The background of the cover features an aerial photograph of the Port of Tacoma. The image shows a complex network of industrial buildings, roads, and shipping docks along a coastline. A large body of water is visible on the right side. The sky is clear and blue.

Port of Tacoma Semi-Annual Project Progress Report

July - December 2023

Port of Tacoma Leadership



Kristen Ang
President

Eric D. Johnson
Executive Director

John McCarthy
Vice President

Dick Marzano
Secretary

Don Meyer
First Assistant Secretary

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Second Assistant Secretary

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
July - December 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	PL	●	✓	
4	101287.01, 101287.02, 095208	Parcel 1B (EBC) Cleanup	12-13	D	●		
5	96201	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 (TWAFAA)	18-20	PL	●		
8	101145.01	E 15th Street Building Demo	21-22	CN	●		
9	101227.01, 096242	CAP - Former USG Rockwool Plant	23-24	D	●		
10	101241.01	Port of Tacoma Off-Dock Container Support Facility	25-26	D	●	☒	
11	098075, 101243.014, 101243.02	Parcel 103 Steam Plant Property Cleanup	27-28	PL	●		
12	101449.01	Lower Wapato Creek Habitat	29-30	CN	●		
13	101486.03	Parcel 40 Env Cleanup	31-32	CN	●		
14	101488.01	Parcel 105 UST Investigation	33-34	PL	●		
15	101531.01	Parcel 15 (Portac) Cleanup Phase 1	35-36	CO	●	☒	
16	101549.01	Port Maritime Center	37-38	PL/PD	●		
17	101584.01	Admin Building EV Charging Station	39-40	CN	●		
18	101585.01	Arkema Manufacturing Area Interim Action	41-42	PD	●		
19	101586.01, 101587.01, 101588.01, 101589.01, 101590.01	Building Demolition Program	43-44	CO	●	☒	
20	101610.01	NEW Maintenance Back Up Generator	45	D	●	✓	
21	101615.01	NEW Banana Yard Switch Upgrade	46-47	D	●		
22	101616.01	NEW Spreader Bay Doors	48	D	●	✓	
23	101631.01	NEW East Commencement Habitat Opportunity (ECHO)	49-50	D	●		
24	101636.01	NEW Stormwater Infrastructure Comprehensive Plan	51-52	PL	●		
25	101651.01	NEW Blair Waterway Deepening	53	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	

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

July-December 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 approved. The EPA and American are planning mitigation at Ruston Point. Construction of the mitigation area could occur as soon as March 2024. No Port costs were incurred on this project during this period.

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 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 2024 to conduct 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 – EPA approval is needed to begin construction.

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 will be requested in 2024, as a separate project, 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).

July-December 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:	\$1,226,898
Start:	4/1/2007
Schedule Completion:	12/31/2024
Project Manager:	Scott Hooton



Project Status

Schedule: On or Ahead
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 SAP was ultimately approved by Ecology in August 2022. The field effort was completed during 1Q23. The revised RI/FS/CAP was submitted to Ecology in October 2023.

Project Schedule

The timing for Ecology review and comment is currently about six months, and so the completion schedule was extended to December 2024.

Remediation is expected to occur during 2025 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.

PQ Contamination – 1201 Taylor Way

Remediation of remnant contamination will also require additional Commission authorization.

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

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.

July-December 2023

Alexander Avenue Former Tank Facilities Agreed Order DE-9835

Project MID Nos:	094217, 101312.01
Authorization:	\$2,498,000
Phase:	Planning
Current Estimate:	\$2,498,000
Cost to Date:	\$2,438,255
Start:	12/3/2007
Schedule Completion:	12/31/2024
Project Manager:	Rob Healy



Project Status

Schedule: Delayed
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.

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. A revised dCAP was submitted to Ecology in Q3 2023; Ecology is waiting to approve the dCAP until January 2024, after the new rule update for Model Toxics Control Act is in effect. The dCAP is anticipated to be updated, finalized and approved by Ecology in Q1 or Q2 2024. Port staff are currently negotiating a consent decree with Ecology.

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).

In June 2023, Port staff briefed Commission on a potential new cooperative agreement with Occidental. Commission provided direction and a revised agreement was submitted to Occidental for review; the Port is waiting for a response from Occidental.

Project Schedule

Q2 2024 - Ecology approval of the DCAP anticipated. Agreed Order commitments satisfied. 2013 cooperative agreement with Occidental expires.

Q4 2024 – 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.

Alexander Avenue Former Tank Facilities Agreed Order DE-9835

Authorization

7/10/2013 – Commission Authorization \$626,000
5/27/2014 - Commission Authorization \$1,021,000
12/21/2017 – Commission Authorization \$151,000
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.
2/21/2023 – Commission Authorization \$150,000
The current authorization is \$2,498,000.

