

Authorization Increase Request for the Taylor Way and Alexander Avenue Fill Area (TWAAFA)



Authorization Increase Request TWAAFA

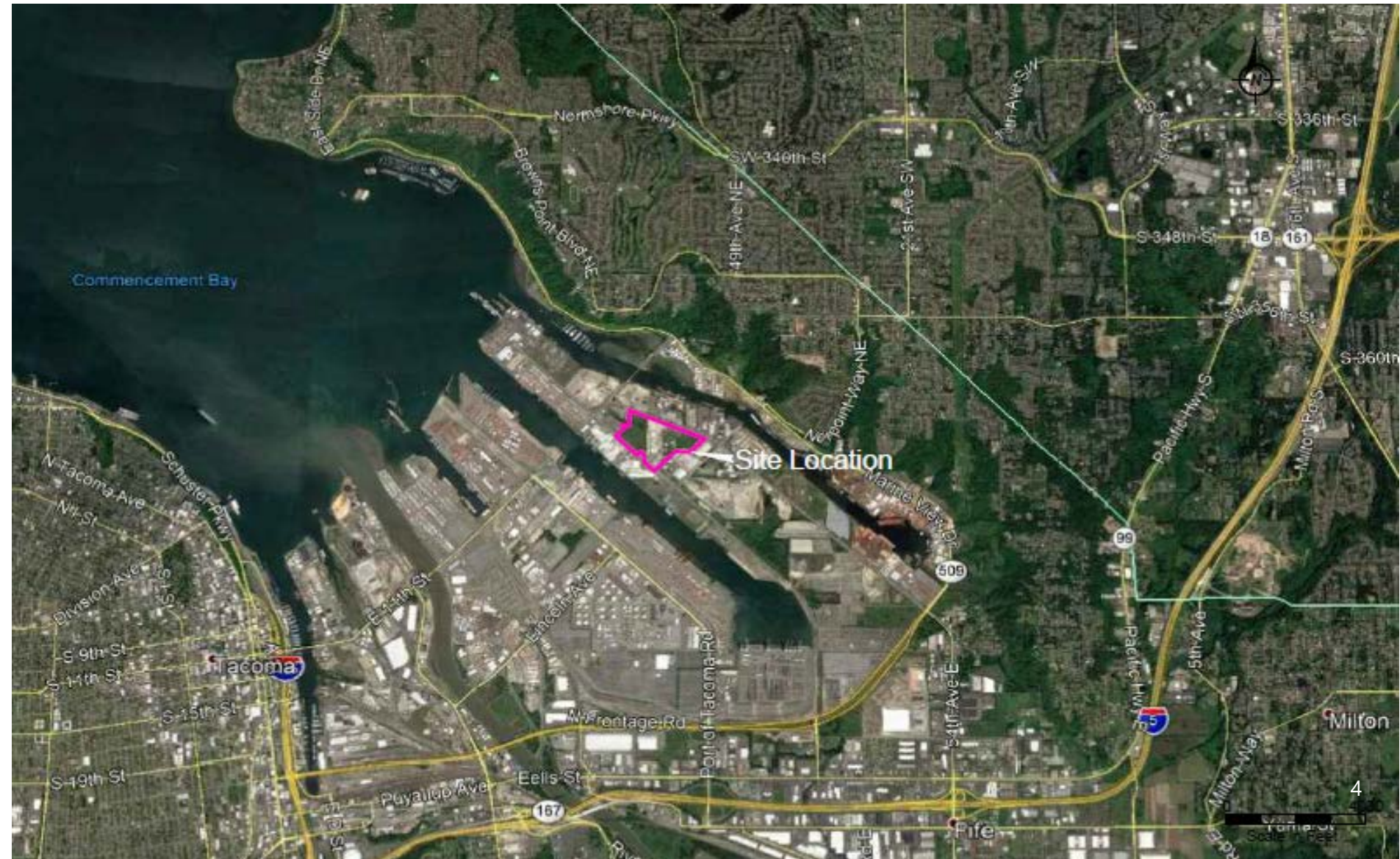


As referenced in Resolution No. 2018-01-PT, Exhibit A, Delegation of Authority Master Policy, Paragraph IV.B.(2), states project costs exceeding \$300,000 require approval from Port Commission.

Request additional project authorization in the amount \$212,000, for a total authorized amount of \$462,000, for the Taylor Way and Alexander Fill Area (TWAAFA), Master Identification No. 101082.01.

- Port Parcel 117, along with several others, is part of a 50-acre cleanup site known as the Taylor Way and Alexander Avenue Fill Area (TWAAFA).
- TWAAFA contamination is attributable to hazardous substances contained in imported fill and releases from hazardous waste treatment and disposal facilities.
- PLPs include the former landfill owner, originators of hazardous materials placed in the landfill, owners of active and abandoned hazardous waste facilities, and current property owners.

TWAAFA Location



- In 2016, Ecology issued a draft agreed order requiring the completion of a remedial investigation, feasibility study, and cleanup action plan.
- A PLP group prepared a Data Gap Work Plan (Work Plan) to complete Remedial Investigation in January, 2019.
- Investigation of Parcel 117 has been approved by Ecology as an independent action.
- This work will support efforts to develop Parcel 117, as well as other contiguous properties which are not part of the TWAAFA.

TWAAFA Location



Project Description and Details

TWAAFA



- Enter into Agreed Order and implement an Interim Action Plan at 1514 Taylor Way (nearly complete).
- Negotiate Joint Defense, Common Interest Agreement and Cost-Sharing Agreement for Pre-Agreed Order Actions with other PLPs (completed).
- Negotiate Agreed Order between Ecology and the other PLPs (not completed).
- Complete Pre-Agreed Order Data Gap Workplan (Ecology approval pending).

Authorization Increase Request TWAAFA



- This authorization increase includes the following Parcel 117 work:
 - Abandon three improperly constructed monitoring wells
 - Drill three (3) deep boreholes with discrete depth groundwater sampling for Volatile Organic Chemicals (VOCs), Total Petroleum Hydrocarbons (TPH), Semi-Volatile Organic Chemicals (SVOCs), Polychlorinated Biphenyls (PCBs) and metals,
 - Install three deep groundwater monitoring wells;
 - Advance four (4) soil borings within the fill area adjacent to the Stericycle facility. Test soil for VOCs, TPH, SVOCs, PCBs, and metals. Test groundwater for VOCs, TPH, SVOCs, PCBs, metals and methane; and
 - Two quarterly groundwater monitoring sampling events (seven wells).
 - Ecology Reporting and Project Management

Parcel 117 Fill Area



Source of Funds TWAAFA



- The 2019-2023 Capital Improvement Plan allocates \$774,000 for this project.
- Project costs will be expensed as incurred and are included in the 2019 operating budget.

Financial Summary TWAAFA



Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
TOTAL	\$212,000	\$250,000	\$462,000	\$462,000	\$201,282	\$260,718

Project Schedule TWAAFA



Activity	Timeframe
Commission Authorization	July 18, 2019
Field Work	2Q2019 - 4Q2019
Ecology Reporting	1Q2020

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