

Port of Tacoma Semi-Annual Project Progress Report

January-June 2023



Port of Tacoma Commission

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Introduction

Created by Pierce County citizens in 1918, the Port of Tacoma is a powerful economic engine in Pierce County and throughout the State of Washington, creating significant private investment and family-wage jobs within the region. Port activities account for more than 29,000 jobs and contribute more than \$223 million each year in state and local taxes that support schools, roads, police, and fire protection.

The intent of this report is to provide Port Commission with high level information on the status of Port's projects.

About the Report

The report will provide general information on the project description, status, significant developments, schedule, cost, and risks. The Port implements a number of different types of projects and not all information may be relevant to a specific report; as such, the reports may vary in detail and content.

The report includes the project name, project number, authorized amount, project phase, current estimate at completion, cost to date, and schedule completion date. The report also includes information on status related to scope, schedule, and budget.

- **Authorization:** Authorization of spending, agreements, administrative actions, real property actions, and other items as outlined by the Master Policy by the Commission or Executive Director or the Executive Director's delegate. Authorizations are frequently phased parallel to specific project stages. For example, the Executive Director may authorize preliminary work up to the delegated signature authority of \$300,000 for assessing the opportunity and conceptual design. Port Commission would typically authorize work, in a phased or staged approach, for design and then construction.
- **Project Cost:** Addresses the total estimated cost of the project and includes information on the overall project cost status, recent Commission authorizations, and any variances such as forecasted overruns or savings.
- **Current Estimate:** The current estimate represents the expected cost of the project at the time the quarterly report is prepared and submitted. It represents the total estimated cost anticipated for completion of the project.
- **Cost to Date:** The cost to date are actual costs that are recorded in the accounting system as project costs. Cost to date represents a specific date, typically the last day of the reporting quarter.

- **Significant Developments:** Covers items such as accomplishments, significant events or milestones, contract advertisements and awards, upcoming activities, environmental issues, and scope changes.
- **Schedule:** Includes information on the project schedule, including variances since the last report such as contract extensions and information on critical dates.
- **Risks:** Describes any significant risk of delay, any significant risk to cost, or any significant change orders.

These reports are intended to meet the reporting requirements of the Port's Master Policy, paragraph IV. C. (1).

Port of Tacoma
Semi-Annual Project Progress Report
January-June 2023



No.	MID No.	Project Title	Page	Phase	Overall Project Status	Schedule	Budget
1	092135, 092134, 101215.01	Mouth of the Hylebos	6-7	M			
2	092819, 092839	PQ Contamination - 1201 Taylor Way	8-9	PL		✓	
3	094217, 101312.01	Alexander Avenue Former Tank Facilities AO DE-9835	10-11	RI/FS & DCAP			
4	101287.01, 101287.02, 095208	Parcel 1B (EBC) Cleanup	12-13	D		☒	☒
5	096201	Arkema RI/FS/CAP AO DE-5668 - 2901 & 2920 Taylor Way	14-15	PL			
6	101042.01, 101042.02	Parcel 91 Cleanup Investigation & Cost Recovery	16-17	PL			
7	101082.01	Taylor Way & Alexander Ave Fill Area (TWAFA)	18-20	PL			
8	101227.01, 096242	CAP - Former USG Rockwool Plant	21-22	D		☒	
9	101241.01	Port of Tacoma Off-Dock Container Support Facility	23-24	D		☒	
10	098075, 101243.014, 101243.02	Parcel 103 Steam Plant Property Cleanup	25-26	RI/FS			
12	101449.01	Lower Wapato Creek Habitat	27-28	CN			
13	101486.03	Parcel 40 Env Cleanup	29-30	CN			
15	101530.01	Fabulich Center Lighting Upgrade - Floors 3-4	31-32	CN		✓	
16	101531.01	Parcel 15 (Portac) Cleanup Phase 1	33-34	CN		☒	
17	101532.01	Building #326 Window Replacement, etc.	35-36	CN		☒	
19	101585.01	Arkema Manufacturing Area Interim Action	37-38	PD			
	101586.01, 101587.01, 101588.01, 101589.01, 101590.01	Building Demolition Program	39-40	D		☒	
	101549.01	NEW Port Maritime and 253 Skills Center	41-42	P			
	101584.01	NEW Admin Bldg Electric Vehicle Charging Stations	43-44	CN			
	101615.01	NEW Banana Yard Switch Upgrade	45-46	D			

Key Project Status

Completed	Final Report for this Project
	Project within or ahead of target budget and schedule
	Either target schedule or budget is off
	Both target schedule and budget are off

Negative Variance Status

✓	New Variance
☒	Previously Reported

Schedule Completion on the Project Reports refers to:

Beneficial Occupancy or Last Asset In-Use date

Phases

PL	Planning
RI/FS	Remedial Investigation/Feasibility Study
DCAP	Draft Cleanup Action Plan
PD	Preliminary Design
D	Design
CN	Construction
CO	Close Out
C	Completed
M	Monitoring
H	On Hold

Remediation Glossary

AO	Agreed Order
CAP	Cleanup Action Plan
DCAP	Draft Cleanup Action Plan
DMMP	Dredge Material Management Program
FS	Feasibility Study
MTCA	Model Toxics Control Act
MID Nos	Master Identification Numbers
PCB	Polychlorinated Biphenyls
RI/FS	Remedial Investigation/Feasibility Study

Semi-Annual Project Summary

January-June 2023

Mouth of the Hylebos

Project MID Nos:	092135, 092134, 101215.01
Authorization:	\$2,230,000
Phase:	Monitoring
Current Estimate:	\$1,675,000
Cost to Date:	\$1,476,310.92
Start:	6/30/2013
Schedule Completion:	12/31/2024
Project Manager:	Rob Healy



Project Status

Schedule: On or Ahead
Budget: On or Within

Significant Developments/Scope Changes

For many years American Construction has been working with the EPA to develop a habitat mitigation area to address American's 1.39-acre and Oxy and the Port's 0.21-acre deficit. Multiple locations have been considered to date, including using the Port's advanced mitigation credits at the Place of Circling Waters. Commission was briefed on this issue in Executive Session in February 2022. While discussions with American Construction, Oxy, the Port and the EPA continue, an appropriate mitigation site has not been selected. The EPA and American are currently evaluating a potential site at Ruston Point.

MID 092134 is used to track Port staff costs associated with the American Construction habitat area. Compliance monitoring of the environmental cap under Piers 24 and 25, future monitoring for the Slip 1 Confined Disposal Facility, and Mouth of

Hylebos sediment quality monitoring are managed under operating expense MIDs via contract authorization.

The previous sediment sampling event of the Mouth of Hylebos Waterway, concurrent with the Head of the Hylebos occurred June 2021. Surface sediment sampling results indicated 47 of 50 met Sediment Quality Objectives for chemical criteria. Of the three that did not meet criteria, two in front of the Oxy Site exceeded the hexachlorobutadiene criteria, and one in front of the Port's former Navy Bank exceeded polycyclic aromatic hydrocarbons and PCB criteria. The EPA has requested an additional sediment monitoring event in 2023 to support the next 5-year review. These sediment sample results have the potential to trigger additional cleanup work in front of the Port's former Navy Bank.

The other PRPs are requesting resolution of the American Construction mitigation obligation before committing to additional sediment sampling.

Mouth of the Hylebos

Staff will be requesting Commission Authorization in 2023 to adjust the project scope to include focused sediment sampling and an assessment of potential cleanup alternatives at the Port's former Navy Bank.

Project Schedule

- Cost Recovery – completed
- Baseline monitoring - completed
- American Construction's habitat area –further stakeholder discussions are needed to find a solution.

Authorization

6/20/2013 – Initial project authorization of \$200,000.

9/19/2013 – Commission Authorization of \$325,000.

2/10/2015 – Commission Authorization of \$1,705,000.

The current authorization is \$2,230,000.

Scope

Remaining scope item under this project includes monitoring the design of American Construction's habitat area. Authorization for additional project scope will be requested in 2023 to include focused sediment sampling and an assessment of potential cleanup alternatives at the Port's former Navy Bank.

Project Cost

The estimated project cost is \$1,675,000.

Risks

The EPA may request additional work on any of the outstanding issues.

The schedule for American Construction's habitat area depends on outside stakeholders and may experience continued delays.