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 that was extended to cover the 2023-2025 biennium, and \$1.15M in the 2021-2023 biennium that is not yet active.

Approximately \$1.95M 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.

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, and environmental counsel is now supporting consent decree negotiation and negotiations for a new cooperative agreement with Occidental.

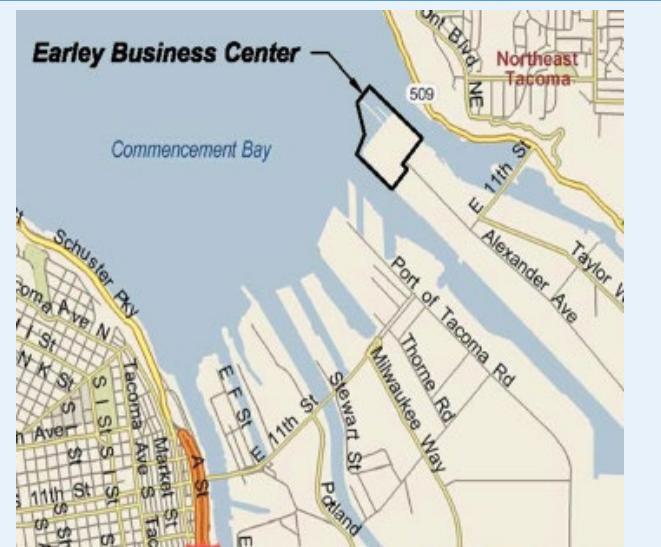
Project Cost

The estimated project cost is currently \$2,498,000, which will cover the scope tasks presented above. To date, Mariana has reimbursed the Port \$605,674 and grant reimbursements of \$624,456 have been received from Ecology, bringing the total net costs to the Port to date to \$1,230,131.

July-December 2023

Parcel 1B (Earley Business Center) Cleanup

Project MID Nos:	095208 & 101287.02
Authorization:	\$2,198,000
Phase:	Planning
Current Estimate:	\$6,996,000
Cost to Date:	\$1,656,813
Start:	11/29/2018
Schedule Completion:	12/31/2027
Project Managers:	Rob Healy



Project Status

Schedule: On or Ahead
Budget: On or Within

Significant Developments/Scope Changes

Ecology submitted a draft amendment to Agreed Order DE 9552 (the Order) and an attached revised scope of work for Port review in December 2022. Port staff responded in Q2 2023. In Q3 2023, Commission authorized the Port to enter into an amendment to the Order and approved additional project authorization to begin executing the revised scope. The Order amendment was executed between The Port and Ecology in December 2023. In Q4 2023, Port Staff selected a consultant to perform the scope of work under the Order amendment.

The original Order, executed in 2013, requires site investigation and remedy selection (Remedial Investigation [RI], Feasibility Study [FS], and draft Cleanup Action Plan [dCAP]).

The Order amendment requires a supplemental RI to address project data gaps, a supplemental FS, and an updated dCAP.

Project Schedule

Q1 2024 - Begin drafting a supplemental RI work plan that evaluates the historical data usability and updates the conceptual site model.

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

Parcel 1B (Earley Business Center) Cleanup

8/15/2023 – Commission Authorization \$430,000

The current authorization is \$2,198,000.

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 Remedial Investigation Work Plan. Additional authorization will be requested to implement the investigation upon Ecology approval.

Project Cost

Project costs to date are \$1,656,813. To date, grant reimbursements come to \$508,459 bringing the total net costs to the Port to \$1,148,354.

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 dCAP. This estimate will be updated with the revised dCAP.

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, which was extended to cover the 2023-2025 biennium.

Reimbursements for the 2013 and 2019 awards have been received in full (\$450K), and reimbursement requests for past costs under the current grant agreement total \$57,912, bringing total grant reimbursements to \$508,459.

Approximately \$1.49M remains in grant funding for eligible past costs and future costs.

Cost Share: None.

July-December 2023

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

Project MID No:	096201
Authorization:	\$7,513,794
Phase:	Planning
Current Estimate:	\$7,513,794
Cost to Date:	\$5,924,765
Start:	5/31/2007
Schedule Completion:	12/31/2025
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 April 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. Staff was also authorized to enter into a new grant providing reimbursement of an additional \$2M of matching funds that will be available after the current grant is spent.

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

Port staff received Commission authorization for additional work to address Ecology's FS concerns and support interim action design in August 2023.

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 2025 or later.

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.

In April 2022, enter into a new grant providing reimbursement of an additional \$2M of matching funds that will be available after the current grant is spent.

In August 2023, Commission approved additional funding to address Ecology's FS concerns and to support interim action design.

The current authorization is \$7,513,794.

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 \$7,513,794 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 \$2,444,076 have been received to date.

