

Item: 6A

Date: 8/20/24

Maritime Center Authorization Increase - Interim Cleanup, Cost Recovery and Other Services

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Port of Tacoma Commission Meeting

Date: August 20, 2024



Action Requested

Request project authorization in the amount of \$13,000,000 for a total authorized amount of \$24,770,000, for work associated with the Port of Tacoma Maritime Center, **Project Number 101549.01.**

This project primarily supports the Port of Tacoma's Strategic Initiative:

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

***OS-4:** Plan, design, construct a new Port staff workspace that also provides spaces for community engagement and mixed-use opportunities.*

This phase of the project and requested action today will fund:

- The interim cleanup & associated work, including building demolition and well abandonment.
- Early cost recovery efforts.
- Other services, including permitting, staff time, legal and strategic consulting.

- Port Commission provided project authorization in April 2023 to complete environmental site assessments and cultural resource monitoring on Port Parcels 94 and 92. Work was completed by the end of 2023, with the support of a \$300K Ecology integrated planning grant.
- 2023 Site Assessment results indicated widespread soil and intermittent groundwater contamination on Parcel 94. Consequently, Port Parcels 92 and 94 were added to Ecology's list of Contaminated Sites.
- As part of schematic design, additional sampling was completed in early 2024 to refine volume estimates of contaminated soil. With these investigation results cleanup alternatives were assessed, and a plan for cleanup developed.
- To meet the opening date of the Maritime Skills Center in September 2026, cleanup of the project area needs to start in September 2024. This work will be completed as an independent interim action.

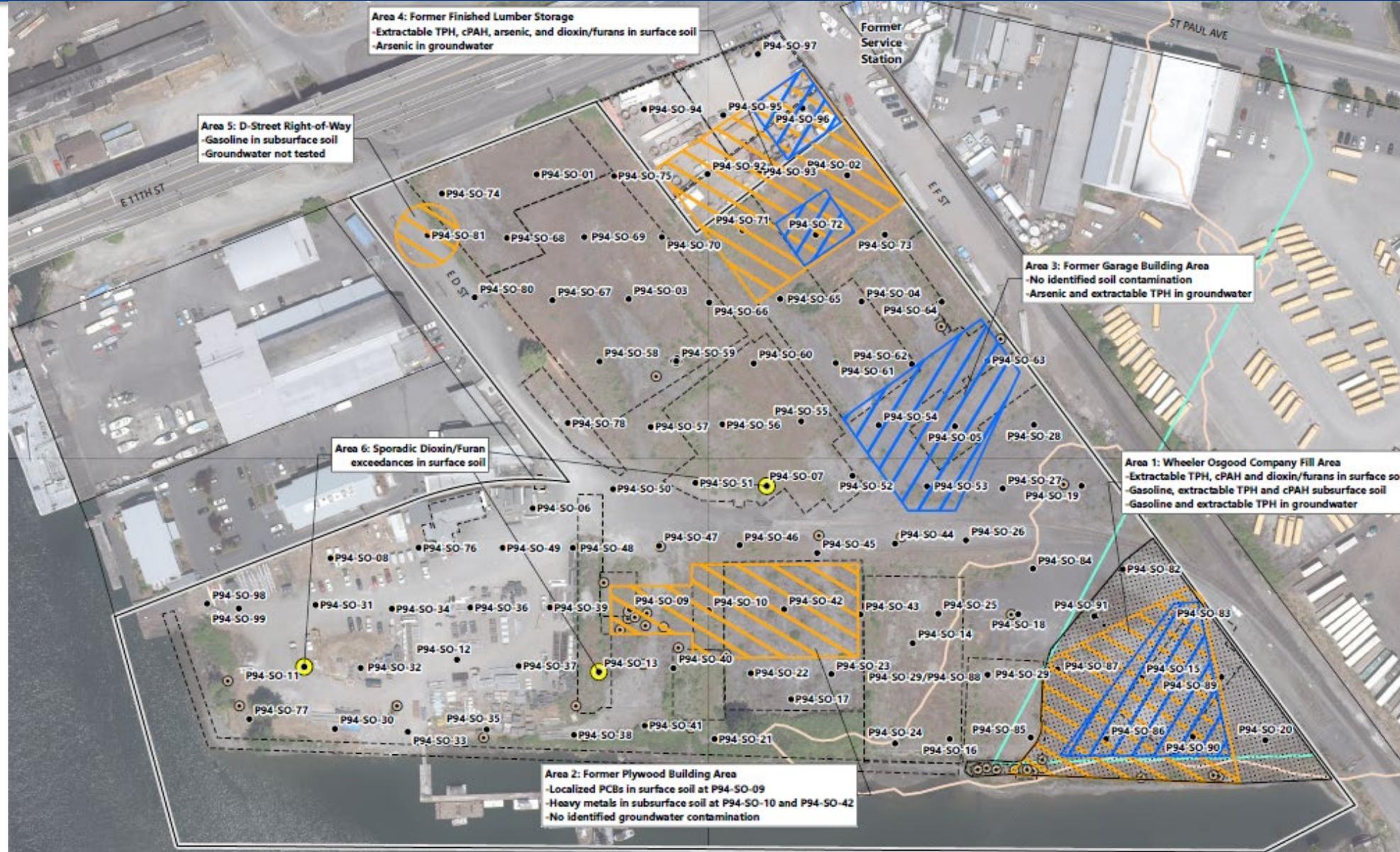
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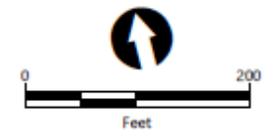


