

Item No.: 9B
Date of Meeting: August 19, 2021

Project Authorization for Parcel 103 Steam Plant Environmental Cleanup

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Environmental Project Manager



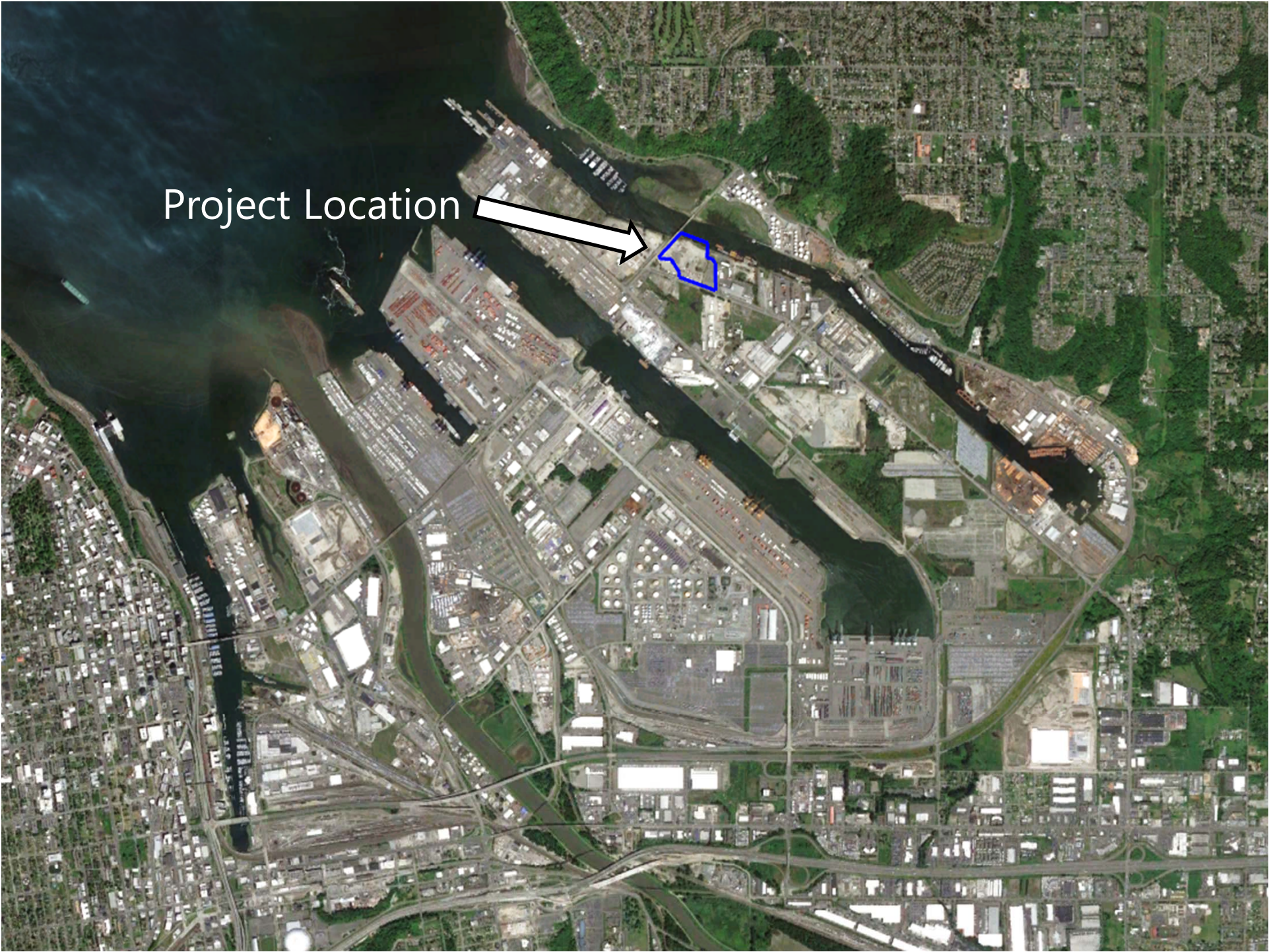
Project Authorization Parcel 103 Steam Plant Env Cleanup



Request project authorization in the amount \$200,000 for a total authorized amount of \$955,000, for the Parcel 103 Steam Plant Environmental Cleanup.

Master Identification No. 101243.01

Project Location



Background

Parcel 103 Steam Plant Env Cleanup



- 1931 – Site developed as Steam Plant
- 2007 – Port purchased the property from Tacoma Power
- 2010 – Preliminary environmental investigation
- 2012 to 2020 – Dispute with Tacoma Power
 - 2015 to 2018 – Cleanup investigation (project authorization March 2015)
 - 2018 – Scope change from cleanup investigation to dispute resolution with Tacoma Power (Commission authorization April 2018)
 - 2020 – Commission approval of settlement agreement with Tacoma Power. Key Terms: (1) Reimbursement of past costs (\$661,263), and (2) Tacoma Power to fund 84% of future project costs.

