

# Earley Business Center Cleanup Action – Consent Decree Approval, and Project Authorization for Cost Recovery and Remediation Design

# Project Authorization EBC Cleanup Action



1. Request authorization to sign the Earley Business Center (EBC) Consent Decree with the Washington Department of Ecology (Ecology), which obligates the Port of Tacoma to implement the Cleanup Action Plan.
2. Request additional project authorization in the amount \$230,000 for work associated with the Parcel 1B (EBC) Cost Recovery, Master Identification No. 101287.02.
3. Request additional project authorization in the amount of \$595,000 for work associated with the design of the Parcel 1B (EBC) Remediation Design and Construction Project, Master Identification No. 101287.01.

Project authorization in the amount of \$1,438,000 was previously approved by Commission for work associated with Parcel 1B (EBC) investigation and cleanup planning, Master Identification No. 095208. If authorized, the above requests bring the total project authorization to \$2,263,000.

# Project Location

## EBC Cleanup Action





# Site History EBC Cleanup Action



## Todd Shipyard - November 30, 1918



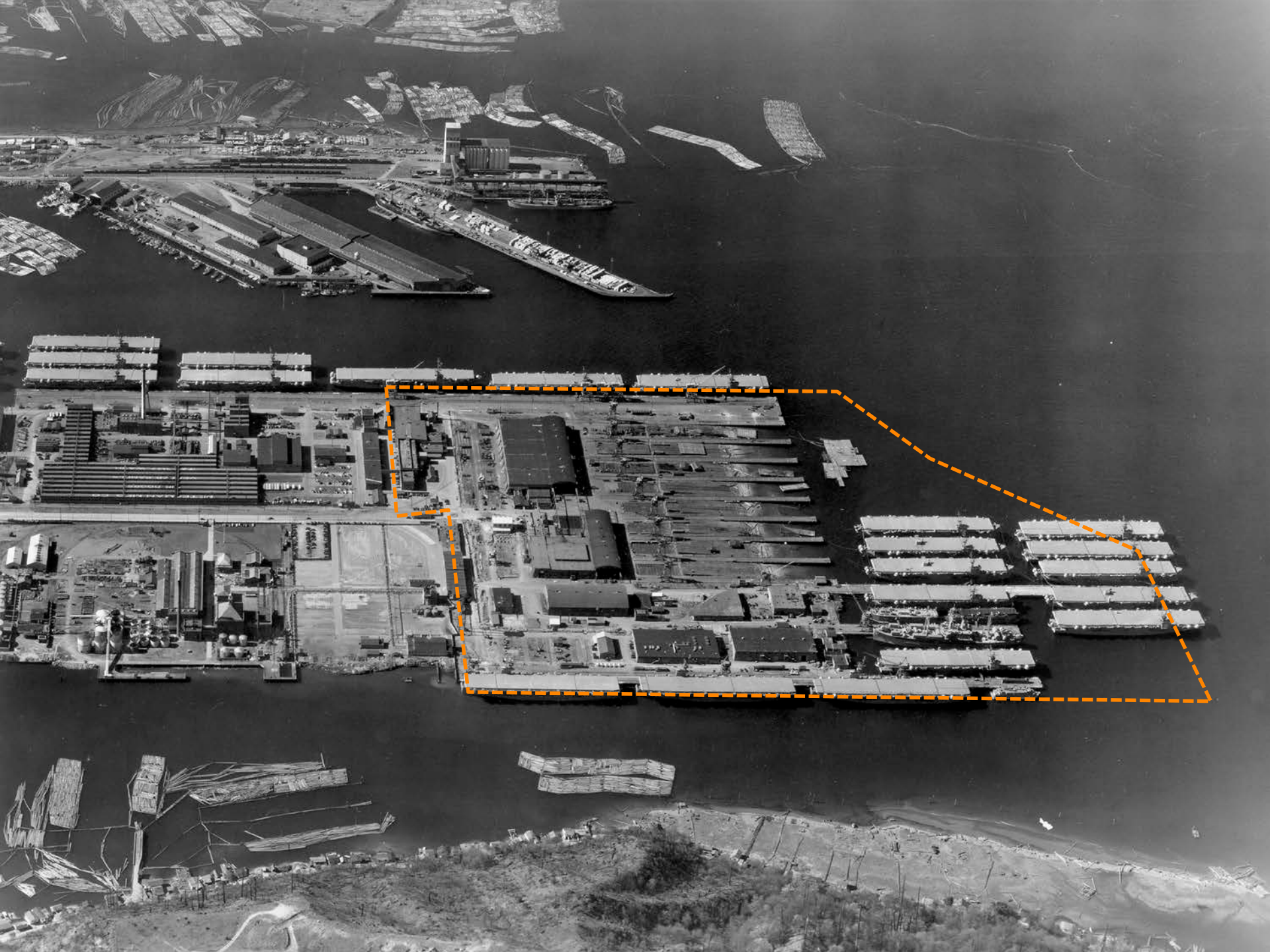
Launching of the *SS Jacona*, the first floating electric power plant.