Cost Share: None.

July-December 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:	\$1,438,497.30	
Start:	2/1/2016	
Schedule Completion:	12/31/2026	
Project Manager:	Rob Healy	

Project Status

Schedule: Delayed
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 has been drafted.

Ecology has provided extensive comments on these deliverables. The work plan will be revised and resubmitted for approval in 1Q 2024. Staff anticipates returning to Commission for additional authorization in Q3 2024, once future project costs are available. The project schedule is delayed.

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.

Parcel 91 Cleanup Investigation and Cost Recovery

Scope

The authorized scope of work including anticipated staff, consulting, and legal time to litigate the claim is complete. The preliminary work needed to 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 \$1,438,497.30 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.

July-December 2023

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:	\$1,484,085
Start:	4/10/2017
Schedule Completion:	12/31/2024
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 2022 and 2023. Burlington Environmental unsuccessfully attempted to mediate costs incurred at Port Parcel 111 in October 2023.

Project Schedule

The current Scope of work is expected to be completed in early 2024. During 1H24 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. Prepared a mediation agreement, selected a mediator, and mediated costs incurred at Parcel 111 with Burlington Environmental in October. The mediation did not lead to an outcome acceptable to the Port.

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.

Taylor Way & Alexander Ave Fill Area (TWAAFA)

The resolution of potential remediation requirements may complicate and delay property redevelopment.

External Funding

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

Cost Share: None.

July-December 2023

459 E 15th Street Building Demolition

Project MID No.	101145.01	
Authorization:	\$961,000	
Phase:	Construction	
Current Estimate:	\$961,000	
Cost to Date:	\$117,079	
Start:	8/17/2017	
Schedule Completion:	6/1/2024	
Project Manager:	Elly Bulega	

Project Status

Schedule: On or Ahead
 Budget: On or Within

Significant Developments/Scope Changes

There are four buildings located at 459 E 15th Street, and two of the buildings are past their useful lives. Building 459-A was last used as the Foss Waterway Seaport building and Building 459-B was last used by Bear Wood Windows. These two buildings are scheduled for demolition spring 2024. The project is out for bid. The bids are scheduled to be opened February 14, 2024. There are no other significant developments on the project.

Project Schedule

The project is on schedule for the buildings to be demolished by June 2024. The table below shows the anticipated milestones.

Advertise for Bid	January 2024
Open Bids	February 2024
Notice of Award	March 2024
Substantial Completion	May 2024
Final Completion	June 2024

Authorization

6/20/2023 – Commission approved \$746,000 for a revised total of \$961,000.

No new authorizations in this reporting period.

The current authorization is \$961,000.

459 E 15th Street Building Demolition

Scope

The objective of this project is to demolish old functionally obsolete buildings that are at the end of their useful lives, eliminate safety hazards, disconnect, and cap utilities and make the properties available for their highest and best use for Port functions in the future.

Project Cost

The project will be completed within the current estimate as presented to Commission on 6/20/2023.

Risks

Currently there are no significant risks of delay or to cost.

Grant

No grant funding is associated with this project.

July-December 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:	\$424,765
Start:	2/11/2016
Schedule Completion:	12/31/2024
Project Manager:	Scott Hooton



Project Status

Schedule: On or Ahead
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 (FFS) 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 and the FFS in 2022 and 2023. Ecology approval is expected early 2024. Implementation will require a new agreed order or consent decree.

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 1H24. Negotiations for a new agreed order or consent decree will occur in 2024.

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 USG's 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

July-December 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:	\$1,913,299
Start:	1/5/2018
Schedule Completion:	6/30/2025
Project Manager:	Norman Gilbert



Project Status

Schedule: Delayed
Budget: On or Within

Significant Developments/Scope Changes

- Permit applications for the wetland fill approval were submitted in October 2021 and were approved on September 15, 2023.
- The City of Tacoma provided the scope of frontage improvements that will be needed as part of permit approval. The Work Order permit has been applied for. The Port is currently working on the response to request for revisions on the first review.
- The Site Development permit has been applied for. The Port is currently working on the response to request for revisions on the first review.

Project Schedule

Local construction permits, Work Order and Site Development permits are under application and expected to be issued in February/March. The

City's review of the permits was longer than anticipated and their comments required extra time to address.

Due to permitting issues, project bidding has been delayed to March/April with construction starting shortly after. Project completion is anticipated for late June 2025.

Authorization

No new authorizations for this period.

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

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.

Port of Tacoma Off-Dock Container Support Facility

- The current Capital Investment Plan (CIP) allocates \$40,350,000 for this project.

