



Commission Work Session
July 18, 2022
2:30 PM

Percival Plaza
626 Columbia Street NW, Suite 1B
Olympia, Washington 98501
www.portolympia.com

The meeting agenda is available on the Port of Olympia website as of July 14, 2022.
<http://www.portolympia.com/commission>

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The public may join the meeting from your computer, tablet or smartphone at:

<https://us02web.zoom.us/j/86745661667>

Or Telephone: +1-253-215-8782

Webinar ID: 867 4566 1667

Please note that the Zoom link changes for each meeting.

NOTE: *No public comment or commission action will be taken at this Work Session.*

A. CALL TO ORDER

1. New Market Industrial Campus (NMIC) Master Plan Timeline Briefing - (40 Mins) – Lisa Parks, Executive Services Director
2. Budd Inlet Sediment Cleanup – Technical Consultant Contract – (40 Mins) – Lisa Parks, Executive Services Director
3. Upcoming Topics (10 Mins) – Sam Gibboney, Executive Director
4. Adjourn

Port of Olympia Mission

Create economic opportunities by connecting Thurston County to the world by air, land & sea.



COMMISSION MEETING

<u>BRIEFING DATE/TIME:</u>	July 18, 2022
<u>DEPARTMENT:</u>	Planning
<u>STAFF CONTACT/TITLE:</u>	Lisa Parks Telephone: 360.528.8020 Email: Lisap@portolympia.com
<u>TOPIC:</u>	NMIC Master Plan Timeline Briefing
<u>PURPOSE:</u> <i>Check all that apply</i>	<input checked="" type="checkbox"/> Information only <input type="checkbox"/> Decision needed <input type="checkbox"/> Follow up from previous briefing
<u>BACKGROUND & OVERVIEW:</u>	
Staff will provide a summary of the timeline and milestones associated with the NMIC Real Estate Development Master Plan. The briefing is focused on the steps in the process, beginning in 2014 and progressing through 2021, as opposed to a briefing on the specific content of the Master Plan.	
<u>DOCUMENTS ATTACHED:</u>	
▪ Power Point Presentation	



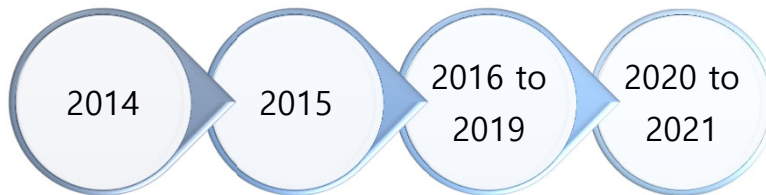
New Market Industrial Campus Real Estate Development Master Plan

July 18, 2022

Lisa Parks
Executive Services Director

NMIC Real Estate Development Master Plan

Background



NMIC Real Estate Development Master Plan

Background: Context

Strategic Plan Goal:
By 2025 @ Tumwater Properties:
15 acres commercial
30 acres industrial

Planning Process
Comprehensive Evaluation:
Environmental
Economic
Public Input

2014 **2015**

ESA Listing:
Effective May 9, 2014:
Threatened
4 Subspecies Mazama Pocket Gopher
Olympia Pocket Gopher

ESA Listing:
Effective September 29, 2014:
Threatened
Oregon Spotted Frog

Summer Outreach to Tumwater Businesses
Business characteristics
Total employment
Growth trends
Market area

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NMIC Real Estate Development Master Plan

Background: Research and Outreach

Public Meetings
March 1, 2015
June 11, 2015
September 17, 2015
January 14, 2016

Community Events & Meetings
April 28, 2015
June 16, 2015
September 28, 2015
November 18, 2015
December 8, 2015
December 10, 2015

2015 **2016**

Port Commission Project Briefings
March 23, 2015
July 13, 2015
August 27, 2015
October 12, 2015
May 26, 2016

