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 red diagonal stripe runs from the top left towards the bottom right, partially obscuring the background. The top right corner of the image is a solid blue color.

# Port of Tacoma Semi-Annual Project Progress Report

January – June 2025

## Port of Tacoma Leadership



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John McCarthy  
President

Eric D. Johnson  
Executive Director

Dick Marzano  
Vice President

Don Meyer  
Secretary

Deanna Keller  
First Assistant Secretary

Deanna Keller  
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 \$350,000 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.

Port of Tacoma  
Semi-Annual Project Progress Report  
January – June 2025

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

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

**Port of Tacoma**  
**Semi-Annual Project Progress Report**  
**January-June 2024**



	MID No.	Project Title	Phase	Overall Project Status	Schedule	Budget
1	092135, 092134, 101215.01	Mouth of the Hylebos	M	<span style="color: green;">●</span>		
2	092819, 092839	PQ Contamination - 1201 Taylor Way	PL	<span style="color: green;">●</span>		
3	094217, 101312.01	Alexander Avenue Former Tank Facilities AO DE-9835	PL	<span style="color: yellow;">●</span>	<span style="color: green;">✓</span>	
4	101287.01, 101287.02, 101287.03, 101287.04, 095208	Parcel 1B (EBC) Cleanup	D, PL	<span style="color: green;">●</span>		
5	101585.01	Arkema Manufacturing Area Interim Action	D	<span style="color: yellow;">●</span>	<span style="color: green;">✓</span>	
6	101042.01, 101042.02	Parcel 91 Cleanup Investigation & Cost Recovery	PL	<span style="color: green;">●</span>		
7	101082.01	Taylor Way & Alexander Ave Fill Area (TWAFAA)	PL	<span style="color: green;">●</span>		
8	101227.01, 096242	CAP - Former USG Rockwool Plant	D	<span style="color: yellow;">●</span>	<span style="color: green;">✓</span>	
9	101241.01	Port of Tacoma Off-Dock Container Support Facility	D	<span style="color: yellow;">●</span>	<span style="color: black;">☒</span>	
10	098075, 101243.014, 101243.02	Parcel 103 Steam Plant Property Cleanup	PL	<span style="color: green;">●</span>		
11	101486.03	Parcel 40 Env Cleanup	CN	<span style="color: green;">●</span>		
12	101239.01	Blair Waterway Deepening	D	<span style="color: green;">●</span>		
13	101488.01	Parcel 105 UST Investigation	PL	<span style="color: green;">●</span>		
14	101549.01	Port Maritime Center	CN	<span style="color: green;">●</span>		
15	096201	Arkema RI/FS/CAP AO DE-5668 - 2901 & 2920 Taylor Way	PL	<span style="color: green;">●</span>		
16	101610.01	Maintenance Back Up Generator	CN	<span style="color: yellow;">●</span>	<span style="color: black;">☒</span>	
17	101615.01	Banana Yard Switch Upgrade	CO	<span style="color: green;">●</span>		
18	101616.01	Spreader Bay Doors	CO	<span style="color: green;">●</span>		
19	101631.01	East Commencement Habitat Opportunity (ECHO)	D	<span style="color: green;">●</span>		
20	101636.01	Stormwater Infrastructure Comprehensive Plan	PL	<span style="color: green;">●</span>		
21	101640.01	PoT Decant Facility	D	<span color="green;" style:="">●</span>		
22	101650.01	Demo Bldg & Rail at 4012 SR 509	CN	<span style="color: yellow;">●</span>	<span style="color: black;">☒</span>	
23	101686.01	EBC Tenant Relocation	D	<span style="color: green;">●</span>		
24	101692.01	Middle Blair Maintenance Dredge	CN	<span style="color: yellow;">●</span>	<span style="color: green;">✓</span>	
25	101713.01	<span style="color: red;">NEW</span> Tribal Cutback	D	<span style="color: green;">●</span>		
26	101652.01	<span style="color: red;">NEW</span> TruGrit Cleanup	RI/FS	<span style="color: green;">●</span>		
27	101710.01	<span style="color: red;">NEW</span> Watershed Source Tracing	PL	<span style="color: green;">●</span>		
28	101691.01	<span style="color: red;">NEW</span> Neptune Environmental Clean Up & Pre-Development	D	<span style="color: green;">●</span>		
29	101711.01	<span style="color: red;">NEW</span> Neptune Mitigation	PD	<span style="color: green;">●</span>		
30	101718.01	<span style="color: red;">NEW</span> Lincoln Avenue Ditch	RI	<span style="color: green;">●</span>		

**Key Project Status**

<span style="color: green;">●</span>	Completed	Final Report for this Project
<span style="color: yellow;">●</span>	Either target schedule or budget is off	
<span style="color: red;">●</span>	Both target schedule and budget are off	

Planning
Remedial Investigation/Feasibility Study
Draft Cleanup Action Plan
Preliminary Design
Design
Construction
Close Out
Completed
Monitoring
On Hold

**Negative Variance Status**

<span style="color: green;">✓</span>	New Variance
<span style="color: black;">☒</span>	Previously Reported

Agreed Order
Draft Cleanup Action Plan
Dredge Material Management Program
Feasibility Study
Model Toxics Control Act
Master Identification Numbers
Polychlorinated Biphenyls
Remedial Investigation/Feasibility Study

Schedule Completion on the Project Reports refers to:

Beneficial Occupancy or Last Asset In-Use date

**Remediation Glossary**

# Semi-Annual Project Summary



January-June 2025

## Mouth of the Hylebos

Project MID Nos:	<b>092135, 092134, 101215.01</b>
Authorization:	<b>\$2,230,000</b>
Phase:	<b>Monitoring</b>
Current Estimate:	<b>\$1,675,000</b>
Cost to Date:	<b>\$1,492,386</b>
Start:	<b>6/30/2013</b>
Schedule Completion:	<b>12/31/2025</b>
Project Manager:	<b>Rob Healy</b>



### 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. In March 2024, the EPA approved American's mitigation plan at Ruston Point, and the site was partially constructed. 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.

### 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.

### Project Cost

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

## Mouth of the Hylebos

### 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, February 2024, and May 2025 the Port received a total of \$11,489,000 from the Monsanto Class Action Settlement, in exchange for a release of all claims arising from PCB contamination.

January-June 2025

## PQ Contamination – 1201 Taylor Way

<b>Project MID Nos:</b>	<b>092819, 092839</b>
<b>Authorization:</b>	<b>\$10,365,857</b>
<b>Phase:</b>	<b>Construction</b>
<b>Current Estimate:</b>	<b>\$10,365,857</b>
<b>Cost to Date:</b>	<b>\$1,417,600</b>
<b>Start:</b>	<b>4/1/2007</b>
<b>Schedule Completion:</b>	<b>11/30/2026</b>
<b>Project Manager:</b>	<b>Scott Hooton</b>



### 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 RI/FS and CAP were submitted to Ecology in 2020 and revised in 2023 to include additional required scope. Ecology issued an Opinion Letter in August 2024 requesting the evaluation of an additional alternative that removes more source material and provides for more groundwater treatment. The Port provided an additional alternative in March and April. Ecology's primary concern related to technical aspects of selecting a reagent for adjusting pH in groundwater.

