



Item: 7D
Date: 2/17/22

Project Authorization for RI/FS and DCAP for the Former PQ Facility

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Environmental Project Manager II



Project Authorization RI/FS and DCAP for Former PQ Facility



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 project authorization in the amount \$595,000, for a total authorized amount of \$1,482,000, for the RI/FS and DCAP for the Former PQ Facility, Master Identification No. 092839.

RI/FS = Remedial Investigation/Feasibility Study

DCAP = Draft Cleanup Action Plan

Background

RI/FS and DCAP for Former PQ Facility



- Port purchased property from PQ during 2008.
- PQ retained liability for all costs and expenses related to the release of Hazardous Substances caused by PQ.
- PQ's operations were later found to have caused releases of petroleum, metals, and alkaline materials.

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Background

RI/FS and DCAP for Former PQ Facility



- PQ asserted that some releases of Hazardous Substances – but not all – resulted from their operations.
- Commission authorized a RI/FS/DCAP in July 2013.
- Commission authorized an Interim Cost-Sharing Agreement with PQ during March 2016 to move the site through the cleanup process cooperatively.

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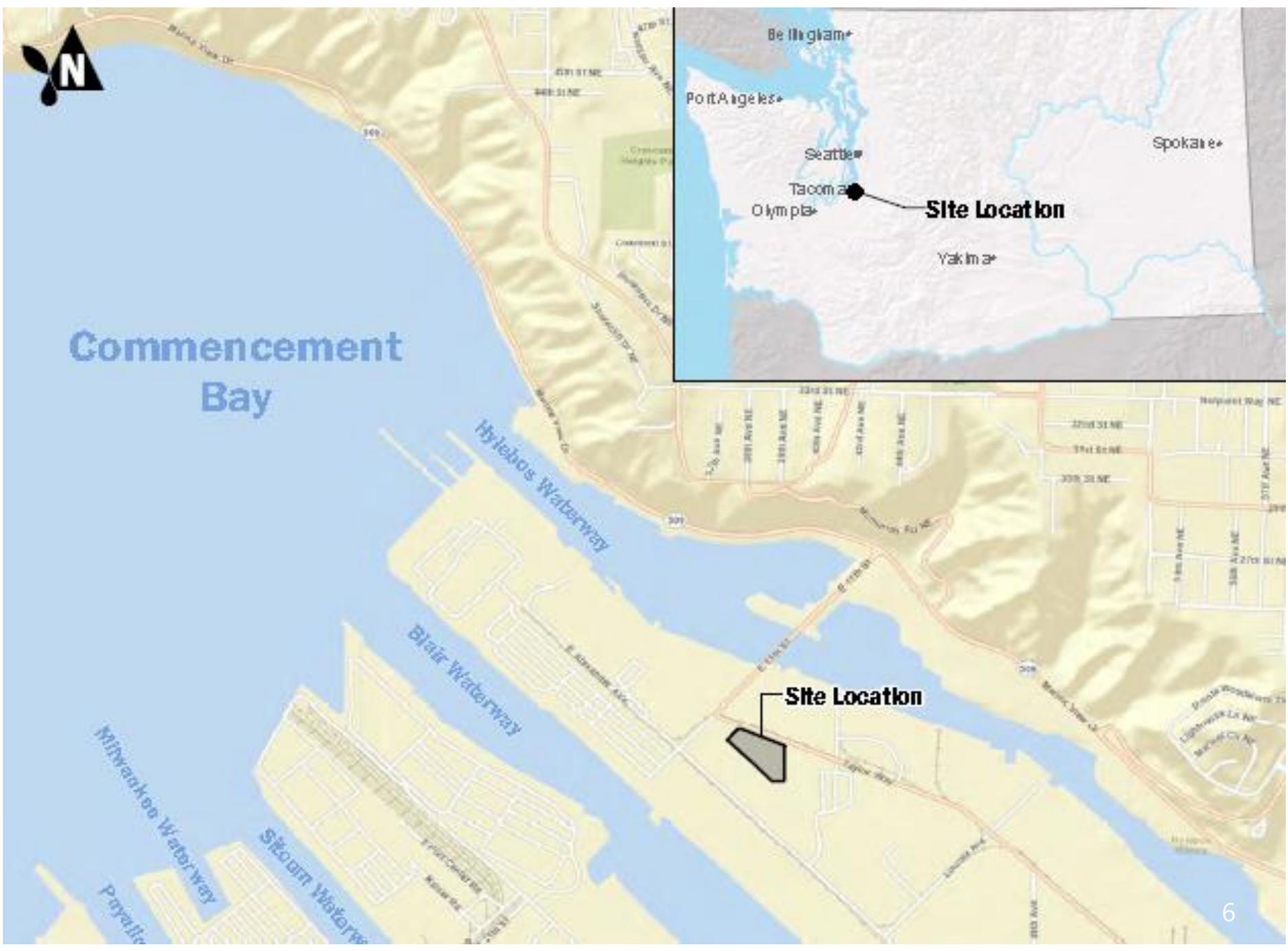
Background RI/FS and DCAP for Former PQ Facility



