



Item: 7E  
Date: 5/19/22

# Project Authorization for Parcel 15 (Portac) Cleanup Phase 1

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# Design Authorization Parcel 15 (Portac) Cleanup Phase 1



*As referenced in Resolution No. 2021-08-PT, Exhibit A, Delegation of Authority Master Policy, Paragraph IV.B.(2), states project costs exceeding \$300,000 require approval from Port Commission.*

Request project authorization in the amount \$3,924,500, for a total authorized amount of \$4,665,500, for the Parcel 15 (Portac) Cleanup Phase 1, Master Identification No. 101531.01.

# Background

## Parcel 15 (Portac) Cleanup Phase 1



- Parcel 15 is owned by the Port and leased to Portac and operated as a log yard and sawmill from 1974 to 2009.
- In 2013 Ecology issued potential liable parties (PLP) notice to the Port and Portac under MTCA for the contamination on site.
- Between 2014 and 2018 the Port and Portac worked to complete Remedial Investigation and Feasibility Study (RI/FS) under an Agreed Order (AO) with Ecology.

# Background

## Parcel 15 (Portac) Cleanup Phase 1



- In 2018 Portac settled with the Port, whereas Portac paid the Port \$8.6M and the Port agreed to take on all future responsibility for action on the site.
- Early this year Port Commission approved authorization to enter into an AO with Ecology to implement the cleanup at Parcel 15.
- The cleanup consists of two separate cleanup projects.

# Background

## Parcel 15 (Portac) Cleanup Phase 1



- **Phase 1** – Includes the design, permitting and construction of a permeable reactive barrier and storm drain improvements. The design and permitting is included in this request.
- **Phase 2** – Consists of the construction of a low permeability cap. This work would be implemented in the future along with major redevelopment on the site.



4th St E

Logyard

Parcel 15

Alexander Ave E

Alexander Ave E

Alexander Ave E

509

509

Image Landsat / Copernicus

Google Earth

# Project Description and Details

## Parcel 15 (Portac) Cleanup Phase 1



The Phase 1 project includes:

- Development of Ecology submittals and reports
- Design and permitting
- Construction of the permeable reactive barrier and storm drain improvements
- Development of the Completion Report

This request is to construct the Phase 1 cleanup and Completion Report.

# Project Schedule

## Parcel 15 (Portac) Cleanup Phase 1



<b>Activity</b>	<b>Timeframe</b>
Advertise Bids	June 2022
Bid Opening	Late June 2022
Contract Award	Early July 2022
Contract Completion	Early November 2022

# Source of Funds

## Parcel 15 (Portac) Cleanup Phase 1



- The estimated cost of the Construction for this project is \$3,924,500.
- The estimated budget for this project is \$4,665,500.
- The current Capital Investment Plan (CIP) allocates \$4,674,000 for this project.

# Financial Summary

## Parcel 15 (Portac) Cleanup Phase 1



Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
DESIGN	\$0	\$741,000	\$741,000	\$741,000	\$423,862	\$317,138
CONSTRUCTION	\$3,924,500	\$0	\$3,924,500	\$3,924,500	\$0	\$3,924,500
<b>PROJECT TOTAL</b>	<b>\$3,924,500</b>	<b>\$741,000</b>	<b>\$4,665,500</b>	<b>\$4,665,500</b>	<b>\$423,862</b>	<b>\$4,241,638</b>

# Environmental Impacts/Review Parcel 15 (Portac) Cleanup Phase 1



## Permitting:

USACE permit has been applied for but has not been received. Project bid opening will not occur until after the permit is received.

## Remediation:

This is a remediation project.

# Environmental Impacts/Review Parcel 15 (Portac) Cleanup Phase 1



## Stormwater:

Modifications to stormwater infrastructure have been closely coordinated with a water quality manager during design. This coordination will continue through construction.

## Air Quality:

Temporary emissions from construction equipment will occur.

# Conclusion

## Parcel 15 (Portac) Cleanup Phase 1



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