

**PORT OF TACOMA COMMISSION**  
**ACTION ITEM MEMO**



Item No: 6D  
Meeting: 5/4/23

**DATE:** April 26, 2023  
**TO:** Port of Tacoma Commission  
**FROM:** Eric D. Johnson, Executive Director  
Sponsor: Alisa Praskovich, Chief Special Projects & Commissioner Relations  
Project Managers: Stanley Ryter, Engineering Senior Project Manager  
Robert Healy, Environmental Senior Project Manager  
**SUBJECT:** Project Authorization for the Maritime Skills Center

**A. ACTION REQUESTED**

Request project authorization in the amount \$1,500,000, for a total authorized amount of \$1,800,000, for work associated with the Maritime Skills Center and Port Maritime Center, Master Identification No. 101549.01.

**B. SYNOPSIS**

Port Parcels 94 and 92 are being considered for potential future development as part of Maritime Skills and Port Maritime Center campus. The Port's vision is to partner with the Tacoma Public School District, the Puyallup Tribe and other interested parties in the development of a world class Maritime Skills Center and Port Maritime Center focused on supporting the future employment needs of the maritime and logistics industry and the Port's Business operation needs, while honoring the Puyallup Tribe's heritage as the original inhabitants of the land. The scope of this request will allow for a thoughtful and thorough assessment of the potential cultural and environmental encumbrances on Parcels 94 and 92, supporting the Port and Tacoma School District's future progressive design build efforts in support of the Maritime Skills Center and Port Maritime Center.

With the authorization of the Scope of Work for this Request, this action supports the Port of Tacoma's 2021–2026 Strategic Plan's Foundational Goals of:

Environmental Leadership

- EL-1: Remediate contaminated Port properties in a manner that ensures protection of human health and the environment while enabling economic development.

Community Connections

- CC-2: Strengthen, build and maintain strategic relationships with federal, state and local governments, and with the Puyallup Tribe of Indians

## C. BACKGROUND

Since 2021, the Port has led several strategic initiatives to lay the essential organizational and strategic groundwork to support developing both the Maritime Skills Center and a new Port Maritime Center. A high-level summary of these initiatives and Commission actions are listed below:

- April 2021: Port of Tacoma Commission adopted Resolution 2021-09-PT to Implement the Port's 2021–2026 Strategic Plan with initiatives calling for a new Port Maritime Center and setting workforce development goals.
- September 2021: Executive Director Johnson authorizes preliminary design for a new Port Administrative Building on Port Parcel 94.
- February 2022: Port of Tacoma Commission Executive Director Johnson accepted the WA State Department of Ecology grant of \$300,000 for work related to conducting an environmental assessment and site reuse planning of Port-owned properties for the potential location of the Port's Maritime Center.
- February 2022: Port of Tacoma Commission adopted Resolution 2022-03-PT to prepare and implement a Workforce Development Strategic Plan.
- August 2022: Port of Tacoma Commission approved the Port of Tacoma's 2023 to 2027 Capital Investment Plan that contemplates construction of a new Port Maritime Center.
- November 2022: Port of Tacoma Commission authorized the Executive Director to sign a Letter of Support to the TSD Superintendent to build a skilled workforce center.
- January 2023: Port of Tacoma staff & Commissioner Ang participate in the TSD kickoff meeting for the Maritime Skills Center Curriculum Advisory Group.
- February 2023: Port of Tacoma Commission Special Meeting on a Maritime Skills Center and Port Maritime Center Development Study Session.
- March 2023: Port of Tacoma and TSD staff participate in a 4-hour Progressive Design Build training session to understand alternative project delivery methods.
- March 21, 2023: ILA approved by the Port of Tacoma Commissioners.
  - March 23, 2023: ILA approved and signed by the Tacoma School District Board.
  - April 20, 2023: Application for Project Approval to use Design Build Contracting Procedure filed with the Capital Projects Advisory Review Committee at the State of Washington Capital Advisory Review Committee.

## D. PROJECT DETAILS

### ***Scope of Project:***

Activities to be performed include: evaluation of alternatives and planning for a new Port Maritime Center and site development at Port Parcel 94 and possibly other nearby Port Parcels; site investigation including survey, geotechnical assessment, and environmental site assessment; evaluation and planning for sustainable building development; permit planning and support; project management support for alternative public, specifically

progressive design build; stakeholder engagement and public outreach planning; and preliminary design for future design and construction of a Port Maritime Center.

***Scope of Work for This Request:***

- Parcel 94 Environmental Site Assessment and Cultural Resource Monitoring
- Parcel 92 Environmental Site Assessment and Cultural Resource Monitoring
- Continued close coordination with the Puyallup Tribe of Indians (Tribe) cultural resources staff.
- Specialized legal representation for Design/Build contracting.

The project area, located at the former Mouth of the Puyallup River, was heavily used by members of the Puyallup Tribe prior to European settlement and subsequent industrial development. As a result, the project area has been identified as having a high potential for the presence of cultural resources to be present in the subsurface, particularly in the soils in the area of the former island known as the Boot. As a result, Port staff and the Port's consulting team have been diligently working with Tribe cultural resources staff to develop an acceptable plan to assess the site conditions at both Port Parcels 94 and 92. Separate work plans have been developed to conduct environmental site assessment (ESA) activities and cultural resource monitoring at each Parcel. The work will be conducted in two phases. The first phase will prioritize ESA activities with supporting cultural resource monitoring. The second phase will prioritize cultural resource assessment (CRA) actions with follow-up environmental monitoring.