- The draft RI/FS/DCAP was submitted to Ecology in July 2020, and Ecology responded with an opinion letter in November 2020.
- Ecology revised the opinion letter in October 2021 after receiving additional information from the Port in May 2021.
- This authorization request is for performing additional investigation outlined in a December 2021 Sampling and Analysis Plan and to revise and complete the RI/FS/DCAP.

RI/FS = Remedial Investigation/Feasibility Study

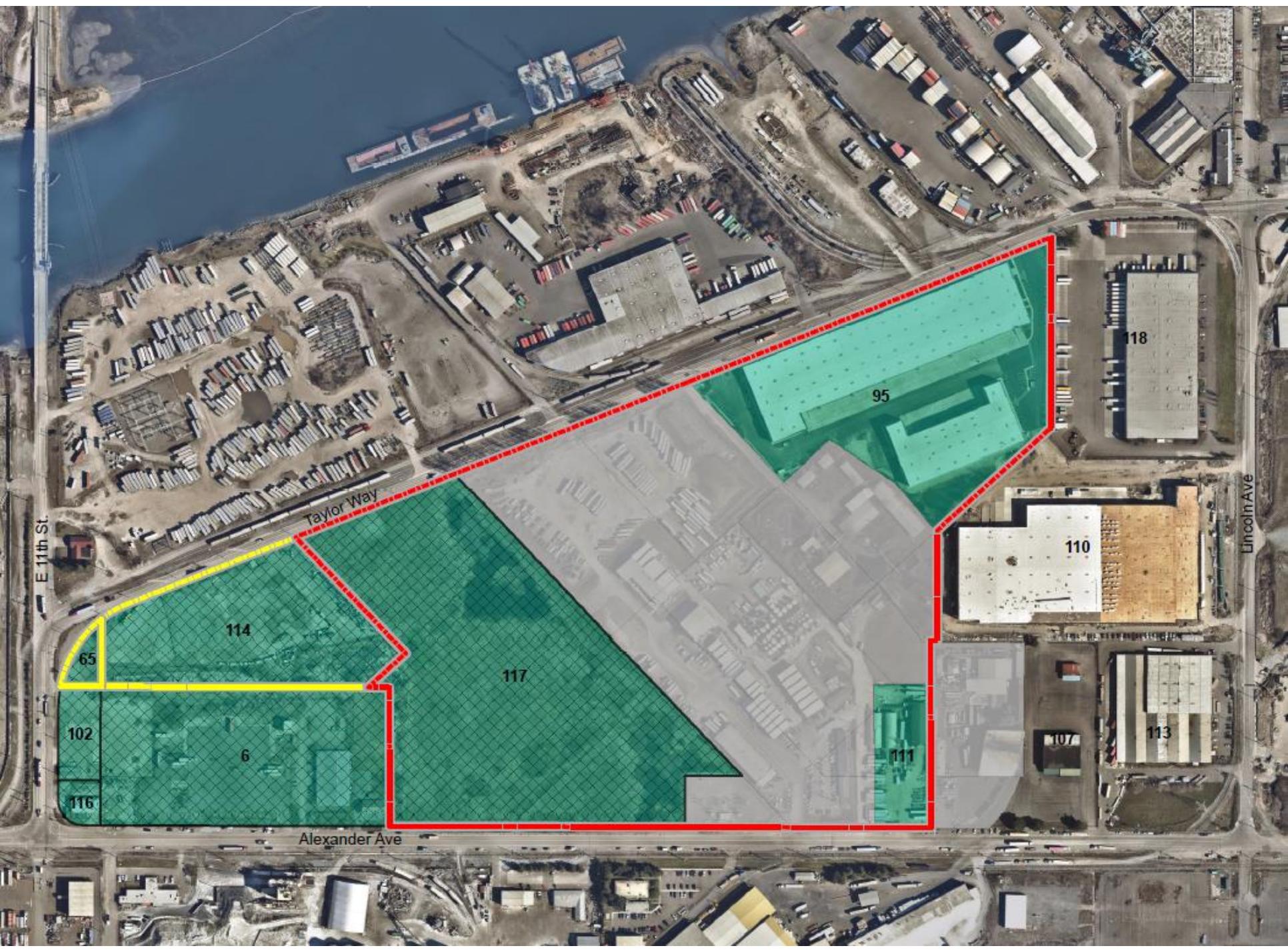
DCAP = Draft Cleanup Action Plan



Commencement Bay



Site Location



E 11th St.

