000 [estimate]
Grant ['18]	\$150,000	-\$150,000	\$0
Grant [19-21]	\$1,271,000	-\$670,000 [Q4 2021]	\$601,000
Grant [21-23]	\$1,150,000	\$0	\$1,150,000
TOTALS	\$2,571,000	-\$1,353,177	\$1,786,000

Total net cost to the Port to date = **\$836,521** (Costs to Date – Reimbursements)

Next Steps

Alexander Avenue Petroleum Tank Facilities Cleanup Action



- Execute grant agreements.
- Complete AO obligations and consent decree negotiations with Ecology.
- Request authorization for the Executive Director to sign the consent decree for cleanup implementation and initial funding to begin remedial design.

Conclusion

Alexander Avenue Petroleum Tank Facilities Cleanup Action



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