

Item: 6B

Date: 7/16/24

# Arkema Manufacturing Area Interim Action Design Authorization

**Brett Ozolin**

Project Manager II, Engineering

**Scott Hooton**

Project Manager II, Environmental

Port of Tacoma Commission Meeting

Date: July 16, 2024






# Action Requested

Request project authorization increase in the amount of \$1,215,000 for a total authorized amount of \$2,542,000, for the Arkema Manufacturing Area Interim Action, Master Identification No. 101585.01. This effort is a portion of the Arkema Remediation program (MID 096201 and 101585.01).

Port staff are working with Ecology to advance the cleanup at Arkema, including:

- Capping less contaminated portions of the property for redevelopment
- Building a vertical low permeability wall around the Penite Pits to contain remnant arsenic
- Completion of the Feasibility Study in parallel with the interim actions

Port of Tacoma's 2021-2026 Strategic Plan's Foundational Goals:

-  EV-1 • Strategically acquire and develop real estate to support marine trade activity of the Port and the NWSA
-  EV-2 • Invest in assets that support living-wage job creation throughout Pierce County
-  EL-1 • Remediate contaminated Port properties in a manner that ensures protection of human health and the environment while enabling economic development

# Background



HYLEBOS WATERWAY

Manufacturing Area  
2901 Taylor Way

Mound Area  
3009 Taylor Way

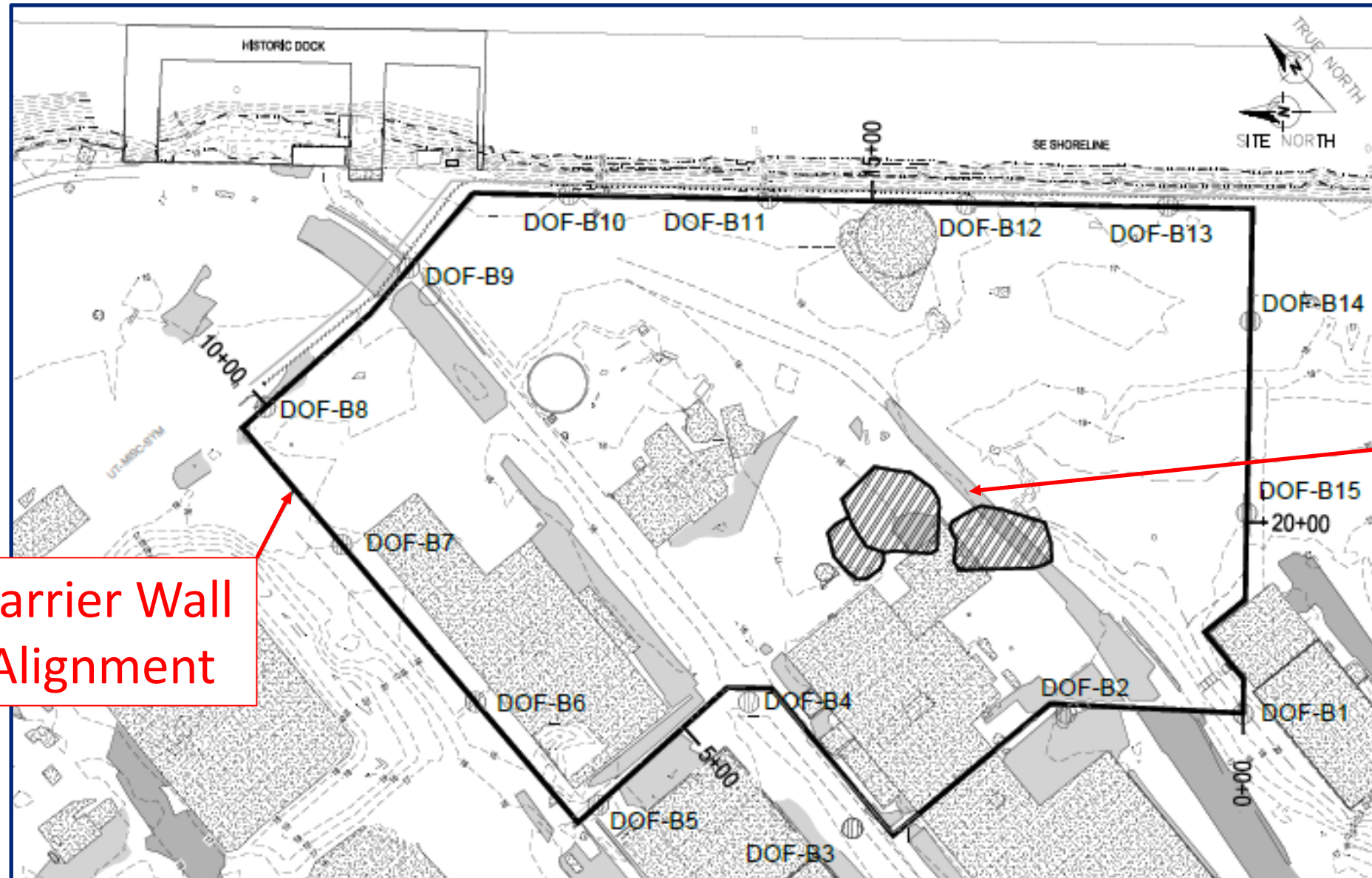


Wypenn  
2920 Taylor Way

2006



# Background – Wall Alignment

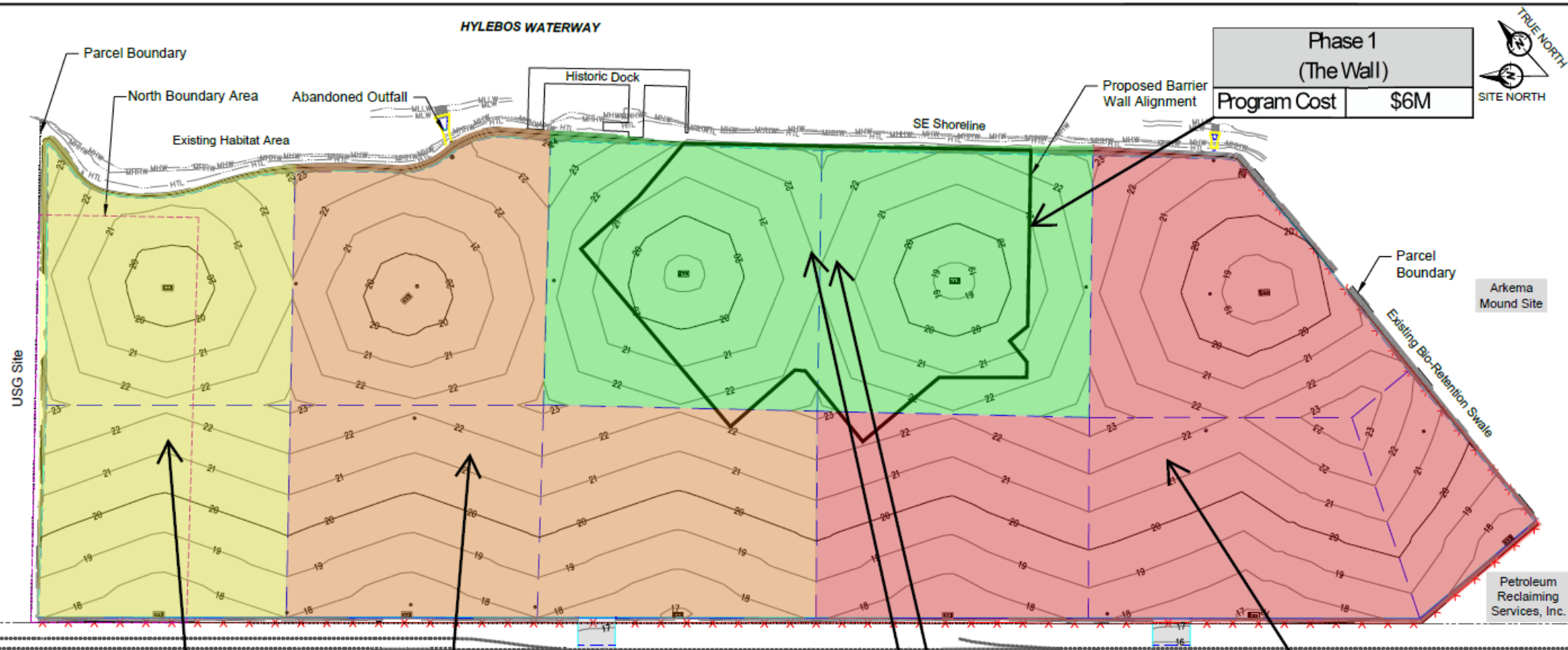


Barrier Wall Alignment

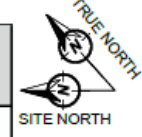
Penite Pits

# Background – Project Overview





Phase 1 (The Wall)	
Program Cost	\$6M



Phase 4 (North 6 ac)	
Cut	7,152 CY
Fill	20,224 CY
Area	6.60 ac
Program Cost	\$7.8M