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 has finalized the following 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: Executed on 06/29/23

Source: [Washington State Supplemental Capital Budget allocation; Department of Commerce Grant](#)

Value: \$1.95M

Port Match: \$0

Status: Executed on 07/12/23

July-December 2023

Parcel 103 Steam Plant Property Cleanup

Project MID Nos:	098075, 101243.01, 101243.02
Authorization:	\$2,655,000
Phase:	Planning
Current Estimate:	\$2,655,000
Cost to Date:	\$1,109,637
Start:	2/12/2016
Schedule Completion:	12/31/2025
Project Manager:	Rob Healy



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 was revised in response to Ecology comments. Commission authorized the implementation of remedial investigation; the remedial investigation field program was initiated in September 2023.

The Port and Tacoma Power are cooperating on the project per the terms of the settlement and cost-sharing agreement. The parties intend to transfer the project from Ecology's VCP to an Ecology-supervised cleanup under its Toxic Cleanup Program by signing onto an Agreed Order for the proceeding tasks (RI reporting, FS, and drafting a cleanup action plan [CAP]).

If Ecology continues to lack the personnel to conduct a supervised cleanup, the parties will continue to investigate the site under the VCP, but cleanup implementation will not begin without an Agreed Order with Ecology.

Project Schedule

Q4 2024 – The Port's consultant will complete the draft RI report and Port staff will request Commission authorization to implement an FS and draft CAP

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
 7/18/2023 – Commission Authorization \$1,700,000
 The current authorization is \$2,655,000.

Parcel 103 Steam Plant Property Cleanup

Scope

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

Project Cost

Currently, \$1,344,448 remains in the project budget. Cost-share payments to date from Tacoma Power total \$203,140.37 (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 \$846,619. The cost of future project tasks are not currently estimable.

Risks

Transferring of the project from VCP to an Ecology-supervised cleanup 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.

July-December 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:	\$14,353,335
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

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**

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 Phase I – Grading	May 2022
Construction Phase II – Landscaping	Mar 2023
Maint. & Establishment - Phase III	Dec 2024
Monitoring and Stewardship	Dec 2033

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

Hot dry summer could have additional impacts on plant survivability, however, issues with the installed irrigation system have been resolved so hot and dry weather should not be a concern.

External Funding

No external funding is associated with this project.

Semi-Annual Project Summary



July-December 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:	\$493,367
Start:	3/16/2020
Schedule Completion:	12/31/2030
Project Managers:	Elly Bulega and Rob Healy

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.

Quarterly and annual inspections of the vapor monitoring system will be performed under the annual programmatic budget that is tracked under a different MID.

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.

July-December 2023

Parcel 105 UST (Underground Storage Tank) Investigation

Project MID No:	101488.01
Authorization:	\$340,000
Phase:	Planning
Current Estimate:	\$340,000
Cost to Date:	\$274,785
Start:	2/27/2020
Schedule Completion:	12/31/2024
Project Manager:	Scott Hooton



Project Status

Schedule: On or Ahead
Budget: On or Within

Significant Developments/Scope Changes

This effort was initiated to address potential cleanup liability associated with prior operation as a log handling facility by Weyerhaeuser. The focus of this effort has been hazardous materials associated with debarker equipment and petroleum releases from former underground storage tanks.

A hazardous materials survey to support demolition of the debarker equipment was completed in 2023. Port Engineering is developing an estimate to demolish the debarker equipment as a separate project.

A petroleum release associated with the USTs was reported to Ecology in 1990, and remediation was performed by Weyerhaeuser. The Port completed a remedial investigation in 2023 and entered into Ecology's Voluntary Cleanup Program (VCP) in

order to receive a finding for "No Further Action." The Port is completing additional work requested by the VCP.

Project Schedule

The Port expects a response from the VCP program for the additional work currently underway later in 2024.

Authorization

11/9/23 – Executive approved \$45K for a revised total of \$340K

The current authorization is \$340,000

Scope

The scope of work includes:

- Additional investigation recommended in an opinion letter from Ecology's Voluntary Cleanup Program

Project Cost

The total estimated cost of the project is \$340,000.

Parcel 105 UST (Underground Storage Tank) Investigation

Risks

While all the soil and groundwater results from the Port's work to date are below current Ecology cleanup levels, there is nevertheless a risk the VCP could request further investigation rather than making a finding for "No Further Action".

Grant

Name of Grant: Toxics Cleanup Integrated Planning Grant

Value of Grant: \$200,000

Port Match: \$0

Status: Received \$170,801.

Additional grant funding will be pursued as opportunities arise.

July-December 2023

Parcel 15 (Portac) Cleanup Phase 1

Project MID No:	101531.01
Authorization:	\$4,665,500
Phase:	Close Out
Current Estimate:	\$4,665,500
Cost to Date:	\$4,125,925
Start:	2/3/2021
Schedule Completion:	8/22/2023
Project Manager:	Norman Gilbert



This is the final report.