Taylor Way

Lincoln Ave

Alexander Ave

65

114

102

116

6

117

95

111

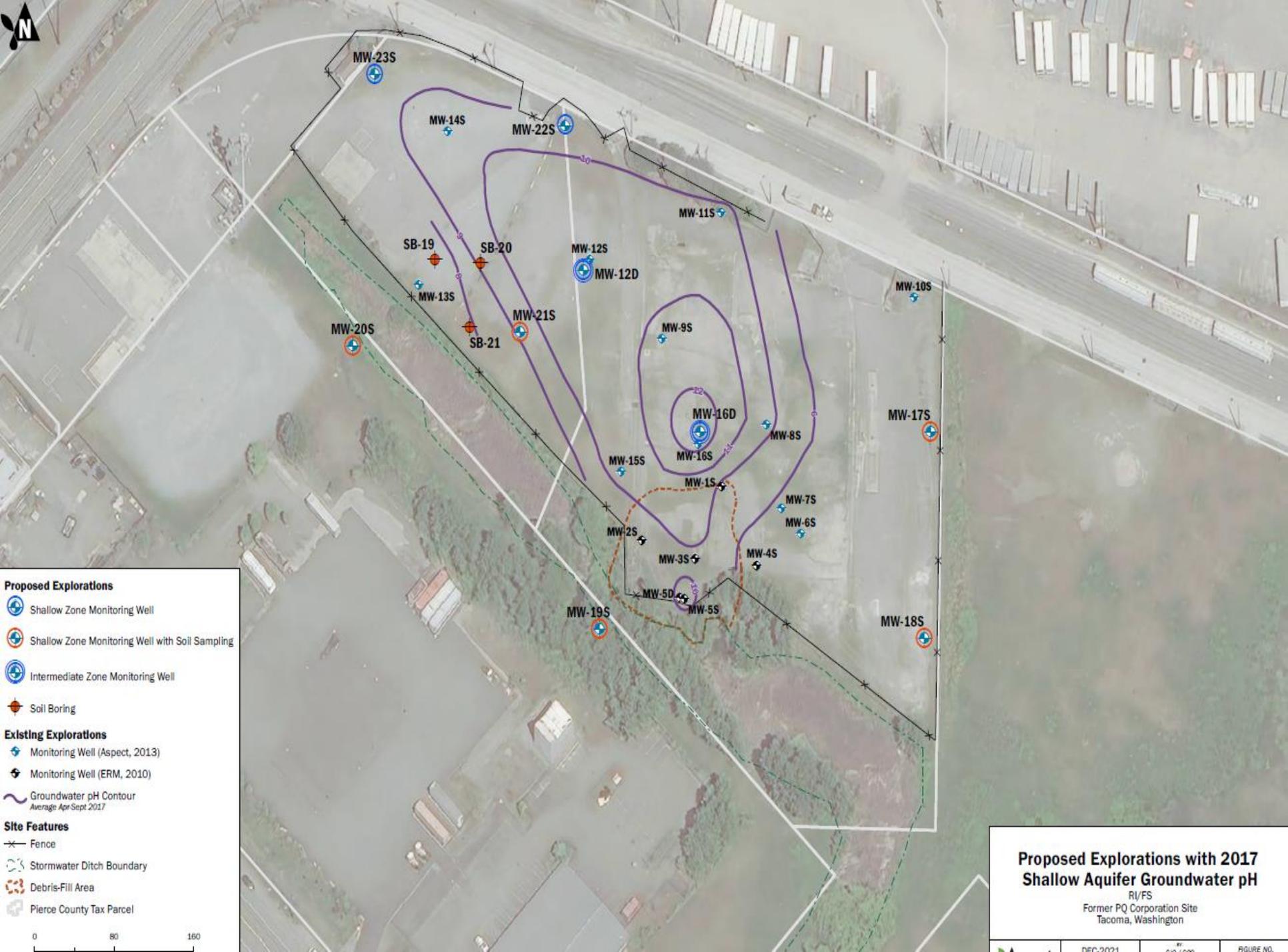
