

Item: 6A

Date: 7/16/26

Parcel 103 Steam Plant Environmental Cleanup Project Authorization

Melisa Kegans

Environmental Project Manager I

Port of Tacoma Commission Meeting

Date: July 16, 2026



Action Requested

Request project authorization in the amount of \$870,000 for a total authorized amount of \$3,525,000 to finalize the Remedial Investigation and prepare the Feasibility Study and Cleanup Action Plan for the Parcel 103 Steam Plant property (Project ID #101243.01).

Joint Effort

The Port of Tacoma and Tacoma Power are jointly advancing cleanup planning for the Parcel 103 Steam Plant Site.

Progress to Date

Since the 2023 Commission authorization, the Remedial Investigation is complete and the draft RI report is under Ecology review.

This Request

Fund the next phase: finalize the RI, prepare the Feasibility Study, and draft a Cleanup Action Plan to select a preferred remedy for Ecology.

Background

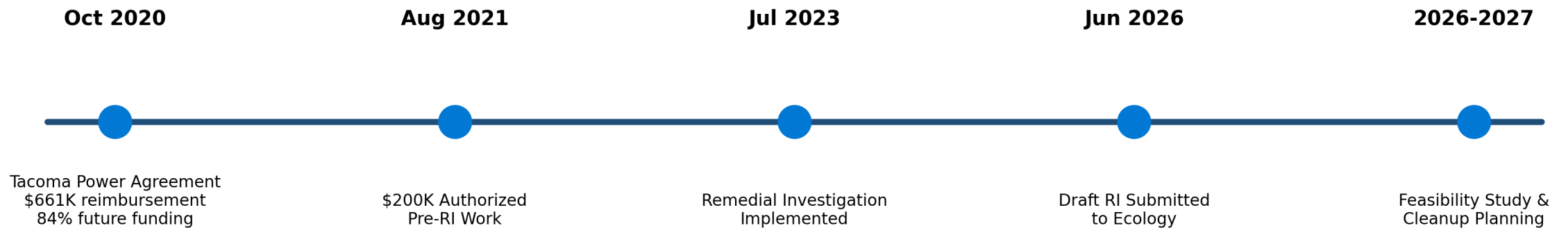


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Parcel 103 Steam Plant Cleanup Project Timeline



Scope of Project

- Remedial Investigation
- Feasibility Study
- Draft Cleanup Action Plan

Scope of Work for This Request

- Finalize the RI Report based on pending Ecology comments
- Develop the Feasibility Study
- Develop the draft Cleanup Action Plan
- Continue coordination with Tacoma Power on final remedy implementation

Project Details

| Activity | Timeframe |
|---|-----------|
| Finalize Feasibility Study | Q2 2027 |
| Finalize Cleanup Action Plan | Q4 2027 |
| Return to Commission for Cleanup Implementation Authorization | 2028 |

Financial Summary

Estimated Cost for This Request: \$870,000 to complete the RI and develop the FS and dCAP; Tacoma Power pays 84% of consultant costs plus a \$20,000/year project-management fee; cleanup implementation costs not yet estimable.

Source of Funds: 2026–2030 Capital Investment Plan allocates \$1,225,000; budget updated as project scope changes.

Financial Impact: Costs (Project #101243.01), net of settlement proceeds, capitalized as a land; no depreciation since it is a land asset.

- **Alternative 1:** Do nothing.
- **Alternative 2:** This request. Advancing the FS and dCAP is the next necessary step to move the project from investigation to remedy selection and keep cleanup planning on schedule.

Alternative 2 is the recommended course.

Environmental Impacts



Permitting: The Port's Comprehensive Mitigated Maintenance Programmatic permits will cover any need for any additional sampling. No other permits are anticipated for this cleanup planning phase.



Remediation: This is a remediation project. The completed RI will be used to evaluate cleanup alternatives in the FS and support preparation of the dCAP.



Stormwater: Stormwater Best Management Practices will be implemented during soil disturbance activities.



Air Quality: Not applicable for this phase of work.

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Thank You

Questions & Discussion



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