Project Status

Schedule: Delayed
Budget: On or Within

Significant Developments/Scope Changes

- The consultant completed the Construction Completion Report which was accepted by Ecology in August of 2023.
- Staff is investigating a potential claim against the design consultant due to required re-work.

Project Schedule

The project construction completion was delayed as reported on the previous period due to delays in delivery of the tidal check valves.

Construction has since been 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 (CMMMP), 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.

Project Cost

The project cost is \$4,125,925.

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

Risks

- No further risks as construction is completed.

Parcel 15 (Portac) Cleanup Phase 1

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.

July-December 2023

Port Maritime Center

Project MID No:	101549.01
Authorization:	\$1,800,000
Phase:	Design
Current Estimate:	\$38,000,000
Cost to Date:	\$1,363,655
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

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. A 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".

Environmental samples have confirmed the presence of contamination on both Parcels 94 and 92.

Port staff selected a Design/Build team through a rigorous selection process. Contract negotiations proceeded quickly, and the Commission authorized dollars on October 24, 2023 for conceptual through 30% design.

The Design/Build team has started on Conceptual design, site layout, and programming for the headquarters building.

Environmental and Cultural Phase 1 and Phase 2 studies have been completed and the results shared with the Puyallup tribe.

Project Schedule

Developed Concepts and Initial costs	February 2024
Commission Update	February 12, 2024
Schematic 30% design	March 30, 2024

Port Maritime Center

Negotiate next phase of design and commission approval	April 2024
Negotiate Guaranteed Max Price and commission approval	November 2024

Authorization

10/24/23 – Commission authorized \$2,970,000 for a revised total of \$4,770,000.

The current authorization is \$4,770,000.

Scope

Port Parcels 94 and 92 are being considered for development of a 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, as authorized, is currently on budget. Cost of the overall program is anticipated to be higher than this estimated cost.

Risks

The risks include the cost for removal of the environmental contamination, reaching agreement with the BNSF over railroad crossings, reaching a leasing agreement in an ILA with Tacoma Public Schools and continued negotiation with the Puyallup tribe over appropriate use of the "Boot" island area.

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



July-December 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:	\$500,560	
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

All the civil work on the project is complete. The chargers have been installed. Construction is expected to be completed in March 2024. Four electric vehicles arrived in December 2023. TPU is scheduled to provide power to the chargers the second week of February 2024. EV will be commissioned last week of February.

Upon completion of the civil work, five samples from the excavated soils were tested and the metals results for all five samples showed elevated levels of both arsenic and lead. The clean screening level for arsenic is 20 ppm and for lead it is 250 ppm. Arsenic results from the stockpile ranged from 49-69 ppm and lead results were between 680 and 1300 ppm. Based on these elevated results, Composite TCLP for lead were conducted for all five samples. These results exceeded the maximum allowable concentration of

5 mg/L. This designated the soils as dangerous waste. The soils had to be disposed of at a Subtitle C landfill. Staff reported the results to both the Contractor and to Ecology.

The project is still on schedule.

Project Schedule

Task / Milestone	Date
Substantial Completion	March 2, 2024
Final Completion	April 2, 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

Port Administration Building Electric Vehicle Charging Stations

(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. The scope includes network installation on each charging point and a 1-year service / power management program through the charge point vendor.

Project Cost

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

Risks

At this stage of the project, there are no risks associated with the project that will impact cost or the completion date.

Grant

No grant funding is associated with this project.

July-December 2023

Arkema Manufacturing Area Interim Action

Project MID No:	101585.01
Authorization:	\$1,327,000
Phase:	Preliminary Design
Current Estimate:	\$1,327,000
Cost to Date:	\$293,000
Start:	4/21/2022
Schedule Completion:	3/3/2025
Project Manager:	Brett Ozolin



Project Status

Schedule: On or Ahead
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.

Project team completed preliminary design and requested authorization to support further design in August 2023. Contract for the containment wall final design and site capping (redevelopment) 30% design has been advertised and executed.

The project scope added 6-acres of the North Boundary Area as outlined in a Friday Packet submitted to commission on 1/5/24.

The final survey and basemap development for the Project is nearing completion.

Project Schedule

Commission requested staff to accelerate the design if feasible during the August 2023 meeting. The August 2023 meeting schedule has advanced

due to schedule acceleration. The next major milestone is a June 2024 Commission meeting to present options and costs for the site capping (redevelopment) and to establish other reportable milestones for future briefings. This project has two significant components (capping and containment wall) and will likely be phased, which makes discrete milestone reporting difficult.

Design Contract Award	December 2023
Commission Action – Capping Direction and Final Design	June 2024 (est)

The August 2023 commission design authorization schedule is presented below to show how the Design Contract Award accelerated from 2Q24 to 4Q23.

