



Serving All of Thurston County

Commission Meeting
Monday, November 25, 2024
5:30 PM

Percival Plaza - Olympics Room
626 Columbia Street NW
Olympia, WA 98501

The meeting agenda is available on the Port's website as of November 21, 2024.

<https://www.portolympia.com/commission>

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

<https://us02web.zoom.us/j/87174114590?pwd=QqJCvbSpg8bE7Y485MXBTsXSACzAeO.1>

or Telephone: 1 253 215 8782

Meeting ID: 871 7411 4590

Passcode: 594862

Written public comments may be submitted to commissioncoordinator@portolympia.com by 12:00 p.m. on the date of the meeting. All written comments will be compiled and sent to the Commissioners prior to the meeting.

Verbal public comment is accepted in person at the meeting.

If you are attending the meeting via Zoom, you may raise your hand during the meeting to give public comment.
For those listening by phone, press *9 if you wish to raise your hand and provide comment.

AGENDA

- A. Call to Order
- B. Pledge of Allegiance
- C. Approval of Agenda
- D. Executive Director Report
- E. Public Comment

Individual public comments are limited to 3 minutes per person. Members of the public may comment on agenda items and other port business.

NOTE: Guidelines for public comment can be found in the Commission Rules in Resolution 2022-09 Article VI.

- Comments should be directed to Commission: Comments should be directed to the Commission as a whole and should not include comments about individual Port staff or members of the public.
- Courtesy: All speakers (members of the public, Port staff, and Commissioners) shall be courteous in language and demeanor and shall confine remarks to those facts that are germane and relevant to the question or issue under discussion.

Port of Olympia Mission

Creating economic opportunities and building community for all of Thurston County through responsible resource use.

F. Consent Calendar

1. Professional Services Contracts Amendments: James Sommer, Capital Assets Program Manager
2. Cascade Pole – Consultant Services Contract: Don Bache, Cascade Pole Manager
3. WSDOT Aviation Lease Amendment #1 Approval: Warren Hendrickson, Director of Operations
4. Minutes: November 18, 2024

G. Pending Issues or Business

1. Briefing: Port of Olympia Citizens Advisory Committee (POCAC) Update: Joel Hansen, Chair, POCAC
2. Briefing: Airport Master Plan Update: Chris Paolini, Airport Senior Manager

H. Action Calendar

1. 2025 Budget and 2025 Tax Levy Resolutions Adoption: Tad Kopf, Director of Finance

I. Action/Other Calendar

1. None
Public Comment on Action/Other Item

J. Advisory Calendar

1. Marine Terminal Warehouse Purchase Contract: James Sommer, Capital Assets Program Manager
Public Comment on Advisory Item

K. Commissioner Reports/Discussion

L. Other Business

M. Meeting Announcements

N. Adjourn

COVER MEMO

Briefing Date/Time: November 25, 2024

Staff Contact/Title: James Sommer, Capital Assets Program Manager,
360.528.8005, JamesS@PortOlympia.com

Subject: Professional Services Contracts Amendments

Purpose: ☐ Information Only ☒ Decision Needed

Overview:

- This item is on the Consent agenda.
- Action is requested from the commission tonight.

Background:

This presentation address two of our competitively solicited on call Professional Services contracts. In March of 2022, the Port of Olympia released a Request for Qualifications (RFQ) for our On Call Professional Services pool. The solicitation requested interested eligible firms submit their qualifications for the following services.

- Community, Economic, Land Use and Environmental Planning
- Engineering
- Surveying
- Architecture
- Landscape Architecture
- Project and/or Construction Management
- Archeological / Cultural Resources
- Arboricultural Services

The Moffat and Nichol, Inc. contract (2022-1017) for on call Professional services was executed under Executive Director authority on April 13, 2022, after the competitively solicited request for qualifications was performed.

- The current term of the contract is through March 31, 2025, with a not to exceed amount of \$99,999.00.

- Under this contract there have been 2 task orders issued totaling \$49,260.00 in committed funds.

The Skillings, Inc. contract (2022-1022) for on call Professional services was executed under Executive Director authority on April 13, 2022, after the competitively solicited request for qualifications was performed.

- The initial term of the contract was through March 31, 2023, with a not to exceed amount of \$99,999.00.
- The contract was amended in 2023 to extend the expiration date to December 31, 2024, and add an additional \$200,001.00 of contract authority.
- The contract was amended again in July 2024 to extend the current expiration date to December 31, 2025.
- Under this contract there have been 14 task orders issued totaling \$258,215.63 in committed funds.

Documents Attached:

- Moffatt & Nichol Statement of Qualifications
- Skillings Statement of Qualifications

Summary and Financial Impact:

The Port is requesting the commission to authorize the Executive Director to sign contract amendments with two of our on-call Professional Services consultants.

- The first amendment is with Moffatt & Nichol to continue providing on-call professional services, extending the term of the agreement through December 31, 2026, and adding \$200,001 for a new total not to exceed amount of \$300,000.00.
- The second amendment is with Skillings to continue providing on-call professional services, extending the term of the agreement through December 31, 2026, and adding \$200,000 for a new total not to exceed amount of \$500,000.00.

Affected Parties:

Port staff and tenants.

Options with Pros and Cons:



These amendments provide Professional Services support as needs arise throughout the year on various projects. By not extending these contracts and adding contract authority, the Port would be limited in their ability to perform tasks that require services as outlined above.

Staff Recommendation:

Approval of amendments, as presented, for the Professional Services contracts of Moffat & Nichol (Contract #2022-1017) and Skillings (Contract #2022-1022).



PORT of OLYMPIA
Serving All of Thurston County

Professional Services Contracts Amendments

James Sommer
Capital Assets Program Manager
November 25, 2024



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Today's Presentation

Action Requested

- Moffatt & Nichol
Professional Services Contract 2022-1017
- Skillings
Professional Services Contract 2022-1022
- Next Steps



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Professional Services Contract Solicitation History

- On-Call Professional Services Pool
- Competitive Solicitation Process
 - Request for Qualifications released – February 2022
 - Statement of Qualifications due – March 2022
 - Initial contracts signed – April 2022

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Scope of Work – Moffatt & Nichol

- Community, Economic, Land Use and Environmental Planning
 - Advanced Planning
 - Environmental Planning
 - Economic, Real Estate, Market Development
 - Land Use
 - Grant Writing
 - Data Analysis and Mapping
- Engineering
 - Civil
 - Environmental
 - Structural
 - Inspection and Rehabilitation



moffatt & nichol

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Agreement No. 2022-1017 Amendment #3: Moffatt & Nichol

Request: Approve Agreement Amendment #3

Term	
Contract Commencement	April 1, 2022
Planned Expiration	December 31, 2026
Costs	
Current Not-To-Exceed (NTE)	\$99,999
Proposed Additional	\$200,001
New Total NTE	\$300,000

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Scope of Work – Skillings

- Engineering
 - Civil
 - Electrical
 - Geotechnical
 - Mechanical
 - Structural
- Surveying
- Project Management



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Agreement No. 2022-1022 Amendment #3: Skillings

Request: Approve Agreement Amendment #3

Term	
Contract Commencement	April 20, 2022
Planned Expiration	December 31, 2026
Costs	
Current Not-To-Exceed (NTE)	\$300,000
Proposed Additional	\$200,000
New Total NTE	\$500,000

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Questions and Comments

" . . . I move to authorize the Executive Director to sign a Professional Services contract amendment with Moffatt and Nichol adding \$200,001 to the contract for a new not to exceed amount total of \$300,000."

" . . . I move to authorize the Executive Director to sign a Professional Services contract amendment with Skillings adding \$200,000 to the contract for a new not to exceed amount total of \$500,000."

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Port of Olympia

On-Call Professional Services Pool # 2022-1000



Patrick Skillings, PMP
Principal-in-Charge
pskillings@skillings.com
(360) 491-3399

www.skillings.com
5016 Lacey Blvd. SE
Lacey, WA 98503



B o l d | C r e a t i v e | R e s p o n s i v e

March 2, 2022

Christopher Martinez

Contracts and
Grants Administrator
Port of Olympia
ChrisM@PortOlympia.com
(360) 528-8010

RE: On-Call Professional Services Pool

Dear Christopher,

The Skillings team is excited about this opportunity and is committed to providing the top-notch services the Port of Olympia desires. Skillings has provided consulting engineering services for capital improvement projects that encompass our experience in site development, transportation, stormwater, environmental, water, wastewater, and surveying since 1983.

We are Bold, Creative, and Responsive. Our process is to engage with our clients to explore and investigate alternative solutions where possible, communicating continually and executing the best solutions based on our client's needs. Our working relationship with the Port will be a benefit as we understand how design decisions fit into program goals. Communications is a top priority between members of our team and our clients. Establishing a consistent communication schedule through weekly project status updates will allow us to progress quickly and deliver your project in the shortest possible time frame.

We have provided on-call and roster-based services to numerous public agencies, municipalities, and educational institutions throughout the Pacific Northwest. As we live, work, and play in Washington, we often know the history behind the communities. We are familiar with the local regulations, politics, environmental conditions, and infrastructure needs of many cities and counties throughout the state. Our 39 years of experience provides valuable best practices and lessons learned, as well as time and money-saving project ideas.

The Skillings team provides expertise for:

- Engineering
- Surveying
- Project and/or Construction Management

Our dedicated staff will deliver efficient, cost-effective services on all Port projects. As the proposed Principal-in-Charge, I certify that the entire proposed project team will support the Port of Olympia's needs with 24-hour emergency availability, immediate response, and timely delivery of all project services.

Skillings focuses our energy on building relationships with our clients. We thank you in advance for your consideration and look forward to working with you again. If you have any questions, please call me at (360) 491-3399.

We look forward to the opportunity to serve the Port of Olympia.

Sincerely,



Patrick Skillings, PMP
Principal-in-Charge
pskillings@skillings.com

www.skillings.com
5016 Lacey Blvd. SE
Lacey, WA 98503
(360) 491-3399



Engineering

Skillings helps our clients plan, design and build projects to meet the needs of their users. While the design and permitting of the project is important, so too is the understanding of the way communities and the public rely on Port facilities and the way they are used for commerce, community gathering, and recreation. Skillings has provided civil engineering/design, AutoCAD/GIS support, and environmental services on an on-call or roster-based contract for clients such as the Port of Olympia, City of Anacortes, Port of Grays Harbor, and Port of Tacoma. Our services include working as an extension of our clients' staff on independent PS&E project tasks. We utilize the LAG Manual, Environmental Procedures Manual, and Ecology Stormwater Management Manuals for the majority of our projects.

Over the last 39 years, Skillings has served government, local agencies, and special districts by successfully completing over 2,500 projects. Ninety-one percent of our work is for returning clients. This is a record that can give you confidence in our long-term commitment to service our clients. Skillings is familiar with the Port's requirements, standards, and expectations, and can perform work that meets your expectations. In addition, our office of 39 employees has the breadth and depth of resources to mobilize quickly for any size task order. The Skillings team commits to providing the right expertise and capacity to meet your needs. We have the depth to add additional staff to the project team as necessary and will work directly with you to develop an action plan that fulfills your schedule requirements. On-Call Manager, Patrick Skillings will ensure that the time commitment of key members and support resources are dedicated as necessary for successful project delivery.

We have included Sargent, Hultz | BHU, and Quality Geo, all long-term partners with Skillings, as team members to support contracts as they have on the previous Port On-call and the current Boatworks Dry Storage Expansion project.

Engineering Services We Can Provide

- Pre-Design, Investigations, & Studies
- Preliminary Design Reports
- Structural Evaluations & Design
- Mechanical & Electrical Design
- PS&E Preparation
- Shoreline Management Act Permitting
- Olympia Development Review/SEPA
- Aquatic Permitting (Section 401/404, HPA)
- Cost Estimating & Bidding Support
- Storm Detention/Water Quality Design
- Sanitary Sewer Design/Lift Stations
- Water Utility/Connection Design
- Roadway & Intersection Design
- Pavement Rehabilitation & Overlay Design
- ADA Accessibility Designs
- Access Roads
- Site Grading
- Parks and Multi-Use Trails
- Signage and Public Outreach Materials



Skillings

- Civil
- Environmental



Sargent Engineers

- Structural



Quality Geo

- Geotechnical



Hultz | BHU Engineers

- Mechanical, Electrical

Experience with Similar Tasks

Port of Olympia | Boatworks Dry Storage Expansion
City of Lacey | 5700 Lacey Blvd Hazardous Material Investigation
City of Bainbridge Island | Pump Station Shoreline Permitting
City of Gig Harbor | 50th St Ct Shoreline Permitting
Port of Olympia | Swantown Marina Expansion
City of Anacortes | Sediment Sampling, NPDES Compliance
Port of Grays Harbor | Terminal 4 Extension Permitting
City of Chehalis | Chehalis-Centralia Airport Pump Station Rebuild

Patrick Skillings, PMP
Principal-in-Charge

Ian Lee, PE
Lead Engineer

Grant Gilmore, PWSM
Environmental Manager

Dave Bell, PE
Utilities

Surveying

Survey is a core service that Skillings provides, and we maintain a skilled in-house survey crew that will provide highly accurate survey projects for the Port. Skillings has the depth to successfully deliver your on-call surveying service tasks. Our team is fully capable of providing the Port with ALTA, Boundary, Construction, Topographic, Planimetric, Hydrographic, Bathymetric, Boundary Line Adjustments, Binding Site Plans, Short Plats, Legal Descriptions as well as other tasks as assigned.

Skillings has 39 years of experience doing research, field work, review and preparation of documents, drawings and exhibits.

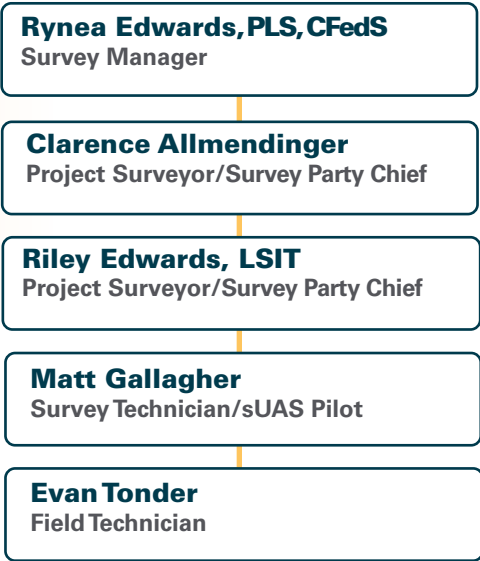
Historically, Skillings has provided surveying services to the Port of Olympia for many decades. Skillings' survey department has excessive knowledge of the Port of Olympia ownership and services. This work has included preparing Binding Site Plans and revisions, Short Plats, topographic surveys, legal descriptions for leases and setting Port of Olympia specific horizontal and vertical control.