Depending on future sediment sampling results there is potential for recontamination issues to require future remedial actions in the Hylebos Waterway.

External Funding

No external grant funding opportunities are forecasted for this project.

Cost Sharing: The Slip 1 Disposal Agreement with Occidental is still in place with Occidental paying 85% of monitoring and reporting costs. Also, under the Hylebos-Andersen Consent Decree, the Department of Justice reimburses 8% of the Port's ongoing response costs.

In the 2000s the Port received a \$5.7M MTCA grant through Ecology's Remedial Action Grant program for the Mouth of Hylebos cleanup implementation. For the duration of this project the Port has received reimbursements totaling \$1,040,373 (\$149,107 from Occidental, \$201,082 from Zidell, and \$690,184 from the Department of Defense).

Semi-Annual Project Summary

January-June 2023

PQ Contamination – 1201 Taylor Way

Project MID Nos:	092819, 092839
Authorization:	\$1,482,000
Phase:	Planning
Current Estimate:	\$1,482,000
Cost to Date:	\$1,137,550
Start:	4/1/2007
Schedule Completion:	12/31/2023
Project Manager:	Scott Hooton



Project Status

Schedule: Delayed
Budget: On or Within

Significant Developments/Scope Changes

PQ entered into the Interim Cost Sharing Agreement on March 17, 2016, to complete a Remedial Investigation, Feasibility Study (RI/FS) and draft Cleanup Action Plan (CAP). The collaborative process with PQ has resulted in unforeseen schedule delays and cost increases associated with multiple revisions to workplans and reports.

The RI/FS and CAP were submitted to Ecology in July 2020. Ecology issued an Opinion Letter in November 2020 requesting additional investigation. A Supplemental Sampling and Analytical Plan (SAP) was submitted in December 2021.

The was SAP was ultimately approved by Ecology in August 2022. The field effort was completed during 1Q23.

Project Schedule

The revisions to RI/FS and CAP are expected to be submitted to Ecology in late 3Q23 or early 4Q23.

The timing for Ecology review and comment is currently about six months, which will likely extend the project beyond the 2023 completion date.

Remediation is expected to occur during 2024 or later. It will also be necessary to amend or renegotiate the terms of the Cost Sharing Agreement to offset remediation costs to be incurred by the Port.

Authorization

On 3/17/2016, Commission authorized Port staff to enter into the agreement with PQ to complete the RI/FS and CAP.

An additional authorization of \$50,000 was approved by the Commission on 11/19/20 to respond to Ecology comments.

Additional authorization of \$595,000 was approved by Commission on 2/17/22 to implement the revised Supplemental Sampling and Analytical Plan submitted to Ecology in December 2021. It is noted that Ecology subsequently requested more work in June 2022.

Remediation of remnant contamination will also require additional Commission authorization.

The current authorization is \$1,482,000.

PQ Contamination – 1201 Taylor Way

Scope

The scope of this effort consists of:

- PQ and the Port will collaborate in the completion of the RI/FS and CAP
- PQ will pay 60% and the Port will pay 40% of future shared costs

Project Cost

Staff is evaluating whether the current estimated cost of \$1,482,000 is sufficient to complete the authorized scope of work.

Project costs are partially offset with reimbursements from PQ under the Interim Cost Sharing Agreement; PQ remittances to date total \$721,864.

Risks

Scope of work is subject to change depending on direction from Washington State Department of Ecology. Monies received from PQ are potentially subject to reallocation under the agreement.

External Funding

Grant funding will be pursued if needed and as opportunities arise.

Cost Share: PQ reimburses the Port 60% for consultant, staff, legal and Ecology oversight costs.

Semi-Annual Project Summary

January-June 2023

Alexander Avenue Former Tank Facilities Agreed Order DE-9835

Project MID Nos:	094217, 101312.01
Authorization:	\$2,348,000
Phase:	RI/FS & DCAP
Current Estimate:	\$2,498,000
Cost to Date:	\$2,356,973
Start:	12/3/2007
Schedule Completion:	12/31/2023
Project Manager:	Sarah Weeks



Project Status

Schedule: On or Ahead
Budget: On or Within

Significant Developments/Scope Changes

Negotiations with Ecology over the terms of the draft Cleanup Action Plan (dCAP) have continued over reporting period. We anticipate reaching agreement on final language in Q3 2023

Ecology sent the first draft of the consent decree for cleanup implementation on January 27, 2023. The Port and Occidental Chemical Corporation (Occidental) have responded, we anticipate we will reach agreement with Ecology on final language in Q3 2023.

The Site includes properties owned by the Port and Occidental. The Port and Occidental share consultant and Ecology oversight costs per the terms of the 2013 cooperative agreement, costs are split 60/40 (Port/Mariana). The cooperative agreement expires with the completion of Agreed Order DE 9835 (the Order) commitments, which are nearly done (RI/FS and dCAP).

Staff are discussing a new agreement with Occidental and will brief Commission in executive session in June 2023.

Project Schedule

June 2023 - Port staff will brief Commission on a potential new cooperative agreement with Occidental.

Q3 2023 - Ecology approval of the DCAP anticipated. Agreed Order commitments satisfied. 2013 cooperative agreement with Occidental expires.

Q4 2023 – Port staff will request authorization to enter the consent decree and a new cooperative agreement with Occidental (if negotiated) and begin cleanup implementation. This action could be delayed depending on the status of negotiations for the new cooperative agreement with Occidental.

Authorization

7/10/2013 – Commission Authorization \$626,000
5/27/2014 - Commission Authorization \$1,021,000
12/21/2017 – Commission Authorization \$151,000

Alexander Avenue Former Tank Facilities Agreed Order DE-9835

12/20/2018 – Commission Authorization \$450,000

11/18/2021 – Commission Authorization \$100,000

11/18/2021 – Commission approved grant agreements with the Washington State Department of Ecology for \$2,421,000.

2/31/2023 – Commission Authorization \$150,000

The current authorization is \$2,498,000

Scope

The project scope includes the Order commitments (RI/FS and dCAP), reimbursing Ecology for their oversight costs, and laying the groundwork for cost recovery efforts. Order commitments will be completed upon Ecology approval of the DCAP, preliminary cost recovery research has been completed, environmental counsel is now supporting consent decree negotiation and negotiations for a new cooperative agreement with Occidental.

Project Cost

The estimated project cost is currently \$2,498,000 which will cover the scope tasks presented above. To date Mariana has reimbursed the Port \$566,310 and grant reimbursements of \$620,216 have been received from Ecology, bringing the total net costs to the Port to date to \$1,170,447.

Risks

There is potential for schedule delay due to Port's limited ability to influence Ecology review times and time needed to negotiate a new cooperative agreement with Occidental.

External Funding

This project has received three MTCA Ecology Remedial Action Grants appropriated by the State Legislature; \$150K in the 2018-2019 biennium, \$1.27M in the 2019-2021 biennium, and \$1.15M in the 2021-2023 biennium.

Approximately \$1.9M in additional grant funding remains available to offset future remediation costs.

Cost Share: Mariana is funding 40% of consultant and Ecology oversight costs for the Agreed Order activities.

Semi-Annual Project Summary



January-June 2023

Parcel 1B (Earley Business Center) Cleanup

Project MID Nos:	095208 & 101287.02
Authorization:	\$1,768,000
Phase:	Planning
Current Estimate:	\$6,996,000
Cost to Date:	\$1,634,156
Start:	11/29/2018
Schedule Completion:	12/31/2027
Project Managers:	Sarah Weeks and Stanley Ryter



Project Status

Schedule: Delayed
Budget: Forecast Overrun

Significant Developments/Scope Changes

Ecology submitted a draft addendum to Agreed Order DE 9552 (the Order) and an attached revised scope of work for Port review in December 2023. Port staff responded in Q2 2023. Port staff plan to request Commission authorization for two actions in Q3 2023: (1) enter the revised AO and (2) approve additional project authorization to begin executing the revised scope.

The original Order, executed in 2013, requires site investigation and remedy selection (RI, FS and dCAP). The Order amendment requires a supplemental RI to address project data gaps, a supplemental FS, and an updated draft Cleanup Action Plan.

Project Schedule

Q3 2023 - Request Commission authorization to enter the revised AO and complete next steps: procurement and drafting a supplemental RI work plan.

