

Item #: 6C
Date: 8/15/23

Parcel 1B Earley Business Center Environmental Cleanup

Sarah Weeks, Environmental Project Manager II

Port of Tacoma Commission Meeting

August 15, 2023



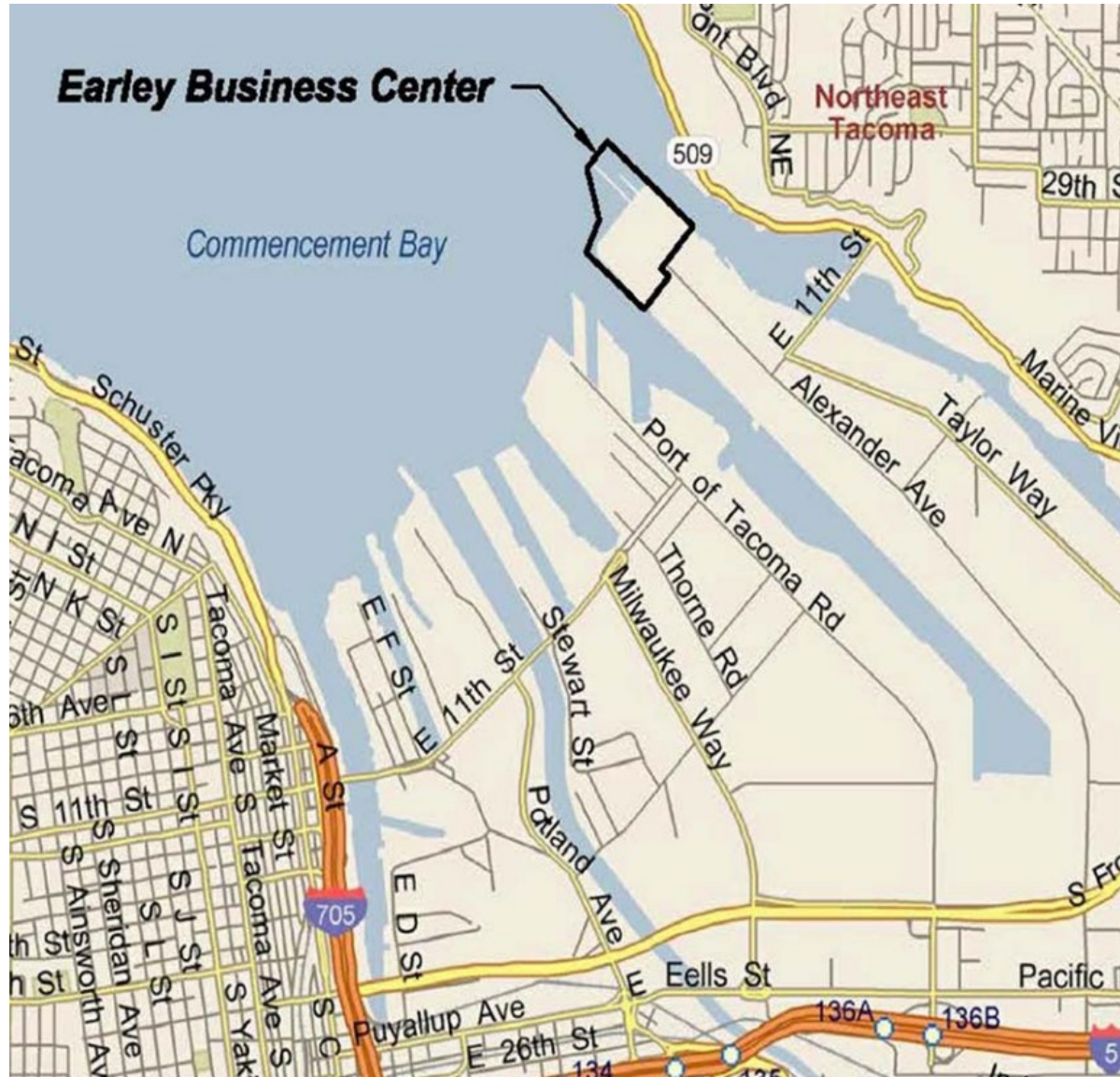
Action Requested

- Request project authorization in the amount \$430,000 for a total authorized amount of \$2,793,000 for work associated with the Parcel 1B Earley Business Center, Master Identification No. 101287.03.
- Request authorization to enter an amendment to Agreed Order DE 9553 with the Washington State Department of Ecology for Parcel 1B Earley Business Center, Master Identification No. 101287.03.

- Port project team and Ecology have negotiated an amendment to Agreed Order DE 9553. The amendment will commit the Port to completing a supplemental remedial investigation, a feasibility study, and a draft cleanup action plan.
- Work supports Strategic Plan Initiative EL-1:
 - “Remediate contaminated Port properties in a manner that ensures protection of human health and the environment while enabling economic development.”

