

Capital Project Request

2021-23 Biennium

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Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000703

Project Title: 2019-21 Leaking Tank Model Remedies Activity

Project Class: Program

Description

Starting Fiscal Year: 2020

Agency Priority: 8

Project Summary

New expenditure authority is requested to develop and fully implement the Leaking Tanks Model Remedies activity at PLIA. This effort will support the economic vitality, health and well-being of landowners and small business owners and operators throughout Washington in the regulatory closure of their contaminated sites by leveraging the petroleum model remedies developed by the Department of Ecology. This is a multi-biennial effort and is related to the Puget Sound Partnership's Action Agenda implementation.

Project Description

Washington has more than 2,900 leaking underground storage tanks (UST) sites awaiting remediation, several of which include historical contamination. The Pollution Liability Insurance Agency (PLIA) is committed to working with federal and state partners to clean up leaking USTs and this appropriation is a priority element of a multi-year action agenda. Our Technical Program Manager, Nnamdi Madakor, will lead this endeavor to fully implement the transition of petroleum leaking tank model remedies from the Department of Ecology to PLIA's oversight, within the structure of the agency's UST loan and grant program. PLIA will provide oversight and financial assistance to land and business owners or operators as they implement petroleum leaking tanks model remedies.

Additional Information:

We assume the average elapsed time to closure is 36 months from excavation to no further action. We assume to draw from this new appropriation (057-1) should the fourteen candidate sites require supplemental funds or different projects are identified. We assume that a taxable bond issue backs the Model Remedy program and cash is available to contribute towards remedial action design engineering and site work whereas the cost to administer the state Model Remedy program is expensed to the Pollution Liability Insurance Agency Trust Account (544-1, State Appropriated).

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Project Management

Growth Management impacts

No growth management impacts.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State					
544-1	Pollution Liability-State	2,079,000			764,000	263,000
	Total	2,079,000	0	0	764,000	263,000

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Report Number: CBS002

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Project Number: 30000703

Project Title: 2019-21 Leaking Tank Model Remedies Activity

Project Class: Program

Funding

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
544-1	Pollution Liability-State	263,000	263,000	263,000	263,000
Total		263,000	263,000	263,000	263,000

Operating Impacts**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
FTE	Full Time Employee	1.0	1.0	1.0	1.0	1.0
544-1	Pollution Liability-State	132,746	131,725	131,725	131,725	131,725
Total		132,746	131,725	131,725	131,725	131,725

Narrative

This is the vacancy which appears in the agency's organizational chart as of August 2018 and CBS004. The agency's average cost of staffing by object of expenditure are provided in the attachment to this capital request.

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Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000705

Project Title: Underground Storage Tank Capital Financial Assistance Pgm 2021-23

Project Class: Grant

Description

Starting Fiscal Year: 2022

Agency Priority: 1

Project Summary

New expenditure authority is requested to access petroleum product tax receipts forecast to be available by July 1, 2021 and put those dollars to work for the economic vitality, health and well being of ports, landowners and small business operators throughout Washington by removing and upgrading underground tank systems particularly where historical contamination or abandonment may pose a long-term threat to groundwater reserves of a community. This is a multi-biennial effort and is related to the Puget Sound Partnership's Action Agenda implementation.

Project Description

This project tackles Washington's aging underground storage tank (UST) infrastructure, the existing barriers to cleaning up historical contamination from leaking UST sites, and the evolving transportation fuel market.

Since 2015, petroleum product tax receipts have been put back into the economy to encourage refueling owners and operators to replace or upgrade aged fuel systems to prevent leaks and dispense modern fuels. Our agency engages financially responsible parties and technically guides clean up for historical or ongoing contamination caused by UST releases. We help transform old stations into the gas stations of the future as convenience store operators adapt to the changed transportation fuel market. Loan discounts are available to incentivize the installation of alternative fueling infrastructure such as electric vehicle (EV) charging stations.

Unfortunately, Washington has more than 2,900 leaking UST sites awaiting remediation. PLIA is committed to working with federal, state and local partners and the combined new and reauthorized spending authority is a priority element of a multi-year action agenda. Two factors affect the overall ability to resolve historical contamination in Washington: 1) the high groundwater tables in many parts of the state, and 2) Washington's stringent environmental cleanup laws. When a gasoline leak reaches the groundwater table, cleanup costs rise sharply. In Washington's major metropolitan areas, redevelopment has led to a large number of cleanups. In many of the state's rural areas, however, property values are disproportionate to cleanup costs, so redevelopment has not been as successful a driver of cleanup.

Financial barriers are significant. Many owners and operators of USTs are currently unable to access the financial resources necessary to upgrade their UST systems and clean up residual contamination. Traditional lenders are hesitant, and sometimes unable, to provide financing for UST infrastructure, especially if the property already has documented contamination. In addition, many of the UST owners in Washington are small business owners who cannot raise the capital needed from other sources, despite their desire to clean up existing contamination and protect the environment from future releases of contaminants.

For more information about our agency, this biennial request and active program participants, please see Publication No. 02-2018-07 the agency's 2018 Report to the Legislature or visit <http://www.plia.wa.gov>

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Grants

Loans

Capital Project Request

2021-23 Biennium

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Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000705

Project Title: Underground Storage Tank Capital Financial Assistance Pgm 2021-23

Project Class: Grant

Description

Grant Recipient Organization: Port Authorities, Non-Profit Organizations and Small Business Owners

RCW that establishes grant: Chapter 70.340 RCW

Application process used

Please see publication number 02-216-04 (Rev, 08/2017) on the agency website for an explanation of the application process.

Growth Management impacts

No impacts

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
20T-1	PLIA Underground Str-State	100,000,000				20,000,000
	Total	100,000,000	0	0	0	20,000,000

Future Fiscal Periods

	Account Title	2023-25	2025-27	2027-29	2029-31
20T-1	PLIA Underground Str-State	20,000,000	20,000,000	20,000,000	20,000,000
	Total	20,000,000	20,000,000	20,000,000	20,000,000

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
FTE	Full Time Employee	3.0	3.0	3.0	3.0	3.0
20T-1	PLIA Underground Str-State	673,000	706,650	727,850	727,850	727,850
	Total	673,000	706,650	727,850	727,850	727,850

Narrative

Ongoing cost includes 36 staff months (3 FTE) agency personnel, legal services, and a share of agency overhead (leases, supplies, etc.)

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Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000002

Project Title: Underground Storage Tank Capital Financial Assistance Program

Project Class: Grant

Description

Starting Fiscal Year: 2017

Agency Priority: 1

Project Summary

Reauthorization of spending authority granted by the 2017 Legislature is requested to meet the expected cash flow for applications converted to financed projects from awards years one and two. Based on recently completed assessments, most owners and operators are looking at 60 months from construction initiation to regulatory closure.

Project Description

This project tackles Washington's aging underground storage tank (UST) infrastructure, the existing barriers to cleaning up historical contamination from leaking UST sites, and the evolving transportation fuel market.

Since 2015, petroleum product tax receipts have been put back into the economy to encourage refueling owners and operators to replace or upgrade aged fuel systems to prevent leaks and dispense modern fuels. Our agency engages financially responsible parties and technically guides clean up for historical or ongoing contamination caused by UST releases. We help transform old stations into the gas stations of the future as convenience store operators adapt to the changed transportation fuel market. Loan discounts are available to incentivize the installation of alternative fueling infrastructure such as electric vehicle (EV) charging stations.

Unfortunately, Washington has more than 2,900 leaking UST sites awaiting remediation. PLIA is committed to working with federal, state and local partners and the combined new and reauthorized spending authority is a priority element of a multi-year action agenda. Two factors affect the overall ability to resolve historical contamination in Washington: 1) the high groundwater tables in many parts of the state, and 2) Washington's stringent environmental cleanup laws. When a gasoline leak reaches the groundwater table, cleanup costs rise sharply. In Washington's major metropolitan areas, redevelopment has led to a large number of cleanups. In many of the state's rural areas, however, property values are disproportionate to cleanup costs, so redevelopment has not been as successful a driver of cleanup.

Financial barriers are significant. Many owners and operators of USTs are currently unable to access the financial resources necessary to upgrade their UST systems and clean up residual contamination. Traditional lenders are hesitant, and sometimes unable, to provide financing for UST infrastructure, especially if the property already has documented contamination. In addition, many of the UST owners in Washington are small business owners who cannot raise the capital needed from other sources, despite their desire to clean up existing contamination and protect the environment from future releases of contaminants.

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Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Grants

Loans

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Date Run: 9/18/2020 9:26AM

Project Number: 30000002

Project Title: Underground Storage Tank Capital Financial Assistance Program

Project Class: Grant

Description

Grant Recipient Organization: Port Authorities, Non-Profit Organizations, Small Business Owners

RCW that establishes grant: Chapter 70.340 RCW

Application process used

Please see publication number 02-2016-04 (Rev. 08/2017) on the agency's world wide web home page for an explanation of the application process.

Growth Management impacts

No impacts.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
20T-1	PLIA Underground Str-State	9,424,000	6,080,000	3,319,000	25,000	
	Total	9,424,000	6,080,000	3,319,000	25,000	0
Future Fiscal Periods						
		<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	
20T-1	PLIA Underground Str-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

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Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000706

Project Title: Heating Oil Capital Financing Assistance Program 21-23 Approp

Project Class: Grant

Description

Starting Fiscal Year: 2022

Agency Priority: 2

Project Summary

New expenditure authority is requested to access petroleum product tax receipts forecast to be available by July 1, 2021 and put those dollars to work for the economic vitality, health and well being of ports, landowners and small business operators throughout Washington by removing and upgrading heating oil systems and infrastructure particularly where historical contamination or abandonment may pose a long-term threat to groundwater reserves of a community. This is a multi-biennial effort and is related to the Puget Sound Partnership's Action Agenda implementation.

Project Description

This project tackles Washington's aging commercial heating oil (HO) infrastructure, the existing barriers to cleaning up historical contamination from leaking HO sites, and the evolving transportation fuel market.

Since 2015, petroleum product tax receipts have been put back into the economy to encourage refueling owners and operators to replace or upgrade aged fuel systems to prevent leaks and dispense modern fuels. Our agency engages financially responsible parties and technically guides clean up for historical or ongoing contamination caused by HO releases.

Unfortunately, Washington has thousands of leaking HO sites awaiting remediation. PLIA is committed to working with federal, state and local partners and the combined new and reauthorized spending authority is a priority element of a multi-year action agenda.

Financial barriers are significant. Many owners and operators of HO infrastructure are currently unable to access the financial resources necessary to upgrade their HO systems and clean up residual contamination. Traditional lenders are hesitant, and sometimes unable, to provide financing for HO infrastructure, especially if the property already has documented contamination. In addition, many of the HO owners in Washington are small business owners who cannot raise the capital needed from other sources, despite their desire to clean up existing contamination and protect the environment from future releases of contaminants.

For more information about our agency, this biennial request and active program participants, please see Publication No. 02-2018-07 the agency's 2018 Report to the Legislature or visit <http://www.plia.wa.gov>

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Grants

Loans

Grant Recipient Organization: Port Authorities, Non-Profit Organizations, Small Business Owners

RCW that establishes grant: Chapter 70.340 RCW

Application process used

Please see publication number 02-216-04 (Rev, 08/2017) on the agency website for an explanation of the application process.