Experience with Similar Tasks

- Port of Olympia | On-Call Surveying Services
- Pierce County | On-call Surveying Services
- City of Tumwater | On-Call Surveying Services
- City of Bremerton | Roundabout & Safety Improvements
- City of Bainbridge Island | Lovell Ave. Sewer Beach Mains
- City of Gig Harbor | Harborview Dr Improvements

Rynea has over 25 years of survey experience, including: boundary surveys, ALTA surveys, BLAs, topographic surveys, right of way plans and certification maps, Aquatic Surveys, Cadastral Surveys, GPS surveys, construction staking, and writing legal descriptions. She has worked in all types of conditions, from urban corridors to forest land and aquatic environments. Rynea received her Certified Federal Surveying Certification (CFedS) from the Bureau of Land Management, which includes extensive training on Cadastral Surveying and allows her the ability to work on Tribal lands.

In addition, our team will be able to immediately access the work site, as our Project Surveyor/Survey Party Chief (Riley Edwards) has a current TWIC card for access to Port Facilities.



Survey Services We Can Provide

- ALTA
- Boundary
- Construction
- Topographic
- Planimetric
- Hydrographic
- Bathymetric
- Boundary Line Adjustments
- Binding Site Plans
- Short Plats
- Legal Descriptions
- Other Tasks as Assigned

Project and Construction Management

Skillings maintains an experienced construction management group, which includes construction managers/resident engineers, site inspectors, field engineers, and office engineers. Our construction management follows the following approach: Field inspectors prepare an IDR daily; providing detailed documentation. Our staff makes certain that materials documentation is completed and that it meets the requirements of the contract. The use of IDRs allows us to track the contractors' activities daily and report back to the Port on project status. The office engineer approves shop drawings and addresses requested change orders. More importantly, our office engineer and construction manager work to identify risks during construction and develop mitigation strategies to minimize risk. Our construction staff works to identify potential claims and works with the contractor and owner to avoid any contractor claim. A key part of construction management will be to prepare or review construction estimates.

For marine inspection, we have on staff a certified commercial diver that also holds a certification as an ASTM Level II nondestructive testing inspector. For future projects, additional options for nondestructive testing through the use of ultrasonic testing, dye penetrant, sounding, and visual inspection can all be applied to the structural analysis of infrastructure within the marine environment. Visual inspection combined with sounding, a technique which utilizes a hammer and listening for defects. These simple methods allow for a quick assessment to be performed that helps to pinpoint troubled areas early on during the inspection.

Skillings understands the value of every dollar expended for public projects and will work with the contractor to develop the most cost-effective solution in the event of a change order. Our success comes from good communication with both the contractor and the Owner, facilitating a good relationship and successful project.

Project & Construction Management Services We Can Provide

- Bidding Support
- Construction Administration & Management
- Submittal Review
- Shop Drawing Review
- Construction Documentation
- Construction Inspection
- Project Close-Out

Experience with Similar Tasks

- Pierce County | Huge Creek Construction Management
- City of Anacortes | Sewer Outfall Repair Construction Management
- City of Yelm | Access Road Construction Management
- WA DNR | Grouse Ridge Construction Management

Patrick Skillings, PMP
Project/Construction Manager

Steve Graff
Construction Management/Inspection

Ian Lee, PE
Office Engineer

References

Engineering References

Lisa Parks, Executive Services Director Port of Olympia
lisap@portolympia.com (360) 528-8020

Walt Schefter, Rear Commodore, Olympia Yacht Club
(360) 491-2313

Ashley Smith, City of Lacey
(360) 413-4340, acsmith@ci.lacey.wa.us

Survey References

Justin Holt, DNR State Land Survey Unit Supervisor
Justin.holt@dnr.wa.gov, 360-902-1206

Monty Bryant, City Surveyor City of Lacey
Mbryant@ci.lacey.wa.us, 360-438-2643

Chris Munter, P.E. Project Manager
City of Bainbridge Island (206) 780-3720

Brandon Hicks, P.E. City Engineer City of Tumwater
(360) 754-4140, bhicks@ci.tumwater.wa.us

Project and Construction Management References

Susan Seaberg, P.E., Asst. Region Engineer,
WA State Department of Natural Resources
South Puget Sound Region
(360) 802-7004

Al Amirzehni, P.E., Pierce County
(253) 798-4677, al.amirzehni@piercecountywa.gov

Patrick T. Hughes, P.E., City Engineer, City of Yelm
(360) 458-8499

March 4, 2022

Chris Martinez
Contract and Grant Administrator
Port of Olympia
606 Columbia Street NW, Suite 300
Olympia, WA 98501
Via email: chrism@portolympia.com

RE: REQUEST FOR QUALIFICATIONS – NO. 2022-1000 ON CALL PROFESSIONAL SERVICES POOL

Dear Mr. Martinez and Review Committee Members:

The Port of Olympia's 2022 RFQ for On-call Professional Services establishes on-call consultant services roster for maintaining, repairing and enhancing your valuable public facilities and assets. Moffatt & Nichol (M&N) has been providing similar on-call services for many regional and national agencies and offers our local professionals' expertise in categories A. Community, Economic, Land Use, and Environmental Planning and B. Engineering. We will support and work with the Port to deliver task order projects that meet your needs.

CATEGORIES FOR WHICH M&N PROPOSES

- › A. Community, Economic, Land Use and Environmental Planning
- › B. Engineering

A family-owned firm for over seven decades, M&N is a multi-disciplinary engineering and planning firm that provides a full range of services including planning, design, economic, and environmental services to support our clients' project needs. Our teams in Seattle and Federal Way are backed by M&N's national resources of more than 850 specialists to provide the Port with the expertise in both categories. Our resources and staffing allow us to perform custom-scaled projects, while remaining attuned to each local client's specific requirements.

We thank you for the opportunity to submit our qualifications and we look forward providing engineering and consulting services to meet your upcoming project needs. If you have any questions or require additional information, please contact me at (206) 622-0222.

Sincerely,

MOFFATT & NICHOL



R. Shane Phillips, PE
Business Unit Leader

A. Community, Economic, Land Use and Environmental Planning

Environmental Planning

M&N provides the full range of environmental planning services necessary to respond to environmental challenges. Specialties include numerical and physical modeling, hindcasting, and statistical analyses to determine storm surge, wave height and current magnitudes; coastal morphological analyses; and hydrostatic loads on structures. We also use modeling and in-water engineering expertise to support design within the estuarine and riverine environments.

M&N's engineers and scientists routinely evaluate local and global sea levels as part of designing coastal flood protection projects, and they are familiar with risk-based, probabilistic methods used in project life-cycle analyses and risk assessments. We are particularly qualified to assess the vulnerability to sea level rise and to develop strategies in a manner that is easily understood by planners, architects, and local communities.

M&N scientists use unique techniques and tools to plan and design ecosystem restoration projects (both large and small). Strategies include the introduction of ocean tides through new or redesigned inlets; the introduction of river water, mineral sediments and nutrients through diversions; the management/ regulation of flows to reduce saltwater intrusion; and marsh restoration and vegetation plantings.

Land Use and Environmental Regulatory Permitting and Compliance

NEPA / SEPA reviews (exemptions, categorical exclusions, checklists, environmental assessments, and environmental impact statements). Federal, state, and local environmental regulations and codes applicable to endangered and protected species habitat (e.g., Endangered Species Act, Marine Mammal Protection Act, etc.), and the environment (e.g., Clean Water and Air Acts, Coastal Zone Management Act, etc.).

Experience with U.S. Army Corps of Engineers (USACE) section 204 and 408 regulations. All phases of the permitting process, including but not limited to, permit applications, biological and habitat assessments, Incidental Harassment Authorizations, and mitigation and monitoring plans.

Grant Writing and Administration

As a leader in port and marina design and engineering, M&N is knowledgeable of available and applicable funding opportunities that may be available to clients' facilities and organization. M&N has successfully identified grant funding opportunities for many of Washington's ports and supported them with successful grant applications (e.g., MARAD, RCO, PSGP, BUILD, INFRA, FEMA, NOAA, USFWS, NFWF). M&N can support the Port with strategic assessment of proposed grants, developing a compelling storyline that is integrated with the required analytical support—benefit/cost analysis, public policy compliance, economic impact analysis, traffic and operational studies, capital program and alternative analyses, revenue forecasting, commercial and market viability studies, environmental reviews, and resiliency/restoration studies



SUBJECT AREAS

- › Environmental Planning (Sea Level Rise, Climate Change Adaptation, Natural Resource and Habitat Restoration, Brownfield Remediation and Redevelopment, etc);
- › Land Use and Environmental Regulatory Permitting and Compliance (Local, State and Federal); and
- › Grant Writing and Administration (Local, State and Federal Programs)

B. Engineering

M&N is a family- and employee-owned firm with experts located in offices throughout the US. This geographic coverage allows us to respond quickly to our clients with local knowledge, and, if necessary, supplement it with our broader experiences, responding to all our client needs, large or small.

The interconnectivity of M&N's engineers, scientists, and other professional staff is an important part of providing innovative and cost-effective solutions. M&N has a broad background of experience and expertise in civil, environmental, and structural engineering as well as inspection and rehabilitation services.

Civil Engineering

Our civil services include marine facility planning and design, site layout, grading and earthwork; roads; railroad and intermodal yards; utilities design, including fire and domestic water supply systems, sanitary sewer conveyance systems, and storm drainage; storm water treatment in marine environments; and erosion and sedimentation control systems design. M&N has extensive expertise in waterfront inspection, planning and design for projects ranging from public access sites; to Marinas and supporting facilities; to industrial waterfront goods movement.

Environmental

M&N professionals are experienced in developing construction and industrial Storm Water Pollution Prevention Plans (SWPPPs). We have experts in biogeophysics, biogeochemistry, biological systems, and ecosystem habitats. We provide a wide range of modeling services from hydrodynamic modeling for calculating water movement to eutrophication modeling for evaluating nutrient-related water quality issues.

Environmental remediation and restoration for the presence, evaluation, and remediation of hazardous materials in soil, sediment, and groundwater. Expertise includes evaluation of historic contamination, active spill management, cleanup documentation, regulatory coordination, and reporting.

Structural Engineering

M&N has shaped the practice of marine and waterfront structural engineering. Our staff has authored design and planning manuals for national standards for dry docks, moorings, port facilities, coastal protection, and utility services. We are recognized throughout the world for our role in the evolution of modern marina and small craft harbor design. Our dedicated design professionals have a proven track record in the design and preparation of plans and specifications for constructing coastal structures and supporting utilities. These projects have included marinas, mooring systems, bulkheads, shore protection, breakwaters, seawalls, and wharves for commercial and military vessels.

Inspection and Rehabilitation (Above and Underwater Inspection)

M&N is nationally recognized for its expertise in waterfront inspection and rehabilitation design. The firm offers clients engineering solutions with the goal of extending the service life of their waterfront infrastructure. With a focus on added value and consideration of clients' financial constraints, the firm offers service life engineering, durability modeling, and finite element modeling in addition to planning and design services—all targeted towards extending the service life of existing marine structures, bridges, and other engineered structures for port, military, and transportation clients.



SUBJECT AREAS

- › Civil (Utilities, Streets/Roads, Railroads, Marine Facilities, etc.);
- › Environmental (Stormwater, Hydraulics, Environmental Remediation, Environmental Restoration, etc.);
- › Structural (Buildings, Bridges, Large Structures, etc.); and
- › Inspection and Rehabilitation

References

The following references have experience working with Moffatt & Nichol on a variety of tasks that are included in scope category A and B of the solicitation. Additional references can be provided if desired by the Port of Olympia.

Dwight Jones Elliott Bay Marina 206-285-4817 whitey@elliottbaymarina.net	Brett Arvidson, Project Manager City of Oak Harbor 360-279-4521 barvidson@oakharbor.org	Greg Nicoll, Engineering Program Manager Port of Bellingham 360-676-2500 gregn@portofbellingham.com
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COVER MEMO

Briefing Date/Time: November 25, 2024

Staff Contact/Title: Don Bache, Cascade Pole Site Manager, 360-528-8062
donb@portolympia.com

Subject: Cascade Pole Site Unit Priced Environmental Consulting

Purpose: ☐ Information Only ☒ Decision Needed

Overview:

- This is a Consent Agenda item.
- Approval requested.

Background:

The Port's Cascade Pole Site uses Unit Priced Environmental Services Consultants to provide regulatory, technical consulting, and some field services related to continuing Cascade Pole Site environmental remediation projects and tasks.

These projects and tasks are generated by the several consent decrees, agreed orders and associated amendments that are a part of the Port managing the various elements of continuing environmental remediation of the site.

These consultant services help the Port comply with regulatory agreements, operate, maintain, repair, and monitor the various elements of the remediation effort at the Cascade Pole Site. These elements cover groundwater extraction and treatment, stormwater, sediments, containment walls, capping and uses of the site and adjacent projects that impact the site. In addition, the Port as a good steward of the site, uses the consultant services to help the Port manage the site to protect staff, tenants, the public, and the environment.

Documents Attached:

PowerPoint presentation.

Landau Associates – Summary of Qualifications.

Summary and Financial Impact:

Port staff utilized a competitive solicitation process by advertising for qualified organizations to submit Summaries of Qualifications for environmental consulting services for the Cascade Pole Site. Port staff evaluated the submittals and selected the highest-ranking consultant for negotiation. Drafting of the final contract is currently underway.

The consultant services agreement is proposed to be for a period of four years. The four-year period is desirable to attract competitive firms and allows the selected firm time to consistently provide services for the duration of the agreement. There is no minimum cost to the Port to enter into a consulting services agreement and the Port can choose to use an alternate firm should their service not meet the Port's standards.

Each future service request for the consulting firm will be set up under an individual task order under the agreement and approved, per Port policy, based on the dollar amount of the specific task order. The consultant services needed for the Cascade Pole Site is estimated to be \$480,000 over four years, \$120,000 per year. The requested amount was calculated based on projects anticipated to be completed over this period, starting in the 2025 budget cycle.

Staff Recommendation:

Action requested today: for the Commission to approve the Consent Agenda to "authorize the Executive Director to execute the CP Site Unit Price Environmental Consulting Services contract, #2024-1030, with Landau Associates for a period to not exceed four years, for an amount not to exceed \$480,000."

Next Steps/Timeframe:

Port staff will work with Landau Associates to execute, as soon as possible, a contract for a 4-year term with a not-to-exceed amount of \$480,000.