PQ asserted that the Port should not acquiesce to Ecology's request for a more aggressive cleanup approach.

After some discussion and exchange of correspondence, the Port sent a cancellation notice for the interim agreement on April 15, 2025.

### Project Schedule

The Port intends to implement remediation in 2025 as either an Interim Action under Ecology's Voluntary Cleanup Program, or as an independent action. This will be performed as a public works project. Following that, the Port will revise the FS and CAP for Ecology review and approval during 2026.

Construction Schedule	
<b>Advertise for Bid</b>	August 2025
<b>Open Bids</b>	August 2025
<b>Notice of Award</b>	September 2025
<b>Substantial Completion</b>	December 2025
<b>Final Completion</b>	January 2025
<b>Post Construction Monitoring</b>	2026

## PQ Contamination – 1201 Taylor Way

### 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.

On June 17, the Port requested additional authorization of \$8,883,857 to remediate the site as an Interim or Independent Action.

The current authorization is \$10,365,857.

### Scope

The scope of this effort consists of:

- Interim Action Workplan Development
- Engineering Design and Bidding Specification
- Remedial Construction
  - Removal of contaminated soil in the stormwater ditch, debris filled area and manufacturing area
  - pH adjustment in manufacturing area groundwater
- Construction documentation and Ecology reporting
- Post-construction monitoring
- Feasibility Study update and Cleanup Action Plan submittal

### Project Cost

Project costs are partially offset with reimbursements from PQ under the Interim Cost Sharing Agreement; PQ remittances to date total \$807,676. A future cost recovery action is anticipated to further offset remedial costs incurred by the Port.

### Risks

Scope of work is subject to change depending on direction from Ecology. Monies received from PQ are potentially subject to reallocation. A future cost recovery action is subject to risks inherent in contested litigation.

There is also a risk of not obtaining permits in time to perform the construction work fall 2025.

### External Funding

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

Cost Share: PQ reimbursed the Port 60% for consultant, staff, legal and Ecology oversight costs prior to cancellation in 2025.

# Semi-Annual Project Summary



January-June 2025

## 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:	\$2,467,942	
Start:	12/3/2007	
Schedule Completion:	12/31/2025	
Project Manager:	Melisa Bod	

### Project Status

**Schedule:** Delayed  
**Budget:** On or Within

### Significant Developments/Scope Changes

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).

Ecology approved the draft Cleanup Action Plan (dCAP) in 2023, however, it cannot go into public review until the consent decree (CD) is agreed upon by all parties and is revised to include the latest MTCA rules. CD negotiations have been put on hold until a new cooperative agreement can be negotiated with Occidental.

The new agreement is anticipated to be finalized in 3Q 2025.

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

### Project Schedule

Q3 2025 – Ecology, Oxy and the Port to complete CD negotiations. The 2013 cooperative agreement with Occidental will expire.

Q3 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. This schedule may slip depending on coordination efforts with Ecology and Occidental.

### Authorization

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

## Alexander Avenue Former Tank Facilities Agreed Order DE-9835

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 \$624,544 have been received from Ecology, bringing the total net costs to the Port to date to \$1,216,735.

### 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 (which has been extended to go through 2027), 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.

# Semi-Annual Project Summary



January-June 2025

## Parcel 1B (Earley Business Center) Cleanup

Project MID Nos:	<b>095208, 101287.01, 101287.02, 101287.03, &amp; 101287.04</b>
Authorization:	<b>\$3,993,000</b>
Phase:	<b>Planning and Interim Action Cleanup</b>
Current Estimate:	<b>\$11,590,271</b>
Cost to Date:	<b>\$2,523,565</b>
Start:	<b>11/29/2018</b>
Schedule Completion:	<b>12/31/2028</b>
Project Managers:	<b>Melisa Bod &amp; Dave Myers</b>



### Project Status

**Schedule:** On or Ahead  
**Budget:** On or Within

### Significant Developments/Scope Changes

The Supplemental Remedial Investigation Work Plan (SRIWP) was prepared pursuant to the 2023 Agreed Order Amendment and was submitted to Ecology for review in June 2025.

Planning for Interim Actions (UST and Shoreline) was approved by Ecology in August of 2024.

The draft UST/LNAPL Interim Action Work Plan (IAWP) has been conditionally approved by Ecology and will be out for Public Comment July 17 – August 18, 2025.

The design team has submitted a draft Shoreline Remedial Design Investigation Sampling and Analysis Plan for Ecology review.

This work will inform the Shoreline IAWP. Ecology will not support submitting a JARPA permit for the work until these documents are finalized.

### Project Schedule

Item	Schedule
SRIWP Approval	3Q 2025
USTs IA design and permitting	April 2024 – Dec 2025
Shoreline IA design and permitting	April 2024 – May 2027
USTs IA Construction	June 2026 – August 2026
Shoreline IA Construction	July 2027 – Feb 2028
IA Project Close Out and Reporting	Mar 2028 – Dec 2028

We are estimating that the Port and Ecology will be able to enter an Agreed Order or Consent Decree to implement a final cleanup action plan by 2027.

## Parcel 1B (Earley Business Center) Cleanup

### Authorization

Previous Actions \$779,700

5/5/2014 – Commission Authorization \$658,300

11/29/2018 – Commission Authorization \$230,000  
(Additional \$595,000 allocated for Engineering  
Project 101287.01).

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

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

4/26/2024 – Commission Authorization \$1,200,000

The current authorization is \$3,993,000 (Total  
includes \$595,000 for Engineering Project  
101287.01).

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

### Scope

Complete a supplemental Remedial  
Investigation/Feasibility Study Work Plan.

Complete the Remedial Investigation/Feasibility  
Study.

Develop Cleanup Action Plan.

Complete the design and construction associated  
with the Interim Action associated with the  
removal of the USTs.

Complete the design and construction associated  
with the Interim Action associated with the  
shoreline.

### Project Cost

Project costs to date are \$2,459,650.

To date, grant reimbursements come to \$511,864  
bringing the total net costs to the Port to  
\$1,746,988.

Total project costs, \$11,590,271, are inclusive of  
remaining costs associated with investigation  
related to the AO amendment (\$286,349), cost  
recovery (\$103,922), and interim action design and  
construction documents (\$11,200,000).

### Risks

Schedule impacts due to the Port's limited ability to  
influence Ecology review time, as time required to  
address Ecology's comments. The UST IA has been  
pushed one year to address Ecology comments and  
incorporate new Ecology guidance.

Budget and scope impacts due to additional  
investigation required by Ecology due to outdated  
existing information and greater extent of  
contamination than anticipated.

### 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 \$61,864, bringing  
total grant reimbursements to \$511,864.

Approximately \$1.49M remains in grant funding for  
eligible past costs and future costs. There is no cost  
sharing for this project.