Once the supplemental RI work plan is complete (anticipated in 2024) Port staff will return to Commission to request authorization to complete the field investigation and deliver the supplemental RI report.

Authorization

Pre 2013 – Previous Actions \$510,000

1/27/2013 – Commission Authorization original \$400,000 (adjusted amount) \$270,000

5/5/2014 – Commission Authorization \$658,000

11/29/2018 – Commission Authorization \$230,000

9/17/2020 – Commission Authorization \$100,000

The current authorization is \$1,768,000.

Parcel 1B (Earley Business Center) Cleanup

9/17/2020 – Commission Authorization to enter into a grant agreement with the Washington State Department of Ecology for \$1,548,000

Scope

The revised scope of work is to complete a supplemental RI to address project data gaps, a supplemental FS, and an updated draft Cleanup Action Plan. And continue cost recovery efforts.

Project Cost

Project costs to date are \$1,634,156. To date, grant reimbursements come to \$500,844, bringing the total net costs to the Port to \$11,133,312.

Total project costs, \$6,996,000, are inclusive of remediation construction, which is currently estimated at \$4,633,000, a high-level estimate based on the 2018 draft cleanup action plan. This estimate will be updated with the revised cleanup action plan.

Risks

If the Port were to refuse Ecology's request to amend the Order, Ecology could issue an Enforcement Order.

External Funding

This project has received three MTCA Ecology Remedial Action Grants appropriated by the State Legislature; \$300K in the 2012-2013 biennium, \$150K in the 2018-2019 biennium, and \$1.55M in the 2019-2021 biennium.

Reimbursements for the 2013 and 2019 awards have been received in full (\$450K), a reimbursement request for past costs under the 2019-2021 grant agreement was submitted in Q4

2021 for \$50,297.22, bringing total grant reimbursements to \$500,843.87. \$1.5M remains in grant funding for eligible past costs and future costs.

Cost Share: None.

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January-June 2023

Arkema RI/FS/CAP Agreed Order DE-5668 2901 & 2920 Taylor Way

Project MID No:	096201
Authorization:	\$5,763,794
Phase:	Planning
Current Estimate:	\$5,763,794
Cost to Date:	\$5,587,590
Start:	5/31/2007
Schedule Completion:	12/31/2023
Project Manager:	Scott Hooton



Project Status

Schedule: On or Ahead
Budget: On or Within

Significant Developments/Scope Changes

Delivered a draft Feasibility Study (FS) to Ecology in April 2021. The FS evaluated seven different remedial alternatives with estimated future costs ranging from \$11M to \$196M. The estimated future cost of the recommended alternative (hot-spot soil removal, capping, institutional controls, and monitoring) is \$26M. The restoration timeframes (a MTCA remedy selection criteria) for each remedial alternative is inordinately long compared to most MTCA cleanups (thousands of years to meet groundwater criteria throughout the site).

Ecology's August 2021 response to the FS raised concerns about the mass of arsenic in the subsurface and migration pathway to surface water. Ecology also requested the evaluation of an additional alternative that removes, treats, or contains more soil mass to reduce sources of arsenic to surface water and groundwater.

Port staff met with Ecology's Toxics Cleanup Program staff and management in October 2021 to discuss an approach that would accelerate the redevelopment of less contaminated portions of the property for NWSA operations while also installing a containment cell around the most highly contaminated areas of the property as an interim action. With this approach, the FS would be completed in parallel with the interim action and would be structured as a series of contingencies (e.g., additional soil removal within the containment area) based on groundwater monitoring results from wells adjacent to the Hylebos Waterway.

Port staff received Commission authorization for the engineering design of the interim actions in early 2022. This effort is managed by Engineering (with substantial Environmental support) as a separate project and is described under the Semi-Annual Project Summary for MID 101585.01

Port staff will seek additional Commission authorization for additional work to address Ecology's FS concerns and support interim action design in early 2H2023.

Arkema RI/FS/CAP Agreed Order DE-5668 2901 & 2920 Taylor Way

Project Schedule

The final FS and Draft Cleanup Action Plan (DCAP) will be developed in parallel with the implementation of interim actions and will most likely be submitted to Ecology during 2023.

Authorization

Commission authorized a Professional Services Agreement increase for a revised total of \$1,547,434 in January 2008.

Commission authorized staff to enter Ecology Agreed Order DE-5668 in May 2011.

Commission authorized a Professional Services Agreement increase in the amount of \$598,500 in November 2012.

Commission provided project authorization in the amount of \$1,294,807 in March 2014.

Commission increased project authorization in August 2017 by \$2,323,053.

In November 2020, the Commission approved re-programming previously authorized funding to complete the draft FS. Further work to finalize the FS and DACP will require additional reprogramming of previously authorized funding or additional funding.

No new authorizations in this reporting period. The current authorization is \$5,763,794.

Scope

The remaining scope of this effort is anticipated to include:

- Additional assessment of the mass of arsenic in the subsurface and migration pathway to surface water.
- Revise and resubmit the FS Report to address Ecology's concerns.

Project Cost

Estimated project cost is currently \$5,763,794 which is not expected to be enough to complete the RI/FS/CAP.

Risks

Selection of a cost-effective remedial approach that is compatible with an undefined future industrial land use.

External Funding

Source: MTCA grant funding – Ecology's Remedial Action Grant Program

Value: \$3,115,807

Port Match: \$3,115,807

Status: Reimbursements of \$2,431,610 have been received to date.

Cost Share: None.

January-June 2023

Parcel 91 Cleanup Investigation and Cost Recovery

Project MID Nos:	101042.01, 101042.02
Authorization:	\$1,530,000
Phase:	Planning
Current Estimate:	\$1,530,000
Cost to Date:	\$1,411,560
Start:	2/1/2016
Schedule Completion:	12/31/2024
Project Manager:	Rob Healy



Project Status

Schedule: On or Ahead
Budget: On or Within

Significant Developments/Scope Changes

In November 2021, the Port received an additional \$7.2M from Pfizer to complete a final settlement, whereby the Port released Pfizer from future environmental claims. In December 2021, Commission authorized execution of an Agreed Order with Ecology to complete a cleanup action plan for the former Sound Mattress Site. Commission also authorized reprogramming the remaining authorized funds to begin preliminary work needed to develop the cleanup action.

Project Schedule

A consultant was procured to develop a conceptual site model and prepare a remedial investigation work plan. The CSM has been submitted to Ecology and the RI work plan is being drafted.

Ecology approval of the work plan is anticipated in 3Q 2023. Staff anticipates returning to Commission for additional authorization in Q3 or Q4 2023, once future project costs are available.

Authorization

1/26/2016 – Executive Authorization of \$125,000

8/3/2016 – Executive Authorization of \$135,000

2/17/2017 – Commission Authorization of \$1,270,000

5/17/2018 – Commission Authorization for Settlement with Sound Mattress and Wyeth

8/19/2021 – Commission Authorization for Final Settlement with Wyeth

12/16/2021 – Commission Authorization for Agreed Order with Ecology to complete a cleanup action plan.

The current authorization is \$1,530,000.

Scope

The authorized scope of work including anticipated staff, consulting, and legal time to litigate the claim is complete. The preliminary work needed to

Parcel 91 Cleanup Investigation and Cost Recovery

complete a cleanup action plan for the Site was authorized is underway. Future remediation actions are not currently estimable.

Project Cost

The estimated cost is \$1,530,000 with \$1,411,560 spent for litigation preparation, mediation, final settlement execution, Ecology engagement, and preliminary cleanup action planning.

Risks

Ecology is requiring additional investigation activities for the site. However, the details of those investigation activities have not been finalized. This could affect the project scope, schedule, and budget, and has the potential to delay future property redevelopment.

External Funding

Grant funding will be pursued if needed and as opportunities arise.

Cost Share: None.

Final settlements with former property owners, Sound Mattress and Pfizer, total \$12.1M. This less the PCB Building demolition claim and project costs to date, leaves approximately \$8.6M to complete the cleanup action plan and implement the remedy.