Advisory Committee Meetings
January 8, 2015
March 12, 2015
April 16, 2015
May 21, 2015
June 4, 2015
September 10, 2015
October 8, 2015
November 12, 2015

Research and Analysis
Field Reconnaissance Habitat Report
Soils and Hydrology Assessment
Depth to Groundwater Technical Memo
Utilities Technical Memo
Transportation Technical Memo
Stormwater Facility Modeling & Concept Design Alternatives

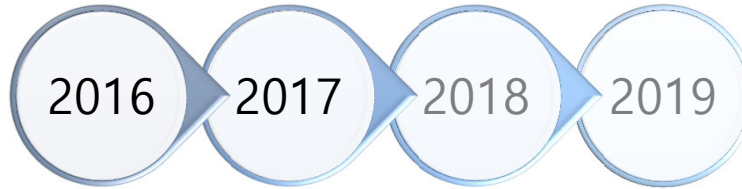
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NMIC Real Estate Development Master Plan

Plan Draft/Revisions

Port SEPA Process – 2018
Proposed Determination of Significance

Habitat Conservation Plan - 2016
Port/City Interlocal Agreement, November



Port Commission Updates
May 26, 2016
June 7, 2018
October 22, 2018

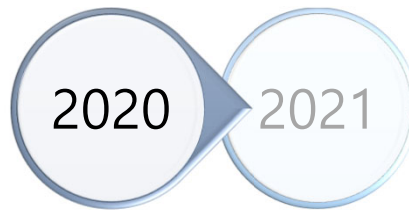
Tumwater Comprehensive Plan – 2016 thru 2017
Consistency Check
Planning Horizon Correction

Consultant Contracting
Proposed Contract Amendments
Proposed New Contracts



NMIC Real Estate Development Master Plan

Panattoni Option Agreement



Panattoni Option Agreement
First Commission Meeting = June 15, 2020

Interlocal/Development Agreement
First Commission Meeting = September 28, 2020



Questions?





COMMISSION MEETING

<u>BRIEFING DATE/TIME:</u>	July 18, 2022
<u>DEPARTMENT:</u>	Environmental
<u>STAFF CONTACT/TITLE:</u>	Lisa Parks Telephone: 360.528.8020 Email: lisap@portolympia.com
<u>TOPIC:</u>	Budd Inlet Sediment Cleanup – Technical Consultant Contract
<u>PURPOSE:</u> <i>Check all that apply</i>	<input checked="" type="checkbox"/> Information only <input type="checkbox"/> Decision needed <input type="checkbox"/> Follow up from previous briefing
<u>BACKGROUND & OVERVIEW:</u>	
<p>The Port of Olympia has signed an Agreed Order (AO) with the Washington Department of Ecology (Ecology) related to evaluating and cleaning up contaminated sediments in Budd Inlet in both West Bay (marine terminal) and in East Bay (marina/boatworks), as required by the Model Toxics Control Act (MTCA). This AO lays out the agreement between Ecology and Port for addressing past practices originating from Port property that have contributed to environmental contamination. Originally signed in December of 2008, the AO was amended in 2012 to require additional environmental characterization and cleanup alternatives analysis. Following this amendment, the Port was also awarded a MTCA Remedial Action Grant (RAG) to complete some of the additional work identified in the amended AO.</p> <p>In 2015, the current RAG agreement between Ecology and the Port was put into place, with a total project cost of \$4,177,340, with 50% of that to be provided by the Port, and a completion date of 2019. There have been two approved amendments to the RAG agreement, both of which were to extend the completion date – first to June 30, 2021 and most recently to June 30 of 2023. To-date, the total project costs expended have been \$579,439, of which the Port has received \$203,722 in reimbursements from Ecology with another \$85,998 pending reimbursement.</p> <p>The original technical consultant that has assisted the Port on this project since 2009 is Anchor QEA, and their most recent contract expired on 12/31/2021. A decision was made to conduct a new competitive solicitation for a technical consultant to help the Port complete its current obligations under the amended AO and amended RAG agreement, and to assist with future design, permitting and/or construction of environmental cleanup actions that will come out of the current required work. Two consulting teams responded to the Port’s Request for Qualifications, and following interviews and presentations by both, the Port selection committee is recommending the team lead by Dalton Olmsted Fuglevand (DOF). The DOF team had a better understanding of the Port’s needs for not only cleaning up contaminated sediments, but to also meet the ongoing maintenance dredging needs of both the Port and the US Army Corps Of Engineers.</p> <p>Staff is requesting the Commission approve a contract with DOF for an initial term, scope and budget that is focused on helping the Port meet its current obligations to Ecology under the amended AO and amended RAG agreement. Staff anticipates bringing future amendments to this contract with DOF to</p>	

