

COVER MEMO

Briefing Date: [OBJ]	September 14, 2026
Staff Contact/Title:	Don Bache, Cascade Pole Site Manager, 360.528.8062
Subject:	Cascade Pole Site-Unit Priced Environmental Consultant Services Agreement Budget Increase
Purpose:	☒ Information Only ☐ Decision Needed

Type of Agenda Item:

Advisory Only-No Action Required

Background:

The Cascade Pole Site (CP Site) is located at the northern end of the port peninsula. It consists of an 18-acre upland area and 25 acres of tideland. The site was used from the 1930's to the 1980's as a wood treating site. The land was leased by various companies, the last being McFarland Cascade, to treat wood using oils and preservative chemicals. The site has been considered an environmental concern and listed under the state's Model Toxic Control Act (MTCA) since 1985. McFarland Cascade is no longer involved in the management of the site, as the Port assumed responsibility in 1995. Environmental actions at the site, under MTCA, are spelled out in a series of legal consent decrees, agreed orders and and orders amendments to those decrees, between the state and the Port. Under MTCA, investigations and studies, monitoring, reporting, remediation and long-term operation and maintenance of the Site is the responsibility of the Port.

The Port has contracts for consulting services, to assist the Port in regulatory, technical and field services at the CP Site and the potential impacts to the CP Site from adjacent Port and non-Port projects.

The current consultant services contract #2024-1030 is a unit price contract with Landau Associates. The estimated budget for this contract was \$480,000 over 4 years. Due to unforeseen circumstances and the response to those circumstances, the expenses have greatly increased for this contract.

Summary and Financial Impact:

The current contract #2024-1030 budget estimate of \$480,000, for the term of the contract will be largely depleted by the end of the 3rd quarter of 2026. The budget increases requested are for: groundwater \$135,000, sediments \$110,000, NPDES \$20,000 and preparation for 2027 negotiation \$35,000. This \$300,000 increase will bring the new not-to-exceed amount to \$780,000. These increases are factored into the CP Site's 2027 budget.

Alignment with Vision 2050:

The work at the CP site is a complement to Vision 2050, specifically, the Goal to "Emphasize sustainability in all planning and actions and provide updates to the community."

Environmental Considerations and Review:

This budget increase will allow the Port to continue the required environmental remediation work at the CP Site.

Alternatives Considered:

The alternative of not increasing the budget could drastically impact the schedule of actions at the CP Site and put the Port out of compliance with regulators. Therefore, this alternative was not considered.

Staff Recommendation:

Staff recommend approving the budget increase to ensure the Port remains in compliance with the legal requirements of consent decrees and agreed orders with the State of Washington.

Document(s) Attached:

Copy of Contract 2024-1030.