2023 - Potential Cleanup Areas

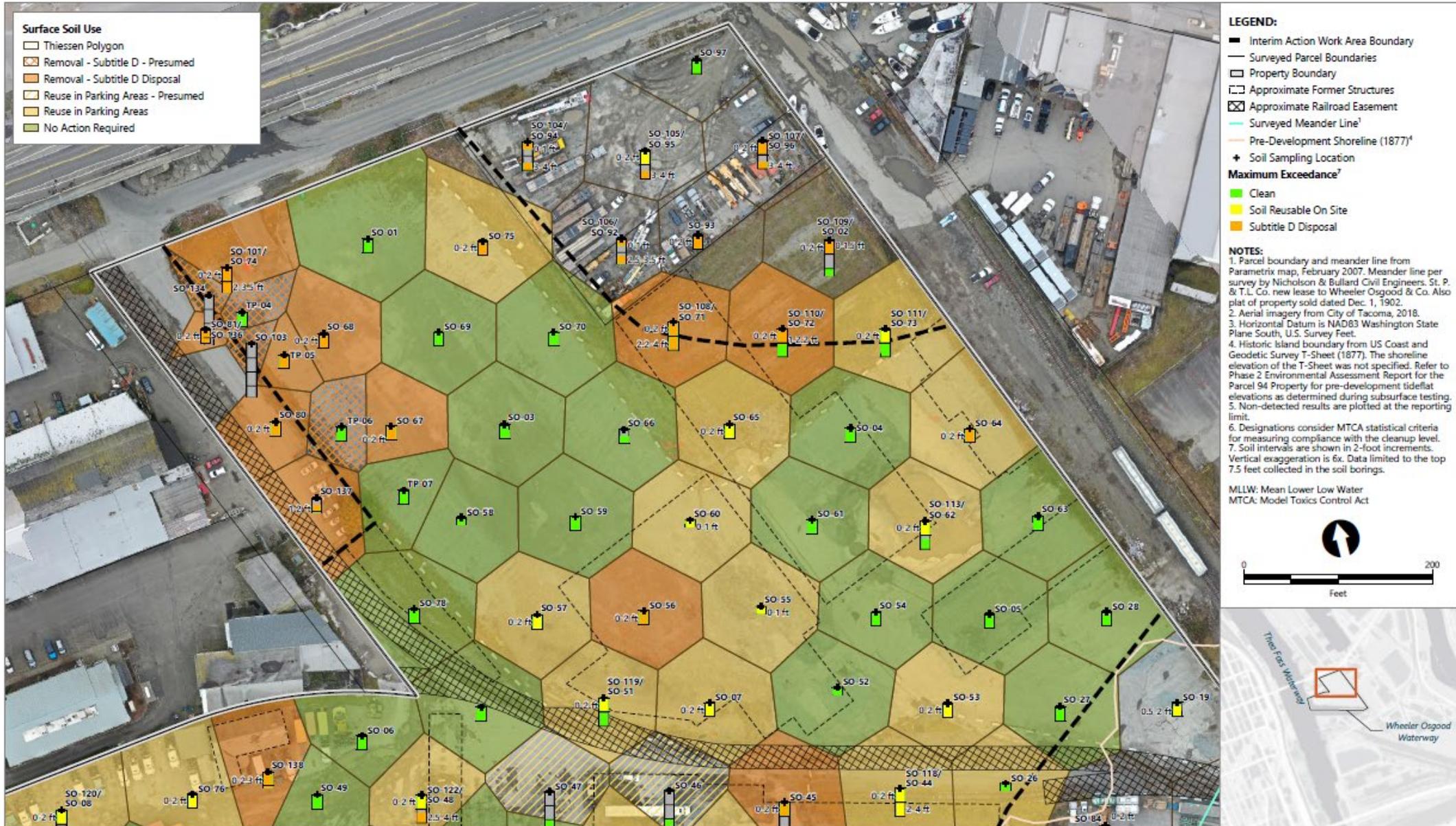


- LEGEND:**
- ▭ Property Boundary
 - ▭ Approximate Former Structures
 - Surveyed Parcel Boundaries
 - Surveyed Meander Line¹
 - Pre-Development Shoreline (1877)⁴
 - Historical Sampling Location
 - Completed Phase 2 ESA and Cultural Resource Assessment Borings
 - Surface Soil Dioxin/Furan Exceedance Associated with Area 6
 - ▭ Potential Groundwater Cleanup Area⁵
 - ▭ Potential Soil Cleanup Area⁵
 - ▭ Area of Extensive Anthropogenic Fill Material Associated with Cleanup Area 1

- NOTES:**
1. Parcel boundary and meander line from Parametrix map, February 2007. Meander line per survey by Nicholson & Bullard Civil Engineers. St. P. & T.L. Co. new lease to Wheeler Osgood & Co. Also plat of property sold dated Dec. 1, 1902.
 2. Primary aerial imagery from Anchor QEA, March 2023. Additional imagery from City of Tacoma, 2018.
 3. Horizontal Datum is NAD83 Washington State Plane South, U.S. Survey Feet.
 4. Historical shoreline from 1877 T-sheet survey. The elevation of the shoreline as mapped was not specified in the survey notes.
 5. Boundaries of cleanup areas are based on available data and are subject to further refinement. Refer to Figures 5 through 7 and Appendix H for detailed information regarding contaminant distribution.