1931

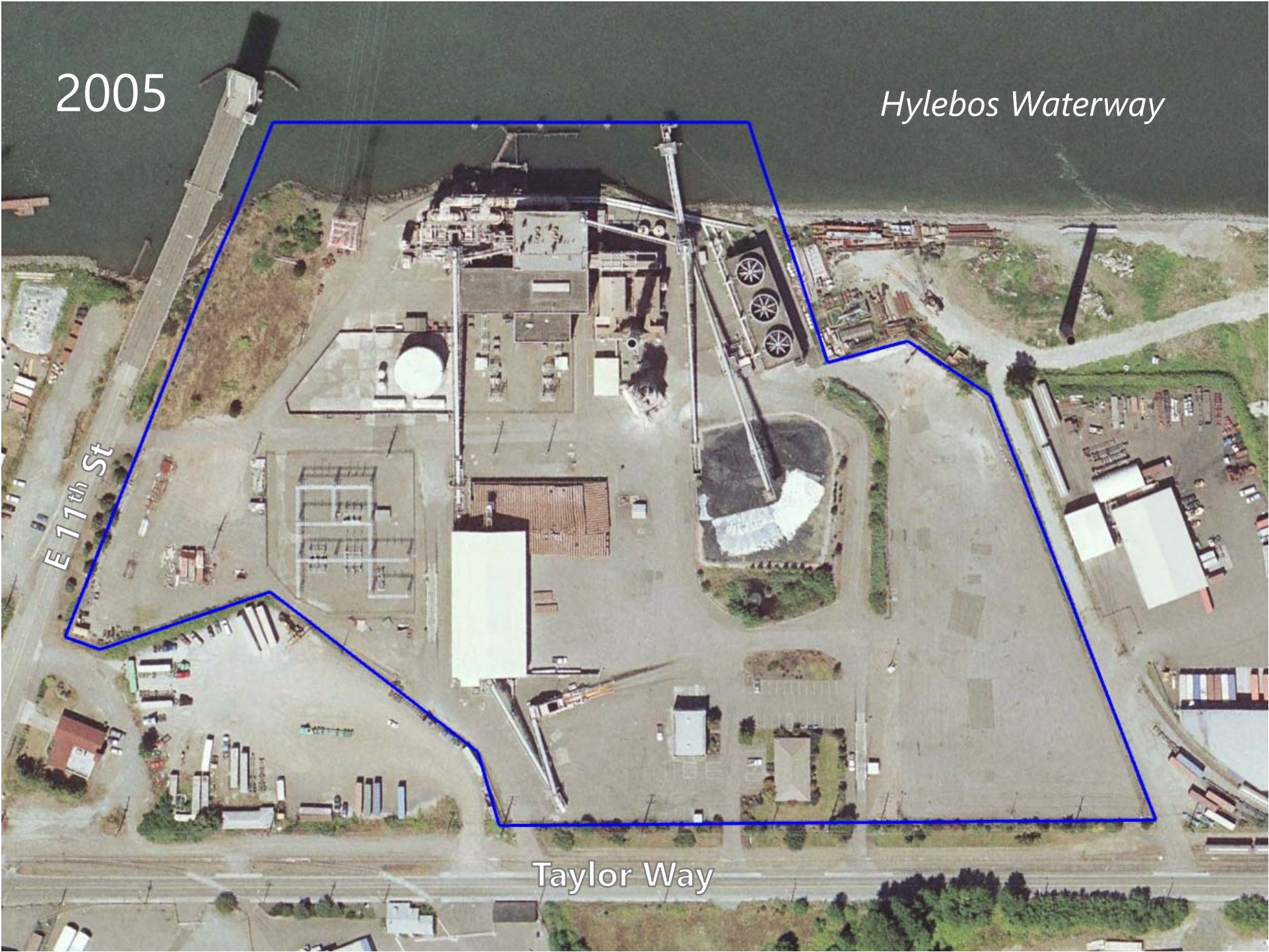


2005

Hylebos Waterway

E 11th St

Taylor Way



2021

Hylebos Waterway

Tacoma Substation

Tacoma Water Well

Stormwater features

Easement



Project Details

Parcel 103 Steam Plant Env Cleanup



Scope of Project: Develop a Cleanup Action Plan

- Remedial Investigation
- Feasibility Study
- Draft Cleanup Action Plan

Scope of Work for This Request: Pre-Remedial Investigation Tasks

- Environmental database management system
- Screening level technical memorandum
- Data gaps analysis
- Remedial Investigation work plan

Financial Summary

Parcel 103 Steam Plant Env Cleanup



Item	This Request	Total Previous Requests	Total Request	Total Project Cost*	Cost to Date**	Remaining Cost
TOTAL	\$200,000	\$755,000	\$955,000	\$955,000	\$731,732	\$223,268

* Cost for completion of the cleanup investigation and cleanup implementation are not currently estimable and are not included under Total Project Cost.

In accordance with the settlement and cost sharing agreement, Tacoma Power will pay for 84% of future costs, plus a flat fee of \$20,000 a year to compensate the Port for project management.

Past cost reimbursement of \$661,263 was received in December 2020 .

Schedule Parcel 103 Steam Plant Env Cleanup



Complete the pre-remedial investigation tasks and return to Commission for authorization to proceed with the RIFS and dCAP in 2022.

Conclusion

Parcel 103 Steam Plant Env Cleanup



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