PORT of OLYMPIA
Serving All of Thurston County

Cascade Pole Site – Unit Priced Environmental Consultant Services Agreement

Don Bache
Cascade Pole Site Manager
November 25, 2024



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Today's Presentation

Action Item – Approval Requested

- Cascade Pole Site description
- Cascade Pole Site environmental consultant services contract
- Selection process – competitive
- Contract development schedule
- Next steps



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Cascade Pole Site Location



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Cascade Pole Site Background

- Located on the northern portion of Port peninsula
- Covers 18 acres upland and 25 acres offshore
- The Port, under various legal agreements, operates, maintains, repairs, and monitors various environmental remediation systems
- Includes groundwater extraction and treatment systems, containment walls, and surface caps

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Cascade Pole Site Environmental Consultant Services

- Unit-Priced Environmental Services Consultant provides regulatory, technical, and field services for Cascade Pole Site operation and environmental remediation projects and tasks
- Includes Cascade Pole Site uplands and offshore areas
- Consultant evaluates and monitors the impact of adjacent Port or non-Port projects to the Cascade Pole Site remediation systems

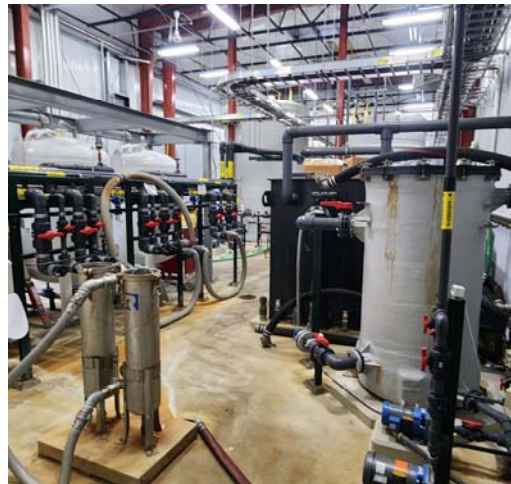
5



5

Consultant Services Contract

- The current consulting services contract expires on December 31, 2024
- New contract needed for environmental consultant services for the Cascade Pole Site
- Estimated at \$480,000 over 4 years, \$120,000 per year



6



6



Contract Development Schedule

- Request for Qualifications (RFQ) - advertised 8-19-2024
- RFQ responses due 9-27-2024
- Staff review of responses Oct 2024
- Commission advisory 10-28-2024
- Selected **Landau Associates**
- Commission action 11-25-2024
- Contract effective date 1-1-2025



7

Questions and Comments

Suggested Motion...

"...move to authorize the Executive Director to execute the Cascade Pole Site Unit Price Environmental Consulting Services contract, #2024-1030, with Landau Associates, Inc. for a period not to exceed four years, for an amount not to exceed \$480,000..."

8



8



Port of Olympia

Unit Priced Environmental Consulting Services
Cascade Pole Site
RFQ 2024-1030

September 27, 2024

SUBMITTERS SHALL COMPLETE AND SIGN THE FORM BELOW

We acknowledge that all Addenda (1 through 1) have been examined as part of the Proposal documents.

Company Name:	Landau Associates, Inc.		
Address:	155 NE 100th Street, Suite 302	City/State/Zip Code:	Seattle/WA/98125
Original Signature:	Authorized Representative / Title (Please Print):		
	Scott Woerman, VP Client Strategy and Risk Management		
E-mail:	swoerman@landauinc.com	Phone:	(206) 631-8680
		Fax:	(425) 778-3650

September 27, 2024

Port of Olympia
606 Columbia St. NW, Ste 300
Olympia, WA 98501



RE: RFQ for Unit Priced Environmental Consulting Services - Cascade Pole Site

Port of Olympia Selection Committee,

It is my pleasure to submit Landau Associates, Inc.'s (Landau's) Statement of Qualifications to the Port of Olympia for continued on-call environmental consulting services for the Cascade Pole Company Site (CPC Site). Landau has continuously provided the Port with a full range of professional services since the initial investigation phase of the project in 1986. Having supported the Port at the CPC Site, we have gained first-hand knowledge of the various environmental consent orders, agreed orders, and permits covering the property; a deep understanding of CPC Site subsurface conditions, groundwater treatment system components, and sediment characterization; and positive working relationships not only with Port staff but with the Washington State Department of Ecology (Ecology) staff overseeing this project. Landau has prepared design documents, permit applications, remedial investigation and feasibility study reports, and annual remedial performance reports on behalf of the Port.

Landau has provided or is currently providing environmental consulting services to every major public port in the region and understands the fiscal challenges Ports face. Increased Ecology scrutiny, Budd Inlet dredging and sediment placement, LOTT sewer line replacement through the CPC Site, and aging remedial components are additional Port of Olympia concerns. Landau is uniquely qualified to assist the Port with those challenges and to help it address legacy contamination, regulatory compliance, environmental site management, and redevelopment objectives.

I have been involved with the CPC Site since 2007 and will manage the contract, working directly with the Port to finalize contracts and task orders, and assigning roles to technical staff best suited to meet the Port's needs. We have a strong technical team of individuals who have worked on the CPC Site and with the Port on various projects. Together, we commit Landau's extensive resources to meet and exceed the Port's expectations for performance.

Our SOQ details the many areas where we excel and the value we bring to the Port:

- **Local team** with local resources from our Tacoma and Seattle offices, with personnel who have in-depth experience working at the CPC Site.
- **Knowledgeable professionals** with expertise in the technical areas needed to support all areas of service required under this contract. We have also worked extensively for Port stakeholders – the City of Olympia and Thurston County – and have positive working relationships with their staff.
- **Deep understanding** of environmental regulations and Port objectives helps us target strategies to advance the Port's environmental and economic development program goals. For example, we have recommendations to change analytical testing laboratories to more closely evaluate chemicals of concern. We also have local contact with contractors who can assist with optimization of aging components to keep the remediation system operating at the design levels, to meet Ecology performance goals.

We look forward to continuing our long-tenured relationship with the Port, providing environmental services to support the optimization of the Site's extraction system and the undertaking of the Port's 5-year sediment characterization obligation.

Thank you for the opportunity to present our qualifications. Please contact Chris at (425) 329-0254 or at ckimmel@landauinc.com or Katie at (253) 284-4889 or kgauglitz@landauinc.com if you have questions.

Sincerely,
LANDAU ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Christine Kimmel'.

Christine Kimmel, LHG
Contract Manager

A handwritten signature in blue ink that reads 'Katie M. Gauglitz'.

Katie Gauglitz, LG
Project Manager

Cover photo by Port of Olympia

CRITERIA A

PROJECT PLAN | PROJECT MANAGEMENT

Project Understanding

From 1957 to 1986, the Cascade Pole Company operated a wood-treating facility on property leased from the Port of Olympia. Contamination resulting from this industrial use of the site included polynuclear aromatic hydrocarbons (PAHs), pentachlorophenol (PCP), volatile hydrocarbons, and dioxins in the soils, ground water, surface water, intertidal sediments, and marine organisms at the site.



Historic Port of Olympia Industrial Facility

Partnership Strength

In 1986, the Port contracted with Landau to provide on-call environmental services to manage cleanup of the site. Since that time, Landau has provided the full suite of remedial investigation, interim action implementation, Cleanup Action Plan development, Ecology negotiations, NPDES permitting, and other services to aide the Port in conducting this complex MTCA cleanup.

Currently, Landau is assisting the Port with optimization of the groundwater extraction system components and plans to assist with elevated naphthalene detections in the groundwater treatment plant to meet NPDES permit limits.

Technical support has been conducted under agreed orders and/or consent decrees between the Port and Ecology for cleanup under MTCA regulations for both the upland and in-water areas of the site.

Landau assisted the Port in developing and implementing regulatory strategies for conducting the work in a cost-effective manner advantageous to the Port's interests.

Landau's Cascade Pole Site Milestones

- Nearly 40 years of continuous environmental support on this project
- Completed engineering design of containment system and related permitting
- Prepared draft Upland Cleanup Action Plan (currently under Ecology review)
- Designed and performed construction oversight of sediment containment cell
- Management of long-term groundwater monitoring, compliance sampling, and reporting
- Assisted Port negotiations with Ecology on NPDES permit renewals
- Assessed groundwater extraction system and provided process improvement recommendations to enhance system performance
- Conducting sediment sampling characterization every 5 years from 2007 to present



Groundwater Sampling at Cascade Pole Site

Innovative Features & Solutions

The Port is facing challenges that Landau is uniquely qualified to help the Port solve. The following table details these potential challenges and Landau's proposed solutions.

Challenge	Solution
Budd Inlet sediment reclamation	Negotiate with parties regarding disposal locations, with engineering evaluations related to improvements to shoreline protection, upland containment cell, and potential impacts to Port operations along with the Agreed Order requirements at the CPC Site.
Aging treatment system components	Work with environmental contractors to upgrade remedial components and improve groundwater capture to design levels to meet Ecology performance goals.
Ecology negotiations on the Upland Cleanup Action Plan	Assist the Port in meeting the draft Upland Cleanup Action Plan criteria prior to finalization of the plans. Negotiate with Ecology to revise the draft plan in response to regulatory changes made since the draft was developed.
Development of monitoring & compliance plans	Develop draft versions of the five Ecology-identified monitoring and compliance plans prior to the finalization of the Upland Cleanup Action Plan, to reduce Port risk exposure related to required short turnaround on the deliverables.
LOTT sewer discharge improvements	Work with vested parties to combine future improvements to the discharge line with potential placement of Budd Inlet dredged sediment, to minimize site disruptions and reduce Port expenditures.

Landau is also prepared to assist the Port with the NPDES renewal and potential modifications to the treatment system to meet permit limits.

Implementation Plan & Project Approach

Landau plans to execute environmental services for the CPC Site with experienced personnel who have institutional knowledge of the project and understand the challenges the Port faces. Our selected team manages similar remediation cleanup projects under Ecology MTCA standards. In addition to our general experience, Landau's subject matter experts can take the lead on specific challenges.

Environmental management of the upland groundwater monitoring program will be overseen by Katie Gauglitz, LG, and her team of experienced field samplers. Katie will coordinate with the Port and the field crew to measure water levels on a monthly basis, conduct semiannual groundwater monitoring, and prepare annual reports. Katie is familiar with not only the CPC Site, but also with Port and Ecology personnel.

Recent elevated naphthalene concentrations within the well network and treatment plant indicated the potential need for a more forensic evaluation of the source, including additional sampling at individual extraction wells.

As part of this evaluation, we would recommend the Port consider using a laboratory with the right experience to analyze these samples. Landau can provide a short list of lab recommendations to the Port. The evaluations may also be needed for NPDES permit renewals and negotiations.

Landau's NPDES permit lead and project Principal Engineer, Joe Kalmar, PE, has assisted the Port with the last two rounds of NPDES renewal negotiations and in 2019 completed an optimization evaluation of the aging remedial components to provide the Port with options for optimizing the system. Landau is in a prime position to assist the Port with optimizing the remedial system to meet Ecology performance goals.

The fourth round of sediment sampling in the Site Sediment Operable Unit will be conducted in 2025. The sediment sampling program will be managed by Thai Do, who has more than 20 years of experience managing large sediment remediation projects and is a Sediment Lead for the ongoing Budd Inlet project. Christine Kimmel, LHG, can provide management assistance as needed, as she has been involved in every sediment sampling event for the project.

Port environmental challenges that have impacts on the CPC Site include the pending LOTT sewer line replacement that runs through the site and the protective slurry wall. The upland portion of the site has also been identified as a potential storage location for the dredged Budd Inlet sediment. The timing of either one of these activities is important for the continued operation of the CPC Site Agreed Order remediation system. Negotiations, coordination, and planning will be paramount, and Landau has the right experience to assist the Port in successfully navigating these challenges.

Dredging at Cascade Pole Site



Risk Management through Anticipating What's Next

Landau works with clients, including ports and port tenants, in identifying and managing environmental risks at their facilities. A key element in effective risk management is looking forward to identify changes in regulations, technology, and development plans to anticipate how these changes could impact projects as well as long-term strategic or business goals. Examples include significant changes in governing regulations, such as the recent revisions to MTCA and silica gel cleanup guidance, upcoming changes to NPDES permit requirements, the potential impacts of emerging contaminants such as perfluorooctane sulfonate/perfluorooctanoic acid (PFOS/PFOA) and 6-PPD, as well as advances in remedial technologies.

Landau is actively engaged in identifying and understanding these impending changes and allocates company resources to participate in the relevant industry and stakeholder groups. Two of Landau's principals are active participants on the MTCA Cleanup Rule Stakeholder and Tribal Advisory Group (STAG) and represent the environmental consulting industry and the Commercial Real Estate Development Association. Our participation in this group of key stakeholders and representatives of tribal interests provides "early access" to the MTCA development process and professional relationships with STAG members.

Risk Management Through Consistent and Honest Communication

The Landau team understands the challenges ports face in balancing the full range of environmental requirements applicable to their operations alongside the specific issues that arise during the development and implementation of cleanup actions. Many of these challenges can be overcome through routine and effective communication with stakeholders, so that all parties know what is required and can cooperatively work to develop solutions. Landau's senior team members all have extensive experience conducting outreach to stakeholders, effectively communicating with regulators in a constructive way and engaging with clients and their legal teams. These proactive communications help in developing and implementing cost-effective solutions and ensuring that these solutions meet the short- and long-term business objectives.

Sediment containment construction at Cascade Pole



Quality Assurance & Quality Control

Quality is one of Landau's core values that guides our daily work and frames our approach to project deliverables. Design documents, engineering reports, technical memoranda, and other work products are carefully reviewed and approved at critical stages by the Landau project manager (PM) and an independent technical and quality reviewer. Each Landau project is assigned a Project Coordinator, who controls quality on correspondence and documents related to a project, working closely with the PM. These same quality standards are required of team subcontractors and subconsultants; information and documentation prepared by the entire project team will

undergo the rigorous review process required by Landau.

As a 100% employee-owned firm, every Landau employee is invested in taking care of our clients and providing high-quality services.

Quality checks are also incorporated into projects via standardized field and laboratory procedures and strict protocols for reviewing data and conclusions.

Landau's Data Management Team is made up of project chemists and data validators,

which adds an inherent level of quality and efficiency to each stage of the data process. Landau uses EarthSoft's EQulS to manage all project data and has developed a robust data management process that can be scaled up or down depending on a project's size and needs. Our Data Managers understand the importance of adhering to the quality assurance project plan (QAPP), which is integrated into each stage of a project, from sample collection to reporting, to ensure the project's Data Quality Objectives are met. Landau's QC process allows for identification of errors and provides fixes early in the data analysis process (rather than during reporting or later).

It is with these controls in place that Landau has maintained our reputation for excellence in project delivery, providing high-quality reports and engineering design documentation for complex projects with multiple stakeholders and teaming partners.

