

Item #: 6C

Date: 3/21/2023

Taylor Way and Alexander Ave. Fill Area Project Authorization Increase

Scott Hooton, Environmental Project Manager II

Port of Tacoma Commission Meeting

March 21, 2023



Request project authorization increase in the amount of \$300,000 for a total authorization of \$1,667,000 for work associated with the Taylor Way and Alexander Avenue Fill Area (TWAAFA), Master Identification No. 101082.01.

- The Port purchased three properties adjacent to a former landfill.
- Hazardous substances from Occidental Chemical and General Metals were placed in the landfill.
- Dangerous Waste facilities were developed on the landfill and released hazardous substances.
- The Port's liability is tied to property ownership – not releases of hazardous substances.

- The Port entered into a Joint Defense and Cost Sharing Agreement (JDA) with three other Potentially Liable Parties (PLPs) to develop a workplan and negotiate an agreed order.
- The JDA was dissolved after the parties were unable to reach an allocation agreement to implement the required work.
- Ecology issued an agreed order to the PLPs and an enforcement order to the Port.

EXHIBIT A

TAYLOR WAY PROPERTIES
PORT OF TACOMA
TACOMA, WA 98421
PORT PARCELS: 6, 65, 102, 114, 116, 117

SHEET 1 OF 1
PURPOSE: INFORMATION
DATE: 4/17/2015
AUTHOR: Brian Archer

-  Taylor Way and Alexander Fill Site
-  PQ Cleanup Site
-  Redevelopment Opportunity - 30.48 Acres
-  Non Port Owned Property
-  Port Parcels



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- Staff is implementing the work required on Port owned property.
- Additional work is required on Port owner property to complete the remedial investigation and select a remedy in the feasibility study.
- Port staff have reached agreement with one of the Burlington Environmental to develop a structured dispute resolution process to allocate costs incurred by the Port at Parcel 111.

Scope of Work for This Request

- Install compliance monitoring wells and obtain soil, vapor and groundwater samples for laboratory analysis.
- Perform quarterly groundwater monitoring on Port-owned property.
- Vapor intrusion assessment on Parcel 111.
- Negotiate and implement dispute resolution process for Parcel 111.
- Prepare demand letters for other PLPs.

Scope of Work for This Request

- Meetings and project coordination with the PLPs to complete the deliverables required under the orders.
- Ecology oversight costs.
- Staff time, consulting and outside legal counsel fees.
- Contingency.

Financial Summary

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
TOTAL	\$300,000	\$1,367,000	\$1,667,000	\$1,667,000	\$1,177,139	\$489,861

- Negotiate and implement a structured dispute resolution process with one of the TWAAFA PLPs for Port Parcel 111.
- Authorize investigation of Port owned properties as required by Ecology under the enforcement order.

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Questions & Discussion



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