

Item #: 6D

Date: 5/4/23

Port Maritime Center and Maritime 253 Skills Center Project Authorization

Stanley Ryter, Engineering Sr. Project Manager

Robert Healy, Environmental Sr. Project Manager

Port of Tacoma Commission Meeting

May 4, 2023



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.

- Port Parcels 94 and 92 are being considered for potential future development.
- This request will allow for a 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.
- This action supports the Port of Tacoma's 2021-2026 Strategic Plan's Foundational Goals of Environmental Leadership and Community Connections:

Environmental Leadership



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

Community Connections



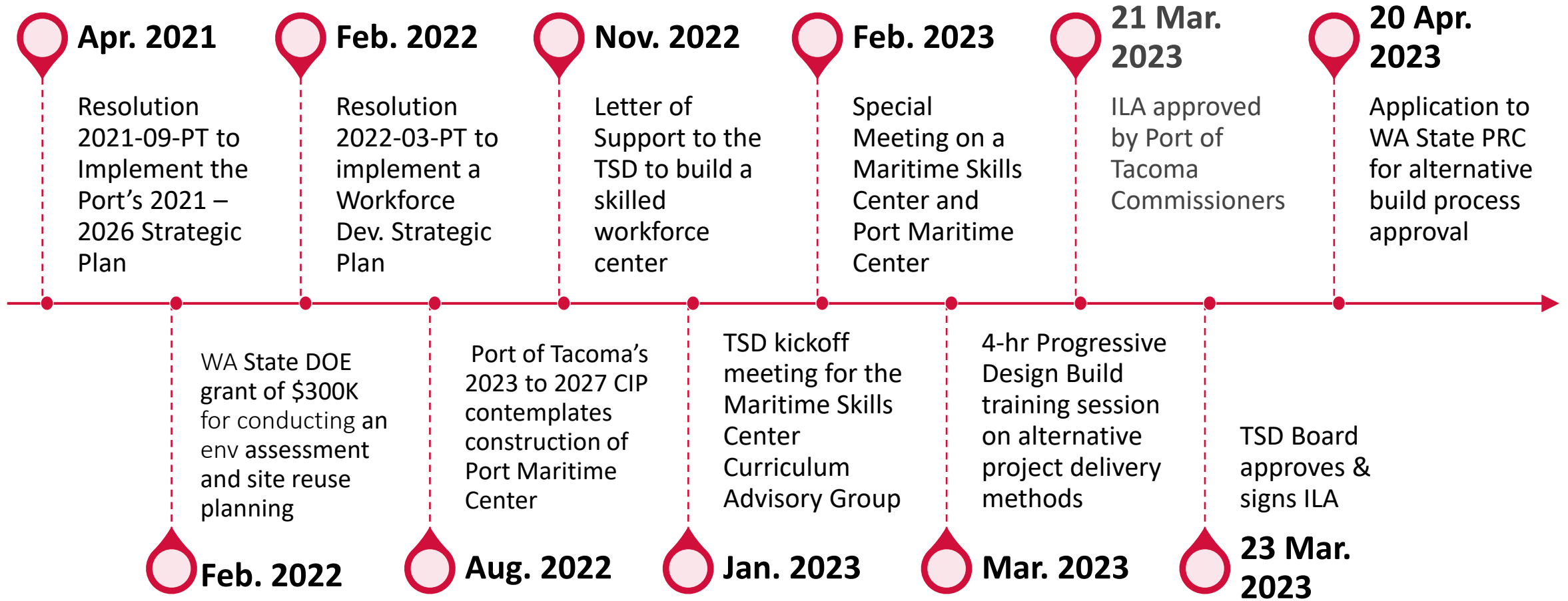
Strengthen, build and maintain strategic relationships with federal, state and local governments, and with the Puyallup Tribe of Indians

Port Maritime Center & Maritime 253 Skills Center

Vision: Partner with the Tacoma Public School District, the Puyallup Tribe, and community stakeholders in the development of a world class Maritime Center focused on supporting the Port's business needs and future employment needs of the maritime and logistics industry, while honoring the Puyallup Tribes heritage as the original inhabitants of the land.