Disadvantaged Business Enterprise Inclusion Plan

Landau understands the importance of introducing the Port to new Disadvantaged Business Enterprise (DBE) service providers. We will actively look for opportunities to broaden our inclusion of such firms as the project progresses. As opportunities arise, we will engage organizations such as the Tabor 100 Group and OMWBE for assistance.

Landau provides business and mentoring development to DBE firms by seeking roles for them on other project opportunities and introducing them to potential clients and industry organizations.

For this contract, Landau anticipates laboratory and vessel services to be provided by Federal Small Business subcontractors.

This work will amount to approximately 15% of the total project. Specific tasks these small businesses are anticipated to perform include vessel support for sediment sampling and laboratory analysis of all samples taken at the site.

Apex Laboratories, Gravity Marine, and RSS are both designated small businesses by the Federal Small Business Administration.

Additionally, Landau has contacts with operations and maintenance contractors that are designated as Federal Small Business that could be utilized to assist the Port with remedial system upgrades as needed.

CRITERIA B

PREVIOUS PROJECTS

Landau brings a 40+ year history with environmental site management to this project. In addition to work Landau has performed on the Cascade Pole Company Site described under Criteria A, the following project descriptions detail Landau's work on other similar projects. References are listed on page 10.

BUDD INLET SEDIMENT SAMPLING & CHARACTERIZATION

Port of Olympia - Olympia, WA

Landau is supporting the Port of Olympia with sediment characterization and cleanup design for the Budd Inlet Sediment Site in Olympia, Washington. Remediation work is being conducted in partnership with the Washington State Department of Ecology under an Agreed Order, and Landau is a member of a multi-disciplinary team supporting the Port.

Tasks recently completed by Landau include development of an Alternatives Evaluation, Interim Action Plan, and Pre-Remedial Design (PRD) Data Gaps Memorandum for Port and Ecology review, and preparation and implementation of a PRD Investigation. The first phase of the PRD investigation was conducted in the fall and winter of 2023-2024 in the West Bay subarea of the Site. Landau prepared a Sampling and Analysis Plan (SAP) and QAPP, a site-specific health and safety plan, conducted surface sediment and sediment coring at over 200 station locations, and managed sediment core processing and sample collection and laboratory analysis for over 1,100 individual samples analyzed for multiple analytical suites. Onsite work was conducted under and in accordance with terms of a USACE Nationwide Permit. Landau also performed Level IIb data validation on 32 analytical laboratory reports.

Planning is currently underway for implementation of PRD investigation in the East Bay subarea; it is expected to occur in fall/winter 2024-2025.

Sediment sampling on Budd Inlet



Western Processing Superfund Site

Confidential Client - Kent, WA

The Western Processing Superfund Site is located in Kent, Washington and has many similarities with the CPC Site. As with the CPC Site, Western Processing is a project that Landau has been providing environmental support on for over 3 decades. Landau designed/oversaw construction of the 13-acre enclosing slurry wall and engineered a Resource Conservation and Recovery Act (RCRA)-consistent site cap, which won awards from the American Council of Engineering Companies-Washington.

The project is managed by a Trust; therefore, Landau provides all the “boots on the ground” services such as daily operation and maintenance of the treatment plant, sampling programs (groundwater, soil, vapor, and freshwater sediment), and site cap inspections.

Our services included design and implementation of soil, sediment, surface water, and groundwater sampling programs. Our team has also assisted the Trust with intense negotiations with both Ecology and EPA on major cleanup decisions such as developing an alternative remedial strategy based on containment.

Tasks related to the Cascade Pole site include:

- Completed CERCLA actions, including remedial investigation, feasibility study, and remedial action
- Negotiated a petition waiver with EPA to change project focus from remediation to containment, greatly reducing costs
- Designed and implemented successful soil, sediment, surface water, and groundwater remedy systems
- Designed and implemented a slurry wall, cap, and groundwater extraction system
- Replaced aging equipment with new telemetry communication components
- Negotiated a final Record of Decision with EPA and Ecology.

Former Metals Refinishing Facility RCRA Post-Closure Activities

Confidential Client - Kent, WA

Landau is conducting RCRA post-closure activities at a former metals refinishing site in the Kent Valley. The project is currently being conducted under a consent decree with Ecology and includes operation and maintenance (O&M) of a hydraulic containment system consisting of a 1,600 foot-long soil-bentonite containment wall installed using a one-pass trencher combined with a small groundwater extraction and treatment system to provide gradient control across the wall. Landau also designed and installed a permeable reactive barrier (PRB) consisting of granular activated carbon and zero-valent iron (ZVI) to reduce concentrations of vinyl chloride in groundwater extracted from inside the containment wall and prevent costly permitting and treatment of air emissions from the groundwater treatment system. Landau is currently upgrading and replacing components of the treatment system, including the air stripper and controls system, to improve system reliability and reduce ongoing O&M costs. Other post-closure activities include routine groundwater monitoring and reporting, coordinating with multiple agencies involved in the project, liaising with tenants regarding site use, and coordinating the maintenance of engineering controls associated with the cleanup (e.g., cap inspection and repair).

Prior to the current phase of the project, Landau staff conducted a remedial investigation and feasibility study (RI/FS); prepared a cleanup action plan; prepared remedial design of the preferred alternative; provided construction oversight, litigation support, treatment system startup, and ongoing treatment system O&M; and coordinated site work with tenants and surrounding property owners.

Installation of soil-bentonite containment wall



Sea K Fish Cleanup Site RI/FS & Interim Remedial Action

Port of Bellingham - Blaine, WA

Landau is supporting the Port of Bellingham in conducting a remedial investigation/feasibility study (RI/FS) at the Sea K Fish Cleanup Site in Blaine, WA. The RI/FS is being conducted, under oversight by Ecology, to determine appropriate remedial methods to address impacts to soil, groundwater, and sediment from historical site operations. Given the ongoing release of petroleum hydrocarbons to adjacent Blaine Harbor, Landau is also supporting the Port as it conducts an interim action in advance of finalizing the RI/FS to more immediately address the primary exposure pathway at the site.

- Implementation of the interim action will require extensive infrastructure removal, site stabilization, and site restoration to support continued maritime commercial operations at the site. Landau's design team is currently preparing the 30 percent design and permitting package to implement the interim action.
- Key elements of the interim action will include pier and piling removal, installation of new bulkhead, and targeted dredging to accommodate construction logistics and support site access. Upland source removal and restoration will be completed after the site has been stabilized, followed by new pier and decking construction to reestablish shoreline access for operational use.
- Extensive upland and in-water remedial- and design-related investigations have been completed to establish the nature and extent of contamination and inform the remedial design strategies.
- Maintaining site access during construction and protecting existing infrastructure to remain-in-place is a priority of the project.

Regional Groundwater Monitoring Program

Confidential Aerospace Manufacturer - Northwest WA

Landau continues to provide both groundwater monitoring and data management services for a large-scale manufacturer at eight different facilities throughout the Puget Sound area. The Regional Groundwater Monitoring Program was developed in 2015 to provide accurate, and reliable monitoring services to a client that previously was reliant on multiple consultants to complete the tasks. Landau streamlines these under one contract and a single management. Landau's services include:

- Compiling requirements from each facility into one comprehensive groundwater monitoring plan, including site-specific health and safety plans, quality assurance plans, and sampling matrices to more easily communicate changes to individual facility monitoring plans.
- Collecting over 1,300 groundwater samples on an annual basis using equipment owned and maintained by Landau and various sampling pumps, including diffusion bag samplers, bladder pumps, peristaltic pumps, and occasional hand bailers. All field documentation is collected using electronic tables with standardized field forms to allow for accurate data collection.
- During sampling events, field crews make notes on well conditions and replace minor components as needed. If larger repairs or replacement parts are needed for either the dedicated sampling pumps or the wells, Landau provides the client with recommendations and the estimated cost to oversee noted repairs.
- Coordinating with the analytical laboratories and storing all documents on a shared platform for ease of communication.

CRITERIA B

PREVIOUS PROJECTS

North Marina Redevelopment Sediment Cleanup & Restoration

Port of Everett - Everett, WA

The Port of Everett has focused redevelopment efforts on former waterfront mill and industrial sites using a comprehensive regulatory and environmental-restoration strategy. Landau has been conducting environmental investigation and cleanup activities for the Port of Everett in support of its cleanup objectives since 1990.

Everett Shipyard

Landau managed this waterfront project conducted as a MTCA cleanup project and included the design and permitting of associated marine infrastructure. Landau's services included design, permitting, and construction management of the upland soil cleanup; integrated sediment cleanup, which included demolition of existing marine infrastructure like marine railway and marine travel lift piers; and the dredging of approximately 10,000 cubic yards of contaminated marine sediment as well as the capping of limited areas that could not be dredged because of bulkhead stability concerns or obstructions.

This project was awarded an American Council of Engineering Companies (ACEC) Engineering Excellence Award for Social, Economic, and Sustainable Design in 2017.



Dredging at the Port of Everett

Bay Wood Cleanup & Shoreline Restoration

Landau led the characterization of contamination, environmental engineering, and Ecology coordination for the cleanup of this former waterfront mill site under an Agreed Order. This project required integrating cleanup plans with shoreline restoration design plans to allow for a comprehensive set of construction plans for the contractor. Landau delivered the required permitting and completed the shoreline restoration and remaining environmental cleanup in record time. *This project was awarded an American Council of Engineering Companies (ACEC) Engineering Excellence Award for Social, Economic, and Sustainable Development Considerations in 2022.*

Port of Everett Bay Wood Shoreline Restoration



Port of Olympia **Cascade Pole Company Site** Olympia, WA

CONTACT: Don Bache, Environmental Project Manager
Port of Olympia
(360) 528-8062 | donb@portolympia.com

Western Processing Trust Manager Kent, WA

CONTACT: Bo Cherry, Trust Manager
(425) 328-9059 | william.e.cherry@boeing.com

Former Metals Refinishing Facility Kent, WA

CONTACT: Ronald Burt, Client Representative
Burt Geology & Environmental Applications
(615) 828-6126 | raburt_pps@yahoo.com

Port of Bellingham **Numerous Cleanup Sites** Bellingham & Blaine, WA

CONTACT: Ben Howard, Environmental Project Manager
Port of Bellingham
(360) 676-2500 ext. 307 | benh@portofbellinham.com

Port of Everett **North Marina Redevelopment Site** **Cleanup & Restoration** Everett, WA

CONTACT: Erik Gerking, Chief of Planning & Development
Port of Everett
(425) 388-0604 | erikg@portofeverett.com



Collaboration • Responsiveness • Quality

Landau is recognized in the Pacific Northwest as a leader in MTCA site cleanup, environmental site management and redevelopment, due diligence, and permitting services. Landau was founded in 1982 and is headquartered in Seattle with eight offices throughout Washington, Oregon, Idaho, and Louisiana. We provide a complete range of environmental services to support clients' site acquisition, divestiture, demolition, renovation, and redevelopment projects, including remedial design and site cleanup, hazardous building materials surveys (HBMSs), site investigation, characterization, and prioritization. Landau has maintained a regional office in Olympia, WA that has provided local project support to the Olympia area for 25 years. Landau has worked on numerous similar port projects, including the Port of Everett Shipyard Cleanup, the Port of Bellingham Central Waterfront and Weldcraft Site Cleanups in Bellingham, the Sea K Fish and Westman Cleanups in Blaine, the Port of Olympia Budd Inlet Sediment Cleanup and Dredging project, and many more.

Landau's environmental site assessment professionals and remediation engineers are some of the best in the business and have demonstrated success in developing and implementing innovative remediation technologies to address challenging cleanups and prepare sites for redevelopment. We understand the capabilities and limitations of remediation technologies and use that knowledge to select the most viable options based on client needs and specific site characteristics. We have a successful track record of defending against regulatory pressures to implement ineffective technologies or technologies that don't work with future site plans or redevelopment timelines while still implementing remedies that are cost effective and protect human health and the environment. Landau also knows that a successful cleanup project is not just about choosing the right remediation technology, but navigating the permitting, regulatory, operational, and legal aspects of a project, which can be especially important on port facilities.

Experience with Site Cleanups in Compliance with MTCA

The Landau team understands the challenges ports face with MTCA cleanups, as they must balance the requirements of environmental cleanup actions with budget constraints, cost control, tenant and customer relations, and timely project completion. **Landau has provided technical oversight, document review, and strategic plan development to support a range of clients, including ports, related to MTCA cleanups and during multi-Potentially-Liable Party (PLP) cleanup actions on behalf of our clients.** Landau's technical expertise in investigation and remediation approaches, detailed knowledge of the regulatory and legal framework in which cleanups occur, and understanding of the Port's long-term land use and business objectives facilitate smooth project implementation and minimize collateral disruptions to other aspects of the Port's operations.