Growth Management impacts

No Impacts

Funding

Expenditures

2021-23 Fiscal Period

Capital Project Request

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Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000706

Project Title: Heating Oil Capital Financing Assistance Program 21-23 Approp

Project Class: Grant

Funding

Acct Code	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
20T-1	PLIA Underground Str-State	40,000,000				8,000,000
	Total	40,000,000	0	0	0	8,000,000

Future Fiscal Periods

	2023-25	2025-27	2027-29	2029-31
20T-1 PLIA Underground Str-State	8,000,000	8,000,000	8,000,000	8,000,000
Total	8,000,000	8,000,000	8,000,000	8,000,000

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
FTE	Full Time Employee	1.0	1.0	1.0	1.0	1.0
20T-1	PLIA Underground Str-State	126,000	123,300	123,300	123,300	123,300
	Total	126,000	123,300	123,300	123,300	123,300

Narrative

Ongoing cost includes 12 staff months (1 FTE) of agency personnel.

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Date Run: 9/18/2020 9:26AM

Project Number: 30000704

Project Title: Heating Oil Capital Financing Assistance Program

Project Class: Grant

Description

Starting Fiscal Year: 2021

Agency Priority: 3

Project Summary

Re-appropriation of 2019-21 Biennial Authority for Heating Oil Capital Financial Assistance Program.

Project Description

This project tackles Washington's aging commercial heating oil (HO) infrastructure, the existing barriers to cleaning up historical contamination from leaking HO sites, and the evolving transportation fuel market.

Since 2015, petroleum product tax receipts have been put back into the economy to encourage refueling owners and operators to replace or upgrade aged fuel systems to prevent leaks and dispense modern fuels. Our agency engages financially responsible parties and technically guides clean up for historical or ongoing contamination caused by HO releases.

Unfortunately, Washington has thousands of leaking HO sites awaiting remediation. PLIA is committed to working with federal, state and local partners and the combined new and reauthorized spending authority is a priority element of a multi-year action agenda.

Financial barriers are significant. Many owners and operators of HO infrastructure are currently unable to access the financial resources necessary to upgrade their HO systems and clean up residual contamination. Traditional lenders are hesitant, and sometimes unable, to provide financing for HO infrastructure, especially if the property already has documented contamination. In addition, many of the HO owners in Washington are small business owners who cannot raise the capital needed from other sources, despite their desire to clean up existing contamination and protect the environment from future releases of contaminants.

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Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Grants

Loans

Grant Recipient Organization: Port Authorities, Non-Profit Organizations, Small Business Owners

RCW that establishes grant: Chapter 70.340 RCW

Application process used

Please see publication number 02-216-04 (Rev, 08/2017) on the agency website for an explanation of the application process.

Growth Management impacts

No Impacts

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
20T-1	PLIA Underground Str-State	4,000,000			4,000,000	

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Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000704

Project Title: Heating Oil Capital Financing Assistance Program

Project Class: Grant

Funding					
Total		4,000,000	0	0	4,000,000 0
Future Fiscal Periods					
		2023-25	2025-27	2027-29	2029-31
20T-1 PLIA Underground Str-State					
Total		0	0	0	0

Operating Impacts

No Operating Impact

Capital Project Request

2021-23 Biennium

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Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000702

Project Title: Underground Storage Tank Capital Financing Assistance Pgm 2019-21

Project Class: Grant

Description

Starting Fiscal Year: 2020

Agency Priority: 4

Project Summary

Reauthorization of spending authority granted by the 2018 Legislature is requested to meet the expected cash flow for applications converted to financed projects from awards years one and two. Based on recently completed assessments, most owners and operators are looking at 60 months from construction initiation to regulatory closure. Some participants are located within the Puget Sound recovery area such that this grant program reauthorization is related to the Puget Sound Partnership's Action Agenda implementation.

Project Description

This project tackles Washington's aging underground storage tank (UST) infrastructure, the existing barriers to cleaning up historical contamination from leaking UST sites, and the evolving transportation fuel market.

Since 2015, petroleum product tax receipts have been put back into the economy to encourage refueling owners and operators to replace or upgrade aged fuel systems to prevent leaks and dispense modern fuels. Our agency engages financially responsible parties and technically guides clean up for historical or ongoing contamination caused by UST releases. We help transform old stations into the gas stations of the future as convenience store operators adapt to the changed transportation fuel market. Loan discounts are available to incentivize the installation of alternative fueling infrastructure such as electric vehicle (EV) charging stations.

Unfortunately, Washington has more than 2,900 leaking UST sites awaiting remediation. PLIA is committed to working with federal, state and local partners and the combined new and reauthorized spending authority is a priority element of a multi-year action agenda. Two factors affect the overall ability to resolve historical contamination in Washington: 1) the high groundwater tables in many parts of the state, and 2) Washington's stringent environmental cleanup laws. When a gasoline leak reaches the groundwater table, cleanup costs rise sharply. In Washington's major metropolitan areas, redevelopment has led to a large number of cleanups. In many of the state's rural areas, however, property values are disproportionate to cleanup costs, so redevelopment has not been as successful a driver of cleanup.

Financial barriers are significant. Many owners and operators of USTs are currently unable to access the financial resources necessary to upgrade their UST systems and clean up residual contamination. Traditional lenders are hesitant, and sometimes unable, to provide financing for UST infrastructure, especially if the property already has documented contamination. In addition, many of the UST owners in Washington are small business owners who cannot raise the capital needed from other sources, despite their desire to clean up existing contamination and protect the environment from future releases of contaminants.

For more information about our agency, this biennial request and active program participants, please see Publication No. 02-2018-07 the agency's 2018 Report to the Legislature or visit <http://www.plia.wa.gov>

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Grants

Loans

Capital Project Request

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Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000702

Project Title: Underground Storage Tank Capital Financing Assistance Pgm 2019-21

Project Class: Grant

Description**Grant Recipient Organization:** Port Authorities, Non-Profit Organizations and Small Business Owners**RCW that establishes grant:** Chapter 70.340 RCW**Application process used**

Please see publication number 02-2016-04 (Rev. 08/2017) on the agency's world wide web home page for an explanation of the application process.

Growth Management impacts

No impacts.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
20T-1	PLIA Underground Str-State	12,500,000		608,000	11,892,000	
	Total	12,500,000	0	608,000	11,892,000	0
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
20T-1	PLIA Underground Str-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

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Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000669

Project Title: Leaking Tank Model Remedies

Project Class: Grant

Description

Starting Fiscal Year: 2018

Agency Priority: 5

Project Summary

Continued spending authority is requested to bring fourteen (14) petroleum hydrocarbon contaminated sites to regulatory closure by 2022. Some sites are located within the Puget Sound recovery area such that this grant program reauthorization is related to the Puget Sound Partnership's Action Agenda implementation.

Project Description

Washington's existing underground storage tank (UST) infrastructure is aging. In the 1990s, television news coverage of leaking fuel tanks and their impact on community drinking water sources led to national initiatives for large-scale replacement or lining of UST infrastructure. Now, more than 20 years later, the infrastructure once again needs replacing or upgrading, but national attention is focused elsewhere.

Washington has more than 2,900 leaking UST sites awaiting remediation, several of which include historical contamination. The Pollution Liability Insurance Agency (PLIA) is committed to working with federal and state partners to clean up leaking underground storage tanks and this appropriation is a priority element of a multi-year action agenda.

PLIA's Technical Program Manager, Nnamdi Madakor is providing oversight as model remedies are implemented by private business operators under an interagency agreement signed June 6, 2018. A model remedy is a proscribed cleanup approach developed for a specific type of contaminated site.

Under the agreement, PLIA will review and approve access to capital funds that are applied to conduct site assessments, remedial investigations and/or feasibility studies in accordance with the Model Toxics Control Act (MTCA) Chapter 70.105D of the Revised Code of Washington. The 2018 Legislature affirmed the sites chosen for this grant program.

To make the request for continued spending authority next biennium, we have assumed the following:

It will take an average of three (3) years before regulatory closure is achieved and this appropriation, fully expended. We provided an initial allotment plan that assumed \$978,388 in grant awards pass back to the Department of Ecology (April, 2018) which means for budget purposes, an encumbrance of \$69,884.86 per site will be established by our agency. These are voluntary clean-up actions, and they have not yet been fully designed and confirmed by private business owners. Some adjustment to the amounts required for sampling and environmental reports over the next three years will be made when data gaps are resolved.

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Grants

Capital Project Request

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Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000669

Project Title: Leaking Tank Model Remedies

Project Class: Grant

Description

Grant Recipient Organization: Branded Refueling Station Owners and Operators

RCW that establishes grant: 70.340 RCW

Application process used

The Department of Ecology identified leaking underground storage tank sites that were candidates for application of a model remedy which were subsequently affirmed by Governor Inslee and the 2018 Legislature.

Growth Management impacts

No known impacts

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	1,482,000	206,000	170,000	1,106,000	
	Total	1,482,000	206,000	170,000	1,106,000	0
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2019	FY 2020	FY 2021
FTE	Full Time Employee	0.3	0.3	0.3
057-1	State Bldg Constr-State	42,538	42,538	42,538
	Total	42,538	42,538	42,538

Narrative

Four staff months (0.34 FTE) of activity is assumed each year until regulatory closure is achieved. The senior hydrogeologist at PLIA reviews and approves what gets billed against this parent capital project by the Department of Ecology. A total of \$127,612 will be reserved to perform interagency services and on a cash flow basis, payroll will likely be expensed until no further action opinions can be issued for all subprojects. PLIA will file updated status reports, annually.

SubProjects

SubProject Number: 30000678

SubProject Title: Endicott Standard Oil

SubProject Class: Grant

Capital Project Request

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Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000669

Project Title: Leaking Tank Model Remedies

Project Class: Grant

SubProjects

SubProject Number: 30000678

SubProject Title: Endicott Standard Oil

SubProject Class: Grant

Starting Fiscal Year: 2018

Agency Priority: 5

Project Summary

The Pollution Liability Insurance Agency is providing technical oversight of Endicott Standard Oil cleanup in partnership with the Department of Ecology to achieve regulatory closure by 2022.

Project Description

This model remedy candidate was identified by the Department of Ecology and confirmed by legislative action in 2018. The technical oversight PLIA expects to perform starting in 2019 is consistent with our mission and the governor's strategic goal to restore economic vitality to land and protect human health.

Location

City: Endicott

County: Whitman

Legislative District: 009

Project Type

Grants

Grant Recipient Organization: Branded Refueling Station

RCW that establishes grant: 70.340 RCW

Application process used

See parent project 30000669 Leaking Tank Model Remedies

Growth Management impacts

No known impacts.

Operating Impacts**No Operating Impact****Narrative**

The operating impacts appear in the parent project.

SubProject Number: 30000679

SubProject Title: Newman's Chevron 2021 6th St Bremerton

SubProject Class: Grant

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Date Run: 9/18/2020 9:26AM

Project Number: 30000669

Project Title: Leaking Tank Model Remedies

Project Class: Grant

SubProjects

SubProject Number: 30000679

SubProject Title: Newman's Chevron 2021 6th St Bremerton

SubProject Class: Grant

Starting Fiscal Year: 2018

Agency Priority: 5

Project Summary

The Pollution Liability Insurance Agency is providing technical oversight of Newman's Chevron cleanup in partnership with the Department of Ecology to achieve regulatory closure by 2022.

