

Semi-Annual Project Summary



January-June 2024

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
Start:	6/30/2013
Schedule Completion:	12/31/2025
Project Manager:	Rob Healy



Project Status

Schedule: Delayed
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 were considered, 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. In March 2024, the EPA approved American's mitigation plan at Ruston Point. Construction of the mitigation area started in March 2024, and was partially constructed within the fish window. Construction of the remaining portion was completed by December 2024. The EPA has requested one year of monitoring, following which additional material may need to be placed in the habitat area.

No Port costs were incurred on this project during this period.

Compliance monitoring of the environmental cap under Piers 24 and 25, 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 2025 to support the next 5-year review. These sediment sample results have the potential to trigger additional cleanup work within the waterway.

Mouth of the Hylebos

Project Schedule

- Cost Recovery – completed
- Baseline monitoring - completed
- American Construction's habitat area – construction complete, with 1 year of monitoring required.

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 reaching a resolution with the EPA, Oxy, and American Construction regarding the 1.6-acre habitat deficit.

Future Commission authorizations may be necessary depending on upcoming 2025 sediment testing results.

Project Cost

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

Risks

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

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).

In November 2023 and February 2024, the Port received a total of \$9,989,000 from the Monsanto Class Action Settlement - Sediment Sites Fund, in exchange for a release of all claims arising from PCB contamination. The Port's application included past costs for sediment remediation in the Mouth of Hylebos.

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July-December 2024

PQ Contamination – 1201 Taylor Way

Project MID Nos:	092819, 092839
Authorization:	\$1,482,000
Phase:	Planning
Current Estimate:	\$1,482,000
Cost to Date:	\$1,290,040
Start:	4/1/2007
Schedule Completion:	6/30/2025
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 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.

Port staff and outside counsel met with PQ in March 2024 to discuss next steps now that the work under Interim Cost Sharing Agreement is nearing completion. PQ expressed interest in a settlement agreement where PQ would pay the Port to complete the cleanup. These discussions may resume after Ecology approves a cleanup action plan.

In August 2024, Ecology provided a further action opinion letter in response to the revised RI/FS/CAP submitted in October 2023, resulting in an estimated six-month schedule delay. Staff is developing a remedy that removes more contaminated materials as Ecology has requested.

PQ has raised objections to the cost and technical necessity of the additional remedy Ecology requested in the August 2024 further action opinion letter. Port staff has responded to the concerns raised by PQ, but the parties have not yet reached an agreement.

PQ Contamination – 1201 Taylor Way

Project Schedule

The project schedule has been delayed due to protracted negotiations with Ecology and PQ. Remediation is expected to occur during 2026. It may also be desirable 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, which was completed within the previously authorized budget.

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 \$807,676.

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.

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July-December 2024

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:	\$2,467,654
Start:	12/3/2007
Schedule Completion:	6/1/2025
Project Manager:	Melisa Bod



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 the reporting period. Ecology approved the dCAP, however, it cannot go into public review until the consent decree (CD) is agreed upon by all parties. Ecology sent the first draft of the CD for cleanup implementation on January 27, 2023. The Port and Occidental Chemical Corporation (Occidental) have responded and continue to negotiate the CD with Ecology.

Depending on timing of the CD negotiations, the dCAP may need to be updated per the new Model Toxics Control Act rules, which went into effect January 1, 2024.

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. Occidental provided a draft agreement in January 2024. Since then, Commission was briefed on the status of the agreement, as well as Occidental's cleanup action plan. Port edits to Occidental's draft agreement were provided October 2024, the accompanying exhibits are in progress. The agreement continues to be negotiated between the Port and Occidental.

Alexander Avenue Former Tank Facilities Agreed Order DE-9835

Currently, Port staff are engaging with Occidental's consultant to suggest improvements to their current design to allow future maritime use of the Occidental's property.

Project Schedule

Q2 2025 – Ecology, Oxy and the Port to complete CD negotiations. The 2013 cooperative agreement with Occidental will expire.

Q2 2025 – Port and Oxy complete negotiations of a new cooperative agreement, to allow remedy implementation and support future cost recovery. Port staff to request Commission authorization to enter the consent decree and possibly a new cooperative agreement with Occidental. The schedule has been delayed by six months due to protracted coordination efforts with Ecology and Occidental.

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.

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, Occidental has reimbursed the Port \$592,190.18 and grant reimbursements of \$624,456 have been received from Ecology, bringing the total net costs to the Port to date to \$1,216,646.18.

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.

Additional authorization may be needed to revise the dCAP per the new Model Toxics Control Act rules, which went into effect January 1, 2024.

Alexander Avenue Former Tank Facilities Agreed Order DE-9835

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: Occidental has funded 40% of consultant and Ecology oversight costs for the Agreed Order activities.

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July-December 2024

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:	\$6,417,306
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 timeframe (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. A draft Interim Action Workplan was submitted to Ecology in October. We are developing a response to Ecology comments received on November 26.

Project Schedule

A revised Interim Action Workplan will be submitted for Ecology approval in early 2025. 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, Commission approved entering 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.

Port staff has been working with Ecology on criteria to utilize dredged material that isn't suitable for in-water disposal as fill at Arkema. Ecology just approved the criteria in February, 2025. This will enable the beneficial re-use of dredged materials from a variety of future Port dredging projects.

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.

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

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 \$2,629,094 have been received to date.

Cost Share: None.