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Taylor Way & Alexander Ave Fill Area (TWAAFA)

Project MID No:	101082.01
Authorization:	\$1,667,000
Phase:	Planning
Current Estimate:	\$1,667,000
Cost to Date:	\$1,219,183
Start:	4/10/2017
Schedule Completion:	12/31/2023
Project Manager:	Scott Hooton



Project Status

Schedule: On or Ahead
Budget: On or Within

Significant Developments/Scope Changes

Support marketing efforts for a 30.48-acre multi-parcel property (Port Parcels 6, 65, 102, 114, 116, and 117) for redevelopment. This project also stemmed from Ecology requirements to investigate Parcels 95, 111, and 117 for hazardous substances in soil and groundwater under an Agreed Order (AO) with three other Potentially Liable Parties (PLPs) – General Metals of Tacoma, Occidental Chemical Corporation, and Burlington Environmental.

The parties were unable to agree to implementation terms with the other PLPs because there is no compelling legal basis for the Port to investigate and remediate an abandoned dangerous waste facility and illegal landfill to which the Port has no connection. In 2020, the other PLPs entered an agreed order and an enforcement order was issued to the Port. The Port has performed all the Ecology-required work on Port property.

Port staff briefed Commission on a litigation strategy to pursue cost recovery against certain TWAAFA PLPs in October 2022 and February 2023. Burlington Environmental subsequently agreed to mediate costs incurred at Port Parcel 111; mediation is expected to be scheduled in October.

Project Schedule

The current Scope of work is expected to be completed by the end of 2023. During 2H23 Ecology will begin discussions to determine what additional data need to be collected to complete the RI/FS.

Authorization

4/10/2017 – Executive Authorization for \$100,000.
3/13/2018 – Executive Authorization for \$150,000.
7/18/2019 – Commission Authorization for \$212,000 for a revised total of \$462,000.
1/19/2020 – Commission Authorization for \$75,000 for a revised total of \$537,000.
3/18/2021 – Commission Authorization for \$830,000 for a revised total of \$1,367,000.

Taylor Way & Alexander Ave Fill Area (TWAAFA)

3/21/2023 – Commission Authorization for \$300,000 for a revised total of \$1,667,000.

The current authorization is \$1,667,000.

Scope

The scope of work for this project includes:

- Facilitate execution of a long-term lease agreement at Port Parcel 95 at 1514 Taylor Way by entering an Agreed Order with Ecology for implementation of an Interim Action Plan by Avenue 55 during property redevelopment in 2017. Commission authorized entry into the Agreed Order on June 15, 2017. The property has since been redeveloped as a warehouse under a 50-year lease agreement.
- Negotiate and execute a Joint Defense, Common Interest Agreement and Cost Sharing Agreement for Pre-Agreed Order Actions between the Port, General Metals of Tacoma (GMT), Occidental Chemical Company (Occidental) and Stericycle Environmental Solutions (Stericycle). The 2017 agreement was cancelled in 2021 after the parties could not conclude an implementation agreement.
- Negotiate an Agreed Order between Ecology, the Port, GMT, Occidental, and Stericycle to prepare a remedial investigation/feasibility study (RI/FS) and draft Cleanup Action Plan (DCAP).
- Complete a Pre-Agreed Order Data Gaps Work Plan (Work Plan). The Work Plan has been approved by Ecology and incorporated into the Agreed Order signed by the other PLPs and the Enforcement Order issued to the Port. The work will be completed in 2023.

- Implementation of Work Plan portions relevant to Parcel 117 during 2019 and 2020. The work confirmed that there are no hazardous substances present at actionable concentrations in the soil.
- Develop and implement an investigation of remnant petroleum vapors from the adjacent Burlington Environmental dangerous waste facility into Port buildings at 1801 Taylor Way. Replace monitoring wells at 1514 Taylor Way. Begin regular sampling of monitoring wells on Port-owned property.
- Ongoing coordination with other TWAAFA PLPs.
- Completed a litigation strategy memorandum by the Port's outside counsel and briefed Commission in executive session in October 2022 and February 2023.
- Issued a demand letter to Burlington Environmental in December 2022. Prepare a mediation agreement, select a mediator, and mediate costs incurred at Parcel 111 with Burlington Environmental this coming October.

Project Cost

Estimated cost is currently \$1,667,000, which includes contingency to implement work required under the Enforcement Order on Port-owned property alone.

Risks

The Port has been named in an enforcement order and is potentially subject to future penalties. The resolution of potential remediation requirements may complicate and delay property redevelopment.

Taylor Way & Alexander Ave Fill Area (TWAAFA)

External Funding

Grant funding will be pursued if needed and as opportunities arise.

Cost Share: None.

Semi-Annual Project Summary

January-June 2023

Cleanup Action Plan – former USG Rock Wool Plant

Project MID Nos:	101227.01, 096242
Authorization:	\$488,000
Phase:	RI/FS
Current Estimate:	\$488,000
Cost to Date:	\$421,901
Start:	2/11/2016
Schedule Completion:	12/31/2023
Project Manager:	Scott Hooton



Project Status

Schedule: Delayed
Budget: On or Within

Significant Developments/Scope Changes

The 2301 Taylor Way property is subject to an Ecology order requiring the development of a Remedial Investigation, Feasibility Study (RI/FS) and Cleanup Action Plan (CAP). The Potential Liable Parties named in the order are the former owner who contaminated the property (US Gypsum (USG)) and the Port. The Port is indemnified for USG's contamination, as provided in the purchase and sale agreement.

USG and the Port have been unable to resolve a dispute for responsibility for contamination on adjacent Port-owned property (North Boundary of the Arkema Manufacturing Area). In 2013, the Port and USG agreed to a functional boundary to differentiate areas to be addressed in the respective feasibility studies required under the USG and Arkema agreed orders.

A 2017 allocation report prepared on behalf of Port counsel concluded that USG wastes located on the adjacent Port-owned property trigger MTCA remediation requirements and support an indemnification claim under the purchase and sale agreement.

In May of 2020, Port staff requested that Ecology revisit the framework of the 2013 "functional boundary" coinciding with the property boundary, and to incorporate a focused feasibility study for the NBA within the USG FS. In January 2021, Ecology determined that it is in the best interest in moving the USG cleanup forward to incorporate the NBA under the USG order.

Ecology issued comments to the draft CAP by USG in July and December. Ecology issued comments to the Port's focused feasibility study in July and November. The Port will responded to Ecology comments to both deliverables in early 2023.

Future Commission authorization will be required to perform any remediation and pursue cost recovery.

Cleanup Action Plan – former USG Rock Wool Plant

Project Schedule

Staff expects Ecology to approve USG’s CAP and the Port’s focused feasibility study during 2023.

Project complete December 31, 2023; delayed from original date of December 31, 2021.

Authorization

Commission authorized funding of \$338,000 when this project was approved in March 2014.

Additional funding of \$150,000 was approved by Commission in January 2018.

No new authorizations in this reporting period.

The current authorization is \$488,000.

Scope

The scope of work includes:

- Technical review of ongoing USG deliverables
- Legal Support
- Allocation Report
- Staff Time & Consultant Support
- Consultations with Department of Ecology

Project Cost

The estimated project cost is currently \$488,000 to cover the above scope.

Risks

Compatibility of the selected cleanup action with current land use (subject to a long-term lease expiring in 2054).

Long-term operation and maintenance costs associated with USGs selected remedy and management of USG remnant contamination.

External Funding

While the Port was indemnified by the seller (Thermafiber) for contamination caused by USG, the Port’s requests for reimbursement have not been resolved.

Cost Share: None

Semi-Annual Project Summary

January-June 2023

Port of Tacoma Off-Dock Container Support Facility

Project MID No:	101241.01
Authorization:	\$40,350,000
Phase:	Design
Current Estimate:	\$54,008,000
Cost to Date:	\$1,725,477
Start:	1/5/2018
Schedule Completion:	9/30/2024
Project Manager:	Norman Gilbert



Project Status

Schedule: On or Ahead
Budget: On or Within

Significant Developments/Scope Changes

- Permit applications for the wetland fill approval were submitted in October 2021 and are still under review.
- The Port has been awarded state and federal grant money to apply to this project. The federal money triggered the need for a NEPA environmental assessment. The Port received a Finding of No Significant Impact (FONSI) on 01/21/23.
- The City of Tacoma has provided the scope of frontage improvements that will be needed as part of permit approval. The design is complete for these improvements and the Work Order permit is being applied for.

- The City of Tacoma approved the Land Use permit for the project on 04/18/23. Which allows for the Port to apply for Site Development permit.
- Port Commission accepted the three grants and authorized construction at the 05/23/23 meeting.

