



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

Design Authorization for Parcel 15 (Portac) Cleanup Phase 1

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Engineering Project Manager II



Design Authorization Parcel 15 (Portac) Cleanup Phase 1



As referenced in Resolution No. 2021-08-PT, Exhibit A, Delegation of Authority Master Policy, Paragraph IV.B.(2), states project costs exceeding \$300,000 require approval from Port Commission.

Request design authorization in the amount \$691,000, for a total authorized amount of \$741,000, for the Parcel 15 (Portac) Cleanup Phase 1, Master Identification No. 101531.01.

Background

Parcel 15 (Portac) Cleanup Phase 1



- Parcel 15 is owned by the Port and leased to Portac and operated as a log yard and sawmill from 1974 to 2009.
- In 2013 Ecology issued potential liable parties (PLP) notice to the Port and Portac under MTCA for the contamination on site.
- Between 2014 and 2018 the Port and Portac worked to complete Remedial Investigation and Feasibility Study (RI/FS) under an Agreed Order (AO) with Ecology.

Background

Parcel 15 (Portac) Cleanup Phase 1



- In 2018 Portac settled with the Port, whereas Portac paid the Port \$8.6M and the Port agreed to take on all future responsibility for action on the site.
- Early this year Port Commission approved authorization to enter into an AO with Ecology to implement the cleanup at Parcel 15.
- The cleanup consists of two separate cleanup projects.

Background

Parcel 15 (Portac) Cleanup Phase 1



- Phase 1 – includes the design, permitting and construction of a permeable reactive barrier and storm drain improvements. The design and permitting is included in this request.
- Phase 2 – consists of the construction of a low permeability cap. This work would be implemented in the future along with major redevelopment on the site.



Port Of Tacoma Evergreen Terminal



E 4th St

509

Logyard

Alexander Ave E

Alexander Ave E

Parcel 15

Pierce County Terminal

Alexander Ave E

509

Sub-Zero Group

Image Landsat / Copernicus

Google Earth

509

47°15'04.17" N 122°22'11.72" W elev 10 ft eye alt 3400 ft

Project Description and Details

Parcel 15 (Portac) Cleanup Phase 1



The Phase 1 project includes:

- Development of Ecology submittals and reports.
- Design and permitting
- Construction of the permeable reactive barrier and storm drain improvements
- Development of the Completion Report

This request is to develop the Ecology submittals, design and permit the Phase 1 cleanup.

Project Schedule

Parcel 15 (Portac) Cleanup Phase 1



Project design, permitting and Ecology coordination is scheduled to begin in late August 2021 and is anticipated to be completed in April 2022.

Source of Funds

Parcel 15 (Portac) Cleanup Phase 1



- The estimated cost of the Design for this project is \$741,000.
- The estimated budget for this project is \$4,665,500.
- The current Capital Investment Plan (CIP) allocates \$2,290,000 for this project.

Financial Summary

Parcel 15 (Portac) Cleanup Phase 1



Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
DESIGN	\$691,000	\$50,000	\$741,000	\$741,000	\$15,010	\$725,990
CONSTRUCTION	\$0	\$0	\$0	\$3,924,500	\$0	\$3,924,500
PROJECT TOTAL	\$691,000	\$50,000	\$741,000	\$4,665,500	\$15,010	\$4,650,490

Environmental Impacts/Review Parcel 15 (Portac) Cleanup Phase 1



Permitting:

Future remedial action activities may require permits with the USACE. This will be determined during design through coordination with a Port permitting manager.

Remediation:

This is a remediation project.

Environmental Impacts/Review Parcel 15 (Portac) Cleanup Phase 1



Stormwater:

Any modifications to stormwater infrastructure will be closely coordinated with a water quality manager during design.

Air Quality:

Not Applicable.

Conclusion

Parcel 15 (Portac) Cleanup Phase 1



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