

COVER MEMO

Briefing Date: [OBJ]	September 28, 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:

Consent Calendar

Background:

The Advisory for this item was presented at the September 14, 2026 Commission Meeting. Given that there were no questions or concerns, staff presents it on the consent calendar for approval.

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 has been considered an environmental concern and listed under the state's Model Toxic Control Act (MTCA) since 1985. The Port assumed responsibility for site cleanup and long-term operation and maintenance of the remedy in 1995. The Port's obligations at the site 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.

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 with Landau Associates. The estimated budget for this contract was \$480,000 over 4 years. Due to recent additional and unexpected requests from Ecology, and the Port's need to respond to them, the expenses have greatly increased for this contract. Ecology has recently asked for additional data collection and data analysis, beyond what it required of the Port previously. The additional data collection, analysis and reporting to Ecology are beyond the scope of what was originally budgeted.

Summary and Financial Impact:

The current contract #2024-1030 estimated \$480,000 of consultant expenses for 2026. Given the recent additional requests from Ecology, the budgeted funds 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 permit compliance (\$20,000) and

preparation for 2027 negotiations with Ecology (\$35,000). This \$300,000 increase will bring the new not-to-exceed amount to \$780,000. These increases will allow the Port to comply with Ecology's requirements through the end of 2027, and the additional costs are already 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:

2024-1030 Landau Associates Amendment No 3.