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July-December 2024

Arkema Manufacturing Area Interim Action

Project MID No:	101585.01
Authorization:	\$2,542,000
Phase:	Design
Current Estimate:	\$2,542,000
Cost to Date:	\$1,120,000
Start:	4/21/2022
Schedule Completion:	12/31/2026
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.

Commission authorized 100% design funding in July of 2024. Project team submitted a first draft Interim Action Work Plan (IAWP) to Ecology for the Containment Wall and Site Capping. Ecology has requested further documentation and data to justify the extent of site capping which will extend the duration of the design program. The design program previously reported to be complete in May 2025 will not be complete until September of 2025, contingent on regulatory agency reviews.

The federal permit package was submitted on schedule. The site design is at 70% but on hold pending Ecology approval of the IAWP.

The containment wall and site capping are one Interim Action for Ecology but were previously

discussed as potentially two separate construction contracts. Wall and capping are planned to proceed as one construction contract for stormwater management considerations. Site construction activities are internally planned for 2026 pending Ecology approvals. The team is coordinating with Ecology to receive Blair Dredge sediments.

Project Schedule

Schedule components have changed but the scheduled completion remains end of 2026.

The earliest the regulatory processes could be completed would be September 2025. If all regulatory approvals are complete by September, commission authorization for construction would be requested in Q4 2025.

The containment wall and site cap are planned to be constructed in 2026. This project will have multiple phases until the final clean up action plan is approved.

Regulatory Approvals	Sept 2025
Commission Action –Construction	Q4 2025
Construction Advertisement	Q1 2026
Construction	Q2-Q4 2026

Arkema Manufacturing Area Interim Action

Authorization

4/21/2022 – Commission approved \$320,000.
8/15/2023 – Commission approved \$1,007,000.
7/9/2024 – Commission approved \$1,215,000.
The current authorization is \$2,542,000.

Scope

- Low Permeability Wall Final Design
- 100% Design of the 38-acre site
- Bid documents for 24-acres of capping
- Regulatory Approvals (Ecology) and Permitting

Project Cost

The estimated cost for construction of the low permeability containment wall is \$6.1 million.

The current estimated cost for capping the entire 38-acre site (paving and utilities) is \$40 million. However, the entire site cannot be capped under one contract and the work will be phased, increasing overhead and mobilization costs. The current plan is to cap to 24 acres.

The total cost for the design program which includes permitting and Ecology approvals is \$2,542,000 (wall and capping).

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

Regulatory reviews and approvals drive schedule related risk. While approval durations can be estimated based on historical references, each project is unique in terms of scope and staffing.

Regulatory approvals could require several months beyond initial estimates.

Regulatory reviews and approvals also drive cost risk due to potential for unanticipated direction or requirements. The estimate is based on the current anticipated scope, which will likely change only due to regulatory input.

External Funding

Source: MTCA grant funding – Ecology’s Remedial Action Grant Program – Arkema RI/FS/CAP Agreed Order DE-5668 (First Grant)

Value: \$3,115,807

Local Match: \$3,115.807

Status: Executed in 2012, \$243K remaining (50% of next \$486K we spend)

Source: MTCA grant funding – Ecology’s Remedial Action Grant Program – Arkema RI/FS/CAP Agreed Order DE-5668 (Second Grant)

Value: \$2M

Local Match: \$2M

Status: Executed on 04/21/22

Semi-Annual Project Summary



July-December 2024

Parcel 91 Cleanup Investigation and Cost Recovery

Project MID Nos:	101042.01, 101042.02
Authorization:	\$3,530,000
Phase:	Planning
Current Estimate:	\$4,230,000
Cost to Date:	\$1,669,645.93
Start:	2/1/2016
Schedule Completion:	12/31/2029
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 was submitted to Ecology and the RI work plan has been drafted.

Ecology provided extensive comments on these deliverables. The work plan was revised and resubmitted and was approved in May 2024. Staff returned to Commission for additional authorization in August 2024, for additional project authorization to implement the Remedial Investigation Agreed Order task. Staff will request additional authorization for the Feasibility Study and draft Cleanup Action Plan at a later date. Investigation activities started in October 2024 and will continue into 2026. A draft cleanup action plan is anticipated to be completed in 2029 or earlier.

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

Parcel 91 Cleanup Investigation and Cost Recovery

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.

8/12/2024 – Commission Authorization for Investigation Activities of \$2,000,000.

The current authorization is \$3,530,000.

Scope

The investigation work needed to complete a cleanup action plan for the Site was authorized and is underway.

Project Cost

The estimated cost is \$4,230,000 with \$1,669,645.93 spent for litigation preparation, mediation, final settlement execution, Ecology engagement, cleanup action planning, and the first phase of investigation work.

Risks

Ecology is requiring additional investigation for the site, taking a thorough approach to planned investigation activities. The project estimate reflects our best estimate of future costs. However, additional unanticipated activities may be necessary as the various phases of investigation activities are completed.

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 (\$2.1M) and project costs to date, leaves approximately \$8.3M to complete cleanup action planning and implement the remedy.

Semi-Annual Project Summary



July-December 2024

Taylor Way & Alexander Ave Fill Area (TWAAFA)

Project MID No:	101082.01
Authorization:	\$2,697,000
Phase:	Planning
Current Estimate:	\$2,697,000
Cost to Date:	\$1,823,893
Start:	4/10/2017
Schedule Completion:	12/31/2026
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 is performing 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. Following an unsuccessful attempt to mediate the dispute, a complaint was filed in Federal Court in February 2024. Trial is set for ten days starting November 3, 2025.