ADDITIONAL SITE MANAGEMENT EXPERTISE

Environmental site assessment and due diligence

Stormwater management and permitting

Vapor intrusion assessment and mitigation

Hazardous building materials assessment

Air permitting and modeling

Noise and vibration monitoring and compliance services

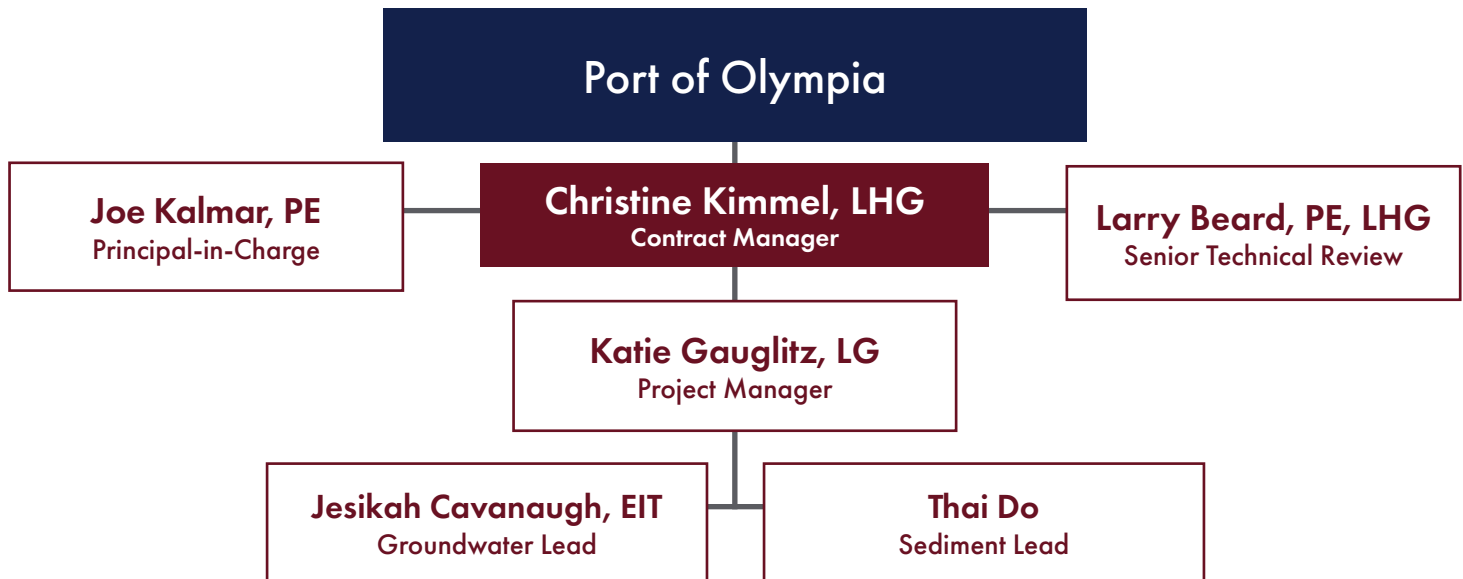
SEPA/NEPA permitting

Preparing cost estimates and forecasts to support annual Governmental Accounting Standards Board (GASB) evaluations and reporting requirements

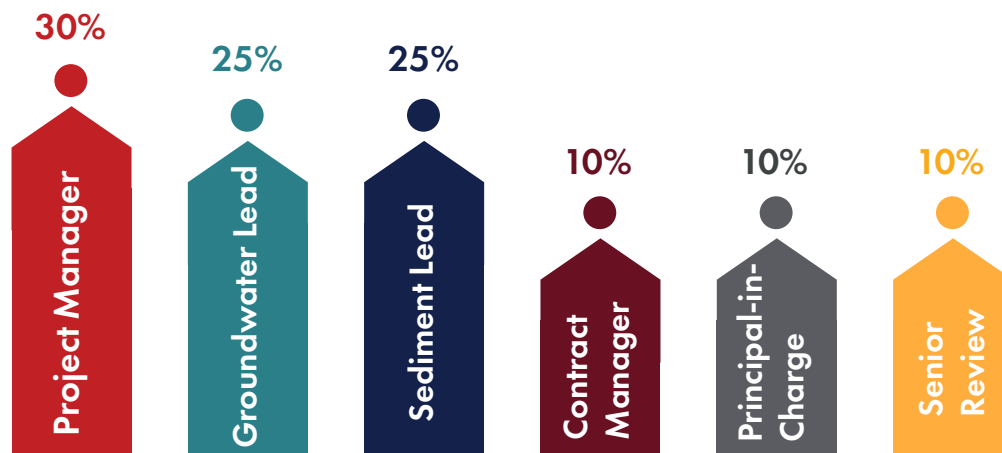
CRITERIA C

TEAM ORGANIZATION

Landau's proposed team of six environmental practitioners has been selected for their experience providing professional consulting services for the Cascade Pole Company Site over the last 30 years. This team is also highly qualified to provide the scope elements required for this project, including offshore and upland sediment monitoring and management; negotiation with regulatory agencies; and field work including groundwater sampling and monitoring, extraction and treatment system troubleshooting and monitoring, and soil/sediment sampling. Christine Kimmel, LHG, will act as the Contract Manager and Katie Gauglitz, LG, will act as Project Manager and serve as the primary point of contact for the Port of Olympia. Resumes for team members can be found on the following pages.



Five out of six of the members of Landau's proposed team have been with the firm for 5 years or more. These same team members all have years of experience working directly on the Cascade Pole Company site ranging from 5 years to 35 years. In short, Landau commits to maintaining the continuity of this project team for the duration of the contract. Additionally, Landau is well-equipped to provide the required resources to complete the offshore sediment monitoring in 2025. The following chart details the team's availability for the project.



CRITERIA C

TEAM QUALIFICATIONS

Key Personnel	Education & Registrations	Relevant Background
Christine Kimmel, LHG Contract Manager	BS, Geology, Oregon State University, 2002 Licensed Geologist/Hydrogeologist 1988, Washington, No. 1094	<ul style="list-style-type: none"> • Experience managing cleanup of contaminated sites for Ports including 17 years experience working on the Cascade Pole site • 35 years experience conducting inventory, characterization, prioritization, and cleanup planning for contaminated sites in Washington • Specializes in moving projects from initial investigation phase to active remediation to compliance
Katie Gauglitz, LG Project Manager	MS, Earth and Space Sciences, Applied GeoSciences, University of Washington, 2014 BS, Earth and Space Sciences: Geology, University of Washington, 2013 Licensed Geologist 2018, Washington, No. 3335 OSHA HAZWOPER 40+8	<ul style="list-style-type: none"> • Extensive experience at sites impacted by petroleum hydrocarbon, chlorinated solvent, and metals contamination in the Pacific Northwest • Project manager with hands-on experience conducting field work including groundwater, soil, and soil vapor sampling
Joesph Kalmar, PE Principal-in-Charge	BS, Chemical Engineering, University of California, San Diego, 1993 Professional Engineer Chemical 1997, Washington, No. 34611	<ul style="list-style-type: none"> • 20+ years providing NPDES compliance services for the Cascade Pole site • Success in negotiating more favorable conditions for the Port of Olympia, saving tens of thousands of dollars • Skilled at designing highly effective groundwater and stormwater treatment systems
Larry Beard, PE, LHG Senior Technical Review	MS, Geological Engineering, Washington State University, 1985 BS, Geological Engineering, University of Idaho, 1980 Professional (Civil) Engineer: 1988/ Washington, No. 24755 Licensed Hydrogeologist: 2002/Washington, No. 1296	<ul style="list-style-type: none"> • Unmatched understanding of site conditions and challenges at Cascade Pole after working with the Port of Olympia on the site since 1986 • Skilled at working collaboratively with regulatory agencies, tribal governments, and other stakeholders to complete projects in compliance with relevant laws and regulations
Jesikah Cavanaugh, EIT Groundwater Lead	BS, Environmental Engineering, Oregon State University, 2017 Jesikah passed the National Council of Examiners for Engineering and Surveying (NCEES) Professional Engineering Exam for Environmental Engineering in July 2023 and is in the process of obtaining her Professional Engineer Registration in Oregon and Washington. Engineer in Training: (NCEES No. 18-578-90 OSHA HAZWOPER 40HR	<ul style="list-style-type: none"> • Led semiannual groundwater monitoring at the Cascade Pole site over the last several years • Direct experience meeting and understanding permit requirements for the NPDES permit and Industrial Stormwater General Permit (ISGP)
Thai Do Sediment Lead	MS, Tropical Biology, James Cook University, 2002 BS, Environmental Science (Ecology),	<ul style="list-style-type: none"> • Led sediment sampling and quality control for field data for the Budd Inlet Cleanup project • Proven success managing onsite interdisciplinary teams, field scientists, and subcontractors, while balancing the objectives of diverse stakeholders

CHRISTINE KIMMEL LG, LHG

Senior Associate Geologist

Christine has more than 35 years of experience in the assessment of hazardous waste sites. Christine has been involved in the compliance monitoring and management of the Cascade Pole site for the Port of Olympia since 2007 and has worked closely with Katie Gauglitz to transition the project management role to her, she has also assisted with the training of the Landau Tacoma office on Site field activities to minimize Port expenditures. In addition to the Cascade Pole site, she manages the daily activities on two other sites with similar environmental compliance framework and remedial techniques., in addition to other multiple environmentally impacted sites. She has implemented investigations and remedial activities at a wide variety of sites, including ports, bulk fuel terminals, large manufacturing facilities, and RCRA, MTCA, and CERCLA (Superfund) sites. She specializes in moving projects from the initial investigation phase, to source removal and/or active remediation, to compliance. Christine routinely works with state and federal agencies on compliance issues and reporting. She has assisted with the development of Landau's corporate sampling methodologies and field protocols and quality assurance/quality control programs, and serves as the firm's Health and Safety Manager.

PROJECT EXPERIENCE

Port of Olympia, Cascade Pole Site Environmental Consulting Services; Olympia, WA. *Project Manager and Contract Manager.* Christine provides on-call environmental services, including long-term groundwater compliance monitoring in the upland and sediment portions of the site, environmental investigations for shallow soil and groundwater characterization, and sediment characterization and compliance monitoring. She assisted the Port with discussions and environmental consultation related to ongoing negotiations with Ecology. Christine also served as assistant project manager for consulting services for site capping activities and other environmental aspects of the project. Christine and Joe Kalmar conducted an evaluation of the treatment well components and developed potential performance optimization activities for the site groundwater extraction system. Christine has worked closely with the Port to provide environmental support since 2007.

Western Processing Superfund Site, Environmental Consulting Services; Kent, WA. *Project manager.* Christine provides oversight of daily operations of the groundwater treatment system, periodic optimization activities to improve the performance of the treatment system, and compliance with discharge permits. The Western Processing site is similar in age and remediation techniques as Cascade Pole. Christine leads technical and regulatory support with both EPA and Ecology on behalf of the client, and prepares documents in support of the Consent Decree and regulatory agency reviews along with other regulatory compliance requirements. She completed a review of previously completed sediment dredging and cleanup activities for newly released Sediment Management Standards and successfully proved to EPA and Ecology that additional sediment sampling was not required based on surface water analytical results resulting in cost savings for the client.



Project Role

- ▲ Contract Manager

EXPERTISE

- ▲ Environmental compliance reporting (soil, groundwater, sediment, soil vapor, and treatment systems)
- ▲ Superfund site manager
- ▲ Environmental site assessments
- ▲ Remedial investigations
- ▲ Remediation management and oversight
- ▲ Hydrogeology
- ▲ Project management

EDUCATION

- ▲ BS, Geology, Oregon State University, 2002

LICENSES & CERTIFICATIONS

- ▲ Licensed Geologist / Hydrogeologist
1988, Washington, No. 1094

KATIE GAUGLITZ LG

Senior Geologist

Katie Gauglitz is a Senior Geologist with over 9 years of experience supporting environmental remediation projects including project management, reporting, analytical data management, and field work. Katie is an expert in managing and overseeing small to large field efforts and leading all aspects of field investigation on various soil, groundwater, and soil vapor investigations. She has worked extensively at sites impacted by petroleum hydrocarbon, chlorinated solvent, and metals contamination in the Pacific Northwest. Katie's experience includes managing groundwater monitoring efforts for sites that include up to 250+ monitoring wells, executing complicated Phase II Environmental Site Assessments (ESAs), and completing underground storage tank (UST) site assessments.

PROJECT EXPERIENCE

Port of Olympia, On-Call Environmental Services for Cascade Pole Site; Olympia, WA. *Field Services Lead.* Katie planned, organized, and conducted semiannual groundwater monitoring at the former Cascade Pole Company site, coordinating her activities with an active port facility and log yard, for several years. More recently, Katie has overseen a team of Landau field staff who have completed the groundwater monitoring, and coordinates with Port personnel and communicates results to the Ecology project manager. Constituents of concern at the Site include gasoline- and diesel-range organics, creosote, polycyclic aromatic compounds, and pentachlorophenol.

Confidential Aerospace Manufacturer, Superfund Site; Maple Valley, WA. *Field Services Lead; Assistant Project Manager.* Katie manages annual and semiannual groundwater sampling events and oversees operation of the extraction and treatment system at this Superfund site. Katie organized the sampling of dozens of wells using passive diffusion bags, HydraSleeves, and inertial pumps. Katie also oversees monthly transducer downloads and manages the compensation, correction, and presentation of the data. Katie is responsible for managing the project budget and annual reporting, and actively communicates with the EPA regarding site operations.

City of Tacoma, Sauro's Cleanerama; Tacoma, WA. *Field Services Lead; Project Manager.* Katie has managed field efforts for the long-term groundwater monitoring project at the City of Tacoma's Sauro's Cleanerama site for several years. The site is a former dry-cleaning facility. In 2009, more than 10,000 cubic yards of contaminated soil was removed. The final remedy consists of long-term groundwater monitoring to evaluate natural attenuation of the contaminants over time and is being conducted under an Agreed Order with the Washington State Department of Ecology. Katie actively engages with the Ecology project manager and prepares presentations for stakeholders.

Washington State Department of Natural Resources, Webster Nursery; Olympia, WA. *Field Services Lead; Project Manager.* Katie led quarterly groundwater monitoring at the site for several years before transitioning to a project manager role for this site. The site includes soil and shallow groundwater contamination related to a historical release from a UST containing pesticides used for nursery operations. Katie has progressed the site toward closure by working closely with the Ecology site manager throughout groundwater monitoring and confirmation soil sampling activities.



ROLE

- ▲ Project Manager

EXPERTISE

- ▲ Groundwater, soil, and soil vapor sampling
- ▲ Monitoring well installation and subsurface exploration
- ▲ Field quality assurance
- ▲ UST site assessment
- ▲ Project management

EDUCATION

- ▲ MS, Earth and Space Sciences, Applied GeoSciences, University of Washington, 2014
- ▲ BS, Earth and Space Sciences: Geology, University of Washington, 2013

LICENSES & CERTIFICATIONS

- ▲ Licensed Geologist
2018, Washington, No. 3335
- ▲ OSHA HAZWOPER 40+8

JOE KALMAR PE

Principal Stormwater Engineer

Joe is a chemical engineer with over 25 years of experience in environmental engineering, site remediation, NPDES stormwater and wastewater permit compliance, and groundwater and stormwater treatment system design. He leads Landau Associates' industrial stormwater practice and has been a featured speaker or session moderator at the past ten annual Northwest Environmental Business Council (NEBC) Managing Stormwater conferences. Joe has been project manager and lead engineer for award-winning stormwater treatment projects. His experience includes preparation of regulatory compliance and engineering documents such as NPDES permit applications, engineering reports, stormwater pollution prevention plans, spill prevention control and countermeasures plans, cost estimates, and contractor specifications. His experience also includes installation oversight, operational management, and optimization of multiple groundwater and stormwater treatment systems, stormwater structural and operational best management practices, and groundwater treatment systems.

PROJECT EXPERIENCE

Port of Olympia, Former Cascade Pole Company Wood Treating Site NPDES Permitting; Olympia, WA. Joe led the effort for the Port for Individual NPDES permit application (including EPA form 2F) and renewal negotiations with Ecology for discharge of water from the groundwater treatment system and construction stormwater. Permit negotiations with Ecology over multiple permit cycles involved the number of parameters to be monitored, the frequency of monitoring, and effluent limits. Joe's support to the Port during negotiations over multiple 5-year permit cycles helped result in final NPDES Permits that contained more favorable and reasonable conditions for the Port that have and will save tens of thousands of dollars.