Project Description

This model remedy candidate was identified by the Department of Ecology and confirmed by legislative action in 2018. The technical oversight PLIA expects to perform starting in 2019 is consistent with our mission and the governor's strategic goal to restore economic vitality to land and protect human health.

Location

City: Bremerton

County: Kitsap

Legislative District: 026

Project Type

Grants

Grant Recipient Organization: Branded Refueling Station

RCW that establishes grant: 70.340 RCW

Application process used

See parent project 30000669 Leaking Tank Model Remedies

Growth Management impacts

Does not apply.

Operating Impacts

No Operating Impact

SubProject Number: 30000681

SubProject Title: Chevron 90129 (Brooklyn Chevron)

SubProject Class: Grant

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Project Number: 30000669

Project Title: Leaking Tank Model Remedies

Project Class: Grant

SubProjects

SubProject Number: 30000681

SubProject Title: Chevron 90129 (Brooklyn Chevron)

SubProject Class: Grant

Starting Fiscal Year: 2018

Agency Priority: 5

Project Summary

The Pollution Liability Insurance Agency is providing technical oversight of Chevron 90129 cleanup in partnership with the Department of Ecology to achieve regulatory closure by 2022.

Project Description

This model remedy candidate was identified by the Department of Ecology and confirmed by legislative action in 2018. The technical oversight PLIA expects to perform starting in 2019 is consistent with our mission and the governor's strategic goal to restore economic vitality to land and protect human health.

Location

City: Seattle

County: King

Legislative District: 043

Project Type

Grants

Grant Recipient Organization: Branded Refueling Station

RCW that establishes grant: 70.340 RCW

Application process used

See parent project 30000669 Leaking Tank Model Remedies

Growth Management impacts

No known impacts.

Operating ImpactsNo Operating Impact

SubProject Number: 30000683

SubProject Title: Strickland Chevron Lynnwood

SubProject Class: Grant

Capital Project Request

2021-23 Biennium

*

Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000669

Project Title: Leaking Tank Model Remedies

Project Class: Grant

SubProjects

SubProject Number: 30000683

SubProject Title: Strickland Chevron Lynnwood

SubProject Class: Grant

Starting Fiscal Year: 2018

Agency Priority: 5

Project Summary

The Pollution Liability Insurance Agency is providing technical oversight of Strickland Chevron-Lynwood cleanup in partnership with the Department of Ecology to achieve regulatory closure by 2022.

Project Description

This model remedy candidate project was identified by the Department of Ecology and confirmed by legislative action in 2018. The technical oversight PLIA expects to perform starting in 2019 is consistent with our mission and the governor's strategic goal to restore economic vitality to land and protect human health.

Location

City: Lynnwood

County: Snohomish

Legislative District: 032

Project Type

Grants

Grant Recipient Organization: Branded Refueling Station

RCW that establishes grant: 70.340 RCW

Application process used

See parent project 30000669 Leaking Tank Model Remedies

Growth Management impacts

No known impact.

Operating Impacts

No Operating Impact

SubProject Number: 30000685

SubProject Title: AJR LLC

SubProject Class: Grant

Capital Project Request

2021-23 Biennium

*

Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000669

Project Title: Leaking Tank Model Remedies

Project Class: Grant

SubProjects

SubProject Number: 30000685

SubProject Title: AJR LLC

SubProject Class: Grant

Starting Fiscal Year: 2018

Agency Priority: 5

Project Summary

The Pollution Liability Insurance Agency is providing technical oversight of AJR LLC cleanup in partnership with the Department of Ecology to achieve regulatory closure by 2022.

Project Description

This model remedy candidate was identified by the Department of Ecology and confirmed by legislative action in 2018. The technical oversight PLIA expects to perform starting in 2019 is consistent with our mission and the governor's strategic goal to restore economic vitality to land and protect human health.

Location

City: Medical Lake

County: Spokane

Legislative District: 006

Project Type

Grants

Grant Recipient Organization: Branded Refueling Station

RCW that establishes grant: 70.340 RCW

Application process used

See parent project 30000699 Leaking Tank Model Remedies

Growth Management impacts

No known impact.

Operating ImpactsNo Operating Impact

SubProject Number: 30000687

SubProject Title: Willow Bay Resort

SubProject Class: Grant

Capital Project Request

2021-23 Biennium

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Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000669

Project Title: Leaking Tank Model Remedies

Project Class: Grant

SubProjects

SubProject Number: 30000687

SubProject Title: Willow Bay Resort

SubProject Class: Grant

Starting Fiscal Year: 2018

Agency Priority: 5

Project Summary

The Pollution Liability Insurance Agency is providing technical oversight of Willow Bay Resort cleanup in partnership with the Department of Ecology to achieve regulatory closure by 2022.

Project Description

This model remedy candidate was identified by the Department of Ecology and confirmed by legislative action in 2018. The technical oversight PLIA expects to perform starting in 2019 is consistent with our mission and the governor's strategic goal to restore economic vitality to land and protect human health.

Location

City: Unincorporated

County: Stevens

Legislative District: 007

Project Type

Grants

Grant Recipient Organization: Branded Refueling Station

RCW that establishes grant: 70.340 RCW

Application process used

See parent project 30000669 Leaking Tank Model Remedies

Growth Management impacts

No known impact

Operating ImpactsNo Operating Impact

SubProject Number: 30000688

SubProject Title: Chevron 97502 Sedro-Woolley

SubProject Class: Grant

Capital Project Request

2021-23 Biennium

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Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000669

Project Title: Leaking Tank Model Remedies

Project Class: Grant

SubProjects

SubProject Number: 30000688

SubProject Title: Chevron 97502 Sedro-Woolley

SubProject Class: Grant

Starting Fiscal Year: 2018

Agency Priority: 5

Project Summary

The Pollution Liability Insurance Agency is providing technical oversight of Chevron 97502 Sedro-Woolley cleanup in partnership with the Department of Ecology to achieve regulatory closure by 2022.

Project Description

This model remedy candidate was identified by the Department of Ecology and confirmed by legislative action in 2018. The technical oversight PLIA expects to perform starting in 2019 is consistent with our mission and the governor's strategic goal to restore economic vitality to land and protect human health.

Location

City: Sedro-Woolley

County: Skagit

Legislative District: 039

Project Type

Grants

Grant Recipient Organization: Branded Refueling Station

RCW that establishes grant: 70.340 RCW

Application process used

See parent project 30000669 Leaking Tank Model Remedies

Growth Management impacts

No known impact

Operating Impacts

No Operating Impact

SubProject Number: 30000689

SubProject Title: Old Milton Svc. Station

SubProject Class: Grant

Capital Project Request

2021-23 Biennium

*

Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000669

Project Title: Leaking Tank Model Remedies

Project Class: Grant

SubProjects

SubProject Number: 30000689

SubProject Title: Old Milton Svc. Station

SubProject Class: Grant

Starting Fiscal Year: 2018

Agency Priority: 5

Project Summary

The Pollution Liability Insurance Agency is providing technical oversight of Old Milton Service Station cleanup in partnership with the Department of Ecology to achieve regulatory closure by 2022.

Project Description

This model remedy candidate was identified by the Department of Ecology and confirmed by legislative action in 2018. The technical oversight PLIA expects to perform starting in 2019 is consistent with our mission and the governor's strategic goal to restore economic vitality to land and protect human health.

Location

City: Walla Walla

County: Walla Walla

Legislative District: 016

Project Type

Grants

Grant Recipient Organization: Branded Refueling Station

RCW that establishes grant: 70.340 RCW

Application process used

See parent project 30000669 Leaking Tank Model Remedies

Growth Management impacts

No known impact

Operating Impacts

No Operating Impact

SubProject Number: 30000690

SubProject Title: Chevron 90619 Bellingham

SubProject Class: Grant

Capital Project Request

2021-23 Biennium

*

Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000669

Project Title: Leaking Tank Model Remedies

Project Class: Grant

SubProjects

SubProject Number: 30000690

SubProject Title: Chevron 90619 Bellingham

SubProject Class: Grant

Starting Fiscal Year: 2018

Agency Priority: 5

Project Summary

The Pollution Liability Insurance Agency is providing technical oversight of Chevron 90619 - Bellingham cleanup in partnership with the Department of Ecology to achieve regulatory closure by 2022.

Project Description

This model remedy candidate was identified by the Department of Ecology and confirmed by legislative action in 2018. The technical oversight PLIA expects to perform starting in 2019 is consistent with our mission and the governor's strategic goal to restore economic vitality to land and protect human health.

Location

City: Bellingham

County: Whatcom

Legislative District: 042

Project Type

Grants

Grant Recipient Organization: Branded Refueling Station

RCW that establishes grant: 70.340 RCW

Application process used

See parent project 30000669 Leaking Tank Model Remedies

Growth Management impacts

No known impact

Operating Impacts

No Operating Impact

SubProject Number: 30000691

SubProject Title: Chevron 209335 Seattle Housing Authority

SubProject Class: Grant

Capital Project Request

2021-23 Biennium

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Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000669

Project Title: Leaking Tank Model Remedies

Project Class: Grant

SubProjects

SubProject Number: 30000691

SubProject Title: Chevron 209335 Seattle Housing Authority

SubProject Class: Grant

Starting Fiscal Year: 2018

Agency Priority: 5

Project Summary

The Pollution Liability Insurance Agency is providing technical oversight of Chevron 209335 Seattle Housing Authority cleanup in partnership with the Department of Ecology to achieve regulatory closure by 2022.

Project Description

This model remedy candidate was identified by the Department of Ecology and confirmed by legislative action in 2018. The technical oversight PLIA expects to perform starting in 2019 is consistent with our mission and the governor's strategic goal to restore economic vitality to land and protect human health.

Location

City: Seattle

County: King

Legislative District: 043

Project Type

Grants

Grant Recipient Organization: Branded Refueling Station

RCW that establishes grant: 70.340 RCW

Application process used

See parent project 30000669 Leaking Tank Model Remedies

Growth Management impacts

No known impact

Operating Impacts

No Operating Impact

SubProject Number: 30000692

SubProject Title: Coldeen Property Old Gas Station

SubProject Class: Grant

Capital Project Request

2021-23 Biennium

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Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000669

Project Title: Leaking Tank Model Remedies

Project Class: Grant

SubProjects

SubProject Number: 30000692

SubProject Title: Coldeen Property Old Gas Station

SubProject Class: Grant

Starting Fiscal Year: 2018

Agency Priority: 5

Project Summary

The Pollution Liability Insurance Agency is providing technical oversight of Coldeen Property Old Gas Station cleanup in partnership with the Department of Ecology to achieve regulatory closure by 2022.

Project Description

This model remedy candidate was identified by the Department of Ecology and confirmed by legislative action in 2018. The technical oversight PLIA expects to perform starting in 2019 is consistent with our mission and the governor's strategic goal to restore economic vitality to land and protect human health.