Commission approved an authorization increase on July 16, 2024 for vapor monitoring on Parcel 111, interim action plan development for Parcel 117, and consulting support for RI/FS/dCAP development. Vapor monitoring has been completed and reported to Ecology. All RI field work for the TWAAFA is complete.

Project Schedule

An interim action workplan for Parcel 117 will be submitted in early 2025. Work on the FS will also begin in 2025.

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.

Taylor Way & Alexander Ave Fill Area (TWAAFA)

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.

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

1/24/2023 – Commission Authorization for \$600,000 for a revised total of \$2,267,000.

7/9/2024 - Commission Authorization for \$430,000 for a revised total of \$2,697,000.

The current authorization is \$2,697,000.

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.
- 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.
- Develop an Interim Action Work Plan for Port Parcel 117.
- 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 2023. The mediation did not lead to an outcome acceptable to the Port.

Taylor Way & Alexander Ave Fill Area (TWAAFA)

- Filed a complaint against Burlington Environmental LLC in United States District Court in February 2024. Trial is set for ten days starting November 3, 2025.

Litigation budget to trial (defined as written discovery, document production, witness depositions and dispositive motions) was approved by Commission on January 24, 2024.

Project Cost

Estimated cost is currently \$2,697,000, 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.

Uncertainty associated with the outcome of contested litigation with Burlington Environmental LLC.

External Funding

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

Cost Share: None.

Semi-Annual Project Summary



July-December 2024

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:	\$455,007
Start:	2/11/2016
Schedule Completion:	6/30/2025
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 (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 approved the draft CAP by USG and the Port's FFS for the NBA in January 2024. Ecology, the Port and USG have since begun discussing implementation terms that will require a new agreed order or consent decree. The Port has also engaged outside counsel analyze bankruptcy defenses, liability, and allocation issues to make recommendations going forward. USG and the Port have exchanged settlement proposals, but the parties remain at an impasse.

Cleanup Action Plan – former USG Rock Wool Plant

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

Project Schedule

Discussions regarding a new agreed order or consent decree are now occurring. Staff will brief Commission on recommended next steps sometime during 1H2025.

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

There is a risk of contested litigation with USG/Thermafiber if acceptable terms of access for USG's remedy implementation are not reached.

Potential tenant disruption associated with the selected cleanup action (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

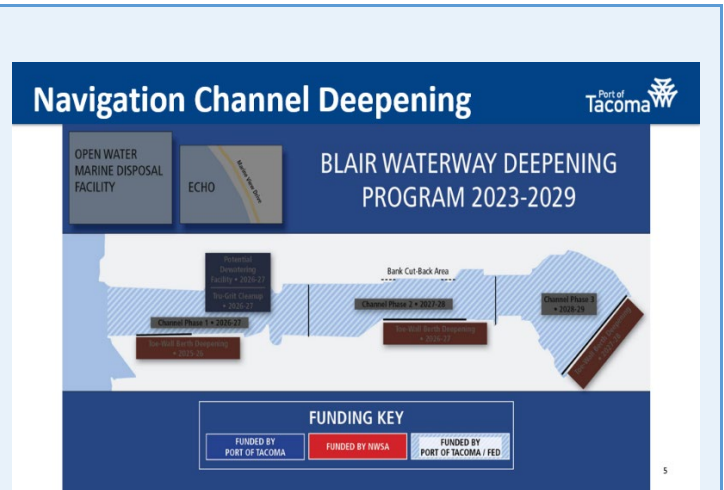
Semi-Annual Project Summary



July-December 2024

Blair Waterway Deepening Project-Design

Project MID	101651.01
Authorization	\$5,615,000
Phase:	Design
Current Estimate	\$5,615,000
Cost to Date	\$387,667
Start	1/9/2024
Schedule Completion	6/30/2027
Project Manager	Tony Warfield



Project Status

Schedule: On or Ahead
Budget: On or Within

Significant Developments/Scope Changes

Staff will seek an increase in authorization April of 2025 to incorporate two known and currently budgeted cleanups (CanAm and Lincoln Ave Ditch) into this program's authorization as those cleanups are functionally part of this program.

Project Schedule

The Corps is now assuming a three- and half-year design effort with completion June of 2027. The Corps is now assuming construction beginning January 2028.

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.

Risks

- Discovering unknown contamination during the sediment characterization studies.
- Discovering unexpected operational constraints as part of the Corps' Ship Simulation process Q1 of 2025.

Grant

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

Semi-Annual Project Summary



July-December 2024

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:	\$2,140,907
Start:	1/5/2018
Schedule Completion:	3/31/2026
Project Manager:	Norman Gilbert



Project Status

Schedule: Delayed
Budget: On or Within

Significant Developments/Scope Changes

- The Port and City staff continue to work through design and permit issues and are anticipating making the final permit submittal in January 2025.
- The scope of the project remains the same. Design changes were needed to meet permit requirements.

Project Schedule

The Port and City staff continue to work through design and permit issues and are anticipating making the final permit submittal in January 2025.

Due to permitting issues, project bidding has been delayed to February with construction starting shortly after. Project completion is anticipated for late March 2026.

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 \$2,500,000.
- 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 \$40,350,000 for this project.

Risks

- Not receiving necessary permits on time delaying the project going out to bid.