This investigation program is intended to provide a thoughtful and thorough assessment of the potential encumbrances on Parcels 94 and 92. The first phase of the investigation program will utilize a 90-meter sampling grid to identify potential legacy contamination, while conducting cultural resource monitoring. The second phase will utilize a 30-meter sampling grid and a 15-meter grid on the historical land features, allowing for an intensive archaeological testing program, with additional as-needed environmental sampling for legacy contamination. Sampling will be performed using temporary soil borings. The borings will be installed using large-diameter sonic drilling methods that provide continuous soil samples for observation, logging, cultural resource monitoring and collection of soil samples for analytical testing. Groundwater samples will be collected from the temporary borings using pre-packed well screens prior to bore hole abandonment.

The draft work plans were submitted to Ecology and the Tribe concurrently on April 17, 2023, and are now under review. The table below provides a description of the anticipated work and estimated cost by phase. Additional site assessment and planning work may be necessary, depending on the Phase 1 and 2 investigation findings.

Detailed Scope Table		Phase 1	Phase 2	Phase 3
Parcel 94	Description	16 Sonic Borings 320 linear feet of boring 5 field days 39 Soil samples 20 Groundwater	74 Sonic Borings (30-meter grid) 39 Sonic Borings (15-meter grid) 2260 linear feet of boring 23 field days 50 Soil samples 11 Groundwater Samples	Cleanup Planning or Additional Cultural Resource Monitoring
	Consulting Cost	\$309,000	\$523,518	
Parcel 92	Description	8 Sonic Borings 160 linear feet of boring 2 field days 18 Soil samples 10 Groundwater samples	22 Sonic Borings (30-meter grid) 31 Sonic Borings (15-meter grid) 1060 linear feet of boring 11 field days 20 Soil samples 6 Groundwater samples	Not Estimable
	Consulting Cost	\$118,765	\$261,870	
Total Consulting-Both Parcels		\$427,765	\$785,388	
Port Staff		\$50,000		
Contingency (16%)		\$236,847		
\$1,500,000		Total: Phase 1 and Phase 2 Site Environmental Assessment and Cultural Resource Monitoring		

Specialized legal counsel is necessary to provide independent counsel to the Port with regards to the Design/Build contracting process. A budget of \$50,000 for legal fees is requested. TPS legal counsel will take the lead for the project and the Port will review.

**Schedule**

Phase 1 Environmental and Cultural Resource Assessment	May 22-26, 2023	Scoped (this Authorization)
Port and Tacoma Public Schools to Present to CPARB’s Project Review Committee	May 25, 2023	Scoped (previous Executive Authorization)
Release Request for Qualifications for Progressive Design Build	May 30, 2023	Scoped (previous Executive Authorization)
Phase 2 Environmental and Cultural Resource Assessment	July 2023	Scoped (this Authorization)
Cleanup Action Planning (if needed)	Q4 2023	Not Scoped, Future Authorization
Site Selection, Planning with Public Engagement	Q4 2023	Not Scoped, Future Authorization
Progressive Design with Public Engagement	2024	Not Scoped, Future Authorization
Permitting and Construction	2025-26	Not Scoped, Future Authorization

**E. FINANCIAL SUMMARY**

**Estimated Cost of Project**

The total project cost including all stages is estimated at \$38,000,000. This is a high-level budget estimate, covering only the Port’s expected portion of the project. This estimate will be refined in later stages of the project once the site assessment activities are completed, site selection is completed, and planning and design are completed.

**Estimated Cost for This Request**

The total estimated cost of this Site Assessment work is \$1,500,000. Depending on the findings of this phased investigation, additional Commission authorization may be required. The total estimated cost of the independent legal review of design/build contracts is \$50,000.

**Cost Details**

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
<b>TOTAL</b>	<b>\$1,500,000</b>	<b>\$300,000</b>	<b>\$1,800,000</b>	<b>\$38,000,000</b>	<b>\$60,107</b>	<b>\$37,939,893</b>

**Source of Funds**

The current Capital Investment Plan (CIP) allocates \$38,025,000 for this project.

**Financial Impact**

Project costs will be capitalized and depreciated over an estimated useful life of 30 years resulting in an annual depreciation expense of \$1,267,000.

**F. ENVIRONMENTAL IMPACTS/REVIEW**

Permitting: Phase 1 and Phase 2 sampling can be conducted with existing programmatic permits. Construction permitting needs will depend on the ultimate scope of the project.

Remediation: This authorization will allow for a thoughtful and thorough site investigation of both Port Parcels and will determine if the properties are encumbered with legacy contamination.

Stormwater: Not applicable.

Air Quality: Not applicable.

**G. PREVIOUS ACTIONS OR BRIEFINGS**

<u>Date</u>	<u>Action</u>	<u>Amount</u>
September 17, 2021	Executive Authorization – Planning for a New Headquarters building	\$300,000
March 17, 2022	Commission Authorization - Resolution 2022-07-PT to implement 21-26 Strategic plan with initiative to build a new Maritime Center	\$0
February 22, 2023	Maritime Skills Center Development Update – Special Work Session	\$0
March 21, 2023	Commission Authorization – Port of Tacoma and Tacoma School District Interlocal Agreement	\$0
<b>TOTAL</b>		<b>\$300,000</b>

**H. ATTACHMENTS TO THIS REQUEST**

- Slide presentation.

**I. NEXT STEPS**

- Complete site assessment activities and determine if additional cleanup planning is needed and any potential cultural resource constraints.
- Select a progressive design build team and begin site selection and facility planning.
- Work with progressive design build team to develop and implement a Public Involvement Process around the master planning of the site.
- Negotiate the next interlocal agreement with Tacoma Public Schools.
- Return to commission for additional authorization.