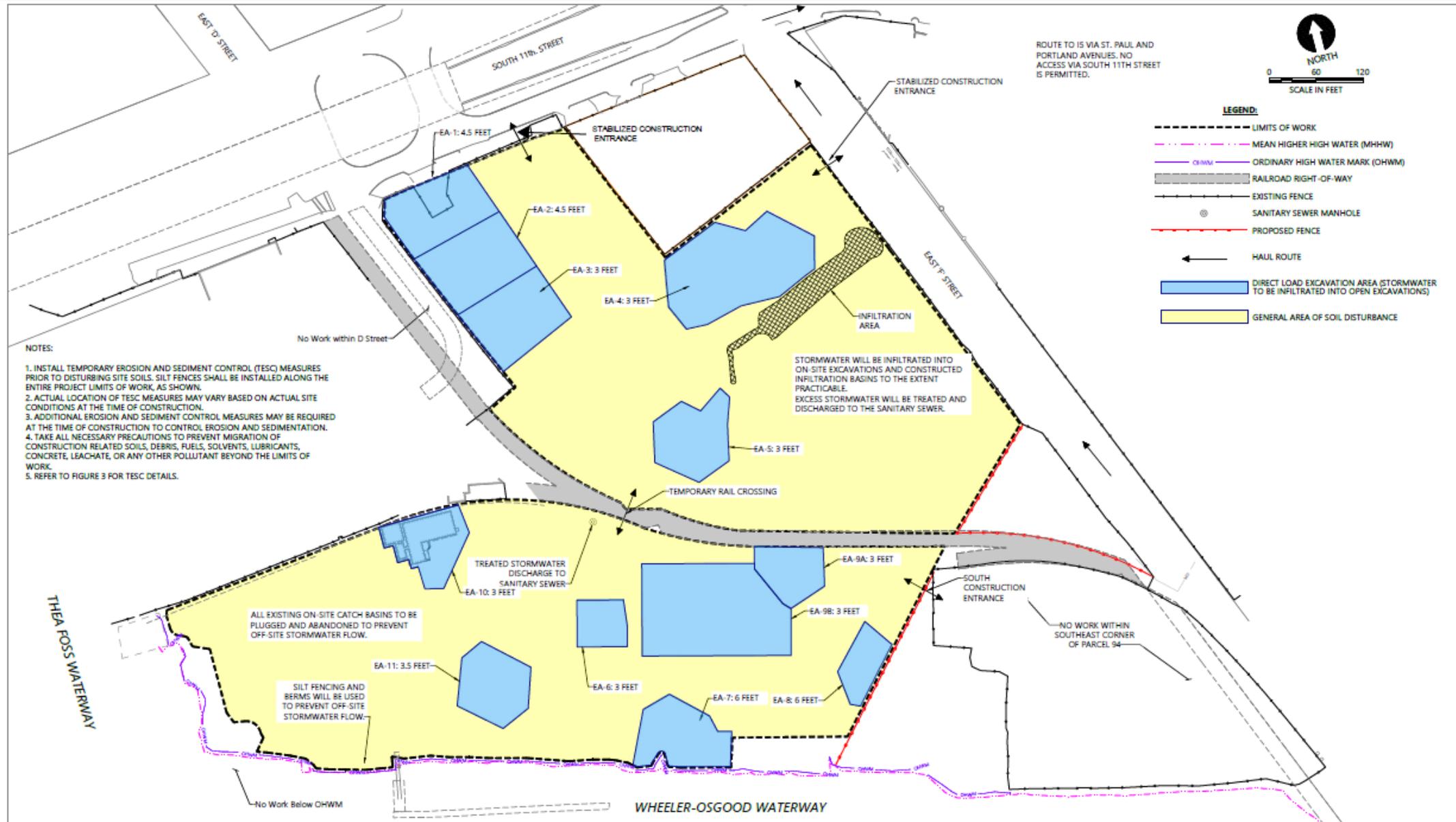
Cleanup Assessment



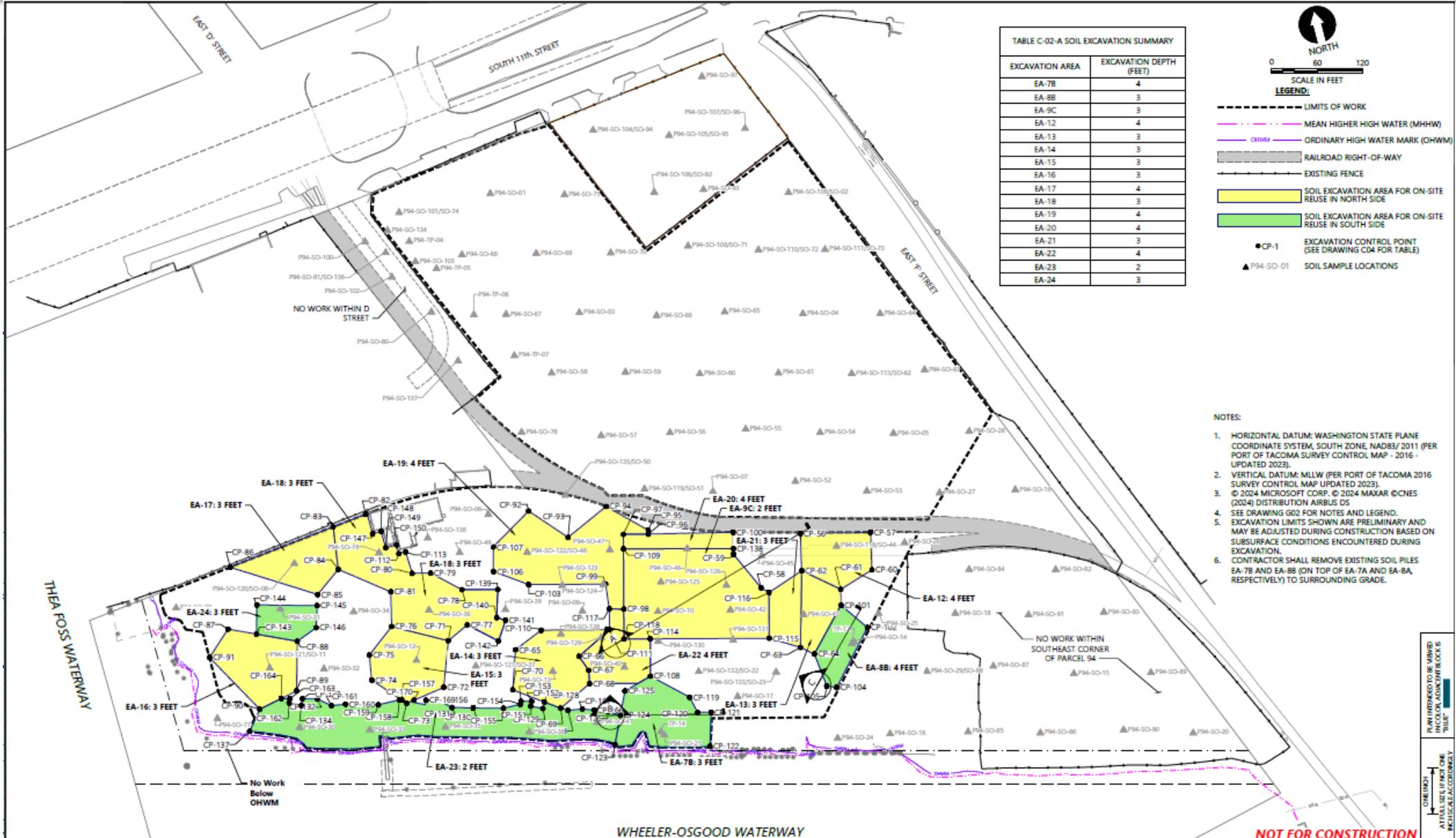
Cleanup Assessment



Cleanup Areas for Offsite Disposal



Cleanup Areas for On-site Reuse



Project Details – Site Cleanup

Remediation

- Implementation of the interim cleanup action work plan on Parcel 94 within the project area
- Legal fees to support cost recovery from potentially liable parties
- Special Inspection
- Staff time and construction administration

Demolition

- Building demolition and asbestos abatement
- Abandonment of historical industrial water supply well and geotechnical well
- Staff Time and Construction Administration



Design of Port Business Center and Site

- Engineering services agreement with BNSF
- Permitting Fees for Building and Site Development
- Furniture Design Consultant
- Private Railroad Crossing Approval: Strategic Consulting
- Associated Staff Time

Project Schedule - Remediation

Activity	Timeframe
Execute GMP Remediation contract	August 27, 2024
