

Item #: 6D
Date: 7/18/23

Parcel 103 Steam Plant Environmental Cleanup Project Authorization

Sarah Weeks, Project Manager II, Remediation
Port of Tacoma Regular Commission Meeting

July 18, 2023



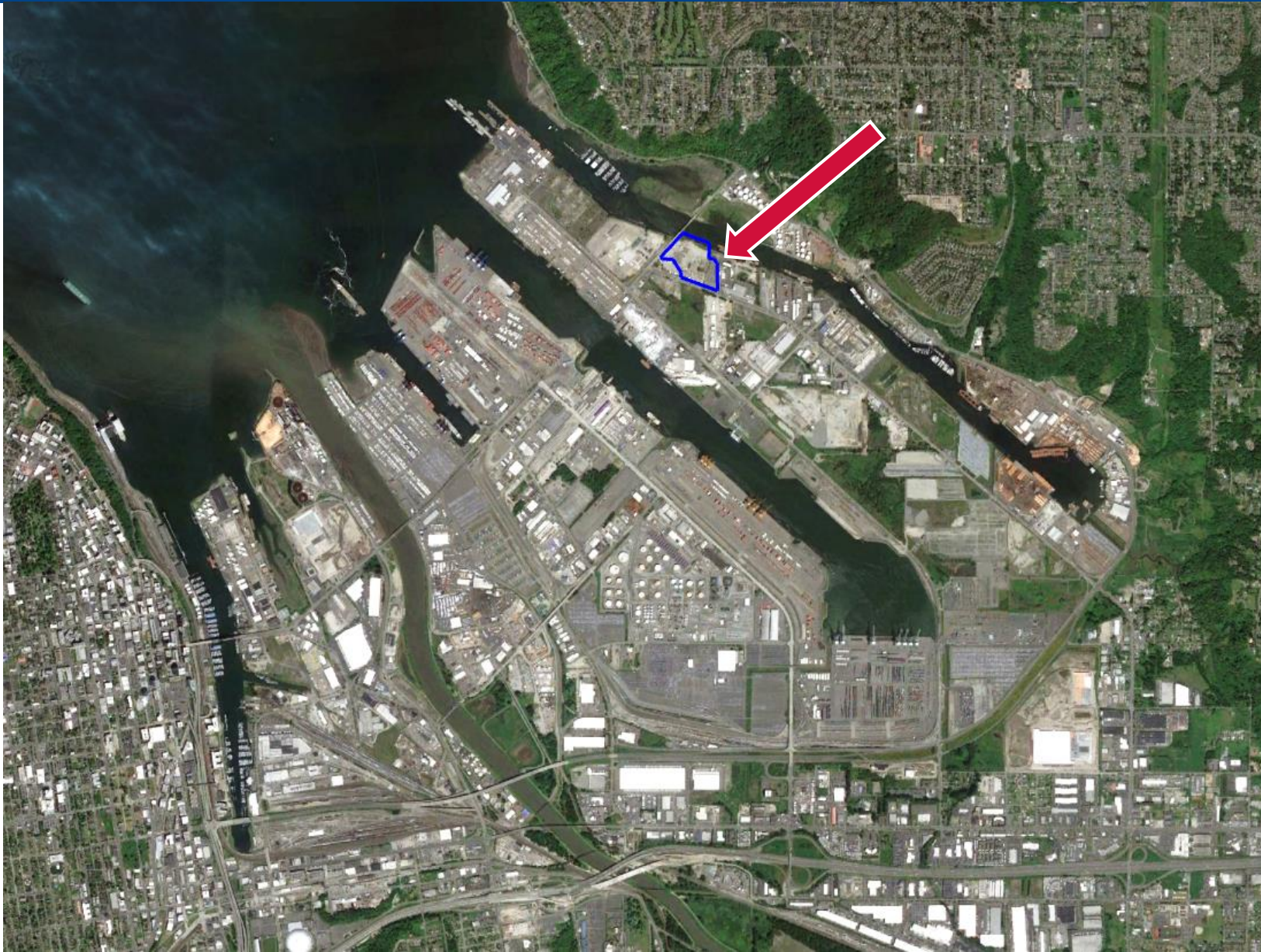
Request project authorization in the amount \$1,700,000 for a total authorized amount of \$2,655,000, for the remedial investigation of the Parcel 103 Steam Plant property. Master Identification No. 101243.0143.01.

Environmental Leadership

EL-1

Remediate contaminated Port properties in a manner that ensures protection of human health and the environment while enabling economic development.