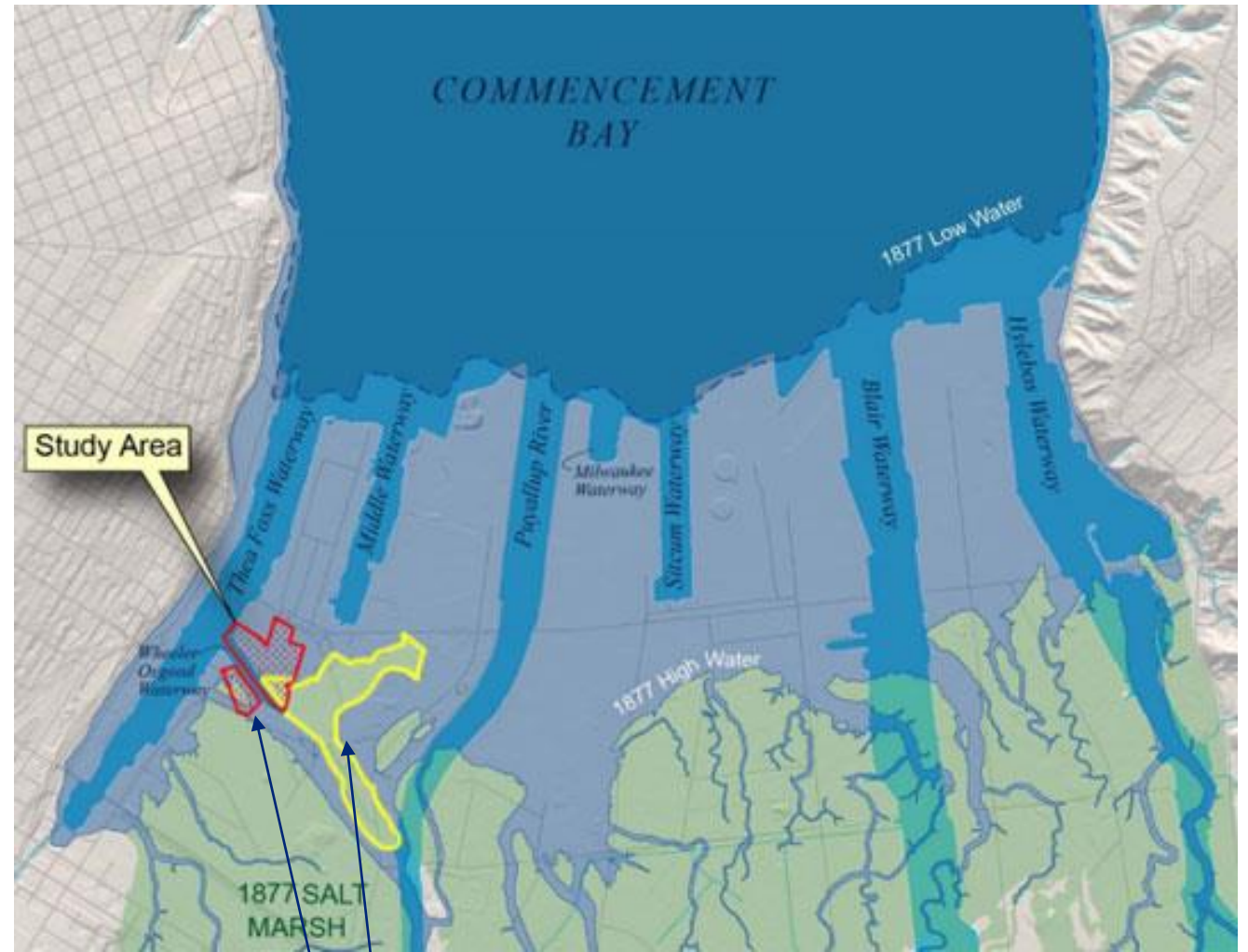
Key Supporting Port Initiatives & Actions