January-June 2025

## Arkema Manufacturing Area Interim Action

Project MID No:	101585.01
Authorization:	\$2,542,000
Phase:	Design
Current Estimate:	\$2,542,000
Cost to Date:	\$1,377,561.62
Start:	4/21/2022
Schedule Completion:	6/30/2027
Project Manager:	Brett Ozolin



### Project Status

**Schedule:** Delayed  
**Budget:** On or Within

### Significant Developments/Scope Changes

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

The project team submitted a first draft Interim Action Work Plan (IAWP) to Ecology for the Containment Wall and Site Capping on schedule in October 2024. Ecology requested further documentation and data to justify the extent of site capping which extended the design program by 6 months. The previous project completion date has been extended from December of 2026 to June of 2027.

The federal permit package was submitted on schedule and outfall work is permitted. The site design remains at 70% pending Ecology approval of the IAWP. The low permeability wall design is complete. The site received approximately 4,000 cubic yards of dredge sediments from the Blair

Knuckle Dredge Project which saves the Port money on disposal fees and reduces import fill costs.

### Project Schedule

Staff understanding of project scope has changed from fast tracking the maximum extent of practical development to a phased approach that supports cash flow and other Port development priorities. However, Ecology will likely require construction of some remediation features. The design incorporates phasing and development flexibility. Input on the revised project scope will be requested from project sponsors in Q3 of 2025. Project staff are ready to advance the completed 70% design towards a set of bid documents when the next project phase is identified. Schedule, milestones and deliverables will be clarified in the next update.

September 2025 is the earliest the IAWP could be approved by Ecology. The working approval date is November 2025. Additional permits or permit coordination will be required for any authorized construction work. Commission authorization for construction work could be requested in Q1 2026.

## Arkema Manufacturing Area Interim Action

Ecology Approval of IAWP	Nov 2025
Commission Action –Construction	Q1 2026
Construction Advertisement	Q1 2026
Construction	Q2-Q4 2026

### 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 remains approximately \$6.1 million.

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

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: \$3,474,391.93

Local Match: \$1,737,195.96

Status: All grant funds were expended and reported.

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



January-June 2025

## Parcel 91 Cleanup Investigation and Cost Recovery

<b>Project MID Nos:</b>	<b>101042.01, 101042.02</b>	
<b>Authorization:</b>	<b>\$3,530,000</b>	
<b>Phase:</b>	<b>Planning</b>	
<b>Current Estimate:</b>	<b>\$4,230,000</b>	
<b>Cost to Date:</b>	<b>\$1,707,837</b>	
<b>Start:</b>	<b>2/1/2016</b>	
<b>Schedule Completion:</b>	<b>12/31/2029</b>	
<b>Project Manager:</b>	<b>Rob Healy</b>	

### Project Status

**Schedule:** On or Ahead  
**Budget:** On or Within

### Significant Developments/Scope Changes

The first phase of site investigation was completed in Q4 2024. Laboratory results are under evaluation by the Port's environmental consultant. Phase 1 study conclusions will be used to guide the next phase of investigation activities.

### Project Schedule

The second phase of site investigations is tentatively scheduled for the second half of 2025 and into 2026. The Remedial Investigation Report will be drafted in 2027, followed by a Feasibility Study. Staff will request additional authorization for the Feasibility Study and draft Cleanup Action Plan, following Ecology approval of the RI Report. 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  
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.

## Parcel 91 Cleanup Investigation and Cost Recovery

### 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.

January-June 2025

## Taylor Way & Alexander Ave Fill Area (TWAAFA)

<b>Project MID No:</b>	<b>101082.01</b>
<b>Authorization:</b>	<b>\$3,512,000</b>
<b>Phase:</b>	<b>Planning</b>
<b>Current Estimate:</b>	<b>\$3,512,000</b>
<b>Cost to Date:</b>	<b>\$2,258,951</b>
<b>Start:</b>	<b>4/10/2017</b>
<b>Schedule Completion:</b>	<b>12/31/2026</b>
<b>Project Manager:</b>	<b>Scott Hooton</b>



### 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. 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 was 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.

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.

## Taylor Way & Alexander Ave Fill Area (TWAAFA)

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.  
6/17/2025 - Commission Authorization for \$815,000 for a revised total of \$3,512,000.  
The current authorization is \$3,512,000.

### 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.
- 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.

## Taylor Way & Alexander Ave Fill Area (TWAAFA)

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.

January-June 2025

## Cleanup Action Plan – former USG Rock Wool Plant

<b>Project MID Nos:</b>	<b>101227.01, 096242</b>
<b>Authorization:</b>	<b>\$488,000</b>
<b>Phase:</b>	<b>RI/FS</b>
<b>Current Estimate:</b>	<b>\$488,000</b>
<b>Cost to Date:</b>	<b>\$462,606</b>
<b>Start:</b>	<b>2/11/2016</b>
<b>Schedule Completion:</b>	<b>12/31/2025</b>
<b>Project Manager:</b>	<b>Scott Hooton</b>



### 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).

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 been working on a new Agreed Order to implement cleanup.

### Project Schedule

Discussions regarding a new agreed order or consent decree are now occurring. Future Commission authorization will be required to enter into the Agreed Order, perform remediation, and pursue cost recovery.

### 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

## Cleanup Action Plan – former USG Rock Wool Plant

### Project Cost

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

### Risks

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 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.

# Semi-Annual Project Summary



January-June 2025

## 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:	\$2,353,087.33
Start:	1/5/2018
Schedule Completion:	5/31/2026
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. Site Development permit has been issued. Staff anticipate Work Order permit to be issued in June.
- 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. All permits needed before bidding project are anticipated to be issued in June.

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

## Port of Tacoma Off-Dock Container Support Facility

### 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.
- 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

January-June 2025

## Parcel 103 Steam Plant Property Cleanup

<b>Project MID Nos:</b>	098075, 101243.01, 101243.02
<b>Authorization:</b>	\$2,655,000
<b>Phase:</b>	Planning
<b>Current Estimate:</b>	\$2,655,000
<b>Cost to Date:</b>	\$1,832,904
<b>Start:</b>	2/12/2016
<b>Schedule Completion:</b>	6/30/2026
<b>Project Manager:</b>	Melisa Bod



### Project Status

**Schedule:** On or Ahead  
**Budget:** On or Within

### Significant Developments/Scope Changes

TPU and Port continue to work through remedial investigation pursuant to the cost sharing agreement under Ecology's VCP program.

Field Investigations are complete.

Joint consultant is preparing the draft remedial investigation (RI) report for future submittal to Ecology.

### Project Schedule

Q3 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.

### 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, \$922,138 remains in the project budget. Cost-share payments to date from Tacoma Power total \$1,341,616 (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 \$2,002,879.

The cost of future project tasks is not currently estimable.

## Parcel 103 Steam Plant Property Cleanup

### Risks

Ecology may ask for more investigation work before approving the RI, which would affect the schedule.