Port of Port Townsend, Stormwater Treatment Design and Implementation; Port Townsend, WA. Joe was project manager and lead engineer for the design and successful installation of the stormwater treatment system for removal of suspended solids, copper, and zinc from stormwater. Landau Associates identified a grant funding opportunity for the Port and prepared a Stormwater Improvements Work Plan for treatment of the stormwater runoff from high priority areas of the Port's boatyard. Joe prepared the work plan for the Port that was the basis of the successful grant application. The grant proposal was ranked in the top 10 of all statewide grant applications, and the Port was awarded \$371,000 in grant funding for the project by Ecology (75 percent of the project cost). Joe also designed expanded treatment for additional portions of the boatyard and helped managed its installation.

Buse Timber, Stormwater Permit Compliance Services; Everett, WA. Project manager and lead engineer for Landau Associates' on-call stormwater services support for the Buse Timber and Sales facility in Everett. Landau Associates has provided a comprehensive range of services, including preparation and updates of the facility SWPPP, recommending source control BMPs, training facility staff on permit compliance, preparing an oil spill prevention control and countermeasures (SPCC) plan, and design of low-cost stormwater treatment to address biological oxygen demand (BOD), copper, lead, and turbidity. The stormwater treatment implemented at the facility has allowed Buse Timber to achieve consistent attainment in meeting permit benchmarks. Also assisted in the design of a wastewater management system for vehicle and equipment wash water.



ROLE

- Principal-in-Charge

EXPERTISE

- Groundwater and stormwater treatment design
- Industrial stormwater management
- NPDES Industrial and Boatyard General Permit compliance
- Construction stormwater management
- Project management

EDUCATION

- BS, Chemical Engineering, University of California, San Diego, 1993

LICENSES & CERTIFICATIONS

- Professional Engineer | Chemical 1997, Washington, No. 34611
- Professional Engineer | Chemical California, No. CH5184
- Professional Engineer | Chemical Oregon, No. 6531PE
- Professional Engineer | Chemical Hawaii, No. 10423

LARRY BEARD PE, LHG

Senior Principal

Larry is a licensed hydrogeologist and environmental engineer with more than 30 years of experience in investigative, management, and advisory roles in environmental site investigations, remedial design and construction, and marine sediment investigation and remediation. He has been a key contributor to cleanup and redevelopment of several waterfront properties for the Ports of Bellingham, Olympia, and Everett, Washington. His environmental consulting experience includes the investigation and remediation of multiple contaminated marine sediment sites.

PROJECT EXPERIENCE

Port of Olympia, CPC Site Sediment Remediation and Restoration; Olympia, WA. Project manager for investigation, design, and construction of sediment and upland cleanup projects from 1997 to present. Larry has managed numerous investigation and cleanup projects on the CPC Site including design and construction oversight of bentonite slurry wall installation and various phases of upland capping interim actions; design and construction oversight of sediment interim action; groundwater extraction system modeling and system expansion; ongoing groundwater containment system monitoring; and periodic sediment compliance monitoring. Larry has also assisted the Port in negotiations with the Washington State Department of Ecology (Ecology) throughout his involvement with the CPC Site including the negotiation of agreed orders, the scope for upland and aquatic investigations, the development of a draft upland CAP, and the resolution of issues and concerns raised by Ecology.

Port of Everett, Everett Shipyard Cleanup; Everett, WA. Project manager for the regulatory negotiation, investigation, design, and permitting and construction oversight of the environmental cleanup for the Everett Shipyard Model Toxics Control Act (MTCA) site. Larry managed a multidisciplinary team that implemented the cleanup of the Everett Shipyard site in conjunction with infrastructure improvements for the Port's Central Marina redevelopment. Primary cleanup elements included the dredging and upland disposal of about 10,000 cubic yards of contaminated sediment and capping of nearshore areas that could not be dredged due to obstructions or bulkhead stability concerns. Infrastructure improvements included demolition of marine structures that were not part of future site use, including a marine railway, boat haul-out (travel lift) facility, and numerous docks and floats. New infrastructure designed and constructed as part of the project included about 400 feet of new steel sheetpile bulkhead, a new public over-water, viewing platform, a new combined sewer overflow outfall and piping for the City of Everett that discharged within the project limits, and new stormwater outfalls and conveyance systems. Additionally, Larry managed the preliminary design and permitting of the reconfiguration of the Port's Central Marina within the area proximate to the project site. Permitting for in-water construction was completed for the project in less than 8 months and construction was completed in 2015.



ROLE

- ▲ Senior Technical Advisor

EXPERTISE

- ▲ Sediment characterization and remediation
- ▲ Remedial investigation and design
- ▲ Regulatory analysis and agency negotiations
- ▲ Hydrogeology

EDUCATION

- ▲ MS, Geological Engineering, Washington State University, 1985
- ▲ BS, Geological Engineering, University of Idaho, 1980

LICENSES & CERTIFICATIONS

- ▲ Professional (Civil) Engineer: 1988/ Washington, No. 24755
- ▲ Licensed Hydrogeologist: 2002/Washington, No. 1296

JESIKAH CAVANAUGH EIT

Project EIT

Jesikah is a Project EIT with over 5 years of experience supporting field efforts involving sampling stormwater, wastewater, groundwater, surface water, soil vapor, and soil in a variety of conditions. She provides engineering support, technical calculations, analytical data evaluation, and reporting for environmental, wastewater, and stormwater permit compliance projects. She has direct experience with meeting and understanding permit requirements, including the National Pollutant Discharge Elimination System (NPDES) permit, stormwater coverage under the NPDES through the Ecology Industrial Stormwater General Permit (ISGP), and municipal wastewater permit coverage. Jesikah has extensive experience in leading, coordinating, and completing small to large and complex sampling efforts, monthly site inspections, and the operation and maintenance of site-specific treatment systems.

PROJECT EXPERIENCE

Port of Olympia, Former Cascade Pole Site, Long-term Compliance Monitoring; Olympia, WA. *Field Lead.* Jesikah led semiannual groundwater monitoring at the former Cascade Pole Company site for several years. Sampling efforts require coordination with the project manager to meet Department of Ecology requirements and confirm collection occurs during precise timeframes, because the monitoring wells are tidally influenced.

Confidential Portland Area Manufacturer, Environmental Compliance, Site-Wide Corrective Action; Multiple Sites, OR. *Field Services Lead.* Jesikah provided remedial investigation, as well as stormwater and wastewater compliance support. She coordinates stormwater and catch basin solids sampling to meet NPDES 1200-Z permit requirements for Oregon, wastewater sampling in compliance with municipal permit requirements, quarterly soil vapor extraction system operation, maintenance and sampling, biannual groundwater monitoring, drilling oversight, and field support for *in situ* bioremediation injection work.

Pacific Steel Group (PSG) – Tacoma Facility, Stormwater Permit Compliance Services; Tacoma, WA. *Field Task Manager.* Jesikah provided stormwater discharge sampling support in accordance with ISGP requirements. Jesikah assisted PSG with completing a Level Three Corrective Action that was triggered under the ISGP, which included the preparation of an Engineering Report.

CanAm Minerals, Inc., Stormwater Permit Compliance Services; Tacoma, WA. *Field Task Manager.* Jesikah coordinated and performed quarterly stormwater sampling and monthly stormwater permit compliance site inspections at three facilities located in the Port of Tacoma. Jesikah's role also involved maintaining compliance with ISGP requirements at each facility, including preparing Discharge Monitoring Reports (DMRs), recommending corrective actions, and annual reporting.



ROLE

- ▲ Groundwater Lead

EXPERTISE

- ▲ Groundwater, wastewater, soil vapor, and soil sampling
- ▲ Stormwater sampling and site inspections
- ▲ Monitoring well installation and subsurface exploration
- ▲ Permit compliance
- ▲ Field quality assurance
- ▲ Field investigation
- ▲ Task management

EDUCATION

- ▲ BS, Environmental Engineering, Oregon State University, 2017

LICENSES & CERTIFICATIONS

- ▲ Jesikah passed the National Council of Examiners for Engineering and Surveying (NCEES) Professional Engineering Exam for Environmental Engineering in July 2023 and is in the process of obtaining her Professional Engineer Registration in Oregon and Washington. Engineer in Training: (NCEES No. 18-578-90)
- ▲ OSHA HAZWOPER 40HR

THAI DO

Senior Project Scientist

Thai is a Senior Project Scientist in Landau Associates' Seattle office with over 20 years of experience in the environmental field. His extensive experience includes program management in sediment, soil, and water quality investigations; fisheries biology; biological and environmental assessments; and biological and chemical data analyses for contaminated terrestrial and aquatic systems. Thai has conducted numerous assessments of industrial sites' environmental impacts, focusing on contaminant criteria and effects on ecological receptors, and has expertise in planning and implementing sitewide field studies and techniques to collect biological, soil, sediment, and water samples for risk assessments, site characterizations, and monitoring programs. He has proven success managing onsite interdisciplinary teams, field scientists, and subcontractors, while balancing the objectives of diverse stakeholders, including both public entities and private sector clients and involved regulatory agencies.

PROJECT EXPERIENCE

Port of Olympia, Budd Inlet Cleanup Site; Olympia, WA. Senior Project Scientist/Field Supervisor. Thai is providing ongoing task management and field supervision and support for the pre-remedial design investigation in the East and West Bays in Budd Inlet. His role includes training and supervising field staff in surface and subsurface core sediment sample collection and processing activities, and coordinating sample handling with the analytical laboratories. He also provides quality control for field data documentation.

Port of Tacoma, Sitcum Waterway Sediment Investigation; Tacoma, WA. Senior Project Scientist/Field Supervisor. Thai provided task support for the sediment investigation of the monitored natural recovery area underneath Pier 7. He was responsible for collection and processing of surface and subsurface core sediment samples for chemical analysis, and reporting the results to the Port for US EPA's decision-making to delist the site.

Lower Duwamish Waterway Remedial Investigation/Feasibility Study (RI/FS), Administrative Order on Consent 3 (AOC3), AOC4, and AOC5; Seattle, WA. Senior Scientist / Field Supervisor. Thai provided support to tasks related to the RI and subsequent administrative orders on consent for the Lower Duwamish Waterway Superfund site on behalf of the Lower Duwamish Waterway Group, in cooperation with US EPA. He designed, coordinated, and oversaw multiple complex field sampling programs, including surface water sampling during storm events and dry and wet baseflow conditions; fish, crab and clam tissue collection; and intertidal and subtidal surface and subsurface sediment sampling. He managed project permitting and reporting for National Oceanic and Atmospheric Administration/National Marine Fisheries Service, US Fish and Wildlife, and WA Department of Fish and Wildlife.

Lower Passaic River (LPR) RI/FS; Newark, NJ. Senior Scientist. Thai provided ongoing support for tasks related to the ecological risk assessment (ERA) being conducted as part of the RI of the LPR Superfund site on behalf of the Cooperating Parties Group, in cooperation with the US EPA. He helped develop quality assurance project plans, standard operating procedures, and data reports for field sampling events designed to gather biological and chemistry data required for the ERA, including data on fish and decapod tissue, fish community, benthic toxicity, benthic community, habitat, surface sediment and water quality. Thai designed and implemented a caged bivalve study and a near-bottom dissolved oxygen monitoring program and was the field team leader and health and safety manager, supervising and training field staff and project subconsultants during the implementation of multiple large-scale tissue and sediment sampling and habitat survey events.



ROLE

- ▲ Sediment Lead

EXPERTISE

- ▲ Program management
- ▲ Surface & subsurface sediment sampling
- ▲ Surface water sampling
- ▲ Environmental permitting & reporting
- ▲ Superfund sites

EDUCATION

- ▲ MS, Tropical Biology, James Cook University, 2002
- ▲ BS, Environmental Science (Ecology), Western Washington University

CRITERIA D

UNDERSTANDING & ADHERENCE TO PROPOSAL REQUIREMENTS

Landau has an unmatched understanding of the Cascade Pole site and the Port of Olympia after nearly 40 years of providing continuous environmental support to the Port. Our offices in Tacoma and Olympia are strategically located to facilitate efficient coordination and communication with the Port of Olympia, ensuring that all tasks are completed effectively and on schedule. Given our familiarity with the Port of Olympia and the Cascade Pole site (see criteria A, project understanding), we are well-prepared to comply with the following tasks:

From Appendix A SOW

- 1. Offshore Sediment Monitoring (2025):** Landau will conduct comprehensive offshore sediment monitoring to assess the current state of contamination and track any changes over time.
- 2. Negotiation and Implementation of Regulatory Permits:** Landau will handle the negotiation and implementation of all necessary regulatory permits, ensuring compliance with technical requirements and environmental standards.
- 3. Preparation of Reports and Deliverables:** Landau will prepare detailed reports, technical memoranda, and other deliverables for the Port and regulatory agencies, ensuring clarity and thoroughness.
- 4. Presentation to Port Leadership:** Landau will present our findings, reports, and technical memoranda to Port leadership, providing clear and concise summaries of our work and results.
- 5. Field Services:** Landau's field services will include technical consulting, groundwater sampling, groundwater monitoring, extraction and treatment system troubleshooting, extraction system monitoring, and soil and sediment sampling.
- 6. Assessment of Regulatory and Technical Impacts:** Landau will assess the regulatory and technical impacts on the Cascade Pole site from other Port and non-Port projects, ensuring that all activities are in compliance with relevant regulations and standards.

CRITERIA E

LEGAL ACTION

As described in Form 2, Landau has had no legal actions taken against the firm or individual team members in the last 5 years.

CRITERIA F

CONFLICT OF INTEREST DISCLOSURE

Landau takes real and potential conflicts of interest seriously, operating under a confidentiality policy as part of our standard terms of employment. As described in Form 2, Landau does not have any projects or business relations that may create or be perceived to create a conflict of interest for this project.

COVER MEMO

Briefing Date/Time: November 25, 2024

Staff Contact/Title: Warren Hendrickson, Director of Operations
(360) 528-8050, warrenh@portolympia.com

Subject: WSDOT Aviation Lease Amendment #1 Approval

Purpose: ☐ Information Only ☒ Decision Needed

Overview:

- Action Item – Approval requested via the Consent Agenda.

This action is required as an administrative requirement per Port policy. This lease amendment will extend the term of WSDOT Aviation's lease on its Olympia Regional Airport facility through April 30, 2025.

Approval of this action item authorizes the Executive Director to execute WSDOT Aviation Lease Amendment #1.

Background:

WSDOT Aviation moved its administrative facilities from Arlington Municipal Airport to Olympia Regional Airport on August 26, 2013. The facility occupied is the airport's former commercial airline service terminal building at 7702 Terminal Street, Tumwater. The current lease became effective October 17, 2018 with a term expiration date of September 30, 2023.

During the COVID pandemic, WSDOT Aviation staff operated virtually nearly 100% of the time. Given the efficiencies observed during that period, WSDOT Aviation continues to operate in a virtual environment today 60% of the time.