Project Schedule

The Federal permit to fill the wetlands on the site has been the longest lead item and is nearing completion after approximately 20 months. Local construction permits are under application and expected to be issued in July/August. Project bidding is anticipated in late August with construction starting shortly after. Project completion is anticipated for late September 2024.

Authorization

05/23/2023 – Commission approved \$38,350,000 for a revised total of \$40,350,000.

The current authorization is \$40,350,000.

Port of Tacoma Off-Dock Container Support Facility

Scope

The overall project includes the following:

- Design, permit and construct a facility capable of supporting off-dock cargo operations and logistics.

Project Cost

- The estimated cost of the Design for this project is \$2,000,000.
- The estimated budget for this project is \$54,008,000 including the cost of wetland mitigation for the site development.
- The current Capital Investment Plan (CIP) allocates \$35,810,000 for this project.
- The budget will be updated during the 2024 budget process.

Risks

- Not receiving necessary permits on time delaying the project going out to bid.
- Constructing the underground portion of the project during the wet seasons causing the native backfill to be unsuitable. Requiring soil export and backfill import.
- Site operator significantly changes the layout or use of the site causing redesign and permit modifications.
- Cost increases in labor, equipment, and materials.

External Funding

The Port is actively working to finalize the grant funding for this project.

Source: **2021 MARAD Port Infrastructure Development Program (PIDP)**

Value: \$15.73M

Local Match: \$~33.428M

Status: Executed on 05/25/23

Source: **Washington State Department of Ecology – 2023 Water Quality Funding**

Value: \$2.00M

Port Match: \$0.667M

Status: Notified of award; grant agreement in process, expected Q2 2023

Source: **Washington State Supplemental Capital Budget allocation; Department of Commerce Grant**

Value: \$1.95M

Port Match: \$0

Status: Notified of award; grant agreement in process, expected Q2 2023

Semi-Annual Project Summary

January-June 2023

Parcel 103 Steam Plant Property Cleanup

Project MID Nos:	098075, 101243.01, 101243.02
Authorization:	\$955,000
Phase:	RI/FS
Current Estimate:	\$955,000
Cost to Date:	\$927,533
Start:	2/12/2016
Schedule Completion:	12/31/2025
Project Manager:	Sarah Weeks



Project Status

Schedule: On or Ahead
Budget: On or Within

Significant Developments/Scope Changes

The Site has been enrolled in the Voluntary Cleanup Program (VCP) and the Remedial Investigation/Feasibility Study Work Plan was submitted for Ecology review in September 2022. Ecology responded with an opinion letter in May 2023. The Work Plan is being revised in response to Ecology comments.

The Port and Tacoma Power are cooperating on the project per the terms of the settlement and cost-sharing agreement. It is still the parties' intent to transfer the project from VCP to TCP (Toxic Cleanup Plan) and enter an Agreed Order for the proceeding tasks (RI field work and reporting, FS, and drafting a cleanup action plan).

If Ecology continues to lack the personnel in TCP, the parties will move forward with the

investigation, but cleanup implementation will not begin without an Agreed Order with Ecology.

Project Schedule

Q3 2023 - Port staff will request Commission authorization to implement the revised Work Plan.

Authorization

5/20/2010 Prior Project Authorization \$427,000

3/10/2015 Commission Authorization \$298,000

10/15/2020 Commission Authorization \$30,000

8/19/2021 – Commission Authorization \$200,000

The current authorization is \$955,000.

Scope

Current authorization: Complete the RI work plan. The project scope will be updated in the next semi-annual report after Commission authorizes next steps.

Parcel 103 Steam Plant Property Cleanup

Project Cost

Currently, \$27,467 remains in the project budget.

Cost-share payments to date from Tacoma Power total \$185,356 (84% of consultant and Ecology oversight costs).

Tacoma Power previously reimbursed the Port for past investigation costs per the terms of the settlement agreement in the amount of \$661,263 (payment received in December 2020), bringing total reimbursements to date to \$804,727. The cost of future project tasks are not currently estimable.

Risks

Transferring of the project from VCP to TCP will include assignment of new Ecology project manager. Staff changes result in inefficiencies and re-work as new staff get up to date, frequently new staff provide different feedback than previous staff.

External Funding

No grant funding is anticipated for this phase of the project. In the event Ecology allows for an Agreed Order, MTCA grant funding would be pursued.

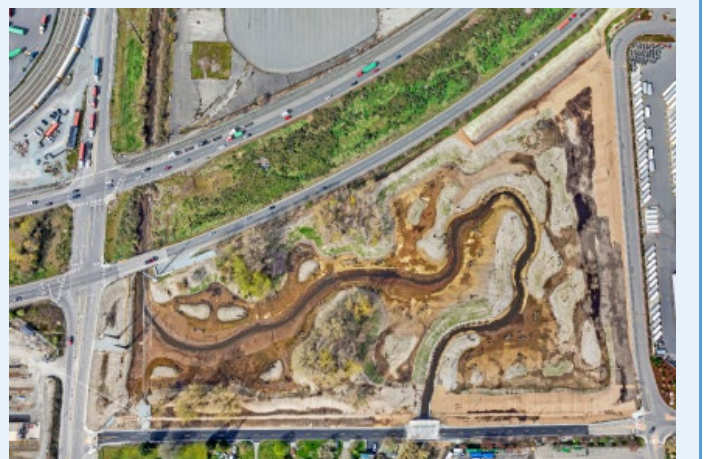
Cost Share: TPU reimburses the Port 84% for consultant and Ecology oversight costs per the terms of the settlement and cost sharing agreement.

Semi-Annual Project Summary

January-June 2023

Lower Wapato Creek Habitat

Project MID No:	101449.01, 092861
Authorization:	\$16,395,000
Phase:	Construction
Current Estimate:	\$15,800,000*
Cost to Date:	\$13,857,825
Start:	12/19/2019
Schedule Completion:	12/31/2024
Project Manager:	David Myers



* Excludes \$591,026 spent in 2014

Project Status

Schedule:	On or Ahead
Budget:	On or Within

Significant Developments/Scope Changes

Phase 1 of the project is complete and Final Completion has been issued to KLB Construction.

Phases 2 is complete.

Phase 3 is currently in construction.

Project Schedule

Activity	Completion Date
Awarded design contract	Nov 2019
Validated design & Submitted Permit Applications	May 2020
Steel Power Pole Purchase Order	Jan 2021
Permit approval and Bidding	May/June 2021
Construction Ph I – Grading	May 2022
Construction Ph II – Landscaping	Mar 2023
Maint. & Establishment - Ph III	Dec 2024
Monitoring and Stewardship	Dec 2033

Project Authorization for Phase 1 construction occurred in January 2021. Project Authorization for Phase 2 construction occurred in May 2022. Phase 2-Landscaping was completed in March 2023.

Authorization

9/26/2019 – Commission approved \$525,000 for a total authorization of \$1,125,000 (includes \$591,026 previously spent design funds)

7/16/2020 – Commission approved \$800,000 for a total authorization of \$1,925,000

1/21/2021 – Commission approved \$12,170,000 for a total authorization of \$14,095,000

5/19/2022 – Commission approved \$2,300,000 for a total authorization of \$16,395,000

The current authorization is \$16,395,000

Scope

The scope of work for this phase includes:

- Validation of previous design documents and related reports – **Complete**
- Review of additional collected data and incorporation of Tribal comments – **Complete**

Lower Wapato Creek Habitat

- Additional monitoring and modeling of groundwater and salinity – **Complete**
- Design and permit steel monopoles – **Complete**
- Design and permit bridge and site – **Complete**
- Finalize design and permitting – **Complete**
- Construction Phase 1 – **Complete**
- Bidding of Phases 2 & 3 - **Complete**
- Construct Phases 2 & 3
 - Perimeter fence - **Complete**
 - Irrigation system - **Complete**
 - Planting – **Complete**
 - Landscape Maintenance - **Ongoing**
- Monitoring and stewardship – *scheduled for completion December 2033*

Project Cost

The total previously spent on design and permitting in 2014 was \$591,026 and is being tracked with the new project costs. The table below provides the updated project costs and estimates.

2014 Design and permitting	\$591,000
Design and staff	\$4,091,000
Construction Phase I	\$9,202,000
Construction Phases II & III	\$2,511,000
Estimated Project Total	\$16,395,000

Monitoring and Stewardship in years 2023-2033 will be tracked under separate project numbers and have an estimated budget of \$250,000.