Cultural Resource Considerations: The Boot



Study Area on 1867 General Land Office Map

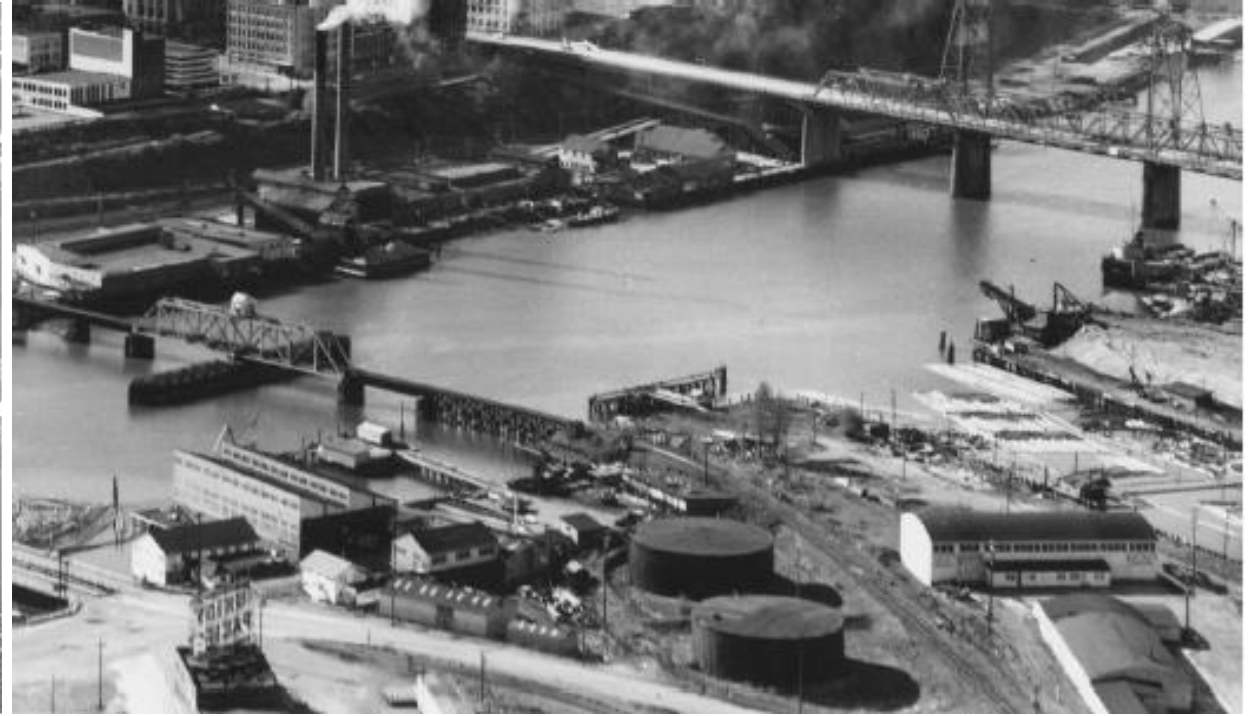


Original mouth of Puyallup River

Historical Property Industrial Use



Parcel 94 (1948) - View of the Norwood Plywood and Door Operations



Parcel 92 (1958) - View of the Parcel located on the right side of the photograph occupied by Lynden Plywood

Environmental Considerations: Contamination

Parcel 94:

Contamination is suspected due to past industrial practices.

Parcel 92:

Petroleum contamination is present due to past industrial practices.

Wheeler-Osgood Waterway:

Part of Commencement Bay Superfund Site. Cleanup is complete. Post-remediation monitoring is ongoing, results indicate cleanup is performing as planned.



Project Description and Details



The Project includes all aspects of planning, site assessment, site selection, design and construction of the Maritime Skills Center and Port Maritime Center.

The Scope of Work for this Request includes:

- 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 cultural resources staff
- Specialized legal counsel for D/B contracting.