Location

City: Unincorporated

County: King

Legislative District: 034

Project Type

Grants

Grant Recipient Organization: Branded Refueling Station

RCW that establishes grant: 70.340 RCW

Application process used

See parent project 30000669 Leaking Tank Model Remedies

Growth Management impacts

No known impact

Operating Impacts

No Operating Impact

SubProject Number: 30000693

SubProject Title: Filbert Drive Site Bothell

SubProject Class: Grant

Capital Project Request

2021-23 Biennium

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Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000669

Project Title: Leaking Tank Model Remedies

Project Class: Grant

SubProjects

SubProject Number: 30000693

SubProject Title: Filbert Drive Site Bothell

SubProject Class: Grant

Starting Fiscal Year: 2018

Agency Priority: 5

Project Summary

The Pollution Liability Insurance Agency is providing technical oversight of Filbert Drive Site Bothell cleanup in partnership with the Department of Ecology to achieve regulatory closure by 2022.

Project Description

This model remedy candidate was identified by the Department of Ecology and confirmed by legislative action in 2018. The technical oversight PLIA expects to perform starting in 2019 is consistent with our mission and the governor's strategic goal to restore economic vitality to land and protect human health.

Location

City: Bothell

County: Snohomish

Legislative District: 001

Project Type

Grants

Grant Recipient Organization: Branded Refueling Station

RCW that establishes grant: 70.340 RCW

Application process used

See parent project 30000669 Leaking Tank Model Remedies

Growth Management impacts

No known impact

Operating Impacts

No Operating Impact

SubProject Number: 30000694

SubProject Title: G and G Meats

SubProject Class: Grant

Capital Project Request

2021-23 Biennium

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Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000669

Project Title: Leaking Tank Model Remedies

Project Class: Grant

SubProjects

SubProject Number: 30000694

SubProject Title: G and G Meats

SubProject Class: Grant

Starting Fiscal Year: 2018

Agency Priority: 5

Project Summary

The Pollution Liability Insurance Agency is providing technical oversight of G and G Meats cleanup in partnership with the Department of Ecology to achieve regulatory closure by 2022.

Project Description

This model remedy candidate was identified by the Department of Ecology and confirmed by legislative action in 2018. The technical oversight PLIA expects to perform starting in 2019 is consistent with our mission and the governor's strategic goal to restore economic vitality to land and protect human health.

Location

City: Snohomish

County: Snohomish

Legislative District: 044

Project Type

Grants

Grant Recipient Organization: Branded Refueling Station

RCW that establishes grant: 70.340 RCW

Application process used

See parent project 30000669 Leaking Tank Model Remedies

Growth Management impacts

No known impact

Operating Impacts

No Operating Impact

SubProject Number: 30000695

SubProject Title: Chevron 92546 Sedro-Woolley Herbs Chevron

SubProject Class: Grant

Capital Project Request

2021-23 Biennium

*

Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000669

Project Title: Leaking Tank Model Remedies

Project Class: Grant

SubProjects

SubProject Number: 30000695

SubProject Title: Chevron 92546 Sedro-Woolley Herbs Chevron

SubProject Class: Grant

Starting Fiscal Year: 2018

Agency Priority: 5

Project Summary

The Pollution Liability Insurance Agency is providing technical oversight of Herb's Chevron 92546 (Sedro-Woolley) cleanup in partnership with the Department of Ecology to achieve regulatory closure by 2022.

Project Description

This model remedy candidate was identified by the Department of Ecology and confirmed by legislative action in 2018. The technical oversight PLIA expects to perform starting in 2019 is consistent with our mission and the governor's strategic goal to restore economic vitality to land and protect human health.

Location

City: Sedro-Woolley

County: Skagit

Legislative District: 039

Project Type

Grants

Grant Recipient Organization: Branded Refueling Station

RCW that establishes grant: 70.340 RCW

Application process used

See parent project 30000669 Leaking Tank Model Remedies

Growth Management impacts

No known impact

Operating Impacts**No Operating Impact**

Capital Project Request

2021-23 Biennium

*

Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 92000001

Project Title: Underground Storage Tank Capital Financial Assistance Pgm 2017-19

Project Class: Grant

Description

Starting Fiscal Year: 2018

Agency Priority: 5

Project Summary

Reauthorization of spending authority granted by the 2018 Legislature is requested to meet the expected cash flow for applications converted to financed projects from awards years one and two. Based on recently completed assessments, most owners and operators are looking at 60 months from construction initiation to regulatory closure. Some participants are located within the Puget Sound recovery area such that this grant program reauthorization is related to the Puget Sound Partnership's Action Agenda implementation.

Project Description

This project tackles Washington's aging underground storage tank (UST) infrastructure, the existing financial barriers to cleaning up historical contamination from leaking UST sites, and the evolving transportation fuel market.

Since 2015, petroleum product tax receipts have been put back into the economy to encourage refueling owners and operators to replace or upgrade aged fuel systems to prevent leaks and dispense modern fuels. Our agency engages financially responsible parties and technically guides clean up for historical or ongoing contamination caused by UST releases. We help transform old stations into the gas stations of the future as convenience store operators adapt to the changed transportation fuel market. Loan discounts are available to incentivize the installation of alternative fueling infrastructure such as electric vehicle (EV) charging stations.

Unfortunately, Washington has more than 2,900 leaking UST sites awaiting remediation. PLIA is committed to working with federal, state and local partners and the combined new and reauthorized spending authority is a priority element of a multi-year action agenda. Two factors affect the overall ability to resolve historical contamination in Washington: 1) the high groundwater tables in many parts of the state, and 2) Washington's stringent environmental cleanup laws. When a gasoline leak reaches the groundwater table, cleanup costs rise sharply. In Washington's major metropolitan areas, redevelopment has led to a large number of cleanups. In many of the state's rural areas, however, property values are disproportionate to cleanup costs, so redevelopment has not been as successful a driver of cleanup.

Financial barriers are significant. Many owners and operators of USTs are currently unable to access the financial resources necessary to upgrade their UST systems and clean up residual contamination. Traditional lenders are hesitant, and sometimes unable, to provide financing for UST infrastructure, especially if the property already has documented contamination. In addition, many of the UST owners in Washington are small business owners who cannot raise the capital needed from other sources, despite their desire to clean up existing contamination and protect the environment from future releases of contaminants.

For more information about our agency, this biennial request and current participants, please see Publication No. 02-2018-07 the agency's 2018 Report to the Legislature or visit <http://www.plia.wa.gov>

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Grants

Loans

Capital Project Request

2021-23 Biennium

*

Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 92000001

Project Title: Underground Storage Tank Capital Financial Assistance Pgm 2017-19

Project Class: Grant

Description

Grant Recipient Organization: Port Authorities, Non-Profit Organizations, Small Business Owners

RCW that establishes grant: Chapter 70.340 RCW

Application process used

Please see publication number 02-2016-04 (Rev. 08/2017) on the agency's world wide web home page for an explanation of the application process.

Growth Management impacts

No impact.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
20T-1	PLIA Underground Str-State	12,700,000	24,000	1,644,000	11,032,000	
	Total	12,700,000	24,000	1,644,000	11,032,000	0
Future Fiscal Periods						
		<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	
20T-1	PLIA Underground Str-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2021-23 Biennium

*

Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000001

Project Title: Underground Storage Tank Capital Program Demonstration and Design

Project Class: Grant

Description

Starting Fiscal Year: 2016

Agency Priority: 6

Project Summary

Continuation funding is requested to cleanup petroleum hydrocarbons and achieve regulatory closure for UST demonstration grant recipient by 2022.

Project Description

Sharp's Automotive is a small family-owned fuel and service station located in the township of Moxee near Yakima. The Sharp family purchased the business in 1987. The service station is a central part of the community and provides essential services to the surrounding area, especially area farmers. In 1994 during the nationally led upgrade efforts, underground storage tanks on this property were removed and replaced. Soil contamination was discovered when the ground was excavated and portions were cleaned but a full site restoration did not occur due to the limited availability of funds. The owners' circumstances and turndown of financial backing from a local credit union made this site an ideal candidate when lawmakers first authorized the use of petroleum product tax receipts for cleanup grants. As recently as 2016, vapor concerns were raised to the Department of Ecology. The extent of contamination of this and nearby properties has been the focus of study, along with air quality sampling and work to design a remedial action. Vapor extraction is ongoing and PLIA's environmental planner and lead consultant have developed financial strategies and options to help the Sharp's choose a path for regulatory closure (attachment)

Location

City: Moxee

County: Yakima

Legislative District: 015

Project Type

Grants

Grant Recipient Organization: Small Business

RCW that establishes grant: 70.340 RCW

Application process used

Please see Publication No. 02-2018-07 PLIA's Underground Storage Tank Loan and Grant Program 2015-2017 Report to the Legislature (August) for more on these demonstration grants and our current loan program application process.

Growth Management impacts

No known impact

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
544-1	Pollution Liability-State	1,800,000	1,504,000	96,000	200,000	
	Total	1,800,000	1,504,000	96,000	200,000	0
Future Fiscal Periods						
		<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	

Capital Project Request

2021-23 Biennium

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Version: 23 2021-23 Agency Budget Request

Report Number: CBS002

Date Run: 9/18/2020 9:26AM

Project Number: 30000001

Project Title: Underground Storage Tank Capital Program Demonstration and Design

Project Class: Grant

Funding

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
544-1	Pollution Liability-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

PLIA retained \$75,000 at the outset of the demonstration project, has expended that sum, and will absorb any unforeseen operating impacts.

Capital Project Request

2021-23 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	462	462
Version	23-A	23-A
Project Classification	*	All Project Classifications
Capital Project Number	*	All Project Numbers
Sort Order	Project Class	Project Class
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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Ten Year Capital Plan by Project Class
 2021-23 Biennium
 *

Version: 23 2021-23 Agency Budget Request

Report Number: CBS001

Date Run: 9/18/2020 9:26AM

Project Class: Program

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2021-23	New Approp 2021-23	Estimated 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31
8	30000703 2019-21 Leaking Tank Model Remedies Activity									
	057-1 State Bldg									
	Constr-State									
	544-1 Pollution	2,079,000			764,000	263,000	263,000	263,000	263,000	263,000
	Liability-State									
	Project Total:	2,079,000			764,000	263,000	263,000	263,000	263,000	263,000

Project Class: Grant

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2021-23	New Approp 2021-23	Estimated 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31
1	30000002 Underground Storage Tank Capital Financial Assistance Program									
	20T-1 PLIA	9,424,000	6,080,000	3,319,000	25,000					
	Underground Str-State									
1	30000705 Underground Storage Tank Capital Financial Assistance Pgm 2021-23									
	20T-1 PLIA	100,000,000				20,000,000	20,000,000	20,000,000	20,000,000	20,000,000
	Underground Str-State									
2	30000706 Heating Oil Capital Financing Assistance Program 21-23 Approp									
	20T-1 PLIA	40,000,000				8,000,000	8,000,000	8,000,000	8,000,000	8,000,000
	Underground Str-State									
3	30000704 Heating Oil Capital Financing Assistance Program									
	20T-1 PLIA	4,000,000			4,000,000					
	Underground Str-State									
4	30000702 Underground Storage Tank Capital Financing Assistance Pgm 2019-21									
	20T-1 PLIA	12,500,000		608,000	11,892,000					
	Underground Str-State									
5	30000669 Leaking Tank Model Remedies									
	057-1 State Bldg	1,482,000	206,000	170,000	1,106,000					
	Constr-State									
5	92000001 Underground Storage Tank Capital Financial Assistance Pgm 2017-19									

462 - Pollution Liability Insurance Program
Ten Year Capital Plan by Project Class
 2021-23 Biennium