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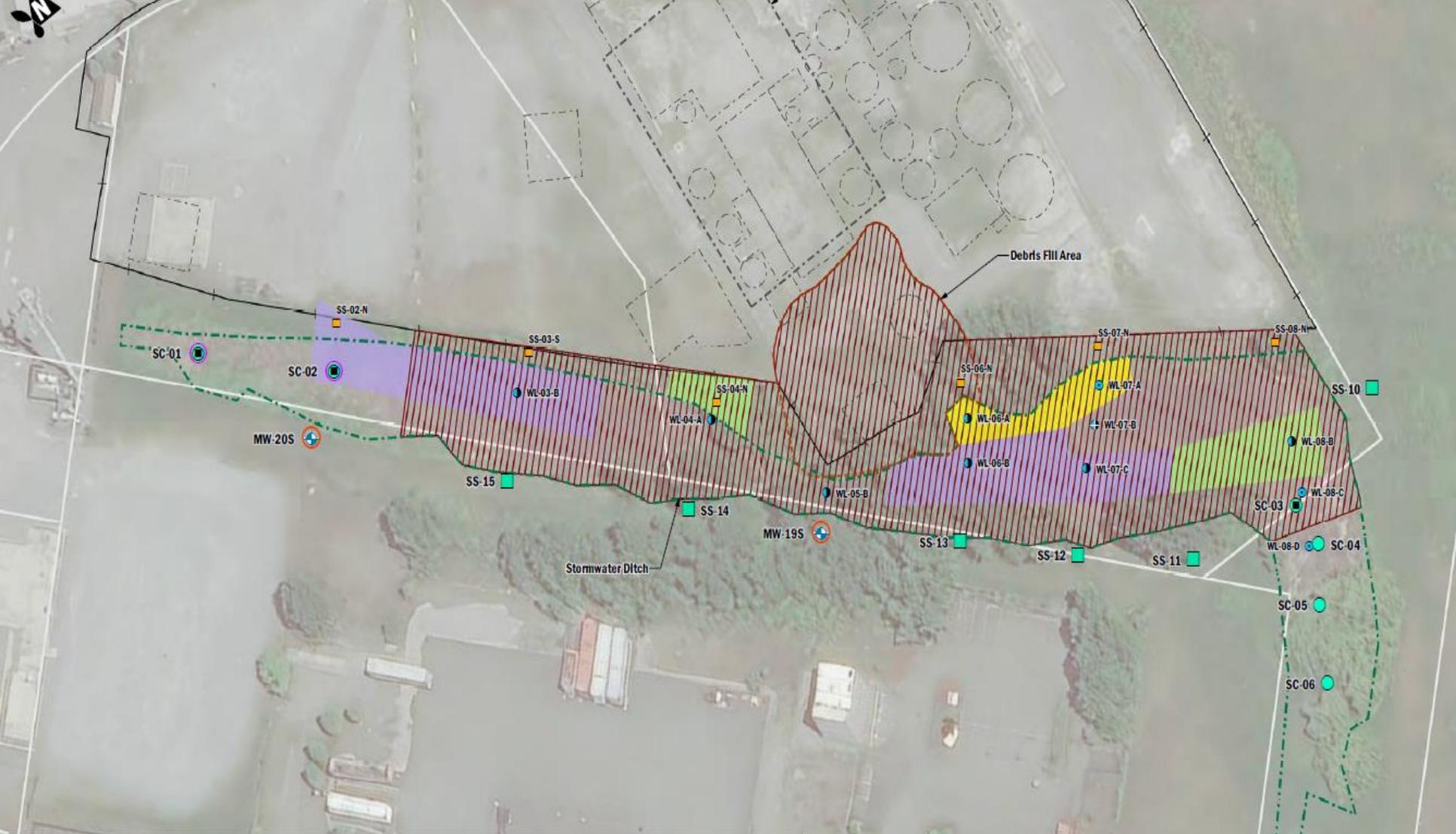