Port of Tacoma Off-Dock Container Support Facility

- Constructing the underground portion of the project during the wet seasons causing the native backfill to be unsuitable. Requiring soil export and backfill import.
- 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

Semi-Annual Project Summary



July-December 2024

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:	\$1,769,257
Start:	2/12/2016
Schedule Completion:	12/31/2025
Project Manager:	Melisa Bod



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

Q2 2025 – 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, \$924,488 remains in the project budget. Cost-share payments to date from Tacoma Power total \$1,272,390 (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 \$1,933,653. The cost of future project tasks is 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.

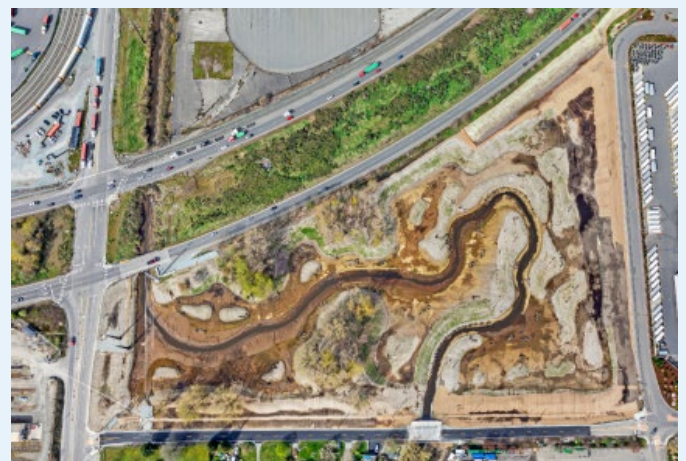
Semi-Annual Project Summary



July-December 2024

Lower Wapato Creek Habitat

Project MID Nos:	101449.01, 092861
Authorization:	\$16,395,000
Phase:	Close Out
Current Estimate:	\$14,625,354*
Cost to Date:	\$14,717,691
Start:	12/19/2019
Schedule Completion:	12/20/2024
Project Manager:	David Myers



* Excludes \$591,026 spent in 2014

Project Status

Schedule: On or Ahead

Budget: On or Within

Significant Developments/Scope Changes

THIS IS THE FINAL REPORT

Phase 1 of the project is complete, and Final Completion has been issued to KLB Construction. Phases 2 and 3 are complete and Substantial Completion has been issued to Terra Dynamics. FEMA map update information has been given to the City for inclusion in the next map update.

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

Maintenance & Establishment - Phase III	Dec 2024
Monitoring and Stewardship	Dec 2033

Project Authorization for Phase 1 construction occurred in January 2021. Project Authorization for Phases 2 & 3 construction & maintenance occurred in May 2022. Phase 2-Landscaping was completed in March 2023 and Phase 3-Maintenance was completed in December 2024.

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.

Lower Wapato Creek Habitat

Scope

The scope of work for this phase includes:

- Validation of previous design documents and related reports – Complete

Lower Wapato Creek Habitat

Review of additional collected data and incorporation of Tribal comments – Complete

- 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 - Complete
- 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 Staff	\$591,026
Design & Staff	\$3,873,694
Construction Phase I	\$9,202,000
Construction Phases II & III	\$1,549,660
Estimated Project Total	\$15,216,380

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

Risks

None

External Funding

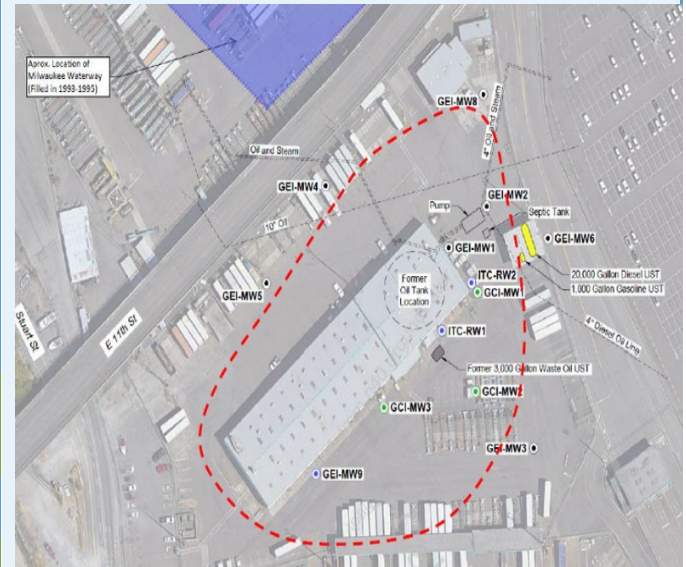
No external funding is associated with this project.

Semi-Annual Project Summary

July-December 2024

Parcel 40 Environmental Cleanup

Project MID Nos:	101486.01 (Investigation) 101486.02 (Vapor Mitigation) 101486.03¹ (Insurance Recovery) 101486.04 (Vapor Monitoring)
Authorization:	\$1,274,000
Phase:	Construction and Planning
Current Estimate:	\$1,274,000
Cost to Date:	\$500,374
Start:	3/16/2020
Schedule Completion:	12/31/2030
Project Managers:	Scott Hooton



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. The Port and Ecology are negotiating and agreed order for a Remedial Investigation, Feasibility Study and Cleanup Action Plan 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.

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

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.

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 and agreed order negotiations are expected to be concluded during 1H2025.

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. Ecology will require the Port to complete the RIFS and CAP regardless of the availability of insurance coverage.

