

# Authorization for Parcel 15 - Portac Cleanup Order Amendments and additional Project Authorization

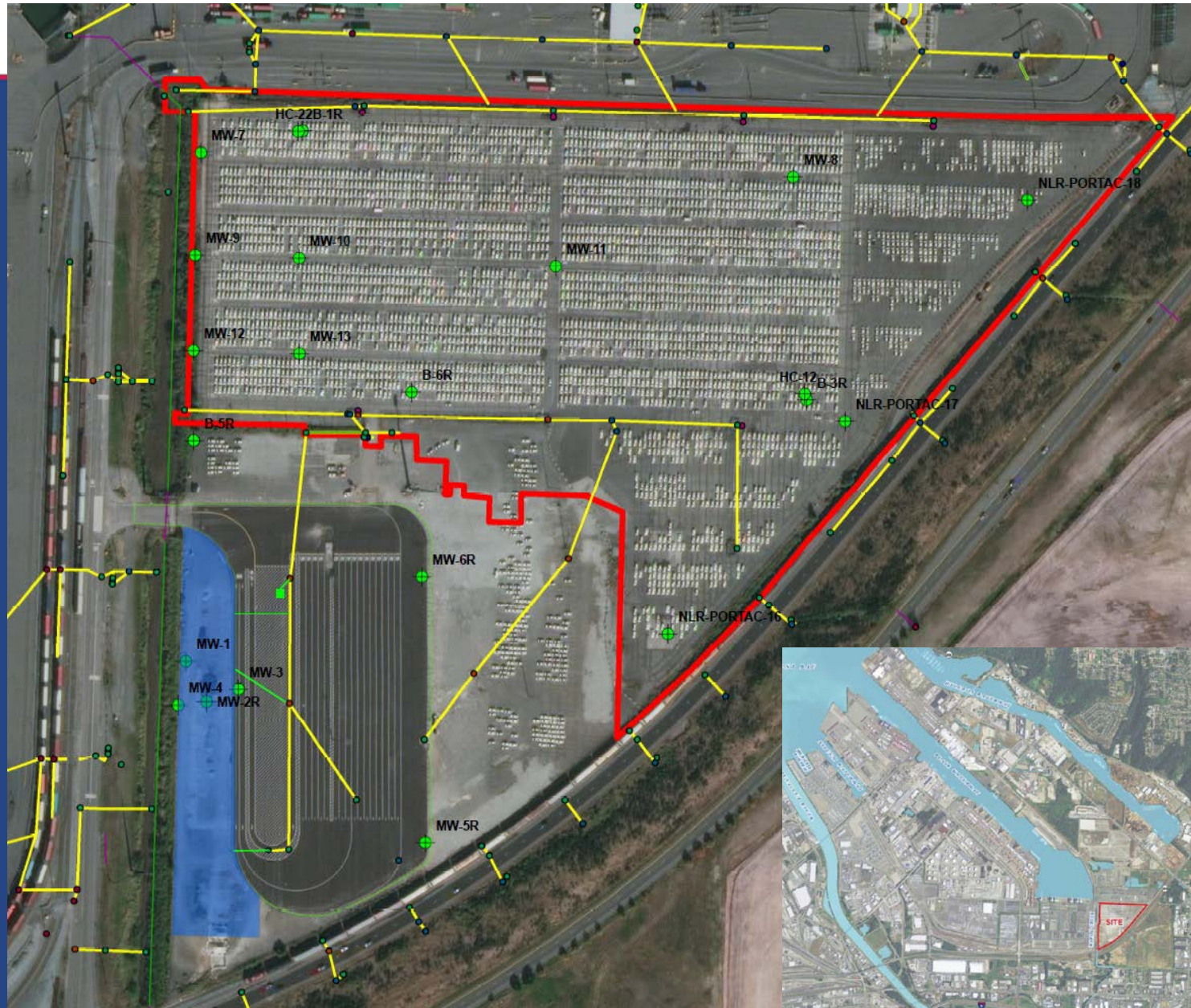


# Parcel 15 - Portac Cleanup Order Amendments And Additional Project Authorization



- Request authorization for the CEO or his delegate to amend the 2016 Agreed Order with Ecology to remove Portac as a party to the Agree Order and to add a draft cleanup action plan as a deliverable.
- Request authorization for the CEO or his delegate to amend the 1998 Order on Consent with Ecology to remove Portac as a party to the Consent Order.
- Request additional project authorization in the amount \$230,000 for a total authorized amount of \$1,560,000, for work associated with the Parcel 15 – Portac Cleanup Investigation

# Current Conditions



- Parcel 15 is approximately 52 acres
- Former Logyard (~30 acres) is used for auto storage.
- Former Sawmill (~22 acres) is used for a truck queue and container storage.



# Details of the 2016 Agreed Order Amendment



The basic terms of the amendment includes:

- The removal of Portac as a party to the Agreed Order.
- The Port may modify the FS as warranted. The modified FS must be submitted to Ecology within 60 days of the Effective Date of this Amendment.
- The Port must submit a Draft Cleanup Action Plan to Ecology for approval within 120 days of the effective date of this Amendment, or within 120 days of Ecology's approval of the modified FS.

# Details of the 1988 Order on Consent Amendment



The basic terms of the amendment includes:

- The removal of Portac as a party to the Consent Order.
- The Port assumes responsibility for any Consent Order requirements that could be imposed on Portac, such as the requirement to inspect, maintain, and repair the environmental cap.

# Project Details



The scope of work for this phase of the project includes:

- Drafting a feasibility study addendum to evaluate alternative phasing of remedial action components
- Additional groundwater sampling of Site monitoring wells
- Planning support for implementing deferred maintenance on the environmental cap and storm water infrastructure, and
- Drafting a cleanup action plan

# Source of Funds



- The estimated budget for this next phase of the project is \$230,000.
- The estimated budget for past costs and this next phase of the project is \$1,563,000.
- The current Capital Investment Plan (CIP) allocates \$13,037,000 for this project, which includes future cleanup costs and long-term monitoring. Future cleanup costs are estimated based on the identified preferred remedy in current Feasibility Study. This estimate may be revised as an outcome of this next phase of work.

# Financial Summary



Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
<b>TOTAL</b>	<b>\$230,000</b>	<b>\$1,333,000</b>	<b>\$1,563,000</b>	<b>\$1,563,000</b>	<b>\$1,315,996</b>	<b>\$247,004</b>



# Anticipated Next Steps



- Initiate the Feasibility Study Addendum
- Begin interim action planning for deferred environmental cap and storm water infrastructure maintenance
- Following submittal of the feasibility study addendum the Port will prepare the draft cleanup action plan

# Conclusion



- Request authorization for the CEO or his delegate to amend the 2016 Agreed Order with Ecology to remove Portac as a party to the Agree Order and to add a draft cleanup action plan as a deliverable.
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