

COVER MEMO

Briefing Date/Time: September 22, 2025

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Subject: Swantown Boatworks Stormwater Retrofit – Contract Award

Purpose: ☐ Information Only ☒ Decision Needed

Overview:

- This is a consent agenda item. Action is requested.

Background:

On August 14, 2023, the Commission authorized a contract (2023-1011) with Skillings to provide engineering design services for the Swantown Boatworks Stormwater Retrofit Project. The Port has since collaborated with Skillings and the Department of Ecology (DOE) to design improvements to the stormwater treatment chain system at Swantown Boatworks, aimed at enhancing the removal of metals from stormwater runoff to ensure the Port complies with current and future stormwater quality standards.

The recommended improvements include installation of an AQUIP treatment system with enhanced media configuration, a pretreatment chamber for solids settling, passive pH conditioning, and oil-water separation, along with site conveyance upgrades.

The Port published a construction bid package for the Swantown Boatworks Stormwater Retrofit Project on August 29, 2025, using a formal competitive bid process. The bid period will close on September 25, 2025. As of September 18, 2025, 70 firms have downloaded the bid package.

Documents Attached:

Link to the bid opportunity is below.

[Port of Olympia - Swantown Boatworks Stormwater Retrofit](#)

Summary and Financial Impact:

This project has an approved 2025 capital budget of \$541,394.00, including both the 2025 capital budget allocation and unspent rollover funds from the 2024 capital budget. In addition to Port of Olympia funding, DOE has awarded the Port a Stormwater Financial Assistance Program grant for this project. The authorized grant award is an amount not to exceed \$568,609.00; the actual grant award amount will be finalized during future negotiations with DOE.

Skills has provided an estimated construction cost of \$838,213.00, including sales tax, for this project. It is fully anticipated that the combination of existing Port capital budget funds plus the finalized grant award amount will be sufficient to cover the total project cost.

Affected Parties:

- Swantown Marina & Boatworks
- General Public

Environmental Considerations:

DOE stormwater quality standards have, and are expected to continue to, become more restrictive over time. Boatworks has revised its boatyard best practices and incorporated additional filtering mechanisms to address these more restrictive compliance requirements. They have been successful to date; however, it has become clear that such modifications alone will not be sufficient to meet compliance standards at every juncture. Installation of an advanced treatment system, with enhanced media and other improvements integration, is all but mandatory to ensure boatyard operations continue with a minimal environmental impact, one that complies with all current and future requirements.

Options with Pros and Cons:

1. Authorize the Executive Director to award and execute a contract with the lowest responsive, responsible bidder, in accordance with the requirements outlined in the "Staff Recommendation" section

Result: The Swantown Boatworks Stormwater Retrofit Project proceeds as planned, remaining on schedule in accordance with the timeline approved by DOE.

2. Do not authorize the Executive Director to award and execute a contract with the lowest responsive, responsible bidder, in accordance with the requirements outlined in the “Staff Recommendation” section

Result: The Swantown Boatworks Stormwater Retrofit Project will be delayed and is at risk of losing DOE grant funding if it does not move forward as planned. Additionally, the lack of a stormwater retrofit will make it exceedingly difficult to comply with current and future DOE stormwater quality standards.

Staff Recommendation:

Port staff recommends, via the Consent Calendar, that the Commission authorize the Executive Director to award and execute the Swantown Boatworks Stormwater Retrofit contract to the lowest responsive and responsible bidder, provided that the Port’s contribution does not exceed the approved 2024-2025 Capital Budget allocation of \$541,394.00 for the Swantown Boatworks Stormwater Treatment System.