Risks

Warmer and dryer conditions have warranted start-up of the irrigation system sooner than expected. Additional irrigation operation could impact the budget for water.

External Funding

No external funding is associated with this project.

Semi-Annual Project Summary

January-June 2023

Parcel 40 Environmental Cleanup

Project MID Nos:	101486.01 (Investigation) 101486.02 (Vapor Mitigation) 101486.03¹ (Insurance Recovery)
Authorization:	\$1,274,000
Phase:	Construction and Planning
Current Estimate:	\$1,274,000
Cost to Date:	\$492,383
Start:	3/16/2020
Schedule Completion:	12/31/2030
Project Managers:	Elly Bulega and Sarah Weeks



Project Status

Schedule: On or Ahead
Budget: On or Within

Significant Developments/Scope Changes

Environmental cleanup is required at Parcel 40 (West Sitcum Terminal). An interim action, installation of a vapor intrusion (VI) mitigation system in Building 600 was completed in 2022. The first annual inspection was completed in Q2 2023, the system is in good shape and operating per the design. Building 600 is currently occupied by SSA Marine and is used for marine terminal equipment maintenance. SSA Marine, has been kept abreast of

sampling results and project development. The VI mitigation system is an interim action, and a complete site investigation will be necessary to select the appropriate cleanup action.

The Port has contracted an insurance archaeologist and an insurance coverage attorney to explore funding the investigation with historical insurance policies. A notice of tender was sent to the carriers in October 2021. The responses from the carriers thus far have not resulted in coverage for the investigation or reimbursement for the vapor mitigation system.

¹ Both the insurance archaeologist and insurance coverage attorney work on a contingency fee of 10% that will only be paid if funds are recovered. If funds are recovered payments will be made as insurance recovery is accrued, up to a cap of \$300,000 for each party.

Parcel 40 Environmental Cleanup

Project Schedule

Completing the environmental investigation and implementing a cleanup could take up to 10 years. Ecology is aware of the issues at the Site, but this is not an agency priority.

Authorization

3/16/2020 – Initial project authorization of \$30,000

5/21/2020 – Executive authorization of \$130,000

10/5/2020 – Executive authorization of \$128,000

3/18/2021 – Commission Authorization of \$316,000

5/5/2021 – Commission Authorization of \$670,000

The current authorization is \$1,274,000

Scope

Vapor Mitigation System (Interim Action):
Completed in 2022.

Insurance Cost Recovery: Fund the investigation via historical insurance coverage.

1. Obtain a coverage opinion from the insurance coverage attorney (completed Q3 2021).
2. Tender claims to carriers (completed Q4 2021).
3. If the Port decides to proceed based on available coverage, procure an environmental consultant to complete the RIFS and CAP.

Project Cost

Project costs are estimated at \$1,274,000 and will cover the scope tasks presented above:

- Preliminary Investigation and Insurance Recovery = \$830,000
- VI Mitigation (Interim Action) = \$444,000 (actual cost = \$335,680)

Complete investigation and cleanup costs are not currently estimable.

Risks

If site cleanup is not completed the vapor mitigation system may have to be operated and maintained for decades.

If funding the investigation with historical insurance is not successful, the Port of Tacoma will bear the expense of the investigation until cost recovery can be pursued from the other PLPs.

External Funding

Grant funding will be pursued if needed and as opportunities arise. Insurance recoveries are being pursued.

Cost Share: None.

Semi-Annual Project Summary

January-June 2023

Fabulich Center Lighting Upgrade – Floors 3 & 4

Project MID No:	101530.01
Authorization:	\$545,000
Phase:	Construction
Current Estimate:	\$490,000
Cost to Date:	\$482,094
Start:	4/21/2022
Schedule Completion:	4/7/2023
Project Manager:	Norman Gilbert



Project Status

Schedule: Delayed
Budget: On or Within

Significant Developments/Scope Changes

THIS IS THE FINAL REPORT

Additional fixtures added through change order experienced delays in delivery which pushed project completion out to April 2023.

The project is now complete.

Project Schedule

Advertise for Bid	May 11, 2022
Open Bids	June 7, 2022
Notice of Award	June 8, 2022
Substantial Completion	March 21, 2023

Authorization

No new authorizations during this period.

The current authorization is \$545,000.

Scope

Scope of Project:

- Replace existing fluorescent light fixtures with LED fixtures on floors 3 & 4
- Install new lighting control system on floors 3 & 4
- Retain some existing light fixtures for parts on other floors
- Project and construction management.

Project Cost

The estimated project cost is \$490,000.

The current authorization is \$545,000.

Risks

- No risk as project is now complete.

External Funding

No external funding for this project.

Semi-Annual Project Summary

January-June 2023

Parcel 15 (Portac) Cleanup Phase 1

Project MID No:	101531.01
Authorization:	\$4,665,500
Phase:	Design
Current Estimate:	\$4,665,500
Cost to Date:	\$3,833,847
Start:	2/3/2021
Schedule Completion:	6/19/2023
Project Manager:	Norman Gilbert



Project Status

Schedule: Delayed
Budget: On or Within

Significant Developments/Scope Changes

- The installation of the Permeable Reactive Barrier (PRB) is complete.
- Installation of the cure-in-place pipe lining, stormwater modifications and tidal check valves has been completed.
- Re-installation of the auto security fence is underway and anticipated to be complete by June 16th.
- The consultant is in the process of completing the Completion Report which should be finished in July.
- Staff is investigating a potential claim against the design consultant due to required re-work.

Project Schedule

The project experienced further delay than reported on the previous period due to delays in delivery of the tidal check valves.

Now that those have been installed construction can now be completed.

Authorization

No new authorizations during this period.

The current authorization is \$4,665,500.

Scope

- Develop an engineering design report, including supporting plans – Compliance Monitoring and Contingency Response Plan (CMCRP), Contaminated Media Management Plan (CMMP), and an Operational Monitoring and Maintenance Plan (OMMP) for the existing cap.
- Design and permitting.
- Construction of the permeable reactive barrier and storm drain improvements.
- Development of a Completion Report.
- Contingent remedy components will be evaluated during design but will not be constructed under this project.

Parcel 15 (Portac) Cleanup Phase 1

Project Cost

The estimated project cost is \$4,665,500.

The current authorization is \$4,665,500.

Risks

- No further risks as the only construction remaining is to re-install the fence.

External Funding

Source: Department of Ecology Toxics Cleanup Remedial Action Grant

Value: \$2,000,000

Port Match: \$1,000,000 (50% Match)

Status: Awarded

Cost Share: None.

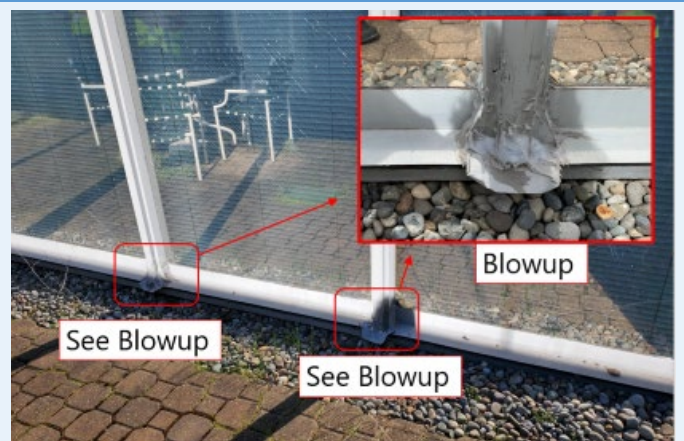
However, a 2018 settlement of \$8.6M from the previous tenant will be applied to offset project costs.

Semi-Annual Project Summary

January-June 2023

Building #326 Window Replacement, Partition Bracing, and Isolated Siding Painting

Project MID No:	101532.01
Authorization:	\$440,000
Phase:	Completed
Current Estimate:	\$294,800
Cost to Date:	\$294,800
Start:	3/31/2022
Schedule Completion:	1/13/2023
Project Manager:	Brett Ozolin



Project Status

Schedule: Delayed
Budget: On or Within

Significant Developments/Scope Changes

THIS IS THE FINAL REPORT

Longer lead times on doors and glass led to missed project delivery dates. While the overall schedule of this project was significantly extended beyond the original proposal, all work is complete and under requested budget. Contractor completed work without disturbing asbestos containing materials, resulting in significant cost savings.

