

Mill-A Cleanup Site Commission Update

Erik Gerking, Director of Environmental Programs

February 1, 2022





MILL-A **CLEANUP**



PORT CLEANUP GOALS & PHILOSOPHY, CHECK-IN

- Lead the cleanup projects
 Yes. We have preserved our lead role.
- Integrate economic and cleanup strategy Yes. We are integrating cleanup with future site use
- Bring sites to closure effectively and efficiently Challenge: Weyerhaeuser
- Maintain good working relationship with cleanup partners

Yes with Ecology; Challenge: Weyerhaeuser, but we are working hard to facilitate their participation in the development of Ecology submittals

- Cost Control (preserve and enhance cash flow)
 - Yes Effectively using legal and technical resources
 - Yes Leveraging funding strategies (e.g., grants/loans)



2022 LOOK AHEAD

Marine Area Unit



- Started Feasibility Study and Confirmed Cleanup Alternatives (2021)
 - Complete Feasibility Study 2022
 - Complete Draft Cleanup Action Plan 2022

Upland Area Unit (Lagging behind Marine Area Unit)

• Fill Data Gaps – 2022

Blue Heron Slough Mitigation Bank

• Complete Construction and obtain Wetland Accreditation – 2022



MILL-A CLEANUP Future Site Use



2020: Ecology directed all cleanup remedies to be consistent with the Port's future site use

Example **REMEDY**

Alternative 3

ROM Cost

• \$144 Million

Surface Human Health

- Alternative relies on restoration timeframe in MNR and ENR areas to meet cleanup goals over-time
- cPAHs SWAC ER: 1.19
- Dioxin/Furan SWAC ER: 1.13

Surface Benthic

- Alternative meets cleanup goals upon completion of construction
- PCBs ER: <1
- LPAHs ER: <1
- Phenols ER: <1
- Misc. ER: <1

Notes:

- Cost is rough order of magnitude estimate based on a concept definition of the cleanup for the purposes of relative comparison in the Feasibility Study. Cost includes Construction Cost, 30% Contingency, Professional/Technical Services and Long-Term Monitoring Cost. Cost is in millions (M) and 2021 Dollars.
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- 2) Mitigation costs are not included.
- 3) Assumes FR, FR/BF, FR/R6/CAP, FR/R3/CAP and CAP remedial options achieves cleanup goals for human health and benthic upon completion of construction. ENR achieves 50% reduction in initial concentrations upon implementation and relies on restoration timeframe for reduction in contamination thereafter. MNR felies on restoration timeframe to meet cleanup goals.
- SWAC = Surface Weighted Average Concentration
 ER = Exceedance Ratio



Example **REMEDY**

Alternative 3 - with Confined Disposal Facility (CDF)

ROM Cost

• \$95 Million

Surface Human Health

- Alternative relies on restoration timeframe in MNR and ENR areas to meet cleanup goals over-time
- cPAHs SWAC ER: 1.19
- Dioxin/Furan SWAC ER: 1.13

Surface Benthic

- Alternative meets cleanup goals upon completion of construction
- PCBs ER: <1
- LPAHs ER: <1
- Phenols ER: <1
- Misc. ER: <1

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Rough Order of Magnitude Cost for Remedial Alternatives



Total Cost (Construction, Contingency, Professional Services and Long-Term Monitoring)

Alternative Cost

Mitigation costs are not included

Refining the Range of Cleanup Alternatives

- The Port submitted cleanup alternatives and cost estimates in May 2021 to Ecology and Weyerhaeuser.
- January 2022 Ecology Letter: Directs the Port to prepare the Feasibility study using the Port's cleanup alternatives
- Rejects Weyerhaeuser's alternatives since they conflict with future site use, one of several MTCA consideration requirements



STATE OF WASHINGTON

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January 7, 2022

Erik Gerking Port of Everett 1205 Craftsman Way Suite 200 Everett, WA 98201

Re: Mill A Preliminary Draft Feasibility Study Alternatives Review

Dear Erik Gerking:

Ecology has reviewed the preliminary draft Feasibility Study alternatives submitted by the Port of Everett (Port) on May 26, 2021 in preparation for the Mill A in-water Remedial Investigation/Feasibility Study (RI/FS) report. Ecology also reviewed the preliminary draft FS alternatives supporting documents, spreadsheets, costs, and additional correspondences and submittals between the Port, Ecology and Weyerhaeuser.

Referenced and discussed below are the documents used in making the determinations that support Ecology's decisions concerning the alternatives to be included in the FS. Ecology has not evaluated these alternatives relative to one another. Alternatives must be evaluated within the FS document via the disproportionate cost analysis (DCA) process outlined in Model Toxics Control Act (MTCA) to select the most appropriate alternative for the Cleanup Action Plan (CAP).

Review of Alternatives submitted by the Port of Everett

The Feasibility Study preliminary alternatives submitted and presented to Ecology and Weyerhaeuser by the Port on May 26, 2021, were thoroughly reviewed by Ecology. This review focused upon the following:

- That the alternatives represent a range of options that were designed to meet cleanup requirements identified in MTCA/Sediment Management Standards (SMS).
- To ensure cleanup alternatives did not include any Port redevelopment costs.

Ecology Extended Grant Agreement

- First of its kind, directed by legislature
- Gives Mill-A highest priority grant ranking and synchronizes with the 2023-2025 grant request
- Status: Under Ecology review
- Goal complete by end of 2022

AGREEMENT NO.

EXTENDED GRANT AGREEMENT

BETWEEN

THE STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

AND

PORT OF EVERETT

This Extended Grant Agreement is entered into between the State of Washington, Department of Ecology, hereinafter referred to as "ECOLOGY," and the PORT OF EVERETT, hereinafter referred to as "RECIPIENT," for the project known as the Weyerhaeuser Mill A (Former) Site, hereinafter referred to as the "PROJECT."

This Extended Grant Agreement establishes the Project's eligibility under RCW 70A.305.190(5)(a) and the general scope, <u>schedule</u> and overall cost for the Project. A separate grant agreement will be prepared for each biennium that describes the scope of work, schedule and expenses anticipated to occur during that biennium.

As detailed below, the Project will extend over multiple biennia and is projected to have eligible costs over \$20 million. Consistent with RCW 70A.305.190(5)(a), grant funding for the Project is limited to fifty percent (50%) of total project costs.

Project Title:	Weyerhaeuser Mill A (Former)
Total Projected Cost:	[insert total cost for preferred alternative]
Ecology Share:	[insert 50% number] (50% of projected cost)
Recipient Share:	[insert 50% number]
Projected Duration:	[insert # of years for design and build]
Effective Date of this Agreement:	[insert date]
Initial Duration of Agreement:	10 years

Project Short Description:

Remedial Investigation/Feasibility Study ("RI/FS"), Cleanup Action Plan ("CAP"), Consent Decree, engineering design, remedial construction, and <u>long term</u> monitoring for the Weyerhaeuser Mill A (Former) Site in Everett, WA. CSID 2146. Site Address: 3500 Terminal Avenue in Everett, WA. Grant funding for work on the Project during the current biennium is covered by agreement TCPRA-1921-EverPo-00090 as reflected in Appendix A. Appendix A shall

Thank you! Questions or Comments?



THANK YOU!

