

COMMISSION AGENDA

Item No: 7C

Meeting: 6/17/21

DATE: June 2, 2021

TO: Port Commission

FROM: Eric D. Johnson, Executive Director
Sponsor: Jason Jordan, Director, Environmental and Planning Services
Project Manager: Hughes Wike, Engineering Project Manager II

SUBJECT: Construction Authorization for work associated with the Parcel 86 Bank Stabilization Project

A. ACTION REQUESTED

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 construction authorization in the amount \$222,757 for a total authorized amount of \$510,000, for work associated with the Parcel 86 Bank Stabilization Project, Master Identification No. 101493.01.

B. BACKGROUND

Parcel 86, located at 3701 Taylor Way, is a cleanup site, regulated by the Washington State Department of Ecology (Ecology). The property runs adjacent to the south bank of the Hylebos Creek. The former owner and operator, Louisiana Pacific, placed Asarco slag and road ballast across the site to stabilize the ground for operation of heavy log-yard machinery. Ecology issued an Enforcement Order (DE92TC-S312) to Louisiana Pacific in 1992 requiring the log yard operator to address soil and surface water runoff contamination from the slag. The remedy was implemented in 1993 and consists of a low-permeability roller compacted concrete cap, a stormwater drainage system, and a Restrictive Covenant. The Port of Tacoma purchased the property in 2006 and is responsible for ensuring the remedy continues to be effective. Site groundwater quality is assessed by the Port every 18 months and the environmental cap is monitored and maintained, groundwater monitoring results and cap maintenance activities are reported to Ecology.

The Enforcement Order and Restrictive Covenant prohibit disturbance of the cap and exposure to contaminated soil and slag under the cap. However, erosion of the shoreline bank in the southeast corner has progressed landward having exposed a manhole that is part of the Parcel 86 stormwater management system. At present, the area of erosion is within clean backfill surrounding the exposed manhole.

This bank instability threatens the integrity of the environmental cap and stormwater infrastructure on the property. Following investigation of the site and assessment of potential solutions, the Port is proposing to eliminate continued erosion by constructing a strategically placed sheet pile bulkhead wall.

C. PROJECT DETAILS

Project Objective

The objective of this project is to protect the environmental cap and stormwater system infrastructure on Parcel 86 by eliminating continued erosion of the Hylebos Creek bank.

Scope of Work

The scope of work will include:

- Design, specifications, and permitting for public works project.
- Project and construction management.
- Advertisement and award of construction contract.
- Fabrication and installation of new sheet pile bulkhead on upper bank of the Hylebos Creek above the mean higher high water (MHHW) mark.
- Backfilling behind new bulkhead.
- Clearing and re-planting of vegetation in select areas.

Scope of Work for this Request

Authorization for this project includes all tasks necessary for the completion of the construction stage, including the use of internal and external engineering services, construction, and procurement.

Schedule

Bid Advertisement	June 2021
Bid Opening	July 2021
Contract Execution	July 2021
Substantial Completion	October 2021

D. FINANCIAL SUMMARY

Estimated Cost of Project

The total project cost including all stages is estimated at \$510,000.

Estimated Cost for This Request

The total estimated cost of construction for this project is \$247,103. If the cost of this estimate is anticipated to exceed the authorized amount, additional Commission authorization will be requested.

Estimated Sales Tax

The total estimated sales tax to be paid to local and state governments for this project is \$12,784.

Project Cost Details

Phase	This Request	Total Previous Requests	Total Project Cost	Cost to Date	Remaining Cost
Design	\$0	\$287,243	\$262,897	\$158,446	\$104,451
Construction	\$222,757	\$0	\$247,103	\$0	\$247,103
Total	\$222,757	\$287,243	\$510,000	\$158,446	\$351,554

Source of Funds

The current Capital Investment Plan (CIP) allocates \$583,000 for this project.

Financial Impact

Project costs will be expensed as incurred.

E. ECONOMIC INVESTMENT/JOB CREATION

The jobs of construction personnel will be supported during project implementation. By protecting continued operations on Parcel 86, the jobs of tenant staff members will also be supported.