Project Schedule

Advertise for Bid	March 22, 2022
Open Bids	April 14, 2022
Notice of Award	May, 2022
Substantial Completion	February 2023
Final Completion	March 2023

Authorization

3/22/2021 – executive authorization for \$92,257.

10/21/2021 – Commission approved \$347,743 for a revised total of \$440,000.

The current authorization is \$440,000.

Scope

The scope of project includes:

- Architectural Consultant Time for Scoping, Final Design and Construction Support for contract Drawings and Specifications
- Environmental Consultant Time for ACM Inspections, Final Design and Construction Support to provide and review contract Abatement Drawings and Specifications
- Port staff time for Scoping, ACM Inspections, Final Design and Construction
- Construction Permitting and Inspections

Construction:

- Replacement of approximately 640 SF of existing courtyard glazing and sliding glass

Building #326 Window Replacement, Partition Bracing, and Isolated Siding Painting

doors with new energy code compliant storefront glazing (+/- 80 lineal feet at 8'-0" high):

- Includes demolition and disposal of existing courtyard glazing, wood stops and related carpentry to be replaced
- Includes new sheet metal flashing, miscellaneous carpentry, joint sealants, patch and repair of existing drywall
- Existing sliding glass doors to be replaced with new operable glazing
- Installation of new seismic bracing along approximately 1,100 lineal feet of existing interior partition walls (+/- 270 locations)
- Approximately 880 square feet of corrosion repair and new exterior paint along lower 24" of existing exterior metal wall panels
- Select repair and replacement of up to 50 broken/stained ceiling tiles

Project Cost

The current estimated project cost is \$295,000.

The current project authorization is \$440,000.

Risks

Project is complete.

External Funding

No external funding is associated with, or will be pursued for, this project.



Figure 1 - Before construction, old leaky wood-trimmed windows and doors



Figure 2 - After construction, new sealed aluminum storefront window system

Semi-Annual Project Summary

January-June 2023

Arkema Manufacturing Area Interim Action

Project MID No:	101585.01
Authorization:	\$320,000
Phase:	Preliminary Design
Current Estimate:	\$320,000
Cost to Date:	\$237,000
Start:	4/21/2022
Schedule Completion:	4/28/2023
Project Manager:	Brett Ozolin



Project Status

Schedule: Delayed
Budget: On or Within

Significant Developments/Scope Changes

This project is associated with the larger body of work described in the semi-annual project summary for the Arkema RI/FS/CAP Agreed Order DE-5668, 2901 and 2920 Taylor Way.

Task 1: Low Permeability Wall Basis of Design (BOD) Report is complete.

Task 2: Alternatives Assessment for 24-Acre Capping and Redevelopment is complete. The project team presented redevelopment alternative concepts and costs to stakeholders. No redevelopment sponsor was identified during the presentation.

Task 3: Work Plan for BOD and 24-Acre Capping and Redevelopment (Task 1 and Task 2) is complete and was submitted to Ecology in May of 2023. Ecology is in the process of reviewing and commenting on the work plan.

Project Schedule

Preliminary design is complete. The deliverables schedule increased by approximately one month since the previous semi-annual report. The updated schedule is shown below.

Design Contract Award	July 2022
Design Contract Draft Deliverables	March 2023
Design Contract Final Deliverables	April 2023

Final design for the interim action will occur in 2023 with construction taking place in 2024-2025. Additional authorization and schedule updates will be provided to commission pending Ecology review comments. Updated project scope, schedule and budget are anticipated to be submitted and/or requested from commission in July or August of 2023.

Authorization

4/21/2022 – Commission approved \$320,000.

The current authorization is \$320,000.

Scope

- Task 1: Low Permeability Wall Basis of Design (BOD) Report

Arkema Manufacturing Area Interim Action

- Task 2: Alternatives Assessment for 24-Acre Capping and Redevelopment
- Task 3: Work Plan for BOD and 24-Acre Capping and Redevelopment (Task 1 and Task 2)

Final Design and Construction are not part of the current project authorization.

Project Cost

The estimated cost for the preliminary design is \$320,000. These expenditures are reimbursable under the MTCA grants described in the semi-annual project summary for the Arkema RI/FS/CAP Agreed Order DE-5668, 2901 and 2920 Taylor Way.

Cost for Final Design and Construction will be estimated as part of the preliminary design later this year. Remaining preliminary design authorization will be rolled into design pending commission approval.

Risks

The preliminary design is complete, and no notable risks remain to current schedule or budget. The Washington Department of Ecology may provide substantive comments or direction on the preliminary plan, but any comment or directive will be addressed in the project design phase.

External Funding

Source: MTCA grant funding – Ecology's Remedial Action Grant Program

Additional MTCA grant funding of \$2M was received for the Arkema RI/FS/CAP Agreed Order DE-5668. A portion of this may be applied to this effort after existing grant dollars are expended.

Cost Share: None.

Semi-Annual Project Summary

January-June 2023

Building Demolition Program

Project MID No/Nos:	101586.01 101587.01 101588.01 101589.01 101590.01
Authorization:	\$3,381,000
Phase:	Design
Current Estimate:	\$3,381,000
Cost to Date:	\$296,570
Start:	3/1/2022
Schedule Completion:	11/16/2023
Project Manager:	Elly Bulega



Project Status

Schedule: Delayed
Budget: On or Within

Significant Developments/Scope Changes

The project has been delayed by more than four months due to permitting issues. The City of Tacoma (City) initially required the Port of Tacoma to install an enhanced stormwater treatment system at the 2302 Ross way and 2202 Port of Tacoma Rd sites. It took four months for the City and the Port to come to an agreement that an enhanced treatment system was not required by Code. The City reversed its stance and is now requiring enhanced treatment. The Port is pushing back that treatment should not be required at all on these sites according to code.

The Port has asked for the directors of the two organizations to meet and discuss the issue.

The Port currently doesn't have the required site development permits to perform any site work. Port staff is proceeding with building demolitions only. Site work will be performed at a later date once the site development issues have been resolved.

The bids opened June 7th, 2023, and the low bidder was \$1,644,300 below the Engineer's estimate. If enhanced treatment ends up being needed for the project, there are enough funds in the budget to install the required system.

Building Demolition Program

Project Schedule

Currently the project is delayed from its original completion date of December 2022, and is on track for finishing November 2023.

Bids Opened	June 7, 2023
Notice of Award	June 8, 2023
Substantial Completion	October 16, 2023
Final Completion	November 16, 2023

Authorization

8/18/2022 – Commission approved \$3,041,000 for a revised total of \$3,381,000.

The current authorization is \$3,381,000.

Scope

Location	Scope
2220 E 11th St (MID 101586.01)	Demolish approximately 4,500-SF of buildings to provide 0.59 acres of leasable yard space.
2302 Ross Way (MID 101587.01)	Demolish approximately 45,000-SF of buildings to provide 1.2 acres of leasable yard space
1110 Alexander (MID 101588.01)	Demolish a 4,000-SF building to provide 1 acre of leasable yard space

2202 Port of Tacoma Rd (MID 101589.01)	Demolish approximately 45,000-SF of buildings to provide 1.65 acres of leasable yard space.
2144 Port of Tacoma Rd (MID 101590.01)	

Project Cost

The project will be completed within the current estimate as presented to Commission on 8/18/22.

Location	MID	Cost to Date
Demo at 2220 E11th	101586.01	\$ 50,731
Demo at 2302 Ross Way	101587.01	\$ 87,796
Demo at 1110 Alexander	101588.01	\$ 52,817
Demo at 2202 PoT Rd	101589.01	\$ 58,602
Demo at 2144 PoT Rd	101590.01	\$ 46,624
TOTAL		\$ 296,570

Risks

- The Port has pushed back on the City that stormwater treatment is required for the site development permits. If the Port is wrong, and the City ends up requiring enhanced treatment, there will be additional construction costs associated with the project.

Grant

No grant funding is associated with this project.