*

Version: 23 2021-23 Agency Budget Request

Report Number: CBS001

Date Run: 9/18/2020 9:26AM

Project Class: Grant

<u>Agency</u> <u>Priority</u>	<u>Project by Account-EA Type</u>	<u>Estimated</u> <u>Total</u>	<u>Prior</u> <u>Expenditures</u>	<u>Current</u> <u>Expenditures</u>	<u>Reapprop</u> <u>2021-23</u>	<u>New</u> <u>Approp</u> <u>2021-23</u>	<u>Estimated</u> <u>2023-25</u>	<u>Estimated</u> <u>2025-27</u>	<u>Estimated</u> <u>2027-29</u>	<u>Estimated</u> <u>2029-31</u>
5	92000001 Underground Storage Tank Capital Financial Assistance Pgm 2017-19									
	20T-1 PLIA	12,700,000	24,000	1,644,000	11,032,000					
	Underground Str-State									
6	30000001 Underground Storage Tank Capital Program Demonstration and Design									
	544-1 Pollution	1,800,000	1,504,000	96,000	200,000					
	Liability-State									
Total: Grant		181,906,000	7,814,000	5,837,000	28,255,000	28,000,000	28,000,000	28,000,000	28,000,000	28,000,000

Total Account Summary

<u>Account-Expenditure Authority Type</u>	<u>Estimated</u> <u>Total</u>	<u>Prior</u> <u>Expenditures</u>	<u>Current</u> <u>Expenditures</u>	<u>Reapprop</u> <u>2021-23</u>	<u>New</u> <u>Approp</u> <u>2021-23</u>	<u>Estimated</u> <u>2023-25</u>	<u>Estimated</u> <u>2025-27</u>	<u>Estimated</u> <u>2027-29</u>	<u>Estimated</u> <u>2029-31</u>
057-1 State Bldg Constr-State	1,482,000	206,000	170,000	1,106,000					
20T-1 PLIA Underground Str-State	178,624,000	6,104,000	5,571,000	26,949,000	28,000,000	28,000,000	28,000,000	28,000,000	28,000,000
544-1 Pollution Liability-State	3,879,000	1,504,000	96,000	964,000	263,000	263,000	263,000	263,000	263,000
Total	183,985,000	7,814,000	5,837,000	29,019,000	28,263,000	28,263,000	28,263,000	28,263,000	28,263,000

Ten Year Capital Plan by Project Class

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Report Number: CBS001

Date Run: 9/18/2020 9:26AM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Functional Area	*	All Functional Areas
Agency	462	462
Version	23-A	23-A
Project Classification	*	All Project Classifications
Include Enacted	No	No
Sort Order	Project Class	Project Class
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

OFM

462 - Pollution Liability Insurance Program

Reapprop & New Approp Version Compare by Agency & Project

2021-23 Biennium

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Version 1: 23-A - 2021-23 Agency Budget Request

Version 2: 23-A - 2021-23 Agency Budget Request

Report Number: CBS010

Date Run: 9/16/2020 11:16AM

Enacted Parameter: Do Not Include Enacted

Project Totals

	Version 23-A		Version 23-A		Difference (23-A-23-A)	
	Reapprop	New Approp	Reapprop	New Approp	Reapprop	New Approp
30000001 Underground Storage Tank Capital Program Demonstration and Design						
544-1 - Pollution Liab Insurance Prog Trust - State	200,000		200,000			
30000669 Leaking Tank Model Remedies						
057-1 - State Building Construction Account - State	685,000		685,000			
30000702 Underground Storage Tank Capital Financing Assistance Pgm 2019-21						
20T-1 - PLIA Underground Strg Tank Rev Acct - State	11,892,000		11,892,000			
30000703 2019-21 Leaking Tank Model Remedies Activity						
544-1 - Pollution Liab Insurance Prog Trust - State	764,000	263,000	764,000	263,000		
30000704 Heating Oil Capital Financing Assistance Program						
20T-1 - PLIA Underground Strg Tank Rev Acct - State	4,000,000		4,000,000			
30000705 Underground Storage Tank Capital Financial Assistance Pgm 2021-23						
20T-1 - PLIA Underground Strg Tank Rev Acct - State		20,000,000		20,000,000		
30000706 Heating Oil Capital Financing Assistance Program 21-23 Approp						
20T-1 - PLIA Underground Strg Tank Rev Acct - State		8,000,000		8,000,000		
92000001 Underground Storage Tank Capital Financial Assistance Pgm 2017-19						
20T-1 - PLIA Underground Strg Tank Rev Acct - State	11,032,000		11,032,000			
Total for Agency 462 Pollution Liability Insurance Program	28,573,000	28,263,000	28,573,000	28,263,000		

OFM

All Agencies
Reapprop & New Approp Version Compare by Agency & Project
2021-23 Biennium

*

Version 1: 23-A
Version 2: 23-A

Report Number: CBS010
Date Run: 9/16/2020 11:16AM
Enacted Parameter: Do Not Include Enacted

Account Totals

	Version 23-A		Version 23-A		Difference (23-A-23-A)	
	Reapprop	New Approp	Reapprop	New Approp	Reapprop	New Approp
057-1 - State Building Construction Account - State	685,000		685,000			
20T-1 - PLIA Underground Strg Tank Rev Acct - State	26,924,000	28,000,000	26,924,000	28,000,000		
544-1 - Pollution Liab Insurance Prog Trust - State	964,000	263,000	964,000	263,000		
Grand Total	28,573,000	28,263,000	28,573,000	28,263,000		

OFM

All Agencies
Reapprop & New Approp Version Compare by Agency & Project
2021-23 Biennium
*

Version 1: 23-A
Version 2: 23-A

Report Number: CBS010
Date Run: 9/16/2020 11:16AM
Enacted Parameter: Do Not Include Enacted

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	462	462
Version 1	23-A-A	23-A
Version 2	23-A-A	23-A
Include Enacted	No	Do Not Include Enacted
Project Classification	*	All Project Classifications
Account	*	All Accounts
Include COP Account	Y	Yes
Budgeted Appropriation	All	All Budgeted Appropriations
Project Variances Only	N	No
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget

Agency 462: Estimated UST/HO Revolving Account Fund Balance Outlook								
FISCAL YEAR	2020	2021	2022	2023	2024	2025	2026	2027
Biennium	2019-21		2021-23		2023-25		2025-27	
Beginning Available Fund Balance (20T)	\$ 23,427,037	\$ 24,327,774	\$ 19,440,648	\$ 15,119,734	\$ 11,196,059	\$ 7,687,295	\$ 4,687,933	\$ 2,094,521
Revenue								
Projected Transfers from PLIA Trust Account (Fund 544) *	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000
Principle and Interest Payments - HO**			\$ 244,627	\$ 489,254	\$ 733,880	\$ 978,507	\$ 1,223,134	\$ 1,467,761
Principle and Interest Payments - UST	\$ 66,975	\$ 214,062	\$ 443,381	\$ 672,700	\$ 902,019	\$ 1,131,338	\$ 1,360,657	\$ 1,589,975
Earnings on Treasury Account (Fund 20T)	\$ -	\$ 121,639	\$ 97,203	\$ 75,599	\$ 55,980	\$ 38,436	\$ 23,440	\$ 10,473
Total Revenue	\$ 10,066,975	\$ 10,335,701	\$ 10,785,211	\$ 11,237,553	\$ 11,691,879	\$ 12,148,281	\$ 12,607,231	\$ 13,068,209
Expenditures								
Preliminary Planning Assessment, Grants, PLIA Led	\$ 6,327,056	\$ 4,550,000	\$ 4,550,000	\$ 4,550,000	\$ 4,550,000	\$ 4,550,000	\$ 4,550,000	\$ 4,550,000
Loans - HO	\$ -	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000
Loans - UST	\$ 2,560,810	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000
Underwriting (HO & UST)	\$ -	\$ 188,000	\$ 202,500	\$ 202,500	\$ 232,000	\$ 232,000	\$ 232,000	\$ 232,000
Program Administration (PLIA, DOH, AGO)	\$ 278,372	\$ 484,827	\$ 353,625	\$ 408,728	\$ 418,643	\$ 365,643	\$ 418,643	\$ 365,643
Total Expenditures	\$ 9,166,238	\$ 15,222,827	\$ 15,106,125	\$ 15,161,228	\$ 15,200,643	\$ 15,147,643	\$ 15,200,643	\$ 15,147,643
Ending Available Fund Balance	\$ 24,327,774	\$ 19,440,648	\$ 15,119,734	\$ 11,196,059	\$ 7,687,295	\$ 4,687,933	\$ 2,094,521	\$ 15,087

*Revenue Transferrable per Chapter 70.340 RCW
 **Repayments (Principal and Interest) base on \$4m cap/year

	2020	2021	2022	2023	2024	2025	2026	2027
Expected Petroleum Product Tax Deposits / Fund 544 per DOR	\$ 16,213,002	\$ 28,336,478	\$ 18,557,997	\$ 10,158,999	\$ 10,158,999	\$ 10,158,999	\$ 10,158,999	\$ 10,158,999