### External Funding

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

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

# Semi-Annual Project Summary



January-June 2025

## Parcel 40 Environmental Cleanup

<b>Project MID Nos:</b>	<b>101486.01 (Investigation)</b> <b>101486.02</b> <b>(Vapor Mitigation)</b> <b>101486.03<sup>1</sup></b> <b>(Insurance Recovery)</b> <b>101486.04</b> <b>(Vapor Monitoring)</b>
<b>Authorization:</b>	<b>\$1,274,000</b>
<b>Phase:</b>	<b>Construction and Planning</b>
<b>Current Estimate:</b>	<b>\$1,274,000</b>
<b>Cost to Date:</b>	<b>\$505,408</b>
<b>Start:</b>	<b>3/16/2020</b>
<b>Schedule Completion:</b>	<b>12/31/2030</b>
<b>Project Manager:</b>	<b>Scott Hooton</b>

### Project Status

**Schedule:** On or Ahead  
**Budget:** On or Within

The responses from the carriers thus far have not resulted in cost reimbursement for the investigation or reimbursement for the vapor mitigation system.

The Port and Ecology are negotiating an agreed order for a Remedial Investigation, Feasibility Study and Cleanup Action Plan to select the appropriate cleanup action.

### 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 Port contracted an insurance archaeologist and an insurance coverage attorney to explore funding the investigation with historical insurance policies.

<sup>1</sup> 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 and agreed order negotiations are expected to be concluded during 2H2025.

### 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 are 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.

January-June 2025

## Blair Waterway Deepening Project-Design

<b>Project MID</b>	<b>101651.01</b>
<b>Authorization</b>	<b>\$6,300,000</b>
<b>Phase:</b>	<b>Design</b>
<b>Current Estimate</b>	<b>\$6,300,000</b>
<b>Cost to Date</b>	<b>\$4,579,907</b>
<b>Start</b>	<b>1/9/2024</b>
<b>Schedule Completion</b>	<b>10/12/2027</b>
<b>Project Manager</b>	<b>Sara Potter</b>



### Project Status

**Schedule:** On or Ahead

**Budget:** On or Within

### Significant Developments/Scope Changes

Sediment sampling for disposal characterization was completed in June 2025. USACE completed 35% design in June 2025 and is progressing to 60% design in 2026 on target.

### Project Schedule

The Corps is assuming design completion in Ju2027. Construction is now scheduled to begin in August 2028. Key design milestones include:

- Q2 2026 – Suitability determination, 65% design complete, USACE/Port project partnership agreement for construction complete
- Q2 2027 – 95% design complete, permits in hand, real estate needs addressed
- Q3 2027 – 100 % design, project closeout

### Authorization

Commission approved authorization of \$5,615,000 on 11/21/23 and authorization increase of \$685,000 on 5/20/25.

### 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

- The construction schedule hinges on the completion of the Lincoln Avenue Ditch Remedial Action, the Blair Tribal Cutback, and the Tru-Grit Remedial Action. Maintaining those projects schedules is crucial in order to complete the design phase without delay and proceed to construction.

## Blair Waterway Deepening Project

**101651.01**

- Discovering unknown contamination during sediment characterization studies.
- Unknown risks to USACE staffing, schedule, and funding abilities resulting from instability in the federal government.

### 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



January-June 2025

## Parcel 105 UST (Underground Storage Tank)

Project MID No:	101488.01	
Authorization:	\$340,000	
Phase:	Monitoring	
Current Estimate:	\$340,000	
Cost to Date:	\$343,486	
Start:	2/27/2020	
Schedule Completion:	12/31/2025	
Project Manager:	Scott Hooton	

### Project Status

**Schedule:** On or Ahead  
**Budget:** On or Within

### Significant Developments/Scope Changes

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 June 2024.

### 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 during May, August and September. A response from Ecology is expected during early 2026.

### 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
- Groundwater Monitoring

### Project Cost

The total estimated cost of the project is \$340,000. Costs for monitoring performed in 2025 will be incurred under programmatic authorization for monitoring projects.

### 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."

## Parcel 105 UST (Underground Storage Tank) Investigation

### Grant

Source: 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



January-June 2025

## Port Maritime Center

<b>Project MID No:</b>	<b>101549.01</b>
<b>Authorization:</b>	<b>\$149,770,000</b>
<b>Phase:</b>	<b>Construction</b>
<b>Current Estimate:</b>	<b>\$149,770,000</b>
<b>Cost to Date:</b>	<b>\$35,326,261</b>
<b>Start:</b>	<b>12/19/2018</b>
<b>Schedule Completion:</b>	<b>12/31/2027</b>
<b>Project Managers:</b>	<b>Stanley Ryter Robert Healy</b>



### Project Status

**Schedule:** On or Ahead  
**Budget:** On or Within

### Significant Developments/Scope Changes

The Design/Build team is at 100% design completion. Remediation phase 1 is complete, ground improvements are complete, site utilities are underway. The foundations and slab of the skills center are complete, and construction of the Port Business Center is underway.

Railroad negotiations have progressed to the point of achieving an approved 100% design.

Commission was briefed on adding back the dock and, in a separate action, approved additional authorization for construction of the dock, in the last reporting period, and approved utility licenses under the BNSF track.

### Project Schedule

Skills Center Substantial Completion	August 2026
Port Business Center and Dock Substantial Completion	December 2026

### 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

6/17/25 Commission Authorized \$3,400,000 for dock for a revised total of \$153,170,000

The current authorization is \$153,170,000.

### 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 design, site remediation, shoreline improvements 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 in place

# Semi-Annual Project Summary



January-June 2025

## 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:	\$6,655,450
Start:	5/31/2007
Schedule Completion:	12/31/2027
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 is amenable to an approach that would accelerate the redevelopment of less contaminated portions of the property for NWSA operations by 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.

Commission authorized the engineering design of the interim actions in April 2022. This effort is managed by Engineering and supported by Environmental 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.

Commission authorized additional work to address Ecology's FS concerns and support interim action design in August 2023. Field work to address FS data gaps was completed earlier this year.

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

### Project Schedule

A revised Interim Action Workplan will be submitted for Ecology approval in mid-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 2026 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.

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 \$2,629,094 have been received to date. Cost Share: None.

# Semi-Annual Project Summary



January-June 2025

## Maintenance Back Up Generator

Project MID No:	101610.01
Authorization:	\$950,000
Phase:	Design
Current Estimate:	\$950,000
Cost to Date:	\$574,983.17
Start:	11/16/2022
Schedule Completion:	10/30/2025
Project Manager:	Joe Caldwell



### Project Status

**Schedule:** Delayed  
**Budget:** On or Within

### Significant Developments/Scope Changes

6/3/2025 – Delay in construction, City required 4" conduit from the transformer.

### Project Schedule

- Construction Complete October 31, 2025; delayed from original date of July 8, 2024.
- 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.
  - Conduit size changes required by the City.
  - Port maintenance team working on other priorities.