Semi-Annual Project Summary

January-June 2023

Port Maritime and 253 Skills Center

Project MID No:	101549.01
Authorization:	\$1,800,000
Phase:	Planning
Current Estimate:	\$38,000,000
Cost to Date:	\$164,812
Start:	12/19/2018
Schedule Completion:	12/31/2027
Project Manager:	Stanley Ryter Robert Healy



Project Status

Schedule: On or Ahead
Budget: On or Within

Significant Developments/Scope Changes

Applied and received approval from State of Washington Capital Advisory Board to deliver the project using progressive design build jointly with Tacoma Public Schools. Request for qualifications advertised June 8 2023.

Completed Phase 1 cultural and environmental on-site testing on Port Parcels 94 and 92. The work was conducted between May 22 and June 1, 2023. At total of 32 borings were advanced to 20 feet below ground surface, soil and groundwater samples were collected, the soil was logged by type and continuously monitored for archaeological artifacts. No site archaeological artifacts were

found, however various anthropologic artifacts were observed such as cut and burnt wood. Puyallup tribal staff were informed throughout and were present on site when drilling the “boot”.

Project Schedule

State Approval for Design Build	May 25, 2023
RFQ Release	June 8, 2023
Phase 2 Cultural Resource and Environmental Site Testing	July 2023
Design Build Contractor Selection	August 2023
Commission Approval of Design Build Contract	November 2023

Port Maritime and 253 Skills Center

Authorization

5/4/23 – Commission authorized \$1,500,000 for a revised total of \$1,800,000

The current authorization is \$1,800,000.

Scope

Port Parcels 94 and 92 are being considered for potential future development as part of Maritime Skills and Port Maritime Center campus. The Port's vision is to partner with the Tacoma Public School District, the Puyallup Tribe, and other interested parties in the development of a world class Maritime Skills Center and Port Maritime Center focused on supporting the future employment needs of the maritime and logistics industry and the Port's Business operation needs, while honoring the Puyallup Tribe's heritage as the original inhabitants of the land.

The scope of the project includes: evaluation of alternatives and planning for a new Port Maritime Center and site development at Port Parcel 94 and possibly other nearby Port Parcels; site investigation including survey, geotechnical assessment, and environmental site assessment; evaluation and planning for sustainable building development; permit planning and support; project management support for alternative public works delivery, specifically progressive design build; stakeholder engagement and public outreach

planning; and preliminary design for future design and construction of a Port Maritime Center.

Project Cost

The project is estimated to be \$38,000,000. The project is currently on budget.

Risks

The risks include cultural resource and environmental contamination and reaching agreement in an ILA with Tacoma Public Schools.

Grant

The Port of Tacoma received a \$300,000 Integrated Planning Grant from the Department of Ecology to support this project.

Semi-Annual Project Summary

January-June 2023

Port Administration Building Electric Vehicle Charging Stations

Project MID:	101584.01
Authorization:	\$1,165,000
Phase:	Construction
Current Estimate:	\$1,165,000
Cost to Date:	\$142,193
Start:	9/26/2021
Schedule Completion:	4/1/2024
Project Manager:	Elly Bulega



Project Status

Schedule: On or Ahead
Budget: On or Within

Significant Developments/Scope Changes

The project has been advertised for bids. Bids open June 14, 2024. The project completion schedule depends on the electric vehicles (EV) being orders in June by Port maintenance. As of 6/9/2023, the EV ordering portal hasn't opened to begin taking orders. EVs are anticipated to be ordered by the end of June 2023. Construction is anticipated to start July 2023. Currently there the project is on schedule, there are no environmental issues or scope changes on the project.

Project Schedule

Date	Task/Milestone
Bids Open	June 14 th 2024
Contract Award	June 2024
Substantial Completion	April 2024

Project is still on schedule. Project projected completion date is April 1st, 2024.

Authorization

3/15/2022 – Executive approved design up to 30%.

8/31/22 – Executive approved design up to 90%.

1/18/22 – Executive approved design up to 100%.

2/21/23 – Commission approved \$1,015,000 for construction.

The current total authorization is \$1,165,000.

Scope

This project's scope of work includes installation of the electric power infrastructure to support twelve (12) EV charging stations, which are six (6) double sided, Level-2 electric vehicle charging points. Each charging point will have two (2) plugs, capable of charging two (2) vehicles at the same time. This project will install three (3) charge points since only four (4) to six (6) new EVs will be procured this upcoming year. The Port will install the remaining three (3) charge points in the future when more EVs are available.

Port Administration Building Electric Vehicle Charging Stations

The scope of work for this project includes:

- Trenching and parking lot sitework for new electrical conduit
- Installation of a new power service, including a new power pole, a power vault and a transformer.
- Installation of a new service panel.
- Installation of three (3) double sided plug, Level-2 charging points.
- Inspection, testing and commissioning of the chargers.
- Network installation on each charging point.
- 1-year service / power management program through the charge point vendor

Project Cost

For example, the project will be completed within the current estimate as presented to Commission on 2/21/23.

Risks

There are a few risks associated with the project that might affect both cost and completion date.

1. Delay in receiving electric vehicles. The project anticipates on the vehicles being ordered and delivered first quarter 2024. If this is delayed, the contractor's contract will have to be extended to accommodate vehicle delivery date, which will increase over head costs for the contractor.
2. Long lead times for the charging stations equipment. If the charging stations equipment have a long lead time than budgeted, the contract will have to be

extended to accommodate the equipment delivery dates.

3. Encountering contamination. It is anticipated that the contractor will not encounter any contamination at the location where the new Tacoma Power Vault will be installed. The location of the vault is next to where railroad tacks used to be. If the contractor encounters contaminated soil, this will increase the construction costs of the project.

Grant

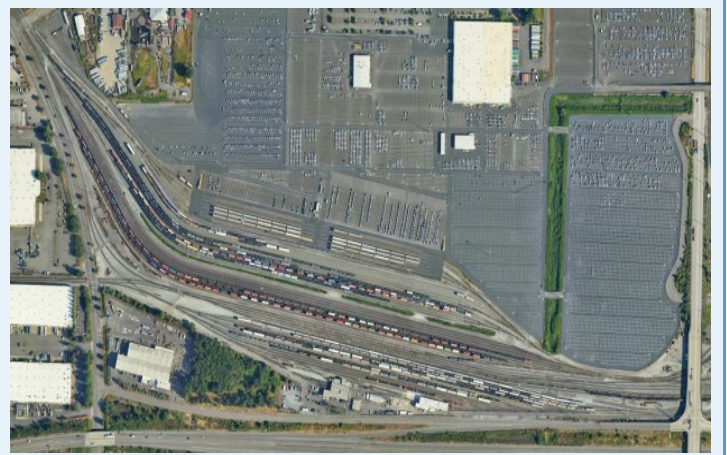
No grant funding is associated with this project.

Semi-Annual Project Summary

January-June 2023

Banana Yard Switch Upgrade

Project MID No:	101615.01
Authorization:	\$200,000
Phase:	Design
Current Estimate:	\$4,290,000
Cost to Date:	\$0
Start:	5/1/2023
Schedule Completion:	10/31/2024
Project Manager:	Norman Gilbert



Project Status

Schedule: On or Ahead
Budget: On or Within

Significant Developments/Scope Changes

Port staff has been working with the U.S. Department of Transportation's Federal Railroad Administration to secure \$2.5M in grant funding for this project. That grant funding was finalized on 05/04/23. Commission authorization for design was approved at the 04/11/23 meeting. Design has begun.

Project Schedule

Project design has started and is anticipated to complete in October. The project will be bid in November due to long lead times on rail components and turnouts. It is anticipated that the Contractor would start site construction in the spring of 2024. Construction completion is anticipated by October 2024.

Authorization

04/11/23 – Commission approved \$200,000 for a total of \$200,000.

The current authorization is \$200,000.

Scope

The scope of work for the design phase includes:

- Grant administration
- Project design and permitting
- Project management

Project Cost

The current estimated project cost is \$4,290,000 and will be reviewed during the design phase.

The current authorization is \$200,000 for the design phase.

Risks

Due to the Federal grant funding, the rail turnouts must be made in America per the Buy America clause. The consultant will reach out to vendors to confirm that all components can meet this requirement.

Banana Yard Switch Upgrade

Phasing of turnout replacement and staying on schedule to minimize the impact to the capacity of the Banana Yard.

Grant

Name of Grant: Consolidated Rail Infrastructure and Safety Improvements Program (CRISI)

Value of Grant: \$2,500,000

Port Match: \$1,769,854.82

Status: Executed