# Todd Shipyard - August 3, 1940

## Launching of the *Cape Alva*











# Completed Commitments EBC Cleanup Action



## Agreed Order Commitments:

- ☑ Prior Investigations Report
- ☑ Remedial Investigation
- ☑ Interim Action (UST removal)
- ☑ Feasibility Study
- ☑ Cleanup Action Plan





Shoreline stabilization

Maintain cap

Excavation

Underground  
storage tanks

# Consent Decree Commitments

## EBC Cleanup Action



Implement the Cleanup Action Plan;  
deliverables include:

- ☐ Engineering Design Report
- ☐ Compliance Monitoring Plan
- ☐ Construction Plans and Specifications
- ☐ Environmental Restrictive Covenant



# Cost Recovery Scope EBC Cleanup Action



## Phase 1: Mediation and Settlement (\$230,000)

- Generate claim summaries for the 3 defendants
- Mediate and settle

Schedule: Phase 1 of cost recovery will be completed in fourth quarter of 2019 if mediation goes forward as expected. If mediation fails, proceed to Phase 2, litigation (estimated costs between \$400,000 and \$600,000).

# Source of Funds EBC Cleanup Action



- The estimated cost of the Phase 1 Cost Recovery for this project is \$230,000.
- The current Capital Investment Plan (CIP) allocates \$230,000 for this project.



# Conclusion

## EBC Cleanup Action



1. Request authorization to sign the Earley Business Center (EBC) Consent Decree with the Washington Department of Ecology (Ecology), which obligates the Port of Tacoma to implement the Cleanup Action Plan.
2. Request additional project authorization in the amount \$230,000 for work associated with the Parcel 1B (EBC) Cost Recovery, Master Identification No. 101287.02.



Shoreline stabilization

Maintain cap

Underground  
storage tanks

Excavation



# Background EBC Remediation Design



## Excavation



# Background EBC Remediation Design



## Slope protection



# Background EBC Remediation Design



Monitoring wells /  
underground storage  
tanks





# Project Description and Details

## EBC Remediation Design



### *Scope of Project:*

- Prepare bid documents and obtain permits
- Bid project
- Construct remediation

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

- Prepare bid documents
- Obtain appropriate permits
- Prepare Engineering Design Report for Ecology

# Project Schedule

## EBC Remediation Design



Activity	Timeframe
Design and Permitting Begin	December 2018
Design and Permitting Complete	November 2019
Construction Authorization	December 2019
Advertise for Construction	February 2020
Construction Complete	December 2020
Admin Closeout	March 2021

# Source of Funds

## EBC Remediation Design



- The estimated cost of the design of the remediation project is \$595,000.
- The estimated budget for design and construction of this project is \$5,228,000.
- The current Capital Investment Plan (CIP) allocates \$5,002,000 for this project.



# Financial Summary EBC Remediation Design



Parcel 1B (EBC)	MID	This Request	Total Previous Requests	Total Estimated Project Costs	Cost to date	Remaining Costs
Investigation	95208	\$0	\$1,438,000	\$1,438,000	\$1,432,041	\$5,959
Cost Recovery	101287.02	\$230,000	\$0	\$230,000	\$0	\$230,000
Remediation Design	101287.01	\$595,000	\$0	\$595,000	\$0	\$595,000
Remediation Construction	101287.01	\$0	\$0	\$4,633,000	\$0	\$4,633,000
<b>TOTALS</b>	<b>--</b>	<b>\$825,000</b>	<b>\$1,438,000</b>	<b>\$6,896,000</b>	<b>\$1,432,041</b>	<b>\$5,463,959</b>

Note: Remediation construction cost are a high-level estimate at this time.

# Environmental Impacts/Review EBC Remediation Design



## Permitting:

- Consent Decree
- JARPA
- Biological Assessment
- Water Quality Monitoring Plan

# Environmental Impacts/Review EBC Remediation Design



## Water Quality:

- Section 401 Water Quality Certification
- NPDES Construction Stormwater General Permit

## Air Quality:

No Impact



# Conclusion

## EBC Remediation Design



Request additional project authorization in the amount \$595,000, for the design of the Parcel 1B – Earley Business Center Remediation Design and Construction, Project Master Identification No. 101287.01.