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.

Semi-Annual Project Summary



July-December 2024

Parcel 105 UST (Underground Storage Tank) Investigation

Project MID No:	101488.01
Authorization:	\$340,000
Phase:	Planning
Current Estimate:	\$340,000
Cost to Date:	\$330,930
Start:	2/27/2020
Schedule Completion:	12/31/2025
Project Manager:	Scott Hooton



Project Status

Schedule: Delayed
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).

VCP issued an "Opinion Letter" in August 2023 requesting additional investigation which was completed in earlier this year and reported in June 2024. Additional monitoring will occur during 2025 which will enable Ecology to issue a finding for "No Further Action" if results continue to be low.

Project Schedule

VCP staff has required additional groundwater monitoring to support a finding for "No Further Action." The Port will complete this work in 2025.

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

Parcel 105 UST (Underground Storage Tank) Investigation

Project Cost

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

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 \$197,898.

Additional grant funding will be pursued as opportunities arise.

Semi-Annual Project Summary



July-December 2024

Port Maritime Center

Project MID No:	101549.01
Authorization:	\$149,770,000
Phase:	Construction
Current Estimate:	\$149,770,000
Cost to Date:	\$11,815,000
Start:	12/19/2018
Schedule Completion:	12/31/2027
Project Managers:	Stanley Ryter Robert Healy



Project Status

Schedule: On or Ahead
Budget: On or Within

Significant Developments/Scope Changes

The Design/Build team is nearing 90% design completion. The size and footprint of the buildings has been set at approximately 60,000 square feet. Detailed design wraps up at end of January.

Railroad negotiations have progressed to the point of agreeing an at grade crossing. The design has reached 60% and is being reviewed by BNSF

Commission approved two actions in the last reporting period, construction dollars for remediation in August and construction dollars for the site and port business center in November. Commission also approved additional lease details with Tacoma Public Schools.

The cleanup began construction in September and substantial completion was issued on December 26th.

Project Schedule

Ground Improvements begin	January 2025
Ground Improvements end	May 2025
Port Business Center Substantial Completion	December 2027

Authorization

8/20/24 Commission Authorized \$13,000,000 for a revised total of \$24,770,000.

11/19/24 Commission Authorized \$125,000,000 for a revised total of \$149,770,000

The current authorization is \$149,770,000.

Scope

Port Parcels 94 is being developed into a Maritime Skills and Port Maritime Center campus.

Port Maritime Center

The Port is partnering 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; 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 100% remediation of site and construction of a Port Maritime Center.

Project Cost

The project is estimated to be \$149,700,000. The project, as authorized, is currently on budget.

Risks

The risks, reaching agreement with the BNSF over railroad crossings, and continued negotiation with the Puyallup tribe over appropriate use of the "Boot" island area.

Grants

Source: Washington State Department of Ecology

Value: \$300,000

Local Match: \$0

Status: Closed

Source: Washington State Department of Commerce Community Decarbonization Grant

Value: \$2,479,344

Local Match: \$537,355.50

Status: Agreement Pending

Source: Washington State Department of Ecology (VW enforcement action grant funds)

Value: \$100,000

Local Match: \$66,000 minimum; total project costs likely to be more

Status: Agreement Executed

Semi-Annual Project Summary



July-December 2024

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:	7/30/2025
Project Manager:	Joe Caldwell



Project Status

Schedule: Delayed
Budget: On or Within

Significant Developments/Scope Changes

- 9/9/2024 - Contract awarded to Capture Energy.
- 11/1/2024 – It was communicated to contractor at the pre-construction meeting that there is a major delay in Switchboard and ATS arrival. Those two items backordered and will arrive March 2025.
- Genset arrived in November and being stored until other components arrive.

Project Schedule

- Construction Complete April 25, 2025; delayed from original date of July 8, 2024.
- Two causes for delay:
 - Procurement of genset took much longer than anticipated. Vendor response was very slow. Engineer needed to verify type of equipment was purchased to finish drawings.
 - Specs by PM also took longer than anticipated. Review and fixes delayed process.

- Bid opening scheduled for 8/21/2024.
- Contractor to start work 3/10/2025.

Authorization

The current authorization is \$950,000.

Scope

The scope of work for this project includes:

- Design for new generator
- Procurement of 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.

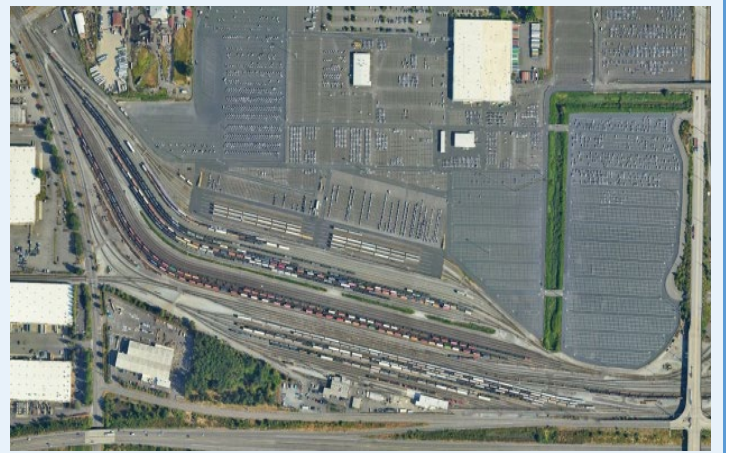
Semi-Annual Project Summary



July-December 2024

Banana Yard Switch Upgrade

Project MID No:	101615.01
Authorization:	\$4,290,000
Phase:	Construction
Current Estimate:	\$4,290,000
Cost to Date:	\$1,610,081
Start:	5/1/2023
Schedule Completion:	8/26/2025
Project Manager:	Norman Gilbert



Project Status

Schedule: On or Ahead

Budget: On or Within

Significant Developments/Scope Changes

The Public Works construction contract was executed in May 2024. Notice to Proceed was issued in August.