Mobilize Cleanup Contractor	September 11, 2024
Substantial Completion	December 15, 2024

Project Schedule – Maritime Center

Activity	Timeframe
60% Plan set finalized	August 8, 2024
Mobilize Cleanup Contractor	September 11, 2024
GMP for Port Business Center and Site for commission approval	October 20th, 2024
Stone Columns/Foundations Begin	December 2024
Maritime 253 Skills Center Opens	September 2026
Substantial Completion Port Business Center	December 2026

Financial Summary

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
Due Diligence	\$0	\$1.8M	\$1.8M	\$1.8M	\$1.8M	\$0
Design	\$1.0M	\$9.77M	\$10.97M	\$13.5M	\$3.4M	\$10.1M
Interim Cleanup Action and Site Demo	\$12.0M	\$0	\$12.0M	\$12.0M	\$0	\$12.0M
Site and Bldg Construction	\$0	\$0	\$0	\$114-124M*	\$0	\$114M-124M*
Project Total	\$13M	\$11.7M	\$24.77M	\$140-150M*	\$5.2M	\$135M-145M*

*Includes \$35-\$41M contribution from Tacoma Public Schools

- Maritime 253 Skills Center will employ approx. 20 full time staff and serve up to 300 students per session (two per weekday). Maritime 253 will provide career/technical education to junior/senior level high school students throughout Pierce County at no cost.
- The Port Business Center expected to provide workspace for up to 150 employees.
- The local construction industry will benefit from the construction of the Port Maritime Center and Maritime | 253 Skills Center

- Alternative 1) Do nothing. Site and building construction cannot proceed without implementing site cleanup. Cancel project
- Alternative 2) This request.

Alternative 2 is the recommended course

- Permitting - All city permits on track to be issued in mid-September
- Remediation – This authorization will allow site cleanup to proceed prior to the site and building construction
- Stormwater – Temp erosion and sediment controls will be in place
- Air Quality – Not applicable

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Thank You

Questions & Discussion



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