Phase 3 (Middle 11 ac)	
Cut	1,241 CY
Fill	47,228 CY
Area	11.00 ac
Program Cost	\$13.20

Phase 6 (Wall Area 8.7 ac)	
Cut	3,204 CY
Fill	25,873 CY
Area	8.69 ac
Program Cost	\$9.9M

Phase 5 Source Removal	
Cut	Depends (?)
Fill	Depends (?)
Area	1 - 3 ac?
Program Cost	\$5 - \$50M

Phase 2 (South 12 ac)	
Cut	4,571 CY
Fill	24,785 CY
Area	12.57 ac
Program Cost	\$14.1M

- Legend**
- Proposed Barrier Wall
  - Stormwater Vault
  - Parcel Boundary
  - Existing Fence
  - North Boundary Area
- Phases**
- Phase 1 - Barrier Wall Installation
  - Phase 2
  - Phase 3
  - Phase 4
  - Phase 5 / Phase 6

**Notes:**  
 1. Horizontal datum is NAD83 Washington South (US feet).  
 2. Vertical datum is MLLW.

**Port of Tacoma - Former Arkema Manufacturing Site**  
 2901 Taylor Way - Tacoma, WA

**Project Phasing Summary**

**DOF** DALTON OLMSTED FUGLEVAND

**FIGURE 1**

05/08/2024

PLOT TIME: 05/08/2024 2:32 PM MOD TIME: 05/08/2024 2:30 PM USG SITE: S:\PROJECTS\2024\05\08\24\06\_P\CTAM\Blurry Wall PD Phase.dwg



- Low Permeability Wall Final Design
- Capping and Redevelopment 100% Design
  - 60, 90, 100% document packages
  - Grading, quantities, paving, storm water, fire protection, electrical, fencing, survey, demolition, erosion control, phasing
  - Ecology coordination (continued)
  - Project management (continued)
  - Permit support (continued)
- Staff time

Activity	Timeframe
Ecology Reviews & Public Comment	8 months – Finish May 2025
Federal Permitting	10 months – Finish May 2025
Advertise for Bid	June 2025
Substantial Completion	Varies
Final Completion	Varies

# Financial Summary

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
Preliminary Design	\$0	\$320,000	\$320,000	\$267,744	\$267,744	(\$52,256)*
Design	\$1,215,000	\$1,007,000	\$2,222,000	\$2,274,256	\$399,755	\$1,874,501
Construction Wall	\$0	\$0	\$0	\$6,000,000	\$0	\$6,000,000
Construction Capping	\$0	\$0	\$0	\$27,300,000	\$0	\$27,300,000
Project Total	\$1,215,000	\$1,327,000	\$2,542,000	\$35,842,000	\$667,499	\$35,122,245

## Source of Funds

- The current Capital Investment Plan (CIP) allocates \$6,831,000 for this project and will be updated during the current 2025 budget process.

## Financial Impact

- The capping will be capitalized and depreciated over an estimated 10-year life resulting in annual depreciation expense of \$2,938,400. The wall will be capitalized and depreciated over an estimated 20-year life resulting in annual depreciation expense of \$322,900.
- Grant funds will be recorded as non-operating income at the time the reimbursement is requested.

- Permitting: SEPA will be completed, and all applicable environmental and construction permits will be obtained prior to starting construction.
- Remediation: This is a remediation project.
- Stormwater: Design includes stormwater treatment and construction stormwater permit. Site will use Municipal Separate Storm Sewer Systems (MS4) permit or Industrial Stormwater General Permit as applicable.
- Air Quality: No significant issues or concerns.

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# Thank You

## Questions & Discussion



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