PLIA UST LOAN REPAYMENTS

Loans & Grants Made:		2020			2021			2022			2023			2024			2025			2026			2027			TOTAL						
Loan Amortization:		Interest	Principal	Total	Interest	Principal	Total	Interest	Principal	Total	Interest	Principal	Total	Interest	Principal	Total	Interest	Principal	Total	Interest	Principal	Total	Interest	Principal	Total	Interest	Principal	Total	Year			
Loan Repayments:																																
Year 1:	2020	30,000	36,975	66,975																									30,000	36,975	66,975	2020
Year 2:	2021	64,261	82,827	147,087	30,000	36,975	66,975																					94,261	119,801	214,062	2021	
Year 3:	2022	97,604	131,715	229,319	64,261	82,827	147,087	30,000	36,975	66,975																		191,864	251,516	443,381	2022	
Year 4:	2023	94,970	134,349	229,319	97,604	131,715	229,319	64,261	82,827	147,087	30,000	36,975	66,975															286,834	385,866	672,700	2023	
Year 5:	2024	92,283	137,036	229,319	94,970	134,349	229,319	97,604	131,715	229,319	64,261	82,827	147,087	30,000	36,975	66,975												379,117	522,902	902,019	2024	
Year 6:	2025	89,542	139,777	229,319	92,283	137,036	229,319	94,970	134,349	229,319	97,604	131,715	229,319	64,261	82,827	147,087	30,000	36,975	66,975									468,659	662,679	1,131,338	2025	
Year 7:	2026	86,746	142,573	229,319	89,542	139,777	229,319	92,283	137,036	229,319	94,970	134,349	229,319	97,604	131,715	229,319	64,261	82,827	147,087	30,000	36,975	66,975					555,405	805,251	1,360,657	2026		
Year 8:	2027	83,895	145,424	229,319	86,746	142,573	229,319	89,542	139,777	229,319	92,283	137,036	229,319	94,970	134,349	229,319	97,604	131,715	229,319	64,261	82,827	147,087	30,000	36,975	66,975		639,300	950,675	1,589,975	2027		
Year 9:	2028	80,986	148,332	229,319	83,895	145,424	229,319	86,746	142,573	229,319	89,542	139,777	229,319	92,283	137,036	229,319	94,970	134,349	229,319	97,604	131,715	229,319	64,261	82,827	147,087		690,287	1,062,033	1,752,320	2028		
Year 10:	2029	78,020	151,299	229,319	80,986	148,332	229,319	83,895	145,424	229,319	86,746	142,573	229,319	89,542	139,777	229,319	92,283	137,036	229,319	94,970	134,349	229,319	97,604	131,715	229,319		704,046	1,130,505	1,834,551	2029		
Year 11:	2030	74,994	154,325	229,319	78,020	151,299	229,319	80,986	148,332	229,319	83,895	145,424	229,319	86,746	142,573	229,319	89,542	139,777	229,319	92,283	137,036	229,319	94,970	134,349	229,319		681,436	1,153,116	1,834,551	2030		
Year 12:	2031	71,907	157,412	229,319	74,994	154,325	229,319	78,020	151,299	229,319	80,986	148,332	229,319	83,895	145,424	229,319	86,746	142,573	229,319	89,542	139,777	229,319	92,283	137,036	229,319		658,374	1,176,178	1,834,551	2031		
Year 13:	2032	68,759	160,560	229,319	71,907	157,412	229,319	74,994	154,325	229,319	78,020	151,299	229,319	80,986	148,332	229,319	83,895	145,424	229,319	86,746	142,573	229,319	89,542	139,777	229,319		634,850	1,199,701	1,834,551	2032		
Year 14:	2033	65,548	163,771	229,319	68,759	160,560	229,319	71,907	157,412	229,319	74,994	154,325	229,319	78,020	151,299	229,319	80,986	148,332	229,319	83,895	145,424	229,319	86,746	142,573	229,319		610,856	1,223,695	1,834,551	2033		
Year 15:	2034	62,273	167,046	229,319	65,548	163,771	229,319	68,759	160,560	229,319	71,907	157,412	229,319	74,994	154,325	229,319	78,020	151,299	229,319	80,986	148,332	229,319	83,895	145,424	229,319		586,382	1,248,169	1,834,551	2034		
Year 16:	2035	58,932	170,387	229,319	62,273	167,046	229,319	65,548	163,771	229,319	68,759	160,560	229,319	71,907	157,412	229,319	74,994	154,325	229,319	78,020	151,299	229,319	80,986	148,332	229,319		561,419	1,273,133	1,834,551	2035		
Year 17:	2036	55,524	173,795	229,319	58,932	170,387	229,319	62,273	167,046	229,319	65,548	163,771	229,319	68,759	160,560	229,319	71,907	157,412	229,319	74,994	154,325	229,319	78,020	151,299	229,319		535,956	1,298,595	1,834,551	2036		
Year 18:	2037	52,048	177,271	229,319	55,524	173,795	229,319	58,932	170,387	229,319	62,273	167,046	229,319	65,548	163,771	229,319	68,759	160,560	229,319	71,907	157,412	229,319	74,994	154,325	229,319		509,984	1,324,567	1,834,551	2037		
Year 19:	2038	48,503	180,816	229,319	52,048	177,271	229,319	55,524	173,795	229,319	58,932	170,387	229,319	62,273	167,046	229,319	65,548	163,771	229,319	68,759	160,560	229,319	71,907	157,412	229,319		483,493	1,351,059	1,834,551	2038		
Year 20:	2039	44,886	184,433	229,319	48,503	180,816	229,319	52,048	177,271	229,319	55,524	173,795	229,319	58,932	170,387	229,319	62,273	167,046	229,319	65,548	163,771	229,319	68,759	160,560	229,319		456,472	1,378,080	1,834,551	2039		
Year 21:	2040	41,198	188,121	229,319	44,886	184,433	229,319	48,503	180,816	229,319	52,048	177,271	229,319	55,524	173,795	229,319	58,932	170,387	229,319	62,273	167,046	229,319	65,548	163,771	229,319		428,910	1,405,641	1,834,551	2040		
Year 22:	2041	37,435	191,884	229,319	41,198	188,121	229,319	44,886	184,433	229,319	48,503	180,816	229,319	52,048	177,271	229,319	55,524	173,795	229,319	58,932	170,387	229,319	62,273	167,046	229,319		400,797	1,433,754	1,834,551	2041		
Year 23:	2042	33,597	195,721	229,319	37,435	191,884	229,319	41,198	188,121	229,319	44,886	184,433	229,319	48,503	180,816	229,319	52,048	177,271	229,319	55,524	173,795	229,319	58,932	170,387	229,319		372,122	1,462,429	1,834,551	2042		
Year 24:	2043	29,683	199,636	229,319	33,597	195,721	229,319	37,435	191,884	229,319	41,198	188,121	229,319	44,886	184,433	229,319	48,503	180,816	229,319	52,048	177,271	229,319	55,524	173,795	229,319		342,874	1,491,678	1,834,551	2043		
Year 25:	2044	25,690	203,629	229,319	29,683	199,636	229,319	33,597	195,721	229,319	37,435	191,884	229,319	41,198	188,121	229,319	44,886	184,433	229,319	48,503	180,816	229,319	52,048	177,271	229,319		313,040	1,521,511	1,834,551	2044		
Year 26:	2045	21,618	207,701	229,319	25,690	203,629	229,319	29,683	199,636	229,319	33,597	195,721	229,319	37,435	191,884	229,319	41,198	188,121	229,319	44,886	184,433	229,319	48,503	180,816	229,319		282,610	1,551,942	1,834,551	2045		
Year 27:	2046	17,464	211,855	229,319	21,618	207,701	229,319	25,690	203,629	229,319	29,683	199,636	229,319	33,597	195,721	229,319	37,435	191,884	229,319	41,198	188,121	229,319	44,886	184,433	229,319		251,571	1,582,980	1,834,551	2046		
Year 28:	2047	13,227	216,092	229,319	17,464	211,855	229,319	21,618	207,701	229,319	25,690	203,629	229,319	29,683	199,636	229,319	33,597	195,721	229,319	37,435	191,884	229,319	41,198	188,121	229,319		219,911	1,614,640	1,834,551	2047		
Year 29:	2048	8,905	220,414	229,319	13,227	216,092	229,319	17,464	211,855	229,319	21,618	207,701	229,319	25,690	203,629	229,319	29,683	199,636	229,319	33,597	195,721	229,319	37,435	191,884	229,319		187,619	1,646,933	1,834,551	2048		
Year 30:	2049	4,496	224,822	229,319	8,905	220,414	229,319	13,227	216,092	229,319	17,464	211,855	229,319	21,618	207,701	229,319	25,690	203,629	229,319	29,683	199,636	229,319	33,597	195,721	229,319		154,680	1,679,872	1,834,551	2049		
Year 31:	2050				4,496	224,822	229,319	8,905	220,414	229,319	13,227	216,092	229,319	17,464	211,855	229,319	21,618	207,701	229,319	25,690	203,629	229,319	29,683	199,636	229,319		121,082	1,484,150	1,605,233	2050		
Year 32:	2051																															

PLIA HEATING OIL LOAN REPAYMENTS

Loans & Grants Made:		2022			2023			2024		
Loan Amortization:										
Loan Repayments:		Interest	Principal	Total	Interest	Principal	Total	Interest	Principal	Total
Year 1:	2020									
Year 2:	2021									
Year 3:	2022	78,680	161,911	240,591						
Year 4:	2023	75,442	165,149	240,591	78,680	161,911	240,591			
Year 5:	2024	72,139	168,452	240,591	75,442	165,149	240,591	78,680	161,911	240,591
Year 6:	2025	68,770	171,821	240,591	72,139	168,452	240,591	75,442	165,149	240,591
Year 7:	2026	65,333	175,257	240,591	68,770	171,821	240,591	72,139	168,452	240,591
Year 8:	2027	61,828	178,762	240,591	65,333	175,257	240,591	68,770	171,821	240,591
Year 9:	2028	58,253	182,338	240,591	61,828	178,762	240,591	65,333	175,257	240,591
Year 10:	2029	54,606	185,984	240,591	58,253	182,338	240,591	61,828	178,762	240,591
Year 11:	2030	50,887	189,704	240,591	54,606	185,984	240,591	58,253	182,338	240,591
Year 12:	2031	47,092	193,498	240,591	50,887	189,704	240,591	54,606	185,984	240,591
Year 13:	2032	43,222	197,368	240,591	47,092	193,498	240,591	50,887	189,704	240,591
Year 14:	2033	39,275	201,315	240,591	43,222	197,368	240,591	47,092	193,498	240,591
Year 15:	2034	35,249	205,342	240,591	39,275	201,315	240,591	43,222	197,368	240,591
Year 16:	2035	31,142	209,449	240,591	35,249	205,342	240,591	39,275	201,315	240,591
Year 17:	2036	26,953	213,638	240,591	31,142	209,449	240,591	35,249	205,342	240,591
Year 18:	2037	22,680	217,910	240,591	26,953	213,638	240,591	31,142	209,449	240,591
Year 19:	2038	18,322	222,268	240,591	22,680	217,910	240,591	26,953	213,638	240,591
Year 20:	2039	13,877	226,714	240,591	18,322	222,268	240,591	22,680	217,910	240,591
Year 21:	2040	9,342	231,248	240,591	13,877	226,714	240,591	18,322	222,268	240,591
Year 22:	2041	4,717	235,873	240,591	9,342	231,248	240,591	13,877	226,714	240,591
Year 23:	2042				4,717	235,873	240,591	9,342	231,248	240,591
Year 24:	2043							4,717	235,873	240,591
Year 25:	2044									
Year 26:	2045									
Year 27:	2046									
Year 28:	2047									
TOTAL		\$877,811	\$3,934,000	\$4,811,811	\$877,811	\$3,934,000	\$4,811,811	\$877,811	\$3,934,000	\$4,811,811

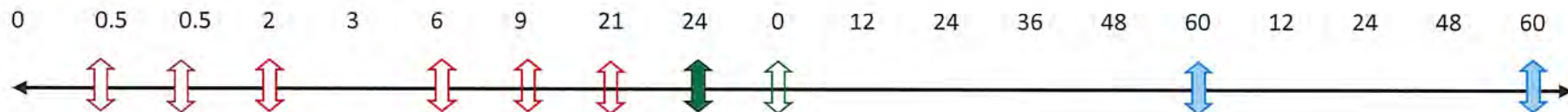
PLIA PPA FUNDING & IMPLEMENTATION TIME-LINE TEMPLATE

Project Name: Port of Skagit

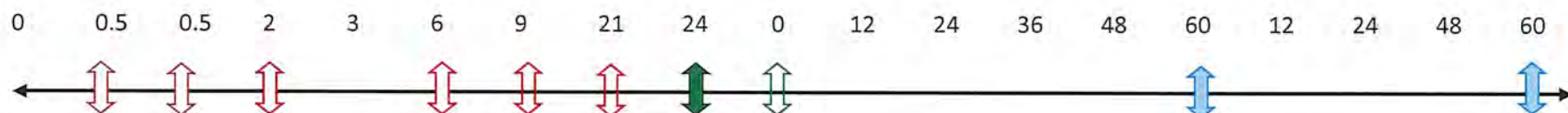
Project Cost: \$224,400.00 (Cleanup = \$224,000 + Infrastructure Upgrade = \$0.00)

Preferred Remedy: GW Model Remedies #1: Excavation & #5: MNA

TIMELINE - months



Funding \$



Continue CAP ED Permitting CONST/ Cleanup Perf Mon COV NFA Begin Confirmation Mon O&M PLIA 5-Yr Review PLIA 5-Yr Review