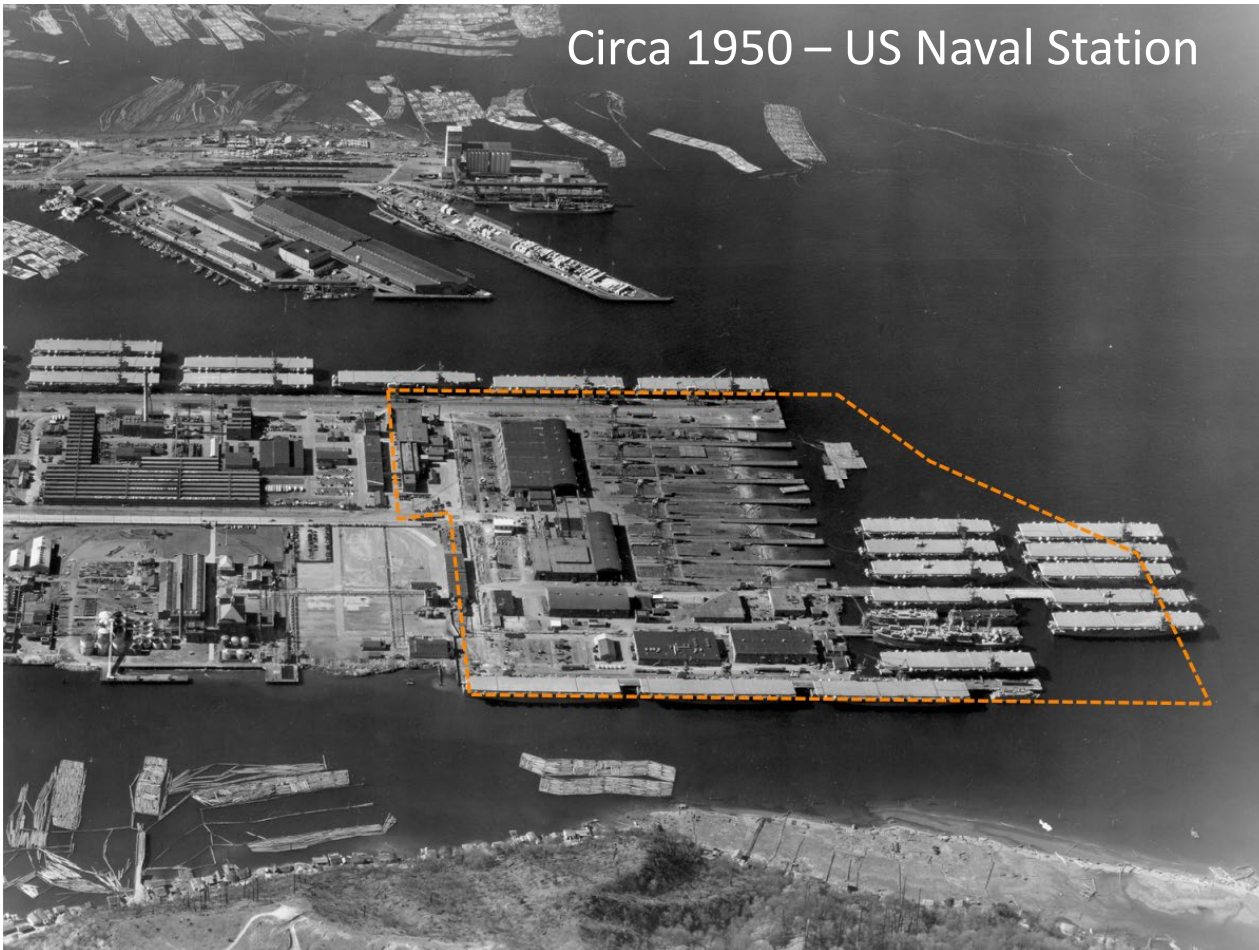
EL-1

Project Location



Earley Business Center

Circa 1950 – US Naval Station



Current conditions



Background



2013 – Agreed Order (the Order) DE 9553 Executed.
 Commitments:

- Prior Investigation Report
- Remedial Investigation (RI)
- Interim Action (Underground Storage Tank)
- Feasibility Study
- Draft Cleanup Action Plan

2017 – Ecology notice that the provisions of the Order had been satisfied.

CD terms negotiated.
 Ecology does not route documents for public comment due to staffing shortage.

Begin Cleanup design. Stopped at 60%.

2020 – Ecology rescinds prior approvals and request rework.
 2020 – 2022 – Port/Ecology meetings. Disagree on the following issues:

- Status of the Agreed Order
- Site boundary definition
- Data gaps
- Protectiveness of the selected remedy

2023 – Port/Ecology negotiate amendment to the Order.

Order Amendment

Amendment updates:

- Site definition:
 - Prior definition: seven “subareas”
 - Updated definition: single facility
- Supplemental Scope of work:
 - Supplemental RI Work Plan, investigation, and report.
 - Redo Feasibility Study Report
 - Redo Draft Cleanup Action Plan



Port/Ecology discussing possible interim actions

Scope of Project:

- Agreed Order DE 9553 Amendment 1 Tasks:

1. Supplemental Remedial Investigation Work Plan

- a) Historical Data Usability Technical Memorandum

- b) Conceptual Site Model

2. Supplemental Remedial Investigation and Supplemental Remedial Investigation Report

3. Feasibility Study Report

4. Draft Cleanup Action Plan

5. SEPA Support



Financial Summary

Parcel 1B (EBC)	MID	This Request	Total Previous Requests	Total Estimated Project Costs	Cost to date	Remaining Costs
Investigation	95208	\$ -	\$ 1,538,000	\$ 1,538,000	\$ 1,529,155	\$ 8,845
Investigation - AO Amendment	101287.03	\$ 430,000	\$ -	\$ 430,000	\$ -	\$ 430,000
Cost Recovery	101287.02	\$0	\$ 230,000	\$ 230,000	\$ 111,432	\$ 118,568
Remediation Design	101287.01	\$0	\$ 595,000	\$ 595,000	\$ 280,357	\$ 314,643
TOTALS	--	\$ 430,000	\$ 2,363,000	\$ 2,793,000	\$ 1,920,944	\$ 872,056

- Grant reimbursements to date = \$500,843.87; \$1.5M in funding remaining
- Total net costs to the Port = \$1,420,100 (cost to date – grant reimbursements)

Complete the Supplemental Remedial Investigation Work Plan and return to Commission for authorization to complete the RI field work and reporting, anticipated in late 2024 or early 2025.

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