### 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.

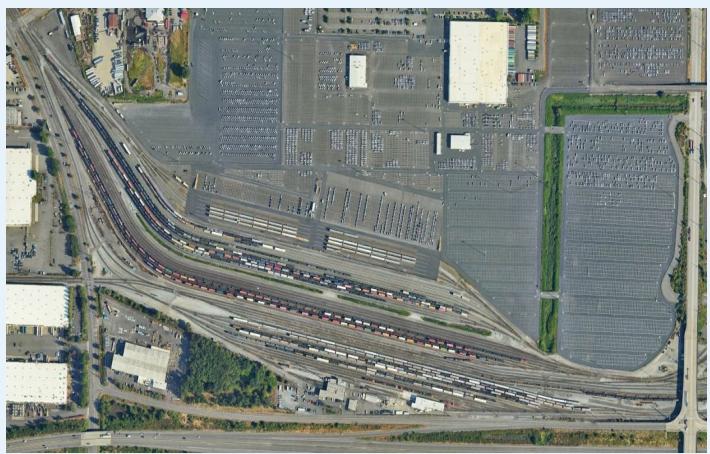
# Semi-Annual Project Summary



January-June 2025

## Banana Yard Switch Upgrade

Project MID No:	101615.01
Authorization:	\$4,290,000
Phase:	Close Out
Current Estimate:	\$4,290,000
Cost to Date:	\$3,311,359.60
Start:	5/1/2023
Schedule Completion:	5/8/2025
Project Manager:	Norman Gilbert



### Project Status

**Schedule:** On or Ahead

**Budget:** On or Within

### Significant Developments/Scope Changes

**This is the final report.**

Project construction is complete with Final Completion issued on 05/08/25.

Staff is working on closing out the construction portion of the CRISI grant requirements leaving only performance reporting to remain.

### Project Schedule

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

### Authorization

No new authorizations for this period.

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

### Scope

The scope of work for the project included:

- Grant administration
- Project design and permitting
- Project management
- Construction

### Project Cost

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

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

### Risks

- No further risks as construction is complete.

### Grant

Source: [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



January-June 2025

## Spreader Bay Doors

Project MID:	101616.01
Authorization:	\$370,000
Phase:	Construction
Current Estimate:	\$370,000
Cost to Date:	\$363,273.86
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

**This is the final report.**

- Door arrived 1/8/25 after being delayed in Italy.
- Work completed

### Project Schedule

Project complete March 31, 2025.

### 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 was completed within the current estimate as presented to Commission on May 4, 2023.

### Risks

- No further risks as construction is complete.

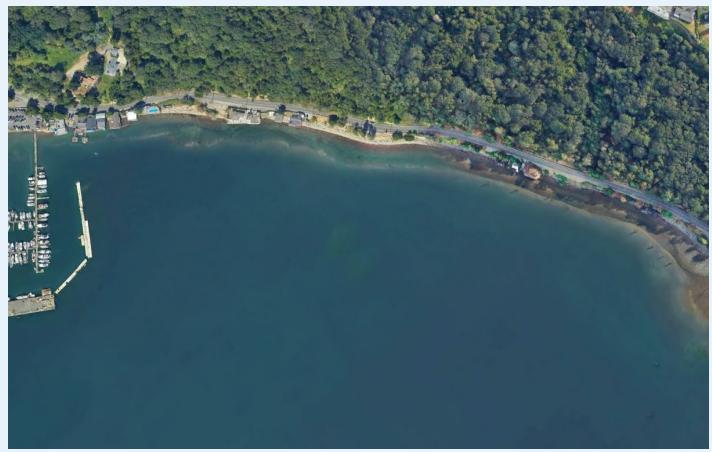
### Grant

No grant funding is associated with this project.

January-June 2025

## East Commencement Habitat Opportunity (ECHO)

<b>Project MID:</b>	<b>101631.01</b>
<b>Authorization:</b>	<b>\$2,355,000</b>
<b>Phase:</b>	<b>Design</b>
<b>Current Estimate:</b>	<b>\$6,450,000</b>
<b>Cost to Date:</b>	<b>\$919,477.09</b>
<b>Start:</b>	<b>6/26/2023</b>
<b>Schedule Completion:</b>	<b>2/15/2029</b>
<b>Project Manager:</b>	<b>Norman Gilbert</b>



### Project Status

**Schedule:** On or Ahead

**Budget:** On or Within

### Significant Developments/Scope Changes

Consultant is working on the design to 30% level and is anticipated to complete this level of design in June 2025. Advancement of design will start up in July 2025 after additional Commission authorization.

Due to design requirements for resilience of the Port constructed habitat site, additional fill material is needed. This additional fill will be generated from the Tribal Cutback project.

### 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 the Blair

Waterway Deepening project, the Tribal Cutback 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

January 22, 2025 – Commission approved \$405,000 for a revised total of \$1,105,000.

The current authorization is \$1,105,000.

### 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.

## East Commencement Habitat Opportunity (ECHO)

Material for this project is intended to beneficially reuse dredge sediment from the waterway and berth deepening projects as well as the Tribal Cutback project 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 the complicated nature of beneficial re-use of dredge material and the negotiations needed to establish habitat credit values, staff is planning to apply for the permits at the earliest time possible.

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



January-June 2025

## Stormwater Infrastructure Comprehensive Plan

<b>Project MID:</b>	<b>101636.01</b>
<b>Authorization:</b>	<b>\$335,000</b>
<b>Phase:</b>	<b>Planning</b>
<b>Current Estimate:</b>	<b>\$335,000</b>
<b>Cost to Date:</b>	<b>\$337,585</b>
<b>Start:</b>	<b>8/15/2023</b>
<b>Schedule Completion:</b>	<b>7/15/2025</b>
<b>Project Manager:</b>	<b>Mindi Kellar</b>



### Project Status

**Schedule:** On or Ahead  
**Budget:** On or Within

### Significant Developments/Scope Changes

Project was authorized by Port commission on August 15, 2023. There have been no changes to scope as presented to commission.

### Project Schedule

The final report was received April 21, 2025. Staff are completing the programmatic report to close out grant with PCFZD.

### 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.

### Risks

Due to the signing the ILA in August 2023, we were not 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.

Due to software updates, staff were unable to submit for grant reimbursement during Q3 and Q4 2024.

## Stormwater Infrastructure Comprehensive Plan

In order to submit reimbursement requests, a second extension to the ILA between POT and Board of Supervisors of the PCFCZD was finalized on April 16, 2025 with a new expiration date of December 31, 2025.

### Grant

Name of Grant: Pierce County Flood Control Zone District Grant

Value of Grant: \$125,000

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.

A second extension to the ILA was completed in April, 2025. The new expiration date is December 31, 2025.