the Commission for consideration and approval as future work and associated costs to achieve cleanup actions are identified, designed, permitted and constructed. Future contract amendments will be accompanied by clearly identified and secured financial resources, which may include Port funds, grants, direct appropriations and/or other partner/stakeholder funds.

The initial term of the proposed contract with DOF is from June 1, 2022 through June 30, 2023, with an initial not-to-exceed cost of \$3.5 million, both of which are aligned with the current amended RAG agreement. The Port's portion of this initial cost is \$1.75 million, part of which is budgeted in 2022, with the remaining portion to be budgeted in 2023. This effort is focused on completing the investigation work that is required, as well as beginning the extensive design and permitting required to facilitate the first phase of clean up construction targeted to begin during the in water construction work window from July 15, 2024 to February 15, 2025.

Additional budgetary information and details related to the specific work will be provided in the staff materials included in the meeting packet for July 25, 2022. At that meeting, staff will be requesting the Commission approve the DOF contract for the initial scope and budget outlined above, to support the Port's efforts to comply with our existing amended AO and amended RAG agreement by the deadline of June 30, 2023.

DOCUMENTS ATTACHED:

- Power Point Presentation

SUMMARY & FINANCIAL IMPACT:

Additional information will be provided in the next meeting's materials.

Budd Inlet Sediment Cleanup - Technical Consultant Contract

July 18, 2022

Lisa Parks

Executive Services Director

BI Sediment Contamination

Ecology Identified Contaminated Areas



2012 Amended AO Study Area



MTCA and RAG



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Budd Inlet RAG Terms

- Current Agreement signed 2017
 - Provide data, analysis, evaluations re: nature and extent of contamination:
 - Berthing areas
 - In-water log storage area
 - Under the pier
 - In-water areas in East Bay
- Expiration date was 6/30/2019
- Amendment 1 = extend expiration date to 6/30/2021
- Amendment 2 = extend expiration date to 6/30/2023

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Budd Inlet RAG \$\$

- Total Eligible Costs = \$4,177,340
- Eligible Costs split 50/50 = \$2,088,670 Port Funds
- Total Eligible expended to-date = \$579,439
 - Reimbursement received = \$203,722
 - Reimbursement pending = \$ 85,998
- Total remaining = \$3,597,901
 - Remaining Port obligation = \$1,798,950
 - 2022 Budget and 2023 Budget*
- Required to be spent by 6/30/2023

* Break down of Port Budget amounts for 2022 and 2023 will be provided prior to contract approval request.

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Budd Inlet Consultants

- Anchor QEA
 - Worked with the Port since at least 2009
 - Contract expired 12/31/2021
- Competitive Solicitation in April 2022
 - Two Teams
 - Anchor QEA
 - Dalton Olmsted Fugelvand (DOF)
 - Selection committee recommends DOF team

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DOF Contract

- Phased
 - Work outcomes
 - Available funding is a pre-requisite
- Commission-approved Contract Amendments
- Initial contract focus
 - Complete Agreed Order and Exhaust current RAG
- Initial Term = June 1, 2022 through June 30, 2023
- Initial Cost = \$3.5 M

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Questions?

