

# COMMISSION AGENDA

Item No: 3E

Meeting: 08/17/17

**DATE:** August 3, 2017

**TO:** Port Commission

**FROM:** John Wolfe, Chief Executive Officer  
Sponsor: Dakota Chamberlain, Chief Facilities Development Officer  
Project Manager: David Myers, Engineering Project Manager II

**SUBJECT:** Project Authorization for work associated with the Environmental Cap Upgrades, Parcel 47

## A. ACTION REQUESTED

Request project authorization in the amount \$805,000, for a total authorized amount of \$880,000, for work associated with the Environmental Cap Upgrades, Parcel 47 project, Master Identification No. 101072.01.

## B. BACKGROUND

Parcel 47 operated as a log sort yard in the 1970s and 1980s. During operation Asarco slag was placed on the site for use as roadbed or ballast. Infiltrating surface water leached metals from the slag and impacted site groundwater. In 1993 Ecology and the Port entered into a Consent Decree for remedial action on the parcel. Construction of a low-permeability asphalt cap and stormwater drainage system was completed in 1995. The cap covered the portion of the site containing Asarco slag and prevented surface water infiltration.

Under the Consent Decree the Port is obligated to visually inspect the cap for the presence of cracks or other failures and collect groundwater samples from site monitoring wells. Cap inspection and groundwater monitoring is conducted every 30 months, the last monitoring event was in February 2017. The February 2017 inspection confirmed that the cap was in need of repairs and arsenic concentrations in groundwater were above the cleanup levels. Under the Consent Decree the Port is obligated to repair and replace the cap when necessary to ensure the remedy continues to be protective of site groundwater and eliminates worker exposure to impacted soils. Cap and groundwater conditions were reported to Ecology in April 2017.

The Port determined that the asphalt, which is now 22 years old, had reached the end of its usable life and was in need of repair. The former tenant's operations had also further damaged the cap, resulting in embedded metal within the asphalt surface and penetrations through the cap. While repairs were made by the tenant, WJR (Calbag Metals), they were not in accordance with Ecology requirements for the cap. At this time the Port is withholding a portion of their security deposit and is in legal negotiations to resolve this matter. Under their lease the site was to be returned to the Port in the condition it was in at the time of the lease.

**C. PREVIOUS APPROVALS**

<u>Action</u>	<u>Date</u>	<u>Amount</u>
Executive Authorization	October 4, 2016	\$75,000

**D. PROJECT DESCRIPTION**

The scope of work will include:

- Milling of the top ¾" of asphalt to remove embedded metal and prepare the surface
- Dispose of milled material at LRI per the Port Contract
- Install a new low permeable membrane
- Install a new 2" asphalt wearing course
- Modify storm drainage structures to accommodate the new asphalt thickness and address the separation of drain areas

**E. REQUESTED AUTHORIZATION**

Authorization for this project includes all tasks necessary for the completion of the construction stage more specifically identified in the Cost Details table below. Generally, this will include the use of internal and external engineering and environmental services, construction and procurement.

**F. PROJECT SCHEDULE**

Contract Bid and Award	September 2017
Contract Substantial Completion	October 2017
Contract Final Completion	November 2017

**G. FINANCIAL SUMMARY**

**Estimated Cost of Project**

The total project cost including all stages is estimated at \$880,000.

**Estimated Design Stage Cost**

The total estimated cost of the construction for this project is \$805,000, including those items identified in the Cost Details table below. If the cost of this estimate is anticipated to exceed the authorized amount, additional Commission authorization will be requested.

**Source of Funds**

The 2017-2021 Capital Improvement Plan allocates \$880,000 for this project.

### Cost Details

Item	Budget Estimate	Cost to Date	Remaining Cost
<b>DESIGN STAGE</b>			
Consultant(s)	\$50,000	\$21,125	\$28,875
Port Staff	\$15,000	\$6,660	\$8,340
Miscellaneous	\$10,000	\$2,136	\$7,864
<b>DESIGN STAGE TOTAL</b>	<b>\$75,000</b>	<b>\$29,921</b>	<b>\$45,079</b>
<b>CONSTRUCTION STAGE</b>			
Construction	\$665,000	\$0	\$665,000
WSST	\$67,000	\$0	\$67,000
Consultant(s)	\$10,000	\$0	\$10,000
Port Staff	\$30,000	\$0	\$30,000
Testing & Inspection	\$15,000	\$0	\$15,000
Miscellaneous (incl. contingency)	\$18,000	\$0	\$18,000
<b>CONSTRUCTION STAGE TOTAL</b>	<b>\$805,000</b>	<b>\$0</b>	<b>\$805,000</b>
<b>PROJECT TOTAL</b>	<b>\$880,000</b>	<b>\$29,921</b>	<b>\$850,079</b>

### Financial Impact

Project costs will be capitalized and depreciated over a 10-year period, resulting in annual depreciation expense of \$86,000. Depreciation for 2017 will be \$14,300 based on a completion date of November 1, 2017.

### H. ECONOMIC INVESTMENT/JOB CREATION

This project will support approximately 10 to 15 construction jobs for a duration of approximately two weeks.

### I. ENVIRONMENTAL IMPACTS/REVIEW

#### Permitting:

All work is anticipated to occur above the Ordinary High Water Line and there will be no expansion of the existing footprint. The project is covered under the Port's programmatic Shoreline Exemption for maintenance activities, issued by the City of Tacoma (SHR2014-40000237530). No other environmental or City permits are required.

#### Remediation:

Under the Port's administrative agreement with Ecology, the Port is required to repair the environmental cap when necessary to protect site groundwater and worker exposure to impacted soils.

Water Quality:

A Stormwater Pollution Prevention Plan will be developed as part of construction activities and best management practices will be implemented to prevent potential construction related pollutants from entering the stormwater conveyance system.

Air Quality:

Air Quality impacts associated with construction will follow Port standard contract language that require a minimum emission standard of Tier 2 equipment. Best management practices will be implemented for dust control.

**J. NEXT STEPS**

Bid, award and complete the construction.