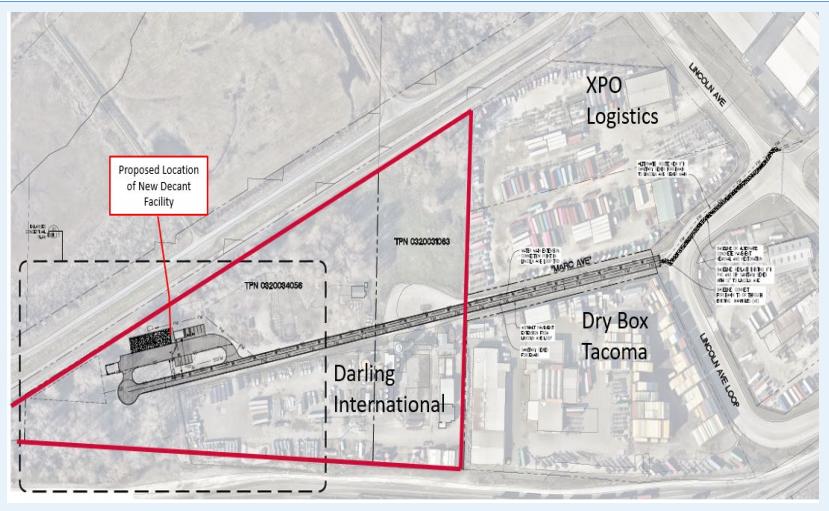
# Semi-Annual Project Summary



January-June 2025

## Port of Tacoma Decant Facility

<b>Project MID Nos:</b>	<b>101640.01</b>
<b>Authorization:</b>	<b>\$1,234,000</b>
<b>Phase:</b>	<b>Design</b>
<b>Current Estimate:</b>	<b>\$8,266,000</b>
<b>Cost to Date:</b>	<b>\$271,930</b>
<b>Start:</b>	<b>4/18/2024</b>
<b>Schedule Completion:</b>	<b>4/30/2026</b>
<b>Project Manager:</b>	<b>Elly Bulega</b>



### 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. The project was not shortlisted to receive Ecology grant. Staff is going to reapply this Summer.

### Project Schedule

Complete Design	Q3 2025
Bid Advertisement	Q4 2025
Begin Construction	Q1 2026
Substantial Completion	Q3 2026

### Authorization

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

### 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. 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. 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, and did not get shortlisted. The Staff intends to reapply for the grant this year.

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

# Semi-Annual Project Summary



January-June 2025

## 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:	\$457,868	
Start:	10/1/2023	
Schedule Completion:	9/30/2025	
Project Manager:	Kyle Smith	

### Project Status

**Schedule:** Delayed  
**Budget:** On or Within

### Significant Developments/Scope Changes

Permitting of this project has been completed since the last report. Additionally, the project had a successful bid advertisement in which a contractor was selected to perform the demolition. The contractor is preparing to mobilize and begin demolition in June.

### Project Schedule

The current schedule for construction is to begin demolition in June and last approximately 3 months.

### Authorization

No new authorizations have been executed since the last reporting

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

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. While we have surveyed the structures for hazardous materials, there could always be something that was not detectable at the time of survey.

### Grant

No grant funding is associated with this project.

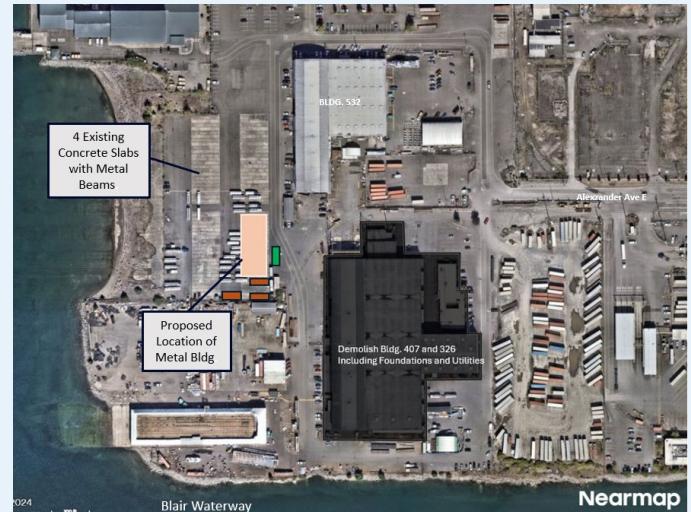
# Semi-Annual Project Summary



January-June 2025

## EBC Tenant Relocation

Project MID Nos:	101686.01
Authorization:	\$6,557,000
Phase:	Design and Construction
Current Estimate:	\$6,152,000
Cost to Date:	\$364,787
Start:	4/18/2024
Schedule Completion:	8/30/2026
Project Manager:	Elly Bulega



## Project Status

Advertise for Bid	June 2025
Open Bids	July 2025
Notice of Award	July 2025
Substantial Completion	July 2026
Final Completion	August 2026

Schedule: On or Ahead

Budget: On or Within

## Significant Developments/Scope Changes

Motive Marine's temporary power design is complete, and the project is out for bid. Silverback's design is also complete and submitted for permits.

## Project Schedule

### Motive Schedule:

Advertise for Bid	May 2025
Open Bids	July 2025
Notice of Award	July 2025
Substantial Completion	September 2025
Final Completion	October 2025

### Silverback Schedule:

## Authorization

Date	Amount
July 11, 2024	\$50,000
August 29, 2024	\$200,000
November 21, 2024	\$100,000
December 12, 2024	\$2,874,000
April 15, 2025	\$3,333,000
<b>TOTAL</b>	<b>\$6,557,000</b>

## Scope

- Develop drawings and specifications for public contracting for Silverback's temporary metal prefabricated building. 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.

## EBC Tenant Relocation

- Installation of a new power service for both Motive and Silverback. Silverback's metal building will run off the same electrical service.
- 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 \$6,557,000.

## 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



January-June 2025

## Middle Blair Maintenance Dredge

Project MID No:	101692.01	
Authorization:	\$4,000,000	
Phase:	Construction	
Current Estimate:	\$4,000,000	
Cost to Date:	\$1,974,492.08	
Start:	4/15/2021	
Schedule Completion:	8/31/2025	
Project Manager:	Norman Gilbert	

### Project Status

**Schedule:** Delayed  
**Budget:** On or Within

### Significant Developments/Scope Changes

In-water permits were issued in time to start the project in the July 2024 – February 2025 work window. Due to the number of dredge projects that the Port and NWSA contracted late in the season, permit extensions were granted to allow for the completion of the dredging and sand capping work.

While performing final cleanup dredging at the project site, the Contractor had an incident that resulted in approximately 450 CY of dredge material spilled back into the water. This material is located outside of the permitted work area. All required notifications were completed. The Port and Contractor are working with the regulatory agencies to understand the required remedy. This remedy is anticipated to be performed in July 2025.

### Project Schedule

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

### Authorization

No new authorizations for this period.

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.

### Project Cost

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

## Middle Blair Maintenance Dredge

### Risks

Due to the Contractor spilling dredge material back into the water, a cleanup remedy is to be performed. This remedy is at the cost of the Contractor along with any penalty or fine issued by the regulatory agencies.

### Grant

No grant funding is associated with this project.