Due to long lead times on rail components the on-site construction started in November 2024. Work is anticipated to be complete in late March 2025.

Project Schedule

Task/Milestone	Date
Bid Advertisement	February 2024
Contract Award	March 2025
Substantial Completion	August 2025

Authorization

No new authorizations for this period.

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

Scope

The scope of work for the completed design phase includes:

- Grant administration
- Project design and permitting
- Project management

The scope of work for the current 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.

Risks

- 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.
- Adjacent track that needs repair or adjusting to match the new turnouts.

Banana Yard Switch Upgrade

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

Semi-Annual Project Summary



July-December 2024

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:	3/31/2025
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
- Port Maintenance started construction and is in progress.
- ETA of roll up doors is late September 2024.
- Door arrived 1/8/25, delayed in Italy.
- Second door will be installed by 1/17/25.
- Last phase of project is to frame in the installed doors.

Project Schedule

Door contract was awarded in February 2024 and lead time for door delivery has increased. Door should arrive late September 2024.

Smaller door arrived in October and was installed. Larger door was delayed further and arrived 1/8/25. Door being installed this week 1/13/25.

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
- Install new doors
- Construct new door frame

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.

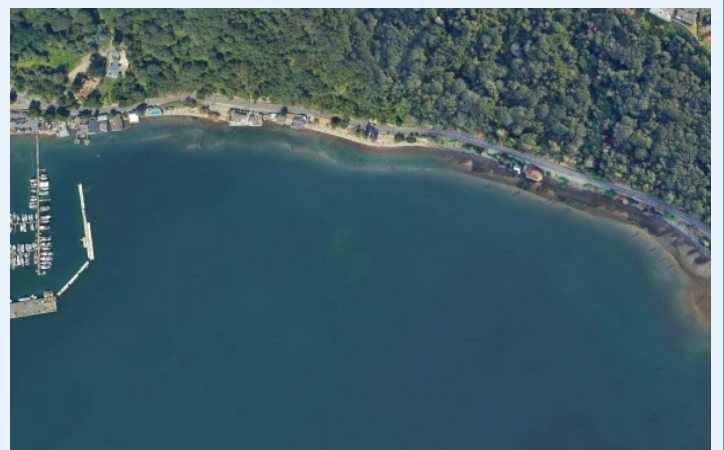
Semi-Annual Project Summary



July-December 2024

East Commencement Habitat Opportunity (ECHO)

Project MID:	101631.01
Authorization:	\$700,000
Phase:	Design
Current Estimate:	\$6,450,000
Cost to Date:	\$176,600
Start:	6/26/2023
Schedule Completion:	2/15/2029
Project Manager:	Norman Gilbert



Project Status

Schedule: On or Ahead
Budget: On or Within

Significant Developments/Scope Changes

Consultant is working on the design to 30% level. During design efforts it was determined that additional geotechnical information is needed. This work is scheduled for February 2025. Completion of 30% design is anticipated for June 2025.

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. Advancement of design has been delayed in part due to the coordination between the Port, USACE and Puyallup Tribe of Indians. The coordination is paramount due to the USACE and Port desire to beneficially re-use dredge sediment from both the Blair Waterway Deepening project and the Berth Deepening projects at Husky and WUT.

Overall project scheduling may also be impacted by the type of habitat and sediment placement that will be approved for this site and how that works with the projects that will be generating the sediment.

The overall project schedule has been reset due to timing of the USACE schedule to deepen the Blair Waterway and the link of the two berth deepening projects.

Authorization

No new authorizations for this period.

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.

East Commencement Habitat Opportunity (ECHO)

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 ongoing 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 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 2024

Stormwater Infrastructure Comprehensive Plan

Project MID:	101636.01
Authorization:	\$335,000
Phase:	Planning
Current Estimate:	\$335,000
Cost to Date:	\$317,479
Start:	8/15/2023
Schedule Completion:	2/15/2025
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

Consultant has been conducting research of GIS maps and a site visit to determine known locations of flooding within the Tideflats.

Staff met with consultants to begin drafting risk analysis one-pagers for known locations of flooding within the Tideflats.

Consultants are currently putting together the final report, which will be finalized in March, 2025.

Authorization

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

The current authorization is \$335,000. There has been no change to the project authorization amount.

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.

Stormwater Infrastructure Comprehensive Plan

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 December 31, 2023. Staff applied for an extension on December 1, 2023.

Grant

Name of Grant: Pierce County Flood Control Zone District Grant

Value of Grant: \$125,000

Port Match: \$210,000

Status: Active

Staff applied for an extension by the deadline of December 1, 2023 and the extension request was approved by the Board of Supervisors on March 6, 2024.

Our Extension request was granted on March 6, 2024, and an updated ILA was signed between the Port and Pierce County Flood Control Zone District on April 26, 2024. The new expiration date of the ILA is March 31, 2025.

