

Item: 6B

Date: 8/20/24

Parcel 91 Sound Mattress Cleanup Project Authorization

Rob Healy

Sr. Manager, Remediation

Port of Tacoma Commission Meeting

Date: August 20, 2024



Request project authorization in the amount of \$2,000,000 for a total authorized amount of \$3,530,000, for work associated with the Parcel 91 Sound Mattress Cleanup, Master Identification No. 101042.02.

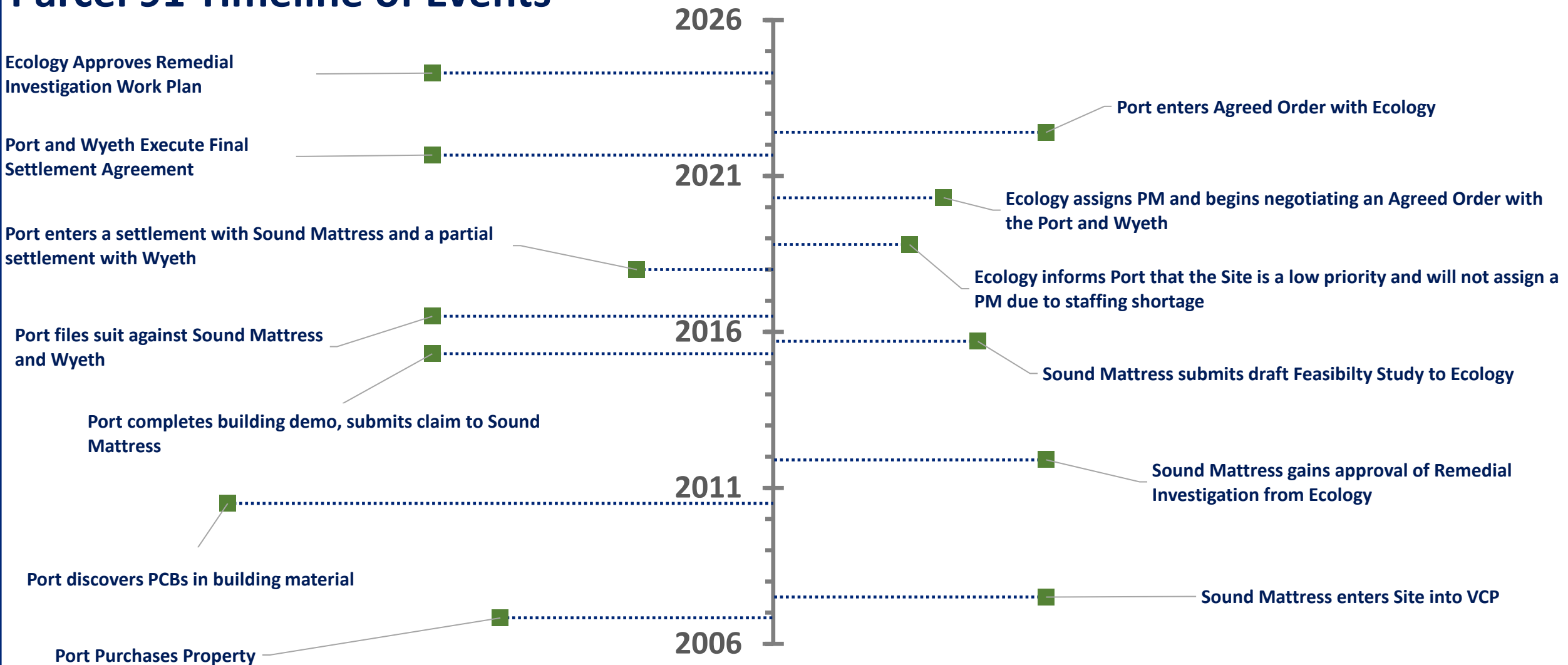
- The Port entered an Agreed Order with Ecology in April 2022, to complete an updated Conceptual Site Model, Remedial Investigation, Feasibility Study, and submit a preliminary draft Cleanup Action Plan for the site.
- Ecology approved the Remedial Investigation Work Plan in May 2024. This authorization request will allow remedial investigation activities to proceed.

Strategic Plan Initiative: EL-1.

Background



Parcel 91 Timeline of Events



Scope of Project:

- All tasks necessary for cost recovery litigation associated with the former Brown & Haley/Sound Mattress Site Project (complete)
- All tasks necessary to complete the planning phase of cleanup including additional investigation actions, a Feasibility Study and Cleanup Action Plan
- Cleanup Implementation (future authorization – not estimable)

Scope of Work for This Request:

- Implement the remedial investigation activities outlined in the Ecology approved workplan.

Anticipated Schedule

2024-2027

Remedial Investigation

- Phase 1 – High density MIPS characterization
- Phase 2 – Soil borings, well installation, and groundwater sampling event 1
- Phase 3 – Groundwater sampling event 2
- Phase 4 – Groundwater sampling events 3 and 4, Sitcum water and sediment sampling, bench-scale treatability study sampling



2028

RI Report and Feasibility Study

- Define nature and extent of contamination
- Update Conceptual Site Model
- Propose Cleanup Standards
- Complete Alternatives Assessment
- Disproportionate Cost Analysis



2029

Public Review Cleanup Action Plan

- Cleanup Standards
- Selected Remedy
- Applicable or Relevant and Appropriate Requirements
- Compliance Monitoring
- Schedule for Implementation
- Public Participation

Cost Details

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
Project Total	\$2,000,000	\$1,530,000	\$3,530,000	\$4,230,000	\$1,490,587	\$2,739,413

- The total estimated cost of the Remedial Investigation for this project is \$2,000,000.
- Settlements with former property owners total \$12.1M. This, less the PCB building demolition claim, and project costs to date, leaves approximately \$8.5M of the Settlement to complete the cleanup action plan and implement a remedy.
- Additional Commission authorization will be requested following completion of remedial investigations.

Source of Funds and Financial Impact

Settlement Funding	Port Project Costs	Description
\$ 12,100,000		From former property owners (2018 and 2021)
\$ 10,003,066	\$ (2,096,934)	PCB Building Demolition Claim (2014-2015)
\$ 8,819,127	\$ (1,183,939)	Cost Recovery Litigation to date (2016-Dec 27, 2021)
\$ 8,512,479	\$ (306,647.60)	Cleanup Action Planning (2022-present)

- The 2024-2029 Capital Investment Plan (CIP) allocates \$1,042,000 for this project and will be updated for the 2025 budget.
- Project costs will be capitalized as a non-depreciable land asset.
- The settlement funds previously received had no impact on the income statement but are held to fund future phases of cleanup.

Economic Investment

Future remediation will facilitate property redevelopment to a more productive use. Employment opportunities will arise during remediation, construction of future improvements, and long-term leasing of the property.

Previous Actions or Briefings

DATE	ACTION	AMOUNT
January 26, 2016	Executive Authorization	\$125,000
August 3, 2016	Executive Authorization	\$135,000
February 17, 2017	Commission Authorization	\$1,270,000
May 17, 2018	Commission Authorization for Settlement Agreement with Sound Mattress and Wyeth	Not Applicable
August 19, 2021	Commission Authorization for Final Settlement Agreement with Wyeth	Not Applicable
December 16, 2021	Commission Authorization to enter an Agreed Order to complete a cleanup action plan, and to reprogram remaining authorized funds to preliminary work needed to develop a cleanup action plan.	Not Applicable
	Total	\$1,530,000

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Thank You

Questions & Discussion



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