### External Funding

Source: Harbor Maintenance Tax (HMT)

Value : \$4,000,000

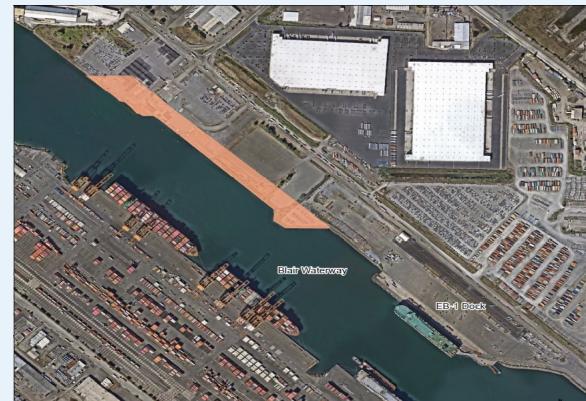
# Semi-Annual Project Summary



January-June 2025

## Blair Tribal Cutback

Project MID No:	101713.01
Authorization:	\$1,334,000
Phase:	Design
Current Estimate:	\$57,911,000
Cost to Date:	\$113,182
Start:	5/20/2025
Schedule Completion:	9/30/2028
Project Manager:	Sara Potter



### Project Status

**Schedule:** On or Ahead  
**Budget:** On or Within

### Significant Developments/Scope Changes

In March 2025, NWSA and the Puyallup Tribe (Tribe) signed an MOU agreeing to partner in the development of a new East Blair 2(EB2) pier on the Tribal Property adjacent to the existing East Blair 1 (EB1) pier with comparable and compatible capabilities. The Port and Tribe are preparing an Implementation Agreement to design and construct the cutback necessary to build the wharf, consistent with the Port's obligations to the Tribe under the 2008 Blair Cutback Agreement. Staff-level coordination began in earnest following the approval of staff's authorization request in May 2025.

The Cutback dredge prism intersects with the Federal Navigation Channel Deepening, and both projects overlap the Lincoln Avenue Ditch Cleanup Site.

Additionally, clean material from the Cutback will likely be needed for the Port's East Commencement Bay Habitat Opportunity (ECHO) restoration site.

### Project Schedule

The Cutback construction must be complete before the USACE deepens Phase I areas of the Blair Waterway in 2028. Key milestones include:

- Q3 2025 – 30% Design
- Q4 2025 – Sampling fieldwork
- Q1 2026 – 60% Design
- Q2 2026 – 90% Design
- Q3 2026 – Bid set
- Q4 2026 through Q4 2027 – Construction
- Q1 2028 – Construction (if necessary)
- Q3 2028 – Post closeout

### Authorization

5/20/2025 – Commission approved \$1,134,000 for a revised total of \$1,334,000.

## Blair Tribal Cutback

### Scope

The project scope of work is to cutback the existing land along the Tribe's Blair Waterway property to such a degree that the bank of the Tribe's future E B2 facility will be in alignment with EB1. The Port is responsible for the cost of the cutback. The Port is actively working with the Tribe to develop an Implementation Agreement that will clarify which entity accomplishes each specific task necessary to complete this work.

The scope of work for the design phase includes:

- Sediment characterization sampling plan, field sampling, analytical testing, and reporting
- Agency coordination

### Project Cost

Current cost estimates for the project include funding for the sediment characterization and construction tasks, and total \$57,911,000. Other costs may be identified during the implementation of the project, and this estimate will be updated accordingly.

### Risks

The design and permitting schedules are aggressive, and extensive coordination will be necessary to remain on track.

### Grant

No grant funding is associated with this project.

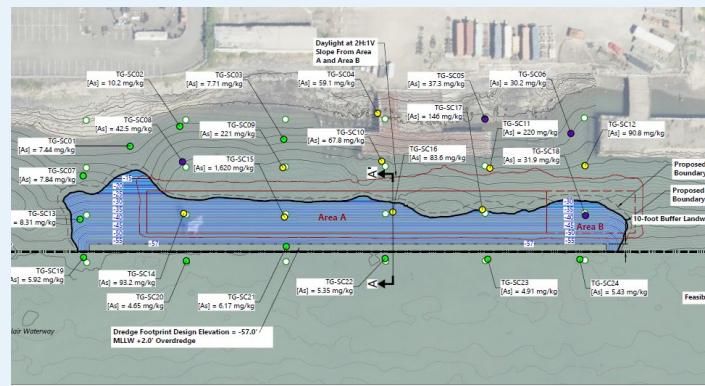
# Semi-Annual Project Summary



January-June 2025

## Tru-Grit Remedial Action

Project MID No:	101652.01
Authorization:	\$1,185,000
Phase:	Design
Current Estimate:	\$1,185,000
Cost to Date:	\$65,762
Start:	11/8/2023
Schedule Completion:	3/31/2028
Project Manager:	Audrey Hackett



### Project Status

**Schedule:** On or Ahead

**Budget:** On or Within

### Significant Developments/Scope Changes

Sediment sampling to determine the depth and extent of contamination was completed in November 2024. Additional samples were collected in April 2025 to evaluate data gaps and refine the area of contaminated sediment that may need to be removed prior to the Blair Waterway Deepening.

### Project Schedule

Key milestones include:

- Q2 2025 – Phase II sediment sampling
- Q3 2025 – Data report
- Q4 2025 – Alternatives Assessment & Cleanup Action Plan
- Q1 2026 – Complete design
- Q2 2027 – Permitting
- Q1 2028 – Cleanup construction

Contaminated sediment adjacent to the Federal Navigation Channel side slopes and sloughing area must be removed before USACE will deepen this area in 2029.

### Authorization

5/20/2025 – Commission approved \$910,000 for a revised total of \$1,185,000.

### Scope

The scope of work for the project includes:

- Sediment investigation
- Alternatives assessment
- Cleanup action plan
- Remedial design
- Remedial construction
- Cost recovery (as appropriate)

### Project Cost

The total estimated cost to complete investigation and design for the remedial action is \$910,000, for a total authorized amount of \$1,185,000.

## Tru-Grit Remedial Action

Construction costs are unknown and will be determined based on results of the sediment investigation, alternatives analysis, and cleanup.

### Risks

If the extent of contamination is not bounded, additional investigation work may be necessary. Permit timelines are also unknown.

### Grant

No grant funding is associated with this project.

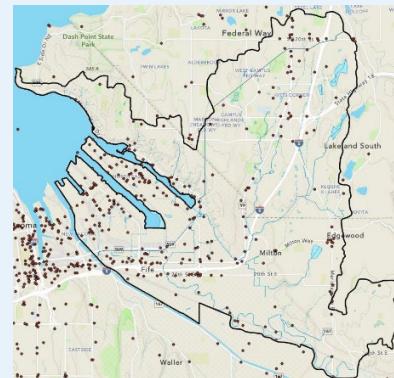
# Semi-Annual Project Summary



January-June 2025

## Port of Tacoma Watershed Source Tracing

Project MID No:	101710.01
Authorization:	\$800,000
Phase:	Planning
Current Estimate:	\$1,000,000
Cost to Date:	\$5,437
Start:	3/12/2025
Schedule Completion:	12/31/2027
Project Manager:	Rob Healy



### Project Status

**Schedule:** On or Ahead  
**Budget:** On or Within

### Significant Developments/Scope Changes

The University of Washington Symposium was held on May 28, 2025. Attendees included staff from the UW, WWU, DFW, POT, General Metals, Oxy, and multiple consulting firms. WU is taking the lead on forming and advisory committee to support the study.

AnchorQEA Inc. has been selected as the Port's consultant to support the study.

### Project Schedule

The initial project schedule is as follows:

May 28, 2025 – UW lead Symposium (completed)  
June 2025 – Grant execution and consultant selection  
Q3&4 2025 – GIS mapping, Source Inventory, Sample Planning  
2026 to Q2 2027 – Sampling and Analysis

Q1 to Q4 2027 – Data evaluation and Reporting

June 2027 – Grant Closeout

December 2027 – Project Closeout

### Authorization

5/20/2025 – Commission approved \$800,000 for a total of \$800,000

The current authorization is \$800,000.