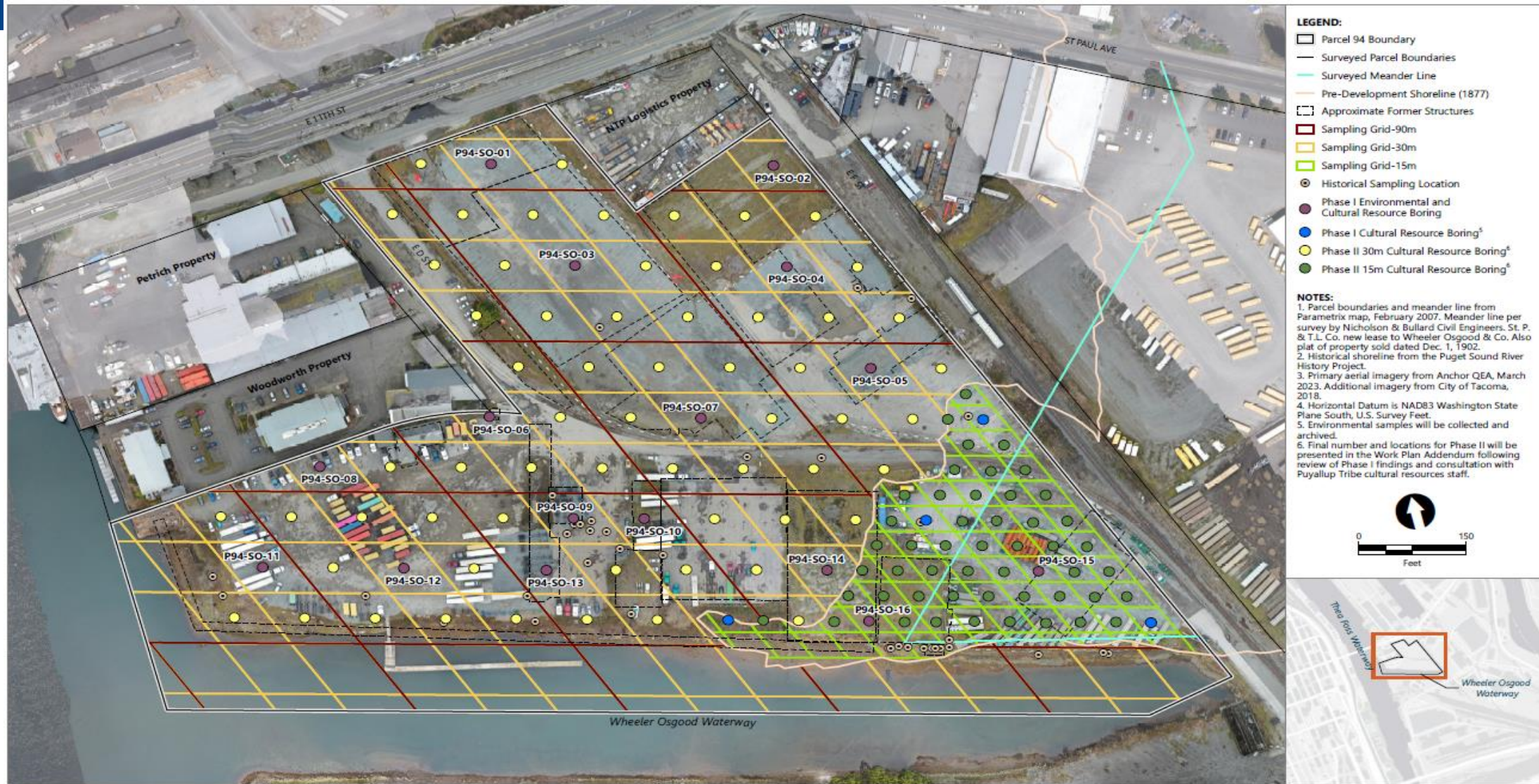
Detailed Scope Table		Phase 1	Phase 2	Phase 3
Parcel 94	Description	16 Sonic Borings 320 linear feet of boring 5 field days 39 Soil samples 20 Groundwater	74 Sonic Borings (30-meter grid) 39 Sonic Borings (15-meter grid) 2260 linear feet of boring 23 field days 50 Soil samples 11 Groundwater Samples	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	
Legal			\$50,000	
Contingency (16%)			\$236,847	
\$1,500,000 Total:		Phase 1 and Phase 2 Site Environmental Assessment and Cultural Resource Monitoring		

Investigation Strategy - Phased approach combining cultural resources and environmental assessment actions

- First Phase to prioritize Environmental Assessment borings
- Second Phase to prioritize Cultural Resource borings with follow-up EA borings
- Boreholes to target 30-meter sampling density
 - Boring depths of 20 feet to confirm pre-fill contacts
 - Sonic drill rig with large 6-inch diameter core barrel
 - Continuous coring
 - No drilling mud required
 - Can core through difficult material
 - All boreholes will be continuously monitored and logged for potential cultural resources by Willamette project staff
 - All boreholes will be continuously field screened using photoionization detector, visual observations, and olfactory observations