F. ALTERNATIVES CONSIDERED AND THEIR IMPLICATIONS

Alternative 1: Do nothing. Hylebos Creek bank erosion will continue in southeast corner of the Parcel 86 property. After an unknown period of time, bank instability will lead to failure of the stormwater system infrastructure and/or loss of integrity of the environmental cap.

Alternative 2: Proceed with construction of sheet pile bulkhead. Hylebos Creek bank stability will be restored, and localized erosion will be halted. Threat to environmental cap and stormwater system will be eliminated. Continued tenant operations on Parcel 86 will be protected.

Alternative 2 is the recommended course.

G. ENVIRONMENTAL IMPACTS/REVIEW

Permitting: US Army Corps of Engineers has determined that a Department of the Army (DA) permit is not required for the proposed scope of work. City of Tacoma has approved shoreline substantial development permit exemption request. Project scope also meets site development permit exemption criteria; however, a building permit will be required.

Remediation: If the work is not completed and erosion continues, the Port may be out of compliance with the terms of Enforcement Order and the Restrictive Covenant.

Stormwater: Stormwater Best Management Practices (BMPs) will be developed and implemented to prevent erosion and/or sediment-laden water from leaving the project site. A project-specific Stormwater Pollution Prevention Plan (SWPPP) will be developed as part of the requirements set forth in the Port of Tacoma's MS4 program.

Air Quality: N/A

H. PREVIOUS ACTIONS OR BRIEFINGS

<u>Date</u>	<u>Action</u>	<u>Amount</u>
December 2, 2020	Executive Authorization	\$180,368
June 17, 2020	Executive Authorization	\$106,875
TOTAL		\$287,243

I. ATTACHMENTS TO THIS REQUEST

- Computer slide presentation.

J. NEXT STEPS

Advertise project for bidding, execute contract, and proceed with construction.



Item No.: 7C
Date of Meeting: June 17, 2021

Construction Authorization for Parcel 86 Bank Stabilization Project

Hughes Wike, PE
Engineering Project Manager II



Project Authorization Parcel 86 Bank Stabilization Project



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Request construction authorization in the amount \$222,757, for a total authorized amount of \$510,000, for the Parcel 86 Bank Stabilization Project, Master Identification No. 101493.01.

Parcel 86 Layout



Background

Parcel 86 Bank Stabilization Project



- Parcel 86, located at 3701 Taylor Way, is a cleanup site, regulated by the Washington State Department of Ecology.
- Former owner and operator placed Asarco slag and road ballast across the site to stabilize the ground for operation of heavy log-yard machinery.
- Remedy was implemented in 1993 and consists of a low-permeability roller compacted concrete cap and stormwater drainage system.
- Enforcement Order (DE92TC-S312) and Restrictive Covenant prohibits disturbance of the cap and exposure to contaminated soil and slag under the cap.

Background Parcel 86 Bank Stabilization Project



PROBLEM

- Erosion of Hylebos Creek bank in the southeast corner of Parcel 86 has progressed landward.
- Integrity of environmental cap and stormwater infrastructure in the vicinity is threatened.