### Scope

The scope of work for the project includes:

- Port procurement and selection of environmental consulting support
- Port participation in stakeholder and community coordination and communication led by the UW, including the Puyallup Tribe of Indians, the City of Tacoma, Ecology, and industry participants.
- Watershed GIS Mapping and Source Inventory
- Field surveys and sample location selection
- Sampling and Analysis to include mussel, suspended sediment, and passive water quality testing
- Data validation, Evaluation, and Reporting

## Port of Tacoma Watershed Source Tracing

### Project Cost

The estimated cost is roughly estimated at \$1,000,000, as it is possible that the study findings may identify scope changes such as additional sampling needs. Any such changes will be presented to the Commission for additional authorization. Additionally, staff will pursue additional grants for any phases of work.

### Risks

This study may not find the additional contaminant sources to the Port's waterways.

This study may find contaminant sources emanating from Port properties.

### Grant

Source: Ecology's Puget Sound National Estuary Program – Stormwater Initiative – Mega Toxics grant program

Value of Grant: \$465,000 (Port match not required)

Status: Negotiating grant agreement

# Semi-Annual Project Summary



January-June 2025

## Neptune Environmental Clean-up and Pre-development Improvements

Project MID:	101690.01
Authorization:	\$640,000
Phase:	Design
Current Estimate:	\$4,400,000
Cost to Date:	\$106,984
Start:	6/3/2024
Schedule Completion:	12/31/2026
Project Manager:	Elly Bulega



### Project Status

**Schedule:** On or Ahead  
**Budget:** On or Within

### Significant Developments/Scope Changes

Survey of the entire site is complete, the Critical Areas Development permit is almost complete, Staff is working on the SEPA, JARPA, cultural resources and Site development permit documents. Staff received design authorization on June 17, 2025. The Consultant has started the design.

### Project Schedule

Advertise for Bid	Q1 2026
Open Bids	Q2 2026
Notice of Award	Q2 2026
Substantial Completion	Q4 2026
Final Completion	Q4 2026

The project is still on schedule.

### Authorization

Date	Action	Amount
2023 and 2024	Multiple Executive Authorizations	\$350,000
June 17, 2025	Commission Authorization	\$290,000
<b>TOTAL</b>		<b>\$640,000</b>

The current authorization is \$640,000.

### Scope

Focus on snail eradication mostly. The scope of the project is to complete cleanup of the site and eradicate the snails. The work includes:

- Complete snail eradication efforts across the property by filling the wetlands, and grading the entire site, then placing approximately 6 inches of compacted gravel across the entire site.

## Neptune Environmental Clean-up and Pre-development Improvements

- The hazardous autofluff present in the sloped area along the eastern part of the property boundary will be capped as an interim action. This will include the installation of a containment wall (e.g. ecology block or similar), then placement of asphalt on top.
- Decommissioning of monitoring wells on the property prior to site grading and capping activities.
- Design and permitting

### Project Cost

The total estimated cost of the project is \$4,400,000.

### Risks

There are no significant risks associated with the project.

### Grant

No grant funding is associated with this project.

# Semi-Annual Project Summary



January-June 2025

## Neptune Mitigation

Project MID No:	101711.01
Authorization:	\$350,000
Phase:	Preliminary Design
Current Estimate:	\$10,900,000
Cost to Date:	\$128,588.22
Start:	2/26/2025
Schedule Completion:	4/30/2030
Project Manager:	Dave Myers



### Project Status

**Schedule:** On or Ahead

**Budget:** On or Within

### Significant Developments/Scope Changes

Ground water monitoring and site survey have commenced via IDIQ contracts held by the Port.

Commission authorization to begin preliminary design was issued on June 17, 2025.

GeoEngineers was competitively selected to lead the design effort. Contract negotiations are on going

### Project Schedule

Ground water monitoring and reporting, vegetation Control and DD 23 Maintenance design and permitting	July 2025 thru April 2026
Vegetation control and DD 23 Maintenance dredging construction	Summer of 2026
Design and Permitting of Habitat areas	July 2025 thru April 2027
Construction of Habitat areas	Summer of 2027
Planting and site Maintenance	Fall of 2027 thru Spring of 2030

### Authorization

03/12/25 – Executive Authorization \$350K

06/17/25 – Commission approved \$1.25M for a revised total of \$1.6M

The current authorization is \$1,600,000

### Scope

Complete required ditch maintenance in the Drainage District 23 ditch between 4<sup>th</sup> Street and 54<sup>th</sup> Street.

Complete approximately 5 acres of wetland reestablishment and enhancement at Parcel 12.

Complete approximately 2 acres of wetland enhancement at Parcel 37D.

### Project Cost

The total estimated cost of this project is \$10.9M.

Current authorization of \$1.6M will cover preliminary design up to 30%, groundwater monitoring and reporting and development of plans and associated permitting for vegetation clearing, final homeless encampment cleanup, site access and fence modifications.

## Neptune Mitigation

### Risks

Previous use of the site west of the ditch was for log storage. There is a risk of encountering arsenic contamination in this area. Initial remediation investigation is under way.

### Grant

No grant funding is associated with this project.

# Semi-Annual Project Summary



January-June 2025

## Lincoln Avenue Ditch Remedial Action

Project MID No:	101718.01
Authorization:	\$763,000
Phase:	Design
Current Estimate:	\$3,200,000
Cost to Date:	\$0
Start:	5/20/2025
Schedule Completion:	6/30/2028
Project Manager:	Audrey Hackett



### Project Status

**Schedule:** On or Ahead  
**Budget:** On or Within

### Significant Developments/Scope Changes

Authorization for this project, separate from the Blair Deepening Project, was requested and approved in May 2025. The sampling plan has been approved by EPA and accepted by USACE for the purposes of the Blair Navigation Channel Deepening. Sampling will begin on schedule in June 2025.

### Project Schedule

The project is on schedule. Key milestones include:

- Q2 2025 – Agencies approve Upland Sampling Plan, upland field investigation complete
- Q3 2025 – Port and Tribal approval of remedial alternatives assessment
- Q4 2025 – Agency buyoff of cleanup action plan

- Q1 2026 – Port submits permit package with basis of design
- Q1 2028 – Tribal construction substantial completion
- Q2 2028 – Closeout

### Authorization

May 20, 2025 – Commission approved authorization of \$763,000.

### Scope

The scope of work for the project includes:

- Upland and potential sediment investigation
- Alternatives assessment
- Cleanup action plan
- Preliminary remedial design and permitting
- Support of Tribal remedial design and construction
- Construction of remedial action

### Project Cost

The total project cost including cleanup construction is currently estimated at \$3,200,000.

## Lincoln Avenue Ditch Remedial Action

The estimate will be updated as cleanup planning proceeds.

### Risks

This project interfaces with both the Tribal Cutback and Blair Deepening projects, thus changes in those scopes or schedules impact this project.

Contamination adjacent to the shoreline may warrant in-water investigations and increase the cost and duration of cleanup design/permitting.

### Grant

No grant funding is associated with this project.