

Item: 6C

Date: 4/26/24

# EBC Remediation Project Authorization

## (UST Removal and Shoreline Cleanup)

**David Myers, Architect**

Project Manager II, Engineering

Port of Tacoma Commission Meeting

Date: April 26, 2024



# Action Requested

Request project authorization in the amount \$1,200,000 for a total authorized amount of \$3,993,000 for work associated with Parcel 1B Earley Business Center, Master Identification No. 101287.04.

- Port project team and Ecology previously negotiated an amendment to Agreed Order DE 9553. The amendment committed the Port to completing a supplemental remedial investigation, a feasibility study, and a draft cleanup action plan.
- This project will initiate interim clean-up actions supporting this effort.

EL-1

Work supports Strategic Plan Initiative EL-1:

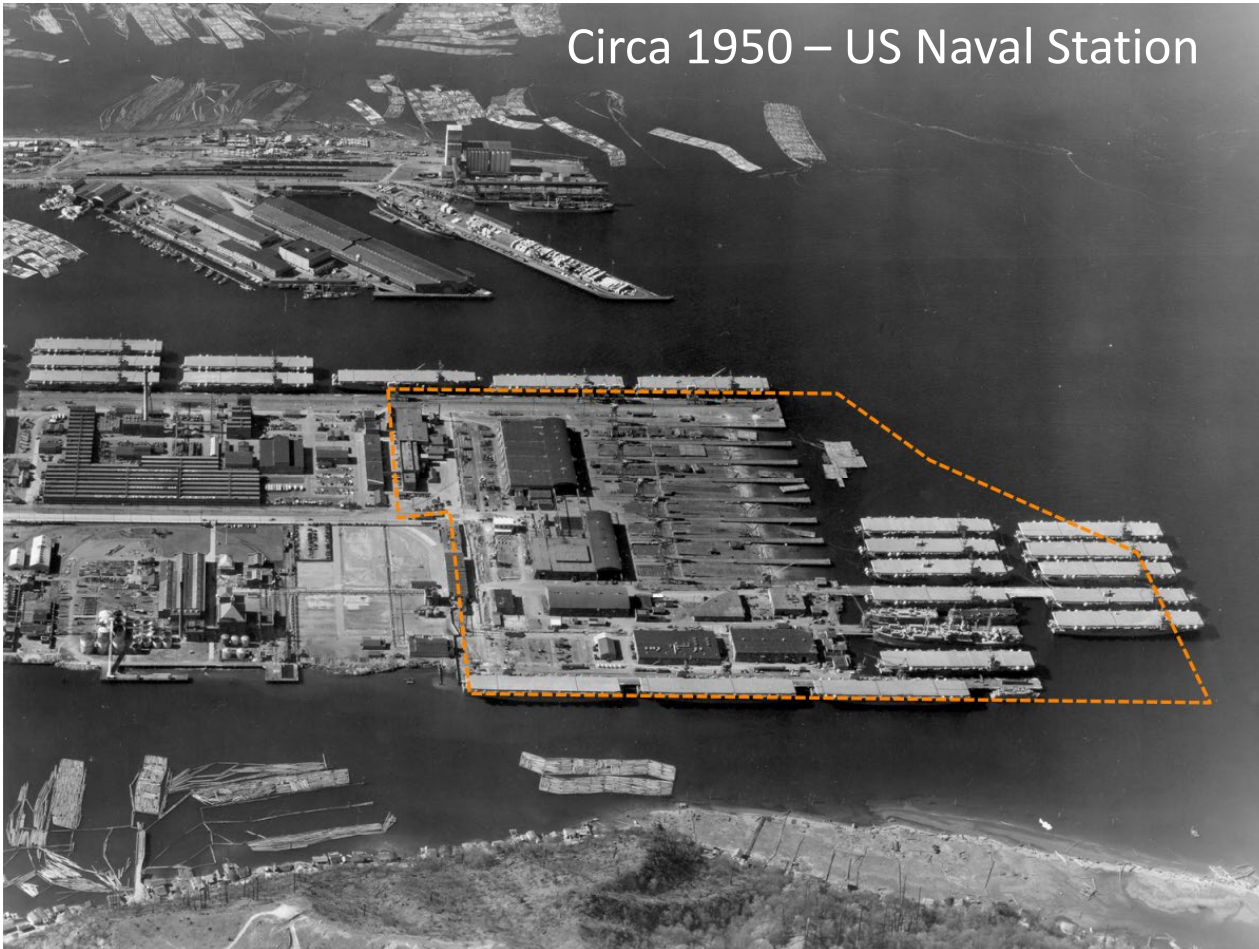
“Remediate contaminated Port properties in a manner that ensures protection of human health and the environment while enabling economic development.”

# 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 to resolve dispute.  
 2023 – Port/Ecology negotiate amendment to the Order and begin remedial investigations.  
 2024 – 2025 – Port will complete Interim Clean-up actions to remove UST's and clean up shoreline

# Interim Clean-up Actions

## Interim Actions

1. Remove Underground Storage Tanks (UST's) and localized surrounding soil contamination in locations shown.
2. Remove contamination and restore shoreline along the Blair Waterway in the location shown.



# Scope of Project

- Prepare Interim Clean-up Action Work Plans
  1. Underground Storage Tanks
  2. Blair Waterway Shoreline Clean-up
- Remedial Design Investigation
  1. Up to 34 additional borings and analysis
  2. Cone Penetrometer testing
- Design, permitting and bidding document preparation
- Complete removal of Underground Storage Tanks and Blair Waterway Shoreline clean-up



# Financial Summary

Parcel 1B (EBC)	MID	This Request	Total Previous Requests	Total Estimated Project Costs	Cost to Date	Remaining Cost
Investigation	95208	\$0	\$1,538,000	\$1,538,000	\$1,533,898	\$0
Investigation – AO Amendment	101287.03	\$0	\$430,000	\$430,000	\$147,753	\$286,349
Cost Recovery	101287.02	\$0	\$230,000	\$230,000	\$126,078	\$103,922
Remediation Design	101287.01	\$0	\$595,000	\$595,000	\$280,396	\$0
Interim Action Plans and Construction Documents	101287.04	\$1,200,000	\$0	\$10,000,000	\$0	\$11,200,000
<b>TOTALS</b>	--	<b>\$1,200,000</b>	<b>\$2,793,000</b>	<b>\$12,793,000</b>	<b>\$2,088,125</b>	<b>\$11,590,271</b>

- 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 Interim Action Work Plan(s) and related additional sampling and analysis, complete the design and permit documents and prepare to bid the project.

Return to Commission to seek additional authorization to complete the construction work associated with the removal of the Underground Storage Tanks and Blair Waterway Shoreline Clean-up.

# Action Requested

Request project authorization in the amount \$1,200,000 for a total authorized amount of \$3,993,000 for work associated with Parcel 1B Earley Business Center, Master Identification No. 101287.04.



# Thank You

## Questions & Discussion



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