As the lease termination date of September 1, 2023 approached, WSDOT was uncertain what its long-term use of the facility would need to be. Accordingly, WSDOT transitioned to a month-to-month lease arrangement effective October 1, 2023, as allowed under the terms of the lease, until a decision could be reached. In June 2024, WSDOT Aviation determined that it will end its lease with the Port effective April 30, 2025.

Current Status:

Based on the state agency's determination, the Port drew up new lease terms for the period July 1, 2024 through April 30, 2025, incorporating a lease rate that ensured the appropriate level of revenue capture had the lease been extended normally in October 2023.

The Port's long-standing arrangement with the state is that the state's Department of Enterprise Services (DES) generates all lease documents for Port leases with both WSDOT Aviation and the Washington State Patrol. Internal staff changes at DES prevented the creation of the appropriate lease amendment document until October 2024. When the lease amendment document was presented to the Port, it was written with no change in terms but as an extension of term from October 1, 2023 through April 30, 2025, rather than from July 1, 2024 through April 30, 2025 as suggested by the Port.

This preferred language from DES therefore triggers an additional administrative burden on the Port. Namely, Port Policy 1101 states in part: *"...The Port Commission, in public session, will ratify Port long term leases defined under this policy as leases of greater than one (1) year for land and space leases... Long term leases and assignments will not become final until ratified by the Port Commission..."*

Had the lease amendment been written as suggested by the Port, execution of the amendment would have fallen within the Executive Director's delegation of authority. Given the DES-requested language, the one-year period is exceeded and Port Commission approval is now required.

Documents Attached:

WSDOT Aviation Lease Amendment #1

Summary & Financial Impact:

- Establishes a 10% lease rate increase from July 1, 2024 through April 30, 2025
- Additional airport revenue generated from this lease extension: \$6,059.10
- Upon execution of the lease amendment, DES will be invoiced for the increase in rent backdated to July 1, 2024.

Staff Recommendation:

Approval of WSDOT Aviation Lease Amendment #1, extending the lease term through April 30, 2025.

AFTER RECORDING RETURN TO:

Department of Enterprise Services
Real Estate Services
P. O. Box 41468
Olympia, Washington 98504-1468

Lease No. SRL 18-0119
Project Number 24-09-285

(Tumwater) JPH/amc
Page 1 of 4
Date: September 10, 2024

LEASE AMENDMENT NO. 1

THIS Lease Amendment No. 1 modifies that certain Lease Number SRL 18-0119 dated October 3, 2018, recorded under Thurston County, number 4666452, and is entered into among the Port of Olympia, a municipal corporation whose address is 606 Columbia Street N.W., Suite 300, Olympia, Washington, for its heirs, executors, administrators, successors, and assigns, hereinafter called the Lessor and the STATE OF WASHINGTON, Department of Transportation, acting through the Department of Enterprise Services, hereinafter called the Lessee.

Legal description of leased premises:

Tax Parcel Number: 31160000100

Common Street Address: 7702 Terminal Street, Tumwater, Washington

Approximately 4,596 square feet of office space to include non-exclusive aircraft apron parking, asphalt vehicle parking area and powered dedicated parking for emergency mobile command post and truck located at 7702 Terminal Street, Tumwater, Washington, legally described as: Commencing at the northeast corner of Section 10, Township 17, North, Range 2 West, W.M., thence S1°54'42" W along the East line of Section 10, 1731.72 feet to the centerline of Hardstand #15; thence N88°05'18" W 700.00 feet to a point on the East line of Terminal Street S.W.; thence S1°56'58" W along said East line 330.00 feet to the true point of beginning; thence continuing S1°56'58" W 150.00 feet; thence S88°05'18"E 295.21 feet; thence N1°54'42" E 150.00 feet; thence N88°05'18" W 295.12 feet to the true point of beginning, Thurston County, Washington.

TERMS OF AMENDMENT:

By Agreement of the above parties, this Lease Amendment does the following:

- 1) Extends the Lease for an additional term from October 1, 2023 to April 30, 2025.
- 2) Modifies the rental rate as follows:

Please Initial

JPH /

October 1, 2018 to June 30, 2024

Six Thousand Fifty-nine Dollars and Six Cents

\$6,059.06 per month

July 1, 2024 to April 30, 2025

Six Thousand Six Hundred Sixty-four Dollars and Ninety-seven Cents

\$6,664.97 per month

- 3) All other terms, conditions, covenants, and amendments to this Lease, unless altered, modified, overridden, or changed herein, remain in full force and effect.
- 4) The effective date of this Amendment is October 1, 2023.

Rest of page left intentionally blank

Please Initial

JPH / _____

IN WITNESS WHEREOF, the parties subscribe their names.

Port of Olympia

By: _____

Printed Name: Alexandra K. Smith

Title: Executive Director

Date: November 25, 2024

As ratified by the Port of Olympia Commission
at its regular meeting November 25, 2024.

STATE OF WASHINGTON

Department of Transportation

Acting through the Department
of Enterprise Services

Richard J. Bushnell, Assistant Director
Real Estate Services

Date: _____

RECOMMENDED FOR APPROVAL:

James Hickman
Jim Hickman, Property and Acquisition Specialist
Real Estate Services

Date: 10-01-2024

APPROVED AS TO FORM:

By: _____
Assistant Attorney General

Date: _____

Please Initial

____ / ____

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, 20____ before me personally appeared _____ and said person(s) acknowledged that _____ signed this instrument, and on oath stated that _____ was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the State of Washington,
Residing at _____
My commission expires _____

STATE OF WASHINGTON)
) ss.
County of Thurston)

I, the undersigned, a Notary Public, do hereby certify that on this _____ day of _____, 20____, personally appeared before me RICHARD J. BUSHNELL, Assistant Director, Real Estate Services, Department of Enterprise Services, State of Washington, to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as the free and voluntary act and deed of the Department, for the purposes and uses therein mentioned, and on oath stated that he was duly authorized to execute said document .

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the State of Washington,
Residing at _____
My commission expires _____

Please Initial

____ / ____



Commission Work Session Minutes Monday, November 18, 2024

Commission President Bob Iyall called the Commission Work Session of November 18, 2024, to order at 3:30 p.m. at the Percival Plaza at 626 Columbia Street NW, Suite 1B, Olympics Room, In Olympia, Washington.

Present

Commissioners: Bob Iyall, President; Sarah Tonge, Secretary; Amy Harding and Maggie Sanders.

Attend Virtually: Commissioner Jasmine Vasavada, Vice President.

Staff: Alex Smith, Executive Director; Shawn Gilbertson, Director of Environmental Planning and Programs; Tad Kopf, Director of Finance; Trisha Miller, Controller; Chris Paolini, Airport Senior Manager; and Missy Goodell, Executive and Commission Coordinator.

Guests: Crystal Ellerbe, Ellerbe Government Affairs, and Kelsey Hulse, Propolis Communications.

Approval of Agenda

Commissioner Harding moved to approve the agenda. Seconded by Commissioner Tonge. Motion approved unanimously.

2025 State and Federal Legislative Agenda

Crystal Ellerbe, President, Ellerbe Government Affairs, and Kelsey Hulse, Founder, Propolis Communications, presented the results of the 2024 federal election and its potential impacts on the Port. Budget and government spending, infrastructure, the legislative session and key priorities were also discussed.

Peninsula Master Plan

A discussion was held regarding the Peninsula Master Plan, its overall goal and vision, a statement of purpose, and a plan for Commission involvement. It was decided to spend more time reviewing the document and then review it at a future meeting.

Budget Final Adjustments

Director of Finance, Tad Kopf, and the Commission discussed the draft final 2025 Budget. Details, justifications and clarifications were provided as needed.

Agenda Setting Topics

Topics for future commission meetings were discussed.

Adjourn

The meeting adjourned at 5:17 p.m.

PORT OF OLYMPIA COMMISSION

Bob Iyall, President

Jasmine Vasavada, Vice President

Sarah Tonge, Secretary

Amy Harding

Maggie Sanders

COVER MEMO

Briefing Date/Time: November 25, 2024

Staff Contact/Title: Chris Paolini, Airport Senior Manager, 360.528.8074,
chrisp@portolympia.com

Subject: Airport Master Plan Update Briefing

Purpose: ☒ Information Only ☐ Decision Needed

Overview:

- Advisory Item
- No action required.
- Commission Action will be requested at a meeting in February 2025

The purpose of this briefing is to update the commission on the status of the Master Plan Update and the remaining steps needed to complete the project.

Background:

The Master Plan Update (MPU) is a comprehensive study of an airport that is intended to describe short-, medium-, and long-term development plans to meet future aviation demand. The MPU project began in March 2021 and was placed on hold in late 2022 due to delays with the Habitat Conservation Plan (HCP) and staffing limitations. However, a majority of the project was completed prior to being placed on hold, producing our current final drafts. Public outreach did take place throughout this process, including four open houses and a fifth Q&A style public meeting. During this period, the two chapters requiring FAA approval, the Aviation Forecast and Airport Layout Plan, were submitted to, and approved by, the FAA.

Documents Attached:

PowerPoint Presentation

Summary and Financial Impact:

This project was funded 100% by a Pandemic era FAA grant. Normally, FAA grants provide funding for 90% of total eligible project costs.

Environmental Considerations:

After the Master Plan Update is adopted, we will commence a SEPA Checklist for all projects identified in the plan. Additionally, a full NEPA/SEPA review will take place for each project before it is implemented.

Next Steps/Timeframe:

We anticipate starting the 30-day public review period of the final Master Plan Update document in January 2025. At the conclusion of the public review period, the Master Plan Update document will be presented at a February 2025 commission meeting for a public hearing and for consideration by the commission for adoption into the Comprehensive Scheme of Harbor Improvements.

Conclusion:

The Commission should expect to see the Master Plan Update on a January 2025 agenda as an advisory item, which will coincide with the start of the 30-day public review period. The commission will then see the Master Plan Update in February 2025 as an action item as described above.



PORT of OLYMPIA
Serving All of Thurston County

Airport Master Plan Update Briefing

Chris Paolini
Airport Senior Manager
November 25, 2024



1



Today's Presentation

Briefing – No Action Required

Airport Master Plan Update Lead Consultant

- Aviation Planning Group (APG)

Project Funding: FAA Grant (AIP 29):
\$655,293.00

- 100% grant funded (atypical)



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Airport Master Plan Update

What is It?

- A comprehensive study of an airport that describes the short-, medium-, and long-term (20-year) development plans to meet future aviation demand.
 - Reference: FAA Advisory Circular (AC) 150/5070-6B
 - Master Plans are completed approximately every 10 years
- A document that looks at Capital Improvement Projects and Land Use Compatibility to meet the above objective.
- Focuses on planning for long-term development potential.

3



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Airport Master Plan Update

What it is Not?

It is not...

- Intended to solve an airport's management, operations, or maintenance issues.
- A business plan or marketing plan.
- A wish list or funding guarantee.
- A binding document (rigid "blue-print" for future development).
- A document that sets policies or rates.
- An engineering-level document.

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Airport Master Plan Update

How are FAA Master Plans different than other Master Plans?

- FAA Master Plans, and Updates, are 90% funded by the Federal Aviation Administration (FAA) and need to meet FAA standards to justify grant funding.
 - FAA grants are funded by airport user fees, not by tax revenue.
- The FAA Master Plan process is directed by FAA Advisory Circular (AC) 150/5070-6B* "Airport Master Plans".
 - https://www.faa.gov/documentLibrary/media/Advisory_Circular/AC_150_5070-6B_with_chg_1&2.pdf
 - This AC references more than 90 other regulatory and guidance documents; most of these must be complied with in the master planning process.
- Unlike other master planning processes seen at the Port, or other entities, the Airport Master Plan process, and goals, are significantly guided by the Federal Aviation Administration as the regulatory and funding agency.

5



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Airport Master Plan Update Process

How are FAA Master Plans different than other Master Plans?

INCREASING IMPACT ON THE DECISION					
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives and opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

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Airport Regulatory Obligations

How are FAA Master Plans different than other Master Plans?

- There are a total of 39 FAA grant assurances airports must comply with.
- Assurance #22a, relating to public use airports being open to all users' stating:
An Airport Sponsor "...will make the airport available as an airport for public use on reasonable terms and without unjust discrimination to all types, kinds and classes of aeronautical activities, **including commercial aeronautical activities offering services to the public at the airport...**"

Note: Olympia Regional Airport is not being considered as a potential site for development as a reliever airport for Seattle-Tacoma International Airport.

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Airport Master Plan Update

How are FAA Master Plans different than other Master Plans?

In summary:

- The FAA has designated the Olympia Regional Airport as part of the national air transportation system known as the National Plan of Integrated Airport Systems (NPIAS).
- Airport land and infrastructure were funded using FAA grants. As a condition, we are obligated to support aviation, and future aviation demand, as directed by FAA regulations and grant assurances.
- The airport master plan update process is heavily guided by the FAA to ensure we comply with FAA regulations and take the necessary steps to support current and future aviation needs.

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Airport Master Plan Update

Guiding Principles

Provide safe and secure facilities and operating environment for aviators and the general public.

Continue to serve as a vital economic contributor to the region while maintaining the Airport's economic self-sufficiency.

Provide modern, quality facilities to serve a variety of aviation needs and services. Facilitate ground transportation options for travel to and from the Airport.

Be a good neighbor by coordinating planning, being responsive to community concerns, and proactive in our environmental stewardship.

Support sustainable design of airport facilities and the wise use of resources.

Assess future development as it relates to the Goleta Sough and other sensitive habitats.

Preserve and enhance our archeological and historic resources.

**Safety and
Security**

**Economic
Vitality**

**Transportation
Diversity**

Community

Sustainability

**Environmental
Preservation**

**Cultural Resource
Protection**

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Airport Master Plan Update

Examples of Eligible Development Projects ("Airside")

- Runway/taxiway construction/rehabilitation
- Apron construction/rehabilitation
- Lighting, signage, navigational aids, and weather stations
- Planning/environmental studies
- Terminal development
- Safety area improvements

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Airport Master Plan Update

Examples of Non-Eligible Projects ("Landside")

- Development for exclusive use
- Industrial Park development
- Landscaping
- Maintenance equipment
- Airport vehicles (A special FAA grant was used in 2024 for our ZEV project)

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Airport Master Plan Update

Goals

- Invite public involvement.
- Evaluate environmental considerations.
- Document existing conditions (activity, infrastructure, financial data, socioeconomic data, etc.).
- Prepare for future development/facility requirements which will meet FAA Design Standards and future aviation demand.
- Prepare for emerging aviation technologies: Electric and hydrogen aircraft, unleaded fuels, vertical take-off and landing (VTOL) air taxi, noise reduction technologies, etc.
- Plan for and demonstrate airport financial self-sufficiency.