Activity-Implementation

Please Note: Covenant and Confirmation Monitoring & 5-yr Review may not apply



Table 6
Remedial Action Alternative Cost Estimate
Remedial Excavation of Soil
Former Northern State Hospital Property
Sedro-Wooley, Washington

CAPITAL COST ITEM	QTY	UNIT	UNIT PRICE	COST	TOTALS
Direct Capital					
Permitting					
Grading/SEPA Permit	1	per permit	\$ 9,000	\$ 9,000	
Rental Dewatering System	1	each	\$ 7,000	\$ 7,000	
Water Disposal	1	lump sum	\$ 5,000	\$ 5,000	
<i>Subtotal Permitting</i>					\$ 21,000
Remedial Excavation					
Monitoring Well Decommissioning	1	each	\$ 500	\$ 500	
Excavation, Handling, Segregation to 12 feet bgs	240	ton	\$ 10	\$ 2,400	
Transportation and Disposal of PCS Impacted Soil (Class 2)	110	ton	\$ 45	\$ 4,950	
Transportation and Disposal of PCS Contaminated Soil (Class 3)	140	ton	\$ 75	\$ 10,500	
Excavation, Handling, Segregation of slope back	280	ton	\$ 10	\$ 2,800	
Transportation and Disposal of Non-Impacted Soil (Class 1)	280	each	\$ 30	\$ 8,400	
Shoring Costs For Excavation to 15 feet bgs	0	facing sf	\$ 80	\$ -	
Geotechnical Design and Oversight	1	lump sum	\$ 12,000	\$ 12,000	
Pin Pile Installation	1	lump sum	\$ 15,000	\$ 15,000	
Import, Place and Compaction of Clean Backfill	280	ton	\$ 32	\$ 8,960	
<i>Subtotal Remedial Excavation</i>					\$ 65,510
Compliance Monitoring					
Well Installation for Compliance Groundwater Monitoring	2	each	\$ 2,500	\$ 5,000	
<i>Subtotal Compliance Monitoring</i>					\$ 5,000
<i>Subtotal Direct Capital</i>					\$ 91,500
Indirect Capital					
Design, Permitting, and Work Plans	11%			\$ 10,065	
Mobilization/Demobilization	8%			\$ 7,320	
Professional Labor for Construction Oversight (1 week)	14%			\$ 12,810	
Field Equipment and Laboratory Testing	8%			\$ 7,320	
Environmental Covenant		each	\$ 7,500	\$ -	
Regulatory Reporting	14%			\$ 12,810	
<i>Subtotal Indirect Capital</i>					\$ 50,300
TOTAL CAPITAL COST					\$ 142,000
FUTURE O&M AND OTHER DIRECT COST ITEMS⁽¹⁾		ANNUAL COST⁽²⁾	PRESENT WORTH OF ANNUAL AND FUTURE CAPITAL COST		
Quarterly Groundwater Monitoring and Quarterly Reporting (1 years)		\$ 45,000	Discount Rate = 0.5%	\$ 44,732	
TOTAL PRESENT WORTH MONITORING COST					\$ 44,700
TOTAL PRESENT WORTH COST OF CLEANUP ACTION ALTERNATIVE 1					\$ 187,000

NOTES:

Excavation is assumed to be roughly 15 feet by 20 feet with a final depth of 12 feet. Slope back is assumed to be roughly 1 Horizontal:1 Vertical

Unit rates for excavation and disposal are inclusive of costs associated with trucking and disposal fees.

This feasibility level cost should not be considered a guaranteed cost.

Unit rates for excavation and disposal assume that the property owner pays these costs directly. If not a mark-up will apply. Please note that disposal rates are subject to annual inflation.

This estimate assumes 50% of soils from the excavation area pass requirements for disposal as Class 3 and 50% of soils pass requirements for disposal as Class 2 soil. If the requirements are not met, soil will be disposed of as appropriate. Soil from the slope back is assumed to be non-impacted, including passing toxicity characteristic leaching procedure for metals.

Cost rounded up to nearest \$1,000.

⁽¹⁾ Additional direct costs such as project management, regulatory communications and reporting, and other technical support services not specifically listed are not included in any future annual costs.

⁽²⁾ Annual cost is Year 2017 cost.

% = percentage

bgs = below ground surface

n = number of years of compliance monitoring and O&M

O&M = operation and maintenance

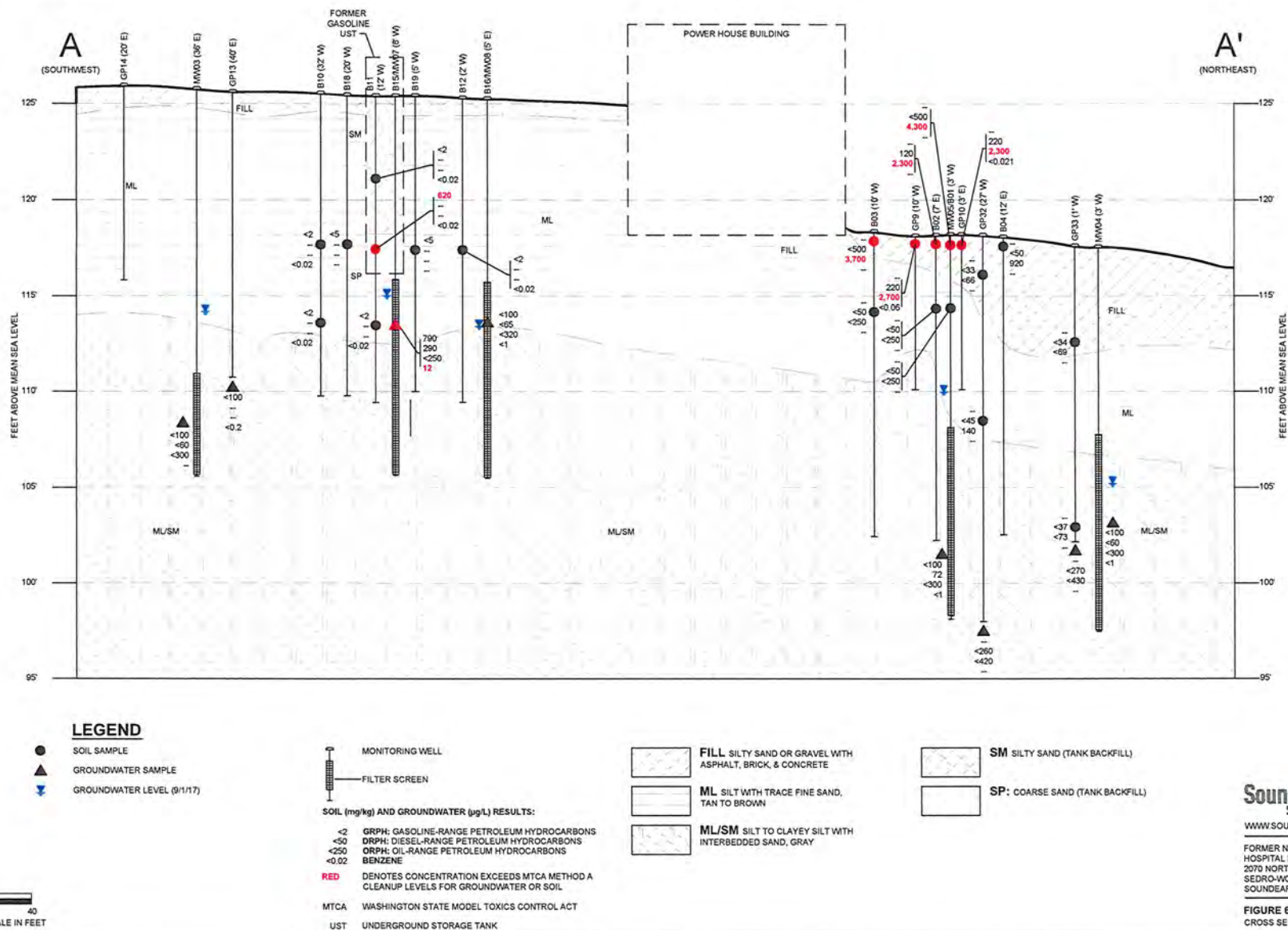
PCS = petroleum-contaminated soil

QTY = quantity

SEPA = State Environmental Policy Act

sf = square feet

ton = number of bank cubic yards x 1.8 ton/bank cubic yard



10/25/2017

P:\1303 WA PLU LOAN & GRANT\1303-003 PORT OF SKAGIT\TECHNICAL\CA0201\1303-003_2017_EXCA.DWG

Boring/Well ID	Sample ID	Date Sampled	Depth (feet bgs)	Analytical Results (milligrams per kilogram)						
				GRPH	DRPH	ORPH	Benzene	Toluene	Ethylbenzene	Total Xylenes
B07	B07-12	08/29/17	12	<2	--	--	<0.02	<0.02	<0.02	<0.06
B08	B08-12	08/29/17	12	<2	--	--	<0.02	<0.02	<0.02	<0.06
B09	B09-08	08/29/17	8	<2	--	--	<0.02	<0.02	<0.02	<0.06
	B09-12		12	<2	--	--	<0.02	<0.02	<0.02	<0.06
B10	B10-08	08/29/17	8	<2	--	--	<0.02	<0.02	<0.02	<0.06
	B10-12		12	<2	--	--	<0.02	<0.02	<0.02	<0.06
B11	B11-04	08/29/17	4	<2	--	--	<0.02	<0.02	<0.02	<0.06
	B11-08		8	6.20	--	--	<0.02	1.8	3.7	7.7
	B11-12		12	<2	--	--	<0.02	<0.02	<0.02	<0.06
B12	B12-08	08/29/17	8	<2	--	--	<0.02	<0.02	<0.02	<0.06
B13	B13-08	08/29/17	8	<2	--	--	<0.02	<0.02	<0.02	<0.06
B14	B14-0.5	08/29/17	0.5	--	<50	<250	--	--	--	--
B17	B17-08	09/19/17	8	<5	--	--	--	--	--	--
B18	B18-08	09/19/17	8	<5	--	--	--	--	--	--
B19	B19-08	09/19/17	8	<5	--	--	--	--	--	--
MTCA Cleanup Level for Soil				30	2,000	2,000	0.05	7	6	9



LEGEND

- SS01 SUB-SLAB SOIL GAS POINT (SOUNDEARTH 2017)
- ⊕ B16/MW08 MONITORING WELL (SOUNDEARTH 2017)
- ⊕ B18 SOIL BORING (SOUNDEARTH 2017)
- ⊕ GP11 SOIL BORING (MFA 2015)
- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- ➡ GROUNDWATER FLOW DIRECTION
- UST UNDERGROUND STORAGE TANK
- MFA MAUL FOSTER & ALONGI, INC.
- GRPH GASOLINE-RANGE PETROLEUM HYDROCARBONS
- DRPH DIESEL-RANGE PETROLEUM HYDROCARBONS
- ORPH OIL-RANGE PETROLEUM HYDROCARBONS
- NOT ANALYZED
- < RESULT BELOW LABORATORY REPORTING LIMIT
- MTCA WASHINGTON STATE MODEL TOXICS CONTROL ACT
- BGS BELOW GROUND SURFACE
- RED DENOTES CONCENTRATION EXCEEDS MTCA CLEANUP LEVEL
- ▨ PROPOSED REMEDIAL EXCAVATION AREA

SoundEarth Strategies
 WWW.SOUNDEARTHINC.COM

FORMER NORTHERN STATE HOSPITAL PROPERTY
 2070 NORTHERN STATE ROAD
 SEDRO-WOOLLEY, WASHINGTON
 SOUNDEARTH PROJECT #1303-003

FIGURE 1
 REMEDIAL ACTION ALTERNATIVE
 PROPOSED EXCAVATION AREA

FORMER NORTHERN STATE HOSPITAL PROPERTY, SEDRO-WOOLLEY, WASHINGTON

The Former Northern State Hospital property, located in Sedro-Woolley, Washington, is a 225-acre property that was initially developed in 1909. The property historically operated as a treatment and residence facility and hospital for people with mental illness until 1973. The property is currently comprised of approximately 80 buildings, some of which are leased by tenants, including the U.S. Department of Labor for Cascade Job Corps program and the Washington Military Department National Guard. The property was recently purchased by the Port of Skagit, who will be working in partnership with the City of Sedro-Woolley, Skagit County, and the Washington State Department of Enterprise Services to redevelop the property into a center for innovation and technology.



