

Item: 6D

Date: 6/17/25

PQ Interim Action

Project Authorization

Scott Hooton

Environmental Project Manager II

Port of Tacoma Commission Meeting

Date: June 17, 2025



Request project authorization in the amount of \$8,883,900 for a total authorized amount of \$10,365,900, for work associated with the former PQ Facility, Project ID #092839.

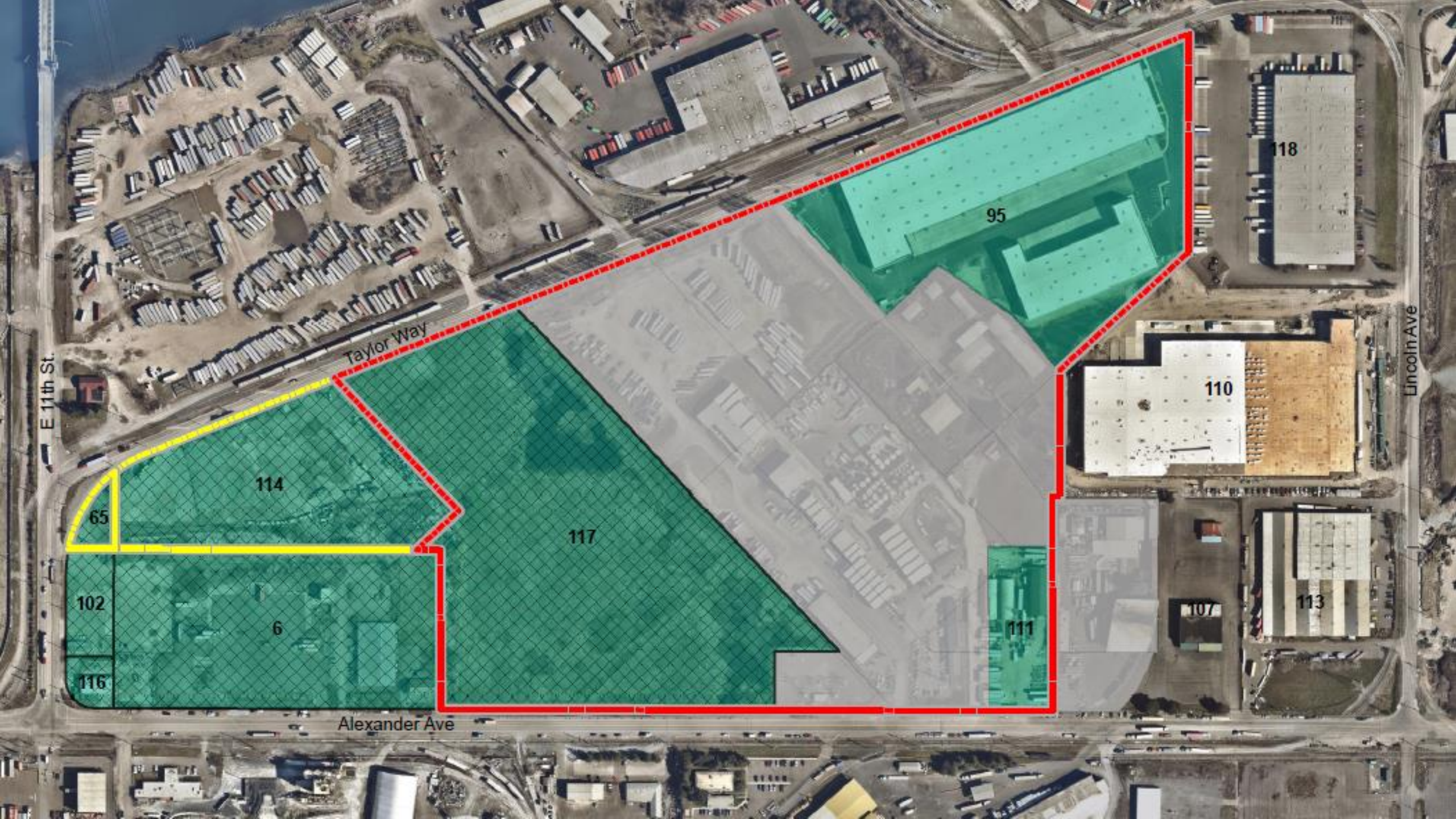
- The purpose of this authorization is to remediate legacy contamination at Port Parcels 114 and 65 to enable the productive use of underutilized land assets.
- The Port is negotiating a lease agreement for the development of a new user (Project Neptune).
- This request provides funding for staff, consulting expertise and contractor resources to remediate the former PQ Facility.



- Port purchased property from PQ in 2008.
- PQ retained liability for all costs and expenses related to the release of Hazardous Substances caused by PQ.
- PQ's operations were later found to have caused releases of petroleum, metals and alkaline materials.
- PQ acknowledged that some releases of Hazardous Substances – but not all – resulted from their former operations.
- Commission authorized a RI/FS/DCAP in July 2013.

- Commission authorized an Interim Cost Sharing Agreement with PQ during March 2016 to move the site through the cleanup process cooperatively.
- The draft RI/FS/DCAP was submitted in July 2020 and resubmitted in response to Ecology comment in 2023.
- Ecology has since requested the evaluation of an additional remedial alternative that removes more source material and provides for additional treatment of groundwater.

- PQ and the Port have not been able to agree regarding a reasons to Ecology's request for a more aggressive remedy.
- The Port has elected to move forward with Ecology without PQ's involvement.
- PQ reimbursements under the interim agreement total approximately \$725,000 of the \$1.3M expenditures incurred by the Port.
- The Port is negotiating a lease agreement for the development of a new user (Project Neptune).
- Remediation of the property is required for redevelopment



E 11th St

Taylor Way

Lincoln Ave

Alexander Ave

65

114

117

6

102

116

95

118

110

107

113

111



- Interim Action Workplan Development
- Engineering Design and Bidding Documents
- Remedial Construction
 - Removal of Contaminated soil from the stormwater ditch, debris filled area and manufacturing area
 - Groundwater pH adjustment in the manufacturing area
- Construction documentation and Ecology reporting
- Post-construction monitoring
- Feasibility Study update and Cleanup Action Plan submittal.



Alternative 5 Cleanup Components

- New Groundwater MNA Monitoring Location (Shallow)
- New Groundwater MNA Monitoring Location (Intermediate)
- In Situ Neutralization of pH Source in Soils
- Excavation of TPH and Naphthalene in Boiler House Area, Metals, TPH, and PAHs in Stormwater Ditch and Debris-Fill Area

Locations and Media Requiring Cleanup Evaluation

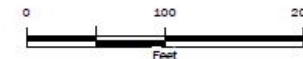
- Inferred Sodium Silicate Source to pH in Groundwater
- Soil TPH and Naphthalene Exceedance
- Soil TPH RL Exceedance
- Soil cPAH CL Exceedance
- Groundwater MNA
- Debris-Fill Area
- Stormwater Ditch Boundary

Site Features

- Former Structure
- Fence
- Parcel Boundary

DRAFT

Notes:
- See Tables 24 and 25 for Groundwater and Soil Cleanup Levels



**Alternative 5
Conceptual Layout**
RI/FS/CAP
Former PQ Corporation Site
Tacoma, Washington

Financial Summary

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
Total	\$8,883,900	\$1,482,000	\$10,365,857	\$10,365,900	\$1,013,469	\$9,351,531

Activity	Timeframe
Advertise to Bid	July 2025
Open Bids	August 2025
Contract Execution	September 2025
Substantial Completion	October 2025
Final Completion	November 2025

Action Requested

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Thank You

Questions & Discussion



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