Table 1 - August Commission Schedule

Data Gap and Wall Investigation	3Q23-4Q24
Design Contract RFQ	2Q24
30% Wall Design Deliverables	3Q24
Wall Interim Action Public and Ecology Review, Comment and Approval	3Q24
Final Wall Design Deliverables	4Q24
30% Cap/Redevelopment Draft Deliverables	4Q24
Final Cap/Redevelopment Deliverables	1Q25

Arkema Manufacturing Area Interim Action

Authorization

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

8/15/2023 – Commission approved \$1,007,000.

The current authorization is \$1,327,000.

Scope

- Low Permeability Wall Final Design
- 24-Acre Capping and Redevelopment 30% Design

Final Design for the capping component and construction are not part of the current project authorization.

Project Cost

The estimated cost for design and construction of the low permeability containment wall is \$6.1 million. Total design and staff costs for this effort are estimated to be \$500,000 and have been authorized. This includes preliminary design through final design.

Construction costs for site capping and redevelopment depend on scope and phasing which has not been finalized. Approximately \$800,000 of funding has been authorized to develop the 30% design of the anticipated plan. This includes preliminary design through 30% design. Cost for Final Design and Construction will be estimated as part of the design later this year.

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.

Risks

The wall mix design is contingent upon long-lead time dependent test data available around June. Performance of the proposed wall mix design is based on similar projects but has not been confirmed by lab data. Mix design and assumed construction costs may need to be updated if the test data results are poor. Commission briefing may be delayed from June 2024 if test data does not follow expected trends.

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.

July-December 2023

Building Demolition Program

Project MID No/Nos:	101586.01 101587.01 101588.01 101589.01 101590.01	
Authorization:	\$3,381,000	
Phase:	Close Out	
Current Estimate:	\$3,381,000	
Cost to Date:	\$1,089,256	
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 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 the Code. The City reversed its stance and required enhanced treatment. The Port pushed back because only basic treatment should 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. No

significant progress has been made. The Port will not continue to pursue attainment of site development permits for this project, and the loading docks at the Port of Tacoma Rd and Ross Way location will not be backfilled. This work has been deleted from the contractor's scope on the project.

Backfilling of the ramps will be performed later with a different contractor once the site development issues have been resolved with the City. The Port environmental team will continue to work on the site development permit issue with the City moving forward.

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

Demolition of the buildings is complete. **This will be the final report on this project.**

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

Demolition was completed within the current estimate as presented to Commission on 8/18/22.

Location	MID	Cost to Date
Demo at 2220 E11th	101586.01	\$ 161,755
Demo at 2302 Ross Way	101587.01	\$ 420,617
Demo at 1110 Alexander	101588.01	\$ 107,211
Demo at 2202 PoT Rd	101589.01	\$ 267,041
Demo at 2144 PoT Rd	101590.01	\$ 130,632
TOTAL		\$ 1,089,256

Risks

- The Port is unable to get the site development permits to backfill the loading docks at the Port of Tacoma Rd and Ross Way sites. The Port will not be able to use all the proposed usable space on these two sites.

Grant

No grant funding is associated with this project.

July-December 2023

Maintenance Back Up Generator

Project MID No:	101610.01
Authorization:	\$950,000
Phase:	Design
Current Estimate:	\$950,000
Cost to Date:	\$25,704
Start:	11/16/2022
Schedule Completion:	4/25/2025
Project Manager:	Joe Caldwell



Project Status

Schedule: Delayed
Budget: On or Within

Significant Developments/Scope Changes

- Consultant engineer working on 90% submittal.

Project Schedule

- Construction Complete April 25, 2025; delayed from original date of July 8, 2024.
- Obtaining specs for genset and receiving estimates from vendors delayed project and design work.

Authorization

The current authorization is \$950,000.

Scope

The scope of work for this project includes:

- Design for new generator
- Installation of generator by contractor
- Port maintenance install pads for genset

Project Cost

The project is projected to be completed within the current estimate as presented to Commission on May 23, 2023.

Risks

- Cost increase in material and labor.
- Lead time on genset delivery.

Grant

No grant funding is associated with this project.