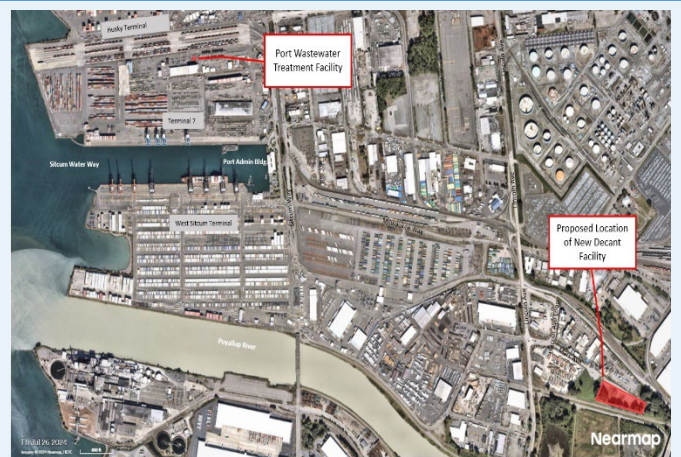
Semi-Annual Project Summary



July-December 2024

Port of Tacoma Decant Facility

Project MID Nos:	101640.01
Authorization:	\$1,234,000
Phase:	Design
Current Estimate:	\$8,266,000
Cost to Date:	\$58,942
Start:	4/18/2024
Schedule Completion:	4/30/2026
Project Manager:	Elly Bulega



Project Status

Schedule: On or Ahead

Budget: On or Within

Significant Developments/Scope Changes

Wetland delineation, and geotechnical exploration are complete. 30% design is complete. Still waiting to hear back from Ecology if the project has been shortlisted.

Project Schedule

Complete Design	Q3 2025
Bid Advertisement	Q4 2025
Begin Construction	Q4 2025
Substantial Completion	Q2 2026

Authorization

Date	Amount
October 2, 2023	\$20,000
May 1, 2024	\$80,000
November 1, 2024	\$250,000
December 17, 2024	\$884,000
TOTAL	\$1,234,000

Scope

Design

The design scope of work for the project includes, grant application support, survey, geotechnical exploration, architectural design, structural, civil, environmental and electrical engineering, permit application support, design of a decant facility that will manage solid and liquid waste from stormwater infrastructure maintenance activities.

This will allow maintenance staff more efficiency by hydro excavating soil around broken pipes and allow the Port to consolidate all stormwater related media, vehicles and equipment, materials and supplies. Currently, stormwater related materials are stored/parked in four different locations. Another benefit Have a testing center for engineered stormwater treatment systems in support of the Department of Ecology Technology Assessment Protocol.

Port of Tacoma Decant Facility

This testing center could be used in partnership with other ports, the City of Tacoma, the Washington Stormwater Center and other interested parties could lease the testing facility for their own devices.

Construction

The construction scope of work includes development of Parcel 37 to accommodate the new decant facility. Improving Marc Street to support the new and existing facilities. Installation of a stormwater treatment facility. Installation of the decant facility and associated structures. Engineering construction support. Inspections, testing and commissioning.

Project Cost

The estimated project cost to develop a new decant facility is \$8,266,000.

Risks

There is risk of encountering contaminated soils during excavation since Parcel 37 is located within the footprint of the old City of Tacoma municipal landfill. Refuse and contamination is likely present within the subsurface. Level of effort to address potential refuse and contamination is dependent upon design specifications of the decant facility and will be driven by the amount of subsurface work needed for the project. The impact will be determined during the design phase.

External Funding

Port staff applied for the Washington State Department of Ecology's Water Quality Combined Funding grant in October 2024.

The grant is for projects that improve and protect water quality throughout the state.

Staff will be notified in January 2025 if the project has been shortlisted to provide additional information and advance to the next level for selection. If selected, staff will receive the grant in July 2025.

Semi-Annual Project Summary



July-December 2024

Demo Bldg. & Rail 4012 SR 509

Project MID No:	101650.01
Authorization:	\$1,700,000
Phase:	Design
Current Estimate:	\$1,700,000
Cost to Date:	\$380,000
Start:	10/1/2023
Schedule Completion:	6/30/2025
Project Manager:	Kyle Smith



Project Status

Schedule: Delayed
Budget: On or Within

Significant Developments/Scope Changes

This project has reached Design phase completion. There are no significant scope changes from what was presented to commission. Our permit application is being reviewed by the City of Tacoma and it is anticipated that this permit will be issued January 2025

Project Schedule

This project schedule was delayed because the City of Tacoma has taken a very long time to review the permit application and has requested additional information multiple times. The new estimate for completion is June 30, 2025

Authorization

11/1/2023 – Executive authorization \$350K

08/13/2024 – Commission Authorization
\$1,350,000

The current authorization is \$1,700,000.

Scope

The scope of work for the construction phase includes:

- Demolition of eight structures
- Hauling and disposal of demolition materials
- Recycling of appropriate waste

Project Cost

The project is estimated to cost \$1,700,000 based on the Engineer's Estimate that was reached at the conclusion of the design phase.

Risks

The demolition has not been advertised for bids and there remains a slim chance that contractor bids are outside of the budget.

Hazardous materials surveys have been completed. With Demolitions of buildings as old as these (50 years) and industrial use buildings that used various chemical processes, there is the possibility of unknown hazardous materials being present in the demolition waste that would need special disposal considerations.

Building Demolition Program

Grant

No grant funding is associated with this project.