Project Location



Background

1931 – Site Developed as Steam Plant

2007 – Port Purchased the Property from Tacoma Power

2010 – Preliminary Environmental Investigation to Support
PSA Indemnity clause (5-yr term)

2012 to 2020 – Dispute with Tacoma Power

2020 – Commission Approval of Settlement Agreement

2021 – Commission Approval of Funding to Complete Pre-RI Tasks

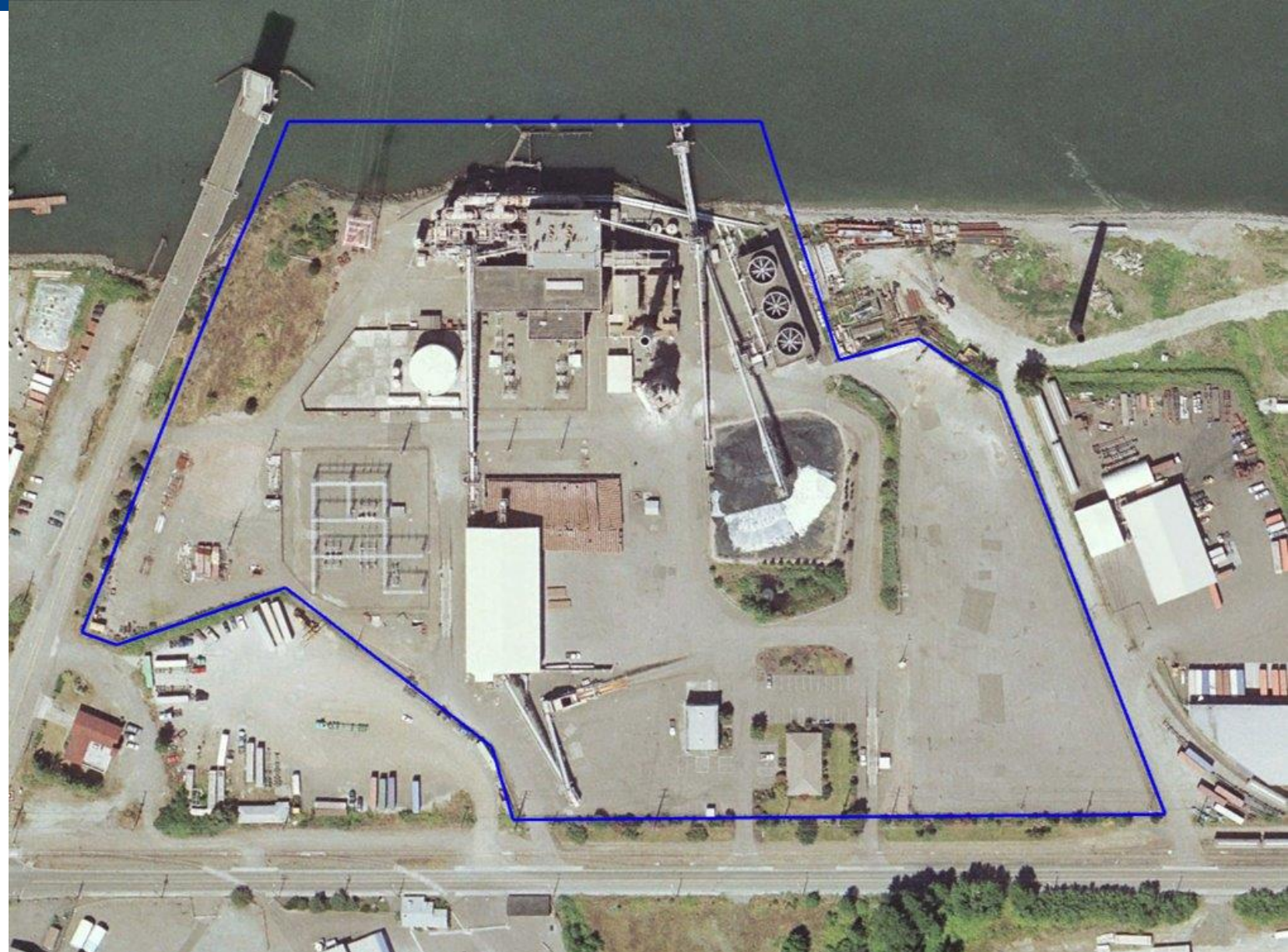
Steam Plant Development

- 1931



Steam Plant Development

- 2005
- 2 years prior to property acquisition



Steam Plant Development

- Current conditions
- Leased to TOTE for storage



Scope of Project: Cleanup Planning

- Remedial Investigation
- Feasibility Study
- Draft Cleanup Action Plan

Scope of Work for This Request: Remedial Investigation Tasks

- Implement Remedial Investigation Work Plan
- Draft the Remedial Investigation Report and Submit for Ecology Review

Project costs

Costs	This Request	Total Previous Requests	Total Estimated Project Costs	Cost to Date	Remaining Costs
Investigation	\$1,700,00	\$955,000	\$2,655,000	\$927,533	\$1,727,467

Reimbursements	Past Costs Settlement (2020)	Cost Share to date	Total Reimbursements*	Net Cost to Date (Cost to Date – Total Reimbursements)
Investigation	\$474,855	\$185,356	\$660,211	\$267,322

Total project costs to date are \$927,533, reimbursements reduce project cost to date to \$267,877.

Project Schedule

Activity	Timeframe
Revise the Remedial Investigation Work Plan	July/August 2023
Implement Remedial Investigation Work Plan	Sept 2023 to Sept 2024
Remedial Investigation Report	January 2025

When the project transfers from the VCP to an Agreed Order the project will be assigned a new Ecology project manager, which may result in project re-work.

Complete the remedial investigation and return to Commission for authorization to proceed with the Feasibility Study (FS) and Draft Clean Up Action Plan (dCAP) in 2025.

Questions & Discussion



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