



Item: 7C
Date: 4/21/22

Ecology Grant Acceptance and Project Authorization - Arkema Manufacturing Area Interim Action

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Arkema Grant and Interim Action

Project Overview: Transition from Planning to Public Works

Phase 1 of Cleanup Implementation – Low Permeability Barrier Walls and 24-Acre Storage Yard with Stormwater System



Project Authorization Arkema Grant and Interim Action



As referenced in Resolution No. 2021-08-PT, Exhibit A, Delegation of Authority Master Policy, Paragraph IV.A.(1), states entering into an ILA with another agency requires authorization from Port Commission.

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.

Action 1: Request authorization for the Executive Director or his delegate to enter into a grant agreement with Ecology for \$2M for corrective action at the Arkema Manufacturing area required under Ecology Agreed Order DE 5668.

Action 2: Request project authorization in the amount of \$320,000, for a total authorized amount of \$320,000, for the Arkema Manufacturing Area Interim Action, Master Identification No. 101585.01. This effort is a portion of the Arkema Remediation program (MID 096201 and 101585.01).

Background Arkema Grant and Interim Action



- Ecology issued a Toxic Cleanup Remedial Action Grant in 2012
- The \$3,115,807 grant has an unexpended balance is \$690,017
- Ecology will issue an additional \$2M grant when the current funding is spent
- This is a request to authorize staff to execute the additional \$2M grant

Background Arkema Grant and Interim Action



- The Port acquired the Arkema Property in 2007
- The 2011 agreed order requires the Port to complete a Remedial Investigation (RI), Feasibility Study (FS) and Cleanup Action Plan (CAP)
- Ecology approved the RI in 2013
- Arsenic migration from the disposal pits towards the waterway is the primary concern

HYLEBOS WATERWAY

Manufacturing Area
2901 Taylor Way

Mound Area
3009 Taylor Way

Wypenn
2920 Taylor Way

2006



Hylebos Waterway

Former Penite Bldg

Asbestos Pond

Taylor Lake

Chlorate Pond

Cell Renewal Room

Caustic Tanks

Caustic Bldg

Transformers

Storage&Shop Bldg

Shop

Fuel Oil Tanks

Cell Room

Warehouse

Transformers

Cell Room Pond

Sodium Chlorate Tanks

Rectifier Bldg

Office

Sodium Chlorate Bldg

Staff Bldg

Chlorine Bldg

Acid Plant

Stripper Bldg

Taylor Way

1990



Groundwater
Treatment
System

Penite Pits

Sheet Pile Wall

Shoreline Capping

Background Arkema Grant and Interim Action



- The Port submitted a draft FS in April 2021
- The FS evaluated seven remedial alternatives with estimated future costs ranging from \$11M to \$196M
- The restoration timeframe for each alternative is very long
- Ecology has requested an additional alternative that removes, treats or contains more arsenic

Background Arkema Grant and Interim Action



- Port staff met with Ecology in October 2021 and proposed two interim actions:
 - capping the less contaminated portions of the property for redevelopment
 - building a vertical low permeability wall around the Penite Pits to contain remnant arsenic
- The FS would be completed in parallel with the interim action

Arkema Grant and Interim Action

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Project Description and Details

Arkema Grant and Interim Action



- Work required prior to site capping and low permeability wall construction
- Interim Action
 - Task 1: Low Permeability Wall Basis of Design (BOD) Report
 - Task 2: Alternatives Assessment for 24-Acre Capping and Redevelopment
 - Task 3: Work Plan for BOD and 24-Acre Capping and Redevelopment (Task 1 and Task 2)

Project Schedule

Arkema Grant and Interim Action



Activity	Timeframe
Design Contract Award	May 2022
Design Contract Draft Deliverables	August 2022
Final Deliverables	September 2022

- Schedule shown for Preliminary Design

Source of Funds

Arkema Grant and Interim Action



- The estimated cost of the preliminary design for this project is \$320,000.
- The estimated budget for this project is \$4,300,000.
 - Preliminary/final design of capping and site development (Not Implementation)
 - Preliminary/final design of low permeability wall and implementation
- The current Capital Investment Plan (CIP) allocates \$4,300,000 for this project.

Financial Summary Arkema Grant and Interim Action



Item		This Request	Total Prev. Requests	Total Request	Estimated Project Cost	Cost to Date	Remaining Cost (Est.)
Public Works Interim Action (101585.01)	Prelim. Design Tasks 1,2 &3	\$320,000	\$0	\$320,000	\$320,000	\$0	\$320,000
	Final Design	\$0	\$0	\$0	\$380,000	\$0	\$380,000
	Construction (Wall)	\$0	\$0	\$0	\$3,600,000	\$0	\$3,600,000
	Construction (24 Acres)	\$0	\$0	\$0	Not Estimable	\$0	Not Estimable
	Subtotal	\$320,000	\$0	\$320,000	\$4,300,000	\$0	\$4,300,000

Item	This Request	Total Prev. Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
Remedial Investigation/ Feasibility Study (096201)	\$0	\$5,763,794	\$5,763,794	\$5,763,794	\$5,436,920	\$326,874

Conclusion

Arkema Grant and Interim Action



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