Semi-Annual Project Summary

July-December 2024

EBC Tenant Relocation

Project MID Nos:	101686.01
Authorization:	\$3,224,000
Phase:	Phase-I Design and Construction
Current Estimate:	\$6,152,000
Cost to Date:	\$196,527
Start:	4/18/2024
Schedule Completion:	4/30/2026
Project Manager:	Elly Bulega



Project Status

Schedule: On or Ahead

Budget: On or Within

Significant Developments/Scope Changes

Motive Marine's temporary power design is 90% complete. Documents have been submitted to the City for permitting.

Project Schedule

Motive Schedule:

Advertise for Bid	March 2025
Open Bids	April 2025
Notice of Award	April 2025
Substantial Completion	July 2025
Final Completion	August 2025

Silverback Schedule:

Advertise for Bid	February 2025
Open Bids	March 2025
Notice of Award	March 2025
Substantial Completion	March 2026
Final Completion	April 2026

Authorization

Date	Amount
July 11, 2024	\$50,000
August 29, 2024	\$200,000
November 21, 2024	\$100,000
December 12, 2024	\$2,874,000
TOTAL	\$3,224,000

Scope

Develop drawings and specifications to design and install a temporary metal prefabricated building for Silverback. The metal building will be installed on an existing reinforced concrete slab. No new foundation installation is anticipated for the project.

Develop drawings and specifications for public contracting for a new power service for Motive which includes a new transformer.

Installation of a new power service for both Motive and Silverback. Silverback's metal building will run off the same electrical service.

EBC Tenant Relocation

All components of the electrical infrastructure will be integrated into the permanent redevelopment of EBC except for the transformer. In the future, the transformer will be removed and returned to Tacoma Power, and the system will be connected to EBC's future permanent substation.

Provide temporary modular office building for Motive.

Install extra future conduits, communication, and electrical vaults for future use as needed. Installing extra infrastructure now minimizes the need for electrical excavation in the future.

Provide temporary modular office buildings and restroom for Silverback.

Installation of electrical and plumbing to the metal building.

Project Cost

The estimated project cost to relocate both Motive and Silverback is \$6,152,000.

Risks

- The permitting process for the steel structure might take longer than anticipated.
- The lead time for the materials and erection of the metal building might take longer than anticipated, delaying the overall schedule for redeveloping EBC.

External Funding

No external grant funding opportunities are forecasted for this project.

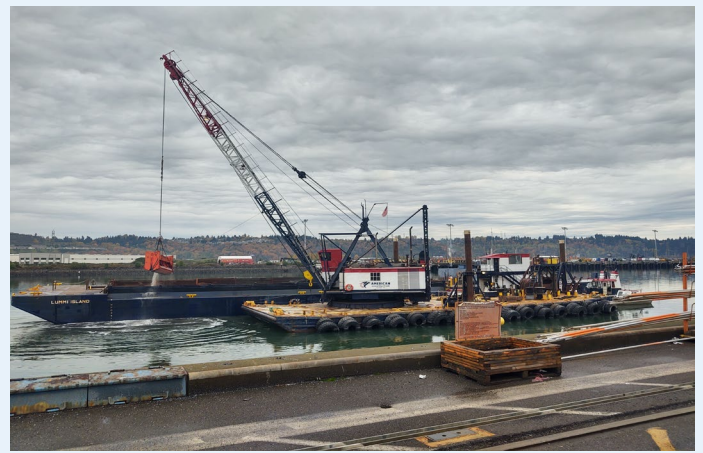
Semi-Annual Project Summary



July-December 2024

Middle Blair Maintenance Dredge

Project MID No:	101692.01
Authorization:	\$4,000,000
Phase:	Construction
Current Estimate:	\$4,000,000
Cost to Date:	\$10,241
Start:	4/15/2021
Schedule Completion:	2/28/2025
Project Manager:	Norm Gilbert



Project Status

Schedule: Delayed
Budget: On or Within

Significant Developments/Scope Changes

Sediment characterization and design were completed under separate authorization.

Sediment characterization test results showed elevated levels of dioxin/furans which made it ineligible for open-water disposal based on chemistry. Due to the immediate need to perform the dredge no further testing was conducted, and the material will be disposed of upland.

The project is combined with the Northwest Seaport Alliance's PCT Maintenance Dredge project and was advertised and bid in December. The Public Works contract is being executed.

Port staff is currently waiting on the in-water permits to be issued before the construction can be performed.

Project Schedule

Date	Task/Milestone
	Bid Advertisement
December 2024	
	Contract Award
January 2025	
	Substantial Completion
February 2025	

Authorization

October 15, 2024 – Commission approved \$4,000,000 for a revised total of \$4,000,000.

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

Scope

The scope of the project is to perform a maintenance dredge to address “high spots” impacting vessel transit along the Blair Waterway. All dredge material is ineligible for open-water disposal and will be transloaded and disposed of at an approved upland location.

Middle Blair Maintenance Dredge

Project Cost

The total cost of construction is currently estimated at \$4,000,000.

Risks

Due to not receiving permits to date, the completion of dredging is at risk due to the closure of the in-water work window. Staff may need to request an extension that may not be granted or may need to delay the work until the in-water work window opens in July.

If work is done outside of the in-water work period windows, the project may incur additional mitigation costs.

Grant

No grant funding is associated with this project.

External Funding

Source: Harbor Maintenance Tax (HMT)

Value : \$4,000,000