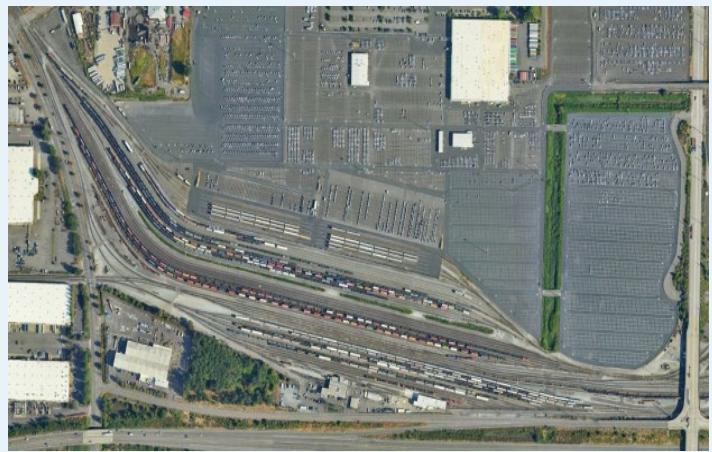
Semi-Annual Project Summary



July-December 2023

Banana Yard Switch Upgrade

Project MID No:	101615.01
Authorization:	\$4,290,000
Phase:	Design
Current Estimate:	\$4,290,000
Cost to Date:	\$58,407
Start:	5/1/2023
Schedule Completion:	10/31/2024
Project Manager:	Norman Gilbert



Project Status

Schedule: On or Ahead

Budget: On or Within

It is anticipated that the Contractor would start site construction in the spring of 2024. Construction completion is anticipated by October 2024.

Authorization

11/21/23 – Commission approved \$4,090,000 for a total of \$4,290,000.

The current authorization is \$4,290,000.

Scope

The scope of work for the design phase just completed includes:

- Grant administration
- Project design and permitting
- Project management

The scope of work for the upcoming construction phase includes:

- Grant administration
- Project management
- Construction

Project Cost

The current estimated project cost is \$4,290,000.

The current authorization is \$4,290,000.

Significant Developments/Scope Changes

U.S. Department of Transportation's Federal Railroad Administration approved the Project Management Plan in August.

Project design began in August and is now completed.

The Port is currently working through the review and approval by FRA on the final design. This will allow for the project to be bid in January.

Project Schedule

The project schedule was refined during the Project Management Plan review and adjusted for a later completion of design but still maintaining the original construction completion. The project will be bid in January due to long lead times on rail components and turnouts.

Banana Yard Switch Upgrade

Risks

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

Phasing of turnout replacement and staying on schedule to minimize the impact to the capacity of the Banana Yard. Phasing plan was coordinated with Tacoma Rail.

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

July-December 2023

Spreader Bay Doors

Project MID:	101616.01
Authorization:	\$370,000
Phase:	Construction
Current Estimate:	\$370,000
Cost to Date:	\$16,794
Start:	8/10/2022
Schedule Completion:	8/30/2024
Project Manager:	Joe Caldwell



Project Status

Schedule: Delayed
Budget: On or Within

Significant Developments/Scope Changes

- Construction project advertised on December 6, 2023.
- Site visit scheduled January 17, 2024
- Bid opening January 31, 2024

Project Schedule

Schedule is delayed due to construction document development and review taking longer than anticipated.

Authorization

The current authorization is \$370,000.

Scope

The scope of work for this project includes:

- Design the door retrofit.
- Solicit bids for door procurement and procure replacement doors.
- Construct new door frame.
- Install new doors.

Project Cost

The project is projected to be completed within the current estimate as presented to Commission on May 4, 2023.

Risks

- Cost increase in material and labor.
- Lead time on door delivery.

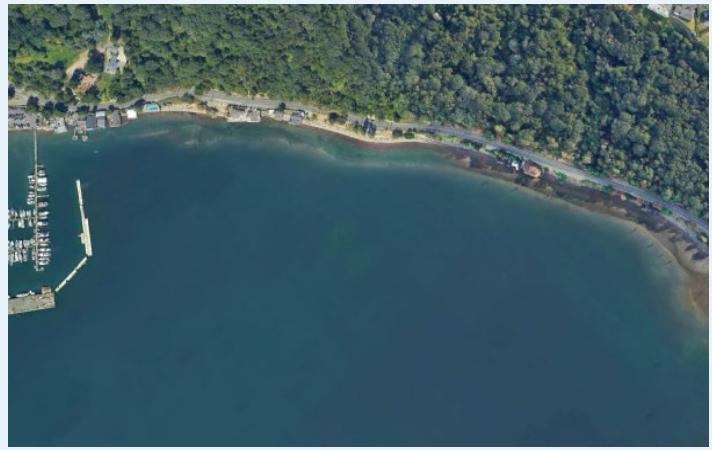
Grant

No grant funding is associated with this project.

July-December 2023

East Commencement Habitat Opportunity (ECHO)

Project MID:	101631.01
Authorization:	\$700,000
Phase:	Design
Current Estimate:	\$6,450,000
Cost to Date:	\$28,582
Start:	6/26/2023
Schedule Completion:	7/30/2027
Project Manager:	Norman Gilbert



Project Status

Schedule: On or Ahead

Budget: On or Within

Significant Developments/Scope Changes

Preliminary design efforts were started under Executive Authorization. Commission authorization was approved to apply for permits and advance the design to 30% level.