Previous environmental investigations conducted at the property between 1993 and 2014 identified several areas of concern throughout the property, which included chlorinated solvent contamination near a former laundry building, heavy oil contamination near the Power House building, and lead, arsenic, and other metal contamination throughout the property. In 2017, the Washington Pollution Liability Insurance Agency funded a Preliminary Planning Assessment focusing on areas of concern associated with impacts from petroleum hydrocarbons. During this assessment, SoundEarth advanced soil borings and installed groundwater monitoring wells near former gasoline underground storage tanks associated with a former fueling station, as well as behind the Power House building at the property to evaluate the presence and extent of petroleum hydrocarbon contamination in soil and groundwater.



SoundEarth's investigation identified gasoline and benzene contamination in soil and groundwater near the former fueling station. Heavy oil contamination in soil behind the Power House building was identified, which was determined to be the result of fill material throughout that area. The vertical and lateral extents of contamination are defined in both areas, and soil and groundwater impacts were determined to be limited.

To address the soil and groundwater contamination in the identified areas of the property, SoundEarth recommended a remedial excavation to remove all contaminated soil and groundwater from the former fueling station area. The contaminated cleanup will be completed in conjunction with property-wide redevelopment activities.

Current Project Status: Awaiting Funding Status for Cleanup

2019 – CAPITAL BUDGET PLAN

Method of Cash Flow for Subprojects

First, we summed the remedial action component including markup and infrastructure upgrade including markup. The burn on those dollars were averaged across month zero to month 24.

Second, the CAP and delineation to be completed; the burn on those dollars were averaged across month 3 to month 6. We are using the timeline template for the project as prepared in April 2018.

Third, the sum total of project management; the burn on those dollars were averaged across month zero to month 24.

Fourth, the sum total of engineering design; the burn on those dollars were averaged across month 3 to month 6.

Fifth, the sum total of construction observation; the burn on those dollars were averaged across month 18 to month 24.

Sixth, we have not budgeted the capital cost contingency sum. This money will be retained by PLIA in the Account (20T) and not distributed unless a change order is required during the execution of the remedial action.

Seventh, the sum total of monitoring, maintenance and closure; the burn on those dollars were averaged across month 24 to month 63.

Month 63 is the NFA milestone.

Sites and Tasks	FM/FY							
	2018	2019	2020	2021	2022	2023	2024	Total
Conan Fuel								
Sum of Task 1: Infrastructure Upgrades/Remedial Action Rate			\$1,265,731.92	\$230,133.08				\$1,495,865.00
Sum of Task 2: CAP Planning Rate		\$19,376.00						\$19,376.00
Sum of Task 3: Project Management Rate		\$18,777.00	\$20,484.00	\$3,414.00				\$42,675.00
Sum of Task 4: Design Rate		\$19,376.00						\$19,376.00
Sum of Task 5: Construction Observation and Report Rate			\$49,185.23	\$8,942.77				\$58,128.00
Sum of Task 6: Monitoring and Closure Rate				\$27,500.00	\$30,000.00	\$30,000.00	\$12,500.00	\$100,000.00
Sum of Monthly Cost		\$57,529.00	\$1,335,401.15	\$269,989.85	\$30,000.00	\$30,000.00	\$12,500.00	\$1,735,420.00
Family Supermarket								
Sum of Task 1: Infrastructure Upgrades/Remedial Action Rate			\$780,259.62	\$141,865.38				\$922,125.00
Sum of Task 2: Planning, Project Management, and Construction Oversight Rate		\$15,400.00	\$16,800.00	\$2,800.00				\$35,000.00
Sum of Task 3: Design Rate		\$22,000.00						\$22,000.00
Sum of Task 4: Monitoring and Closure Rate				\$27,500.00	\$30,000.00	\$30,000.00	\$12,500.00	\$100,000.00
Sum of Monthly Cost Sum		\$37,400.00	\$797,059.62	\$172,165.38	\$30,000.00	\$30,000.00	\$12,500.00	\$1,079,125.00
Vashon Athletic Club/Mom's Grocery								
Sum of Task 1: Infrastructure Upgrades Rate			\$1,184,516.67	\$107,683.33				\$1,292,200.00
Sum of Task 2: CAP/Delineation Completion Rate		\$60,000.00						\$60,000.00
Sum of Task 3: Project Management Rate		\$6,080.25	\$6,633.00	\$552.75				\$13,266.00
Sum of Task 4: Design Rate		\$30,954.00						\$30,954.00
Sum of Task 5: Construction Observation Rate			\$22,110.00	\$8,844.00				\$30,954.00
Sum of Task 6: Monitoring, Maintenance, and Closure Rate				\$74,250.00	\$81,000.00	\$81,000.00	\$33,750.00	\$270,000.00
Sum of Monthly Cost Sum		\$97,034.25	\$1,213,259.67	\$191,330.08	\$81,000.00	\$81,000.00	\$33,750.00	\$1,697,374.00



Washington State Pollution Liability Insurance Agency
Underground Storage Tank Revolving Loan and Grant Program
2018 Report to the Legislature

Appendix C: 2016–2017 Award Year Project Summaries

When completing the Preliminary Planning Assessments, PLIA's environmental consultants developed project cost estimates for each project. The table below shows the estimated cost for each project. (Projects shaded in green indicate that a financial offer has been made and accepted, unless otherwise specified.) The pages that follow present individual project summaries.

Rank	Project/Site	Location (City/County)	Cleanup Cost	Infrastructure Cost	Total Cost
1	Vashon Athletic Club	Vashon/King	\$1,018,000	\$850,000	\$1,868,000
2	Conan Fuel	Gig Harbor/Pierce	\$910,000	\$928,000	\$1,838,000
3	Family Supermarkets (Quick Stop #4)	Longview/Cowlitz	\$1,650,000	\$850,000	\$2,500,000
4	P&J Deli Mart (<i>offer pending</i>)	Tacoma/Pierce	\$370,000	\$126,793	\$496,793
5	Smitty's Conoco #190	Yakima/Yakima	\$870,000	\$721,200	\$1,591,200
6	Ocean Mart & Gas	Hoquiam/Grays Harbor	\$218,400	\$739,200	\$957,600
7	You & I Market	Pacific Beach/Grays Harbor	\$720,000	\$482,000	\$1,202,000
8	PetroCard, Inc. (South Kent)	Kent/King	\$2,284,680	\$1,494,000	\$3,778,680
9	Former Whidbey Marine & Auto Supply (<i>offer forthcoming</i>)	Freeland/Island	\$994,000	\$0	\$994,000
10	Seaview Mobil	Seaview/Pacific	\$409,000	\$630,000	\$1,039,000
11	Jack's Country Store	Ocean Park/Pacific	\$140,000	\$1,914,900	\$2,054,900
12	PK Sandhu LLC	Oroville/Okanogan	\$1,474,000	\$348,000	\$1,822,000
13	PetroCard Inc. (North Kent)	Kent/King	\$579,000	\$725,400	\$1,304,400
14	Daisy Station	Rice/Stevens	\$5,000	\$750,000	\$755,000
15	PetroCard, Inc. (Seattle 4th)	Seattle/King	\$1,050,600	\$1,274,640	\$2,325,240
16	Port of Illahee (<i>offer forthcoming</i>)	Bremerton/Kitsap	\$539,940	\$0	\$539,940
17	Woohoo Enterprises, LLC	Bremerton/Kitsap	\$68,500	\$560,000	\$628,500
18	Central Valley Store	Poulsbo/Kitsap	\$410,000	\$1,949,350	\$2,359,350
19	Portal Way Station	Ferndale/Whatcom	\$1,070,000	\$1,000,000	\$2,070,000
20	Apple Barrel	Yakima/Yakima	\$0	\$1,270,000	\$1,270,000



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Rank	Project/Site	Location (City/County)	Cleanup Cost	Infrastructure Cost	Total Cost
21	Connell Oil (900 S Columbia)	Connell/Franklin	\$5,000	\$625,509	\$630,509
22	Nordic Properties, Inc.	Port Orchard/Kitsap	\$789,000	\$1,310,000	\$2,099,000
23	Smitty's Minimart #60	Yakima/Yakima	\$130,000	\$771,700	\$901,700
24	Repaul, LLC	Puyallup/Pierce	\$565,000	\$0	\$565,000
25	Sandy's Chevron	Quilcene/Jefferson	\$183,000	\$0	\$183,000
26	Smokey Point Chevron	Marysville/Snohomish	\$180,000	\$100,000	\$280,000
27	Connell Oil - 1980 Terminal	Richland/Benton	\$0	\$628,964	\$628,964
28	Connell Oil - 3802 Swallow	Pasco/Franklin	\$0	\$628,964	\$628,964
29	Drew's Grocery & Service, Inc.	Toutle/Cowlitz	\$143,000	\$1,537,000	\$1,680,000
30	Gold Creek Community Church	Woodinville/King	\$339,300	\$0	\$339,300
31	Hi-Way Grocery	Buckley/Pierce	\$96,000	\$571,505	\$667,505
32	Port of Port Townsend	Port Townsend/Jefferson	\$5,000	\$1,268,800	\$1,273,800
33	Port of Skagit	Sedro Woolley/Skagit	\$224,400	\$0	\$224,400
34	Loomis Kwik Stop	Loomis/Okanogan	\$0	\$860,000	\$860,000
35	Jarrell's Cove Marina	Shelton/Mason	\$5,000	\$630,000	\$635,000
36	Bill's Garage	Chimacum/Jefferson	\$550,000	\$0	\$550,000
Completed under PPA or withdrawn after PPA					
	Connell Oil - 817 W A St	Pasco/Franklin	\$0	\$105,000	\$105,000
	Genesee Fuel & Heating Co, Inc.	Seattle/King	\$0	\$59,000	\$59,000
	Villa Grove Market & Gas	Olympia/Thurston	\$0	\$1,313,247	\$1,313,247
	US Petro Food Mart	Spokane/Spokane	\$5,000	\$402,578	\$407,578
Withdrawn before PPA was completed					
	76 Food Mart	Everett/Snohomish			
	Honu Crossing	Seattle/King			
	Jim's Market & Gas	Seattle/King			