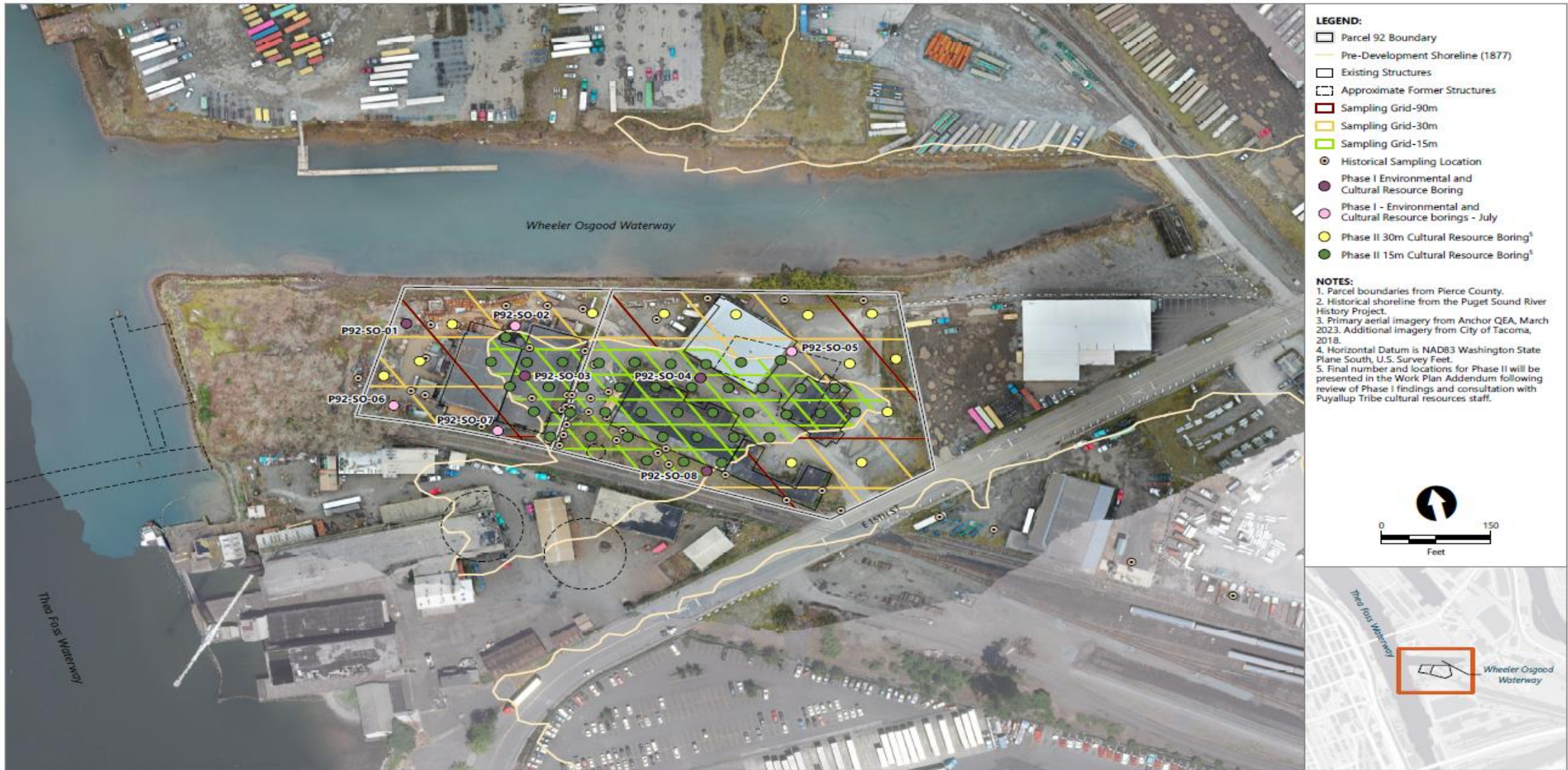
Parcel 94 Sampling Plan



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Figure 3
Parcel 94 Proposed Sampling Locations
 Work Plan for Environmental Site Assessment and Cultural Resource Monitoring at the Parcel 94 Property
 Port of Tacoma Maritime Campus Project

Parcel 92 Sampling Plan



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Figure 3
Parcel 92 Proposed Sampling Locations
 Work Plan for Environmental Site Assessment and Cultural Resource Monitoring at the Parcel 92 Property
 Port of Tacoma Maritime Campus Project

Project 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

Financial Summary

- The estimated cost of this Site Assessment work is \$1,500,000.
- The estimated cost of the total project is \$38M.
- The current Capital Investment Plan (CIP) allocates \$38,025,000 for this project.

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

- 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.

- 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 for the site.
- Negotiate the next interlocal agreement with Tacoma Public Schools.
- Return to Commission for additional authorization.

Conclusion

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.