Project Schedule

Preliminary design started in late June of 2023. Full design effort to develop 30% design and permit applications kicked off in September of 2023 and is anticipated to be complete by July of 2024. Project schedule is on track.

Authorization

June 26, 2023 – ED approved \$300,000 for a total of \$300,000.

September 6, 2023 – Commission approved \$400,000 for a revised total of \$700,000.

The current authorization is \$700,000.

Scope

The scope of the project is to design and construct a nearshore intertidal habitat site along the shoreline of parcel 83. This intertidal habitat will help to protect shoreline and slow erosion. Material for this project is intended to beneficially reuse dredge sediment from the berth deepening projects along the Blair Waterway.

Project Cost

The total project cost including all stages is currently estimated at \$6,450,000. The project costs will be further defined once an approved design is established.

Risks

Permitting Delays: Due to recent staffing issues, it has taken longer than usual to obtain the necessary permits to perform work in the water. The team is committed to apply for permits at the earliest possible time to help mitigate this risk.

Approve Design Delays: This site will require coordination and approval from all in-water permitting agencies, Washington State Department of Natural Resources, U.S. Coast Guard, and the

East Commencement Habitat Opportunity (ECHO)

Puyallup Tribe of Indians. The design will need to accommodate all parties' requirements.

Grant

No grant funding is associated with this project.

Semi-Annual Project Summary



July-December 2023

Stormwater Infrastructure Comprehensive Plan

Project MID:	101636.01	
Authorization:	\$335,000	
Phase:	Planning	
Current Estimate:	\$335,000	
Cost to Date:	\$14,645	
Start:	8/15/2023	
Schedule Completion:	12/31/2024	
Project Manager:	Mindi Kellar	

Project Status

Schedule: On or Ahead
Budget: On or Within

Significant Developments/Scope Changes

Project was authorized by Port commission on August 15, 2023. Consultant was hired October 2023 and work has begun. There have been no changes to scope as presented to commission.

Project Schedule

Work has begun including research of GIS maps and a site visit to determine known locations of flooding within the Tideflats.

Authorization

08/15/23 – Commission approved \$335,000 for a revised total of \$335,000

The current authorization is \$335,000.

Scope

The scope of work for this project includes:

- Confirm property ownership and responsibility

for stormwater infrastructure within the Tideflats

- Infrastructure Research and Analysis of known Port of Tacoma stormwater infrastructure
- Completed Stormwater Infrastructure Comprehensive Plan Document, including updated GIS maps.

Project Cost

The project will be completed within the current estimate as presented to Commission on August 15, 2023.

Risks

Due to the signing the ILA in August 2023, we have not been able to utilize all of the grant funding, which was scheduled to expire 12/31/2023. Staff applied for an extension on 12/01/2023.

Grant

Name of Grant: Pierce County Flood Control Zone District Grant

Value of Grant: \$125,000

Port Match: \$210,000

Stormwater Infrastructure Comprehensive Plan

Status: Request for Extension

Staff applied for an extension by the deadline of 12/01/2023 and the extension request has been sent to the Board of Supervisors with a recommended for extension through March 31, 2025. The Board will meet on March 6, 2024 to confirm grant extension. If the extension is approved, an updated ILA will need to be signed between the Port and Pierce County Flood Control Zone District.

Semi-Annual Project Summary



July-December 2023

Blair Waterway Deepening Project

Project MID	101651.01
Authorization	\$5,615,000
Phase:	Design
Current Estimate	\$5,615,000
Cost to Date	\$0
Start	1/9/2024
Schedule Completion	2/28/2027
Project Manager	Tony Warfield



Project Status

Schedule: On or Ahead

Budget: On or Within

Significant Developments/Scope Changes

N/A

Project Schedule

The Corps is assuming a three-year design effort with completion February of 2027.

Authorization

Commission approved original Authorization of \$5,615,000 11/21/23.

Scope

The scope of this project is to partner with the US Army Corps of Engineers to design the deepening of the Blair Waterway navigation channel.

Further, the design process will explore a beneficial use project like the East Commencement Habitat Opportunity (ECHO) for the dredge material.

Project Cost

Project costs are based on a 50% Port share of the Corps' assumed design costs. The Corps is refining their design estimates and will likely revise their estimate down.

Risks

- Discovering unknown contamination during the sediment characterization studies.
- Discovering unexpected operational constraints as part of the Corps' Ship Simulation process Q2 of 2024.
- Not reaching agreement on habitat restoration (beneficial use) with the Puyallup Tribe.

Grant

This project is not grant funded, but 50% of the costs are covered by the Federal government under Congressional Authorization.