

Project Authorization Increase for Former USG Rock Wool Manufacturing Facility at 2301 Taylor Way



Project Authorization Increase 2301 Taylor Way



As referenced in Resolution No. 2017-01-PT, Exhibit A, Delegation of Authority Master Policy, Paragraph IV.B.ii., states project costs exceeding \$300,000 require approval from Port Commission.

Request project authorization increase in the amount \$150,000, for a total authorized amount of \$488,000, for expenses associated with the former USG rock wool manufacturing facility at 2301 Taylor Way, Master Identification No. 101227.01 (096242).

Background

2301 Taylor Way



- The Port acquired the former rock wool plant at 2301 Taylor in 2002.
- The seller (Thermafiber) retained environmental cleanup liability.
- Thermafiber's predecessor (USG Corporation) used Asarco slag as a raw material from 1959 until 1973.
- Releases of arsenic and other heavy metals occurred as a consequence of the use of Asarco slag.





USG/Thermafiber
2301 Taylor Way

Arkema Manufacturing
2901 Taylor Way

1961



Background

2301 Taylor Way



- USG has been working under an Ecology agreed order since 1994 to address releases of Asarco-related metals.
- USG sold the property to Thermafiber in 1996 and indemnified Thermafiber for existing contamination.
- Thermafiber sold the property to the Port in 2002, and indemnified the Port for existing contamination.
- The rock wool manufacturing facility has been demolished and a trucking terminal was constructed under a long-term lease.

Background

2301 Taylor Way



- A new agreed order was issued in 2006 to reflect the Port ownership of the property; the order was amended in 2015 to include the preparation of a cleanup action plan.
- The amended order requires:
 - Complete a Remedial Investigation/Feasibility Study
 - Prepare a Cleanup Action Plan
 - Pay Ecology Oversight costs
- Ecology approved the Remedial Investigation in 2016.

Background

2301 Taylor Way



- USG is currently developing a feasibility study in order to identify an approach for remediating the property.
- Continued engagement by Port staff in the cleanup decision-making process is necessary to:
 - Ensure that the remedy is MTCA compliant
 - Ensure that the remedy is compatible with current land use
 - Address management of remnant contamination when the property is redeveloped in future

Project Description and Details

2301 Taylor Way



- Scope of Project:
 - Technical review of USG deliverables
 - Legal Support
 - Allocation Report
 - Staff Time & Consultant Support
 - Consultation with Department of Ecology

Project Description and Details

2301 Taylor Way



- Scope of Work for This Request:
 - Technical review of USG deliverables
 - Staff Time & Consultant Support
 - Legal Support
 - Consultation with Department of Ecology

Schedule/Source of Funds/Financial Summary 2301 Taylor Way



Activity	Timeframe
RI FS/CAP Completed	December 31, 2019

- The estimated budget of this project is \$488,000.
- The current Capital Investment Plan (CIP) allocates \$690,000 for this project.

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
TOTAL	\$150,000	\$337,400	\$487,400	\$690,000	\$337,400	\$352,600

Environmental Impacts/Review

2301 Taylor Way



Permitting:

No Impacts related to this action

Remediation:

This is a remediation action

Water Quality:

No impacts related to this action

Air Quality:

No impacts related to this action

Conclusion

2301 Taylor Way



Request additional project authorization in the amount \$150,000, for a total authorized amount of \$488,000, for the former USG manufacturing plant at 2301 Taylor Way agreed order, Master Identification No. 101227.01 (096242).