



# Port of Grays Harbor

On Washington's Pacific Coast

111 South Wooding Street

PO Box 660

Aberdeen, Washington 98520

Tel ~ 360.533.9528

Fax ~ 360.533.9505

www.PortofGraysHarbor.com

September 1, 2022

Rebecca S. Lawson, PE, LHG  
Southwest Region Section Manager  
Toxics Cleanup Program  
Washington State Department of Ecology

RE: Request for Additional Funding, Hungry Whale Grocery Site Cleanup Westport,  
WA Facility Site ID: 1127 Cleanup Site ID: 4988

Dear Rebecca,

This memo is a request for additional funding of \$795,400 to complete the Cleanup Action at the Hungry Whale Grocery in Westport, WA (the Site). The Site is under Agreed Order (AO) DE 20344 between the Washington State Department of Ecology (Ecology) and the Port of Grays Harbor (Port).

The Site Cleanup is described in the Cleanup Action Plan (CAP dated 10/18/21) and consists of a combination of soil excavation and groundwater removal. An existing convenience store will be demolished, and the UST and fuel dispensing equipment will be removed. About 5,200 cubic yards of contaminated soil will be excavated and disposed of off-Site. After cleanup, the property will be ready for redevelopment.

Cleanup costs were estimated in 2020 and were provided in the Final Remedial Investigation/Feasibility Study (RI/FS dated 4/22/20) completed in April 2020. The total estimated cost to complete the cleanup at that time was \$1.6 million. The Port was granted \$1.2 million in funding from Ecology to complete the Cleanup Action with the Port responsible for \$400,000.

## Commissioners

Stan Pinnick

Phil Papac

Tom Quigg

The Port has not requested additional funding for this site in the 2023-2025 biennium. The Port did not request additional funding prior to July 2022 because the site was going through a public review and it was uncertain if there would be scope changes which would have impacted costs and the timing of completion.

## Executive Director

Gary G. Nelson

Additional funding is needed to cover the increase in contractor costs since the original estimate in early 2020. There have been extraordinary increases in contractor bids for remediation work in the past 18 months due to various shortages and increased costs for labor, materials, and consumables. A spreadsheet is attached, which provides detailed updated unit costs and the total estimated revised cost. The updated cost is based on discussions with contractors and recent bid responses for similar work. No formal bids were received.

The most significant changes are as follows:

- Excavating/loading contaminated soils increased from \$15/cubic yard (CY) to \$25/CY resulting in an increase of \$52,000 for 5,200 CY estimate for this site.
- Hauling/disposal of contaminated soils increased from \$75/ton to \$135/ton resulting in an increase of a total of \$468,000 for a 7,800-ton estimate for this site.
- Import/place/grade/compact backfill costs increased from \$27/ton to \$55/ton resulting in an increase of a total of \$218,400 for 7,800-ton estimate for this site.

Implementation of the cleanup construction is planned for August 2023 during the seasonal 'dry' period when groundwater levels are at their lowest resulting in lower pumping volumes to dewater the excavation. We are planning to complete the post cleanup efforts and submit the final report by the end of 2023 with post construction monitoring and grant closeout occurring by the end of September 2024.

To implement cleanup in August 2023, the Port needs to award a contract in May 2023 at the latest. Bid preparation will be completed in early 2023 and therefore the Port would need to have confirmation of additional funding ideally by the December 31, 2022 but no later than February 1, 2023 to advertise for bids and move forward with the cleanup construction.

The Port wants to see this cleanup completed and the site redeveloped as a commercial asset to the Port and City of Westport but is not in a financial position to cover the additional costs. The Port will not be able to complete the project as scheduled without additional funding. Feel free to contact me if you have questions or need additional information to support this request.

Sincerely,



Randy D. Lewis  
Director of Health, Safety & Environment  
Port of Grays Harbor

Cc: Gary Nelson, Executive Director  
Andrew Smith, Ecology Project Manager  
Marc Sauze, Stantec