- Proposed Explorations**
- Shallow Zone Monitoring Well
 - Shallow Zone Monitoring Well with Soil Sampling
 - Intermediate Zone Monitoring Well
 - Soil Boring
- Existing Explorations**
- Monitoring Well (Aspect, 2013)
 - Monitoring Well (ERM, 2010)
 - Groundwater pH Contour
Average Apr-Sept 2017
- Site Features**
- Fence
 - Stormwater Ditch Boundary
 - Debris-Fill Area
 - Pierce County Tax Parcel

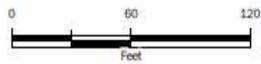
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**Proposed Explorations with 2017
Shallow Aquifer Groundwater pH**
RI/FS
Former PQ Corporation Site
Tacoma, Washington



Proposed Samples for Stormwater Ditch

- Soil TPH Exceedance
- Soil cPAH Exceedance
- Soil cPAH RL Exceedance RL = Remediation Level
- Soil Metals Exceedance
- Surface Soil Sampling Location (Anchor, 2013)
- Delineation Core
- Delineation Core/Soil Sample
- Delineation Core/Soil Sample/Water Sample
- Stormwater Ditch Boundary
- Debris-Fill Area
- Former Structure
- Fence
- Pierce County Tax Parcel
- Soil Core for Metals
- Soil Core for Metals (Archive)
- Soil Core for Metals and PAHs
- Shallow Zone Monitoring Well with Soil Sampling



**Proposed Soil Sampling Locations
for Stormwater Ditch Area**
RI/FS
Former PQ Corporation Site
Tacoma, Washington

	DEC-2021	BY SOM / HRL	FIGURE NO.
	PROJECT NO. 120061	DRAWN BY ACG / RAP / BCD	2

Project Description and Details

RI/FS and DCAP for Former PQ Facility



- Ecology approved RI/FS/DCAP
- Remediation cost estimate
- PQ Reimbursements
- Project Coordination
- Ecology Oversight
- Legal Support

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Scope of work for this request RI/FS and DCAP for Former PQ Facility



- Staff, Legal and Ecology costs
- Consultant support
 - Drilling, installation, and development of seven additional shallow-zone monitoring wells and two intermediate-zone monitoring wells
 - Drilling and soil sampling of nine soil borings
 - Surface soil sampling at six locations
 - Quarterly sampling of 25 monitoring wells (two quarters)
 - Laboratory analyses
 - Revisions to the draft Ecology review RI/FS/DCAP
 - Project coordination and communication

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Project Schedule

RI/FS and DCAP for Former PQ Facility



Activity	Timeframe
Commission Authorization	Q1 2022
Field Investigation	Q2-Q3 2022
RI/FS/DCAP Revision	Q4 2022
Ecology Opinion Letter	Q1-Q2 2023

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Source of Funds

RI/FS and DCAP for Former PQ Facility



- The cost incurred to date and estimate to respond to an Ecology opinion letter and develop a cost estimate to complete the RI/FS/DCAP is \$888,389.
- The estimated budget for this additional effort is \$595,000.
- The current Capital Investment Plan (CIP) allocates \$595,000 for this project.
- PQ Reimbursements to date total \$531,616.

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Financial Summary

RI/FS and DCAP for Former PQ Facility



Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
TOTAL	\$595,000	\$887,000	\$1,482,000	\$1,482,000	\$888,389	\$593,611

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Conclusion

RI/FS and DCAP for Former PQ Facility



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