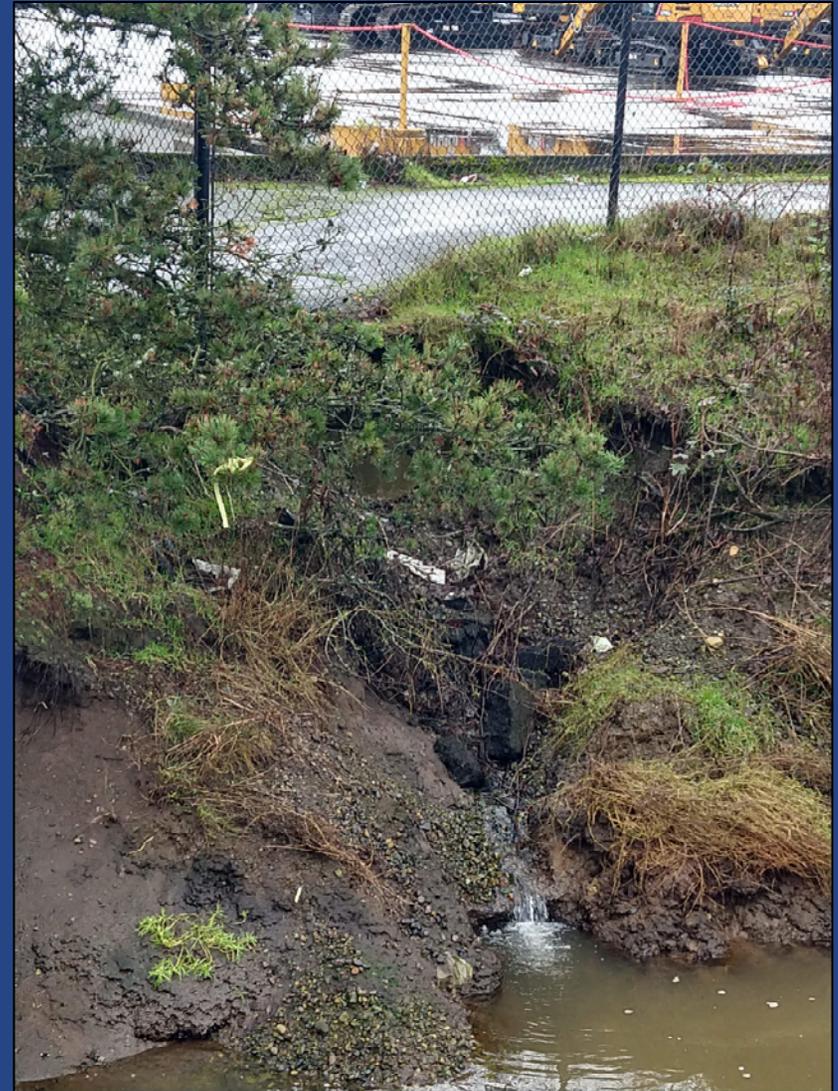
PROJECT OBJECTIVE

- Protect the environmental cap and stormwater system infrastructure on Parcel 86 by eliminating continued erosion of the Hylebos Creek bank.

Current Conditions Parcel 86 Bank Stabilization Project



Current Conditions Parcel 86 Bank Stabilization Project



Project Description and Details

Parcel 86 Bank Stabilization Project



The scope of work includes the following:

- Design and specifications for public works project
- Project and construction management
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Project Schedule

Parcel 86 Bank Stabilization Project



Activity	Timeframe
Bid Advertisement	June 2021
Bid Opening	July 2021
Contract Execution	July 2021
Substantial Completion	October 2021

Source of Funds

Parcel 86 Bank Stabilization Project



- The estimated cost of the Construction for this project is \$247,103.
- The estimated budget for this project is \$510,000.
- The current Capital Investment Plan (CIP) allocates \$583,000 for this project.

Project Benefit

Parcel 86 Bank Stabilization Project



- Hylebos Creek bank stability will be restored and erosion will be halted.
- Threat to environmental cap and stormwater system will be eliminated.
- Continued tenant operations on Parcel 86 will be protected.

Financial Summary

Parcel 86 Bank Stabilization Project



Phase	This Request	Total Previous Requests	Total Project Cost	Cost to Date	Remaining Cost
Design	\$0	\$287,243	\$262,897	\$158,446	\$104,451
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Total	\$222,757	\$287,243	\$510,000	\$158,446	\$351,554

Environmental Impacts/Review Parcel 86 Bank Stabilization Project



Permitting:

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- Project scope also meets site development permit exemption criteria; however, building permit will be required.

Environmental Impacts/Review Parcel 86 Bank Stabilization Project



Remediation: If work is not completed and erosion continues, Port may be out of compliance with terms of Enforcement Order and Restrictive Covenant.

Stormwater: Stormwater Best Management Practices (BMPs) and project-specific Stormwater Pollution Prevention Plan (SWPPP) will be developed and implemented.

Air Quality: N/A

Conclusion

Parcel 86 Bank Stabilization Project



Request construction authorization in the amount \$222,757, for a total authorized amount of \$510,000, for the Parcel 86 Bank Stabilization Project, Master Identification No. 101493.01.