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Airport Master Plan Update Process

Community Involvement

Airport owner and public participation is most crucial during the early phases of the master planning process so that ideas, concerns, and feedback can be considered during the alternatives analysis process before final decisions are made.

Technical and Community involvement consisted of:

- Technical advisory committee (TAC) meetings
- Open house events with the public plus a Q&A with the airport manager
- Progress presentations to the port commission
- Public comment/feedback opportunities were available, and can still be submitted, via the Master Plan Update email: ampupdate@portolympia.com

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Airport Master Plan Update Process

Community Involvement

Technical Advisory Committee (TAC) Members:

Name	Representing
Michelle Tirhi	Washington Division of Fish and Wildlife
Max Platt	WSDOT Aviation Division
Dave Ritchie	Washington Department of Natural Resources Aviation
Lt. Krista Greydanus	Washington State Patrol Aviation
James Boone	OLM Air Traffic Control Tower
Katrina Van Every	Thurston Regional Planning Council
Brad Medrud	City of Tumwater
Jeff Powell	Airport Hangar Tenant
Mike Theilen	Airport Fixed Business Operator Owner
Mike Reid	City of Olympia
Cameron Wilson	Port of Olympia Citizens Advisory Committee

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Airport Master Plan Update Process

Community Involvement

Technical Advisory Committee (TAC) Meetings:

- Technical Advisory Committee Meeting #1 – May 20, 2021*
- Technical Advisory Committee Meeting #2 – July 15, 2021*
- Technical Advisory Committee Meeting #3 – December 16, 2021*
- Technical Advisory Committee Meeting #4 – March 10, 2022*

* Copies of presentations can be found on the Port of Olympia website at:

<https://airport.portolympia.com/airport-master-plan/>

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Airport Master Plan Update Process

Community Involvement

Public Outreach:

- Public Open House #1 – September 27, 2021*
- Public Open House #2 – February 17, 2022*
- Public Open House #3 – May 26, 2022*
- Public Open House #4 – October 12, 2022*
- Public Meeting "Conversation with the Airport Manager" #5 – January 18, 2023*

Additional Updates to Commission:

- Presentation – October 17, 2022
- Presentation – February 21, 2023

* Copies of presentations can be found on the Port of Olympia website at:
<https://airport.portolympia.com/airport-master-plan/>

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Airport Master Plan Update Process

Community Involvement

Links to recordings of the Technical Advisory Committee meetings, Public Open Houses, and the Airport Manager Q&A meeting can be found on the Port's website at:

<https://airport.portolympia.com/airport-master-plan/>

Public Outreach

While the Airport MPU process is driven by the FAA standards and grant assurances, the Project Team will inform and consult the public in accordance with the IAPZ Spectrum. The Project Team will use a variety of public engagement tools throughout the course of the study:

- Study webpage with study documents, FAQs and information.
- Formation of a Technical Advisory Committee (TAC) comprised of Airport stakeholders to provide technical guidance throughout the MPU process. The TAC will meet three times and all meetings will be open to the public.
- Three Public Open Houses where the public can learn about the study and ask questions of the Project Team.
- Study electronic mailing list.

How do I engage?

Members of the public can engage in the Airport Master Plan Update process in several ways.

- Sign up for the MPU study email list
- Listen to a Technical Advisory Committee Meeting
- Attend a virtual or in-person Public Open House
- View Videos of past TAC Meetings and Public Open Houses

Past Meetings:

Technical Advisory Committee Meeting #1 – May 20, 2021
 Technical Advisory Committee Meeting #2 – July 15, 2021
 Technical Advisory Committee Meeting #3 – December 16, 2021
 Technical Advisory Committee Meeting #4 – March 10, 2022

Public Open House #1 – September 27, 2021
 Public Open House #2 – February 17, 2022
 Public Open House #3 – May 26, 2022
 Public Open House #4 – October 12, 2022

Submit a comment to ampupdate@portolympia.com

Airport Master Plan Update SCHEDULE (Draft)

INVESTIGATION (MAR 2021 - JUL 2021)

- Study
- Public Meeting
- Public Open House
- Public Meeting

SOLUTIONS (SEP 2021 - FEB 2022)

- Draft Alternatives
- Alternative Evaluation
- Environmental Review
- Environmental Assessment

IMPLEMENTATION (MAR 2022 - SEPT 2024)

- Capital Improvement Program
- Planning
- Master Capital Plan
- Construction Schedule

Scroll down to "Public Outreach" and click button titled "view videos of past TAC Meetings and Public Open Houses".

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Airport Master Plan Update Process

Timeline



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Airport Master Plan Update Process

Tasking – Primary Document Layout

Document

Chapter A: Airport Inventory	Final Draft Complete
Chapter B: Aviation Forecast	<u>Complete with FAA Approval</u>
Chapter C: Facility Requirements	Final Draft Complete
Chapter D: Development Alternatives	Final Draft Complete
Chapter E: Airport Plans	Final Draft Complete
Chapter F: Implementation Plan	Final Draft Complete
Airport Layout Plan (ALP)	<u>Complete with FAA Approval</u>

Status

Copies of the chapters can be found on the Port of Olympia website at:

<https://airport.portolympia.com/airport-master-plan/>

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Airport Master Plan Update Process

Tasking – Appendices

Document

- Commercial Service Feasibility Study ("Part 139")
- Public Involvement/Public Comments
- Emerging Technologies

Status

- Final Draft Complete
- Final Draft in Process
- Final Draft Complete

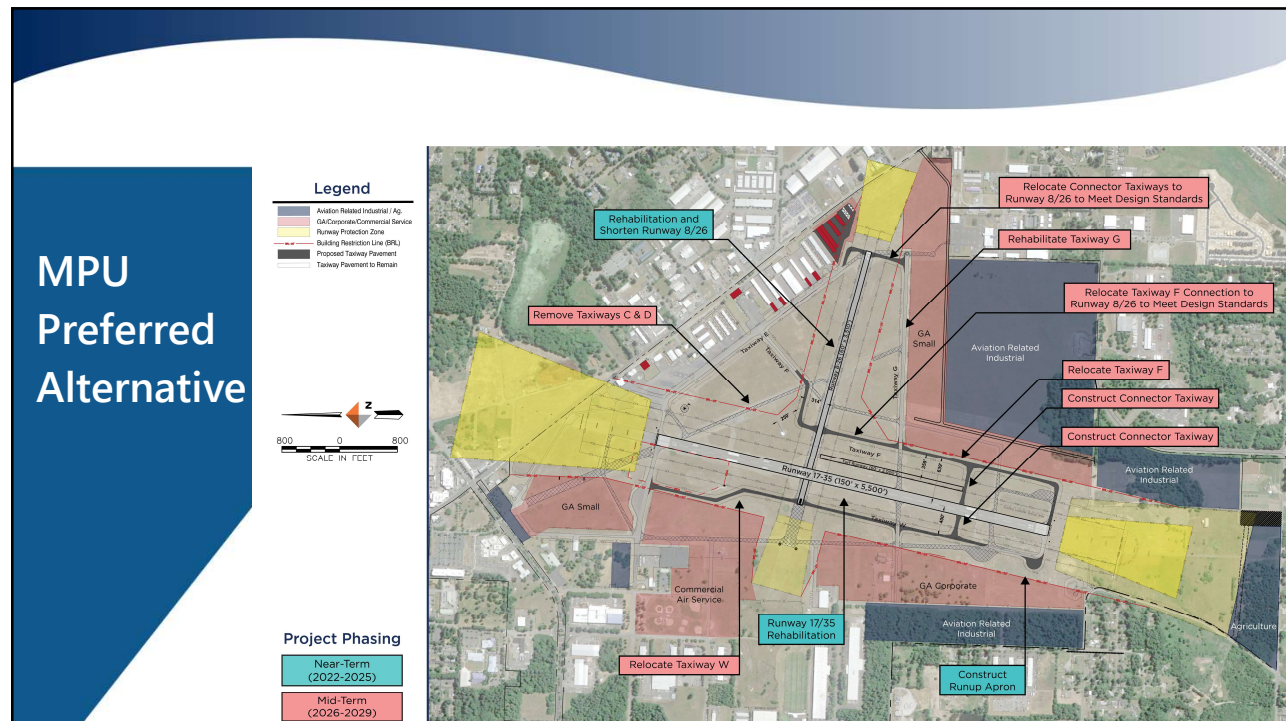
Copies of the appendices can be found on the Port of Olympia website at:

<https://airport.portolympia.com/airport-master-plan/>

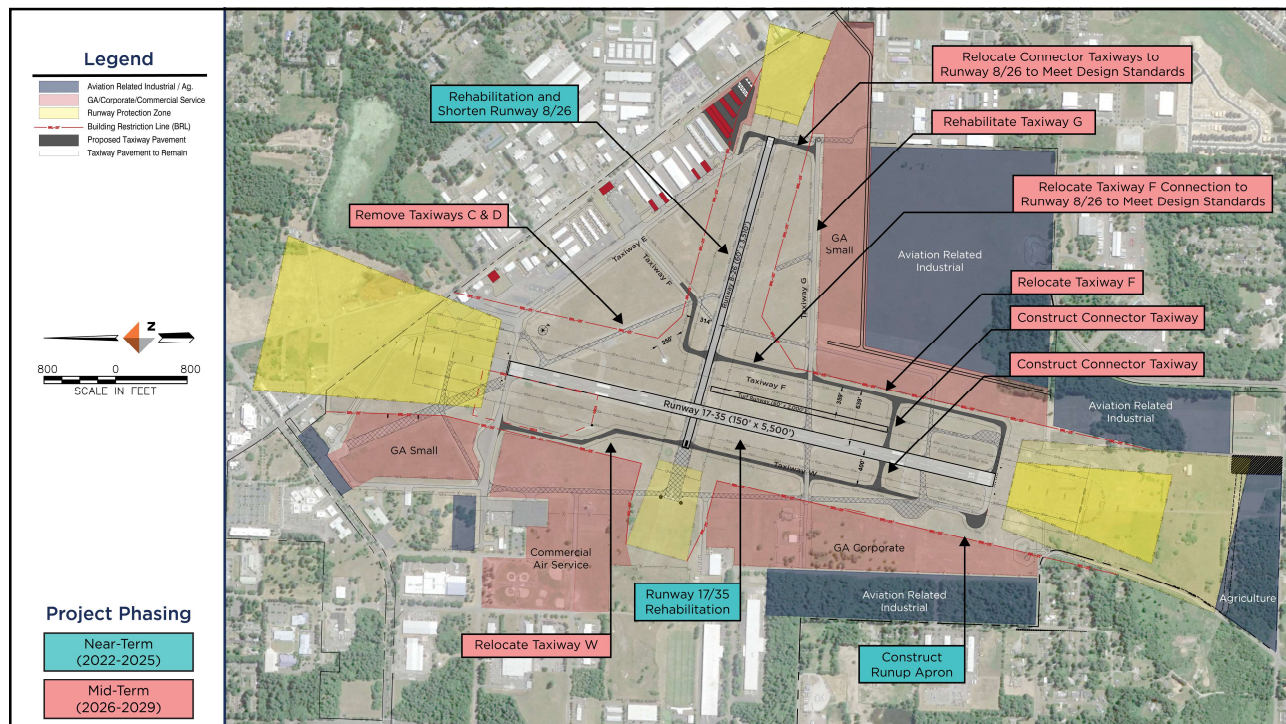
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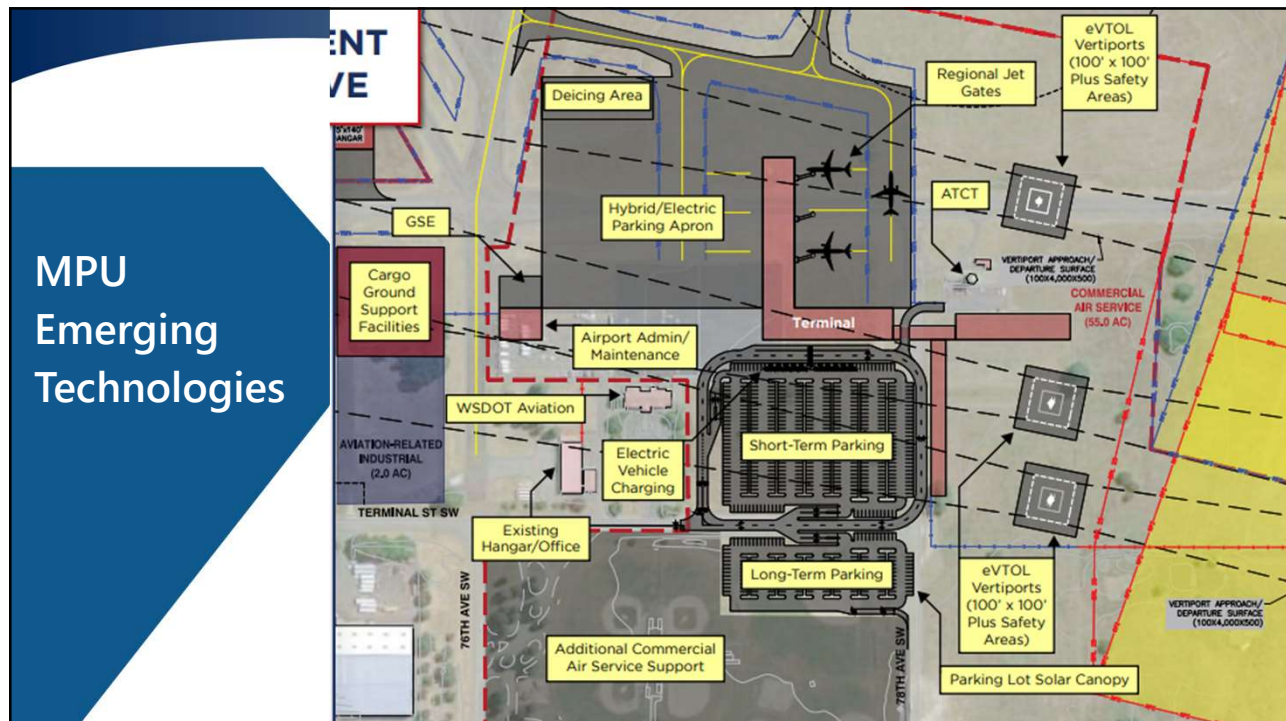
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Airport Master Plan Update Process

Next Steps...

- **November 25, 2024 (Tonight)**
 - Master Plan Update Briefing to Commission.
- **January 13, 2025**
 - Commission Advisory Presentation on the Airport Master Plan Update.
 - Leading up to this date, at the request of the public, release one chapter per week of the final documents for public review via website and project email list.
 - Starts the 30-day Public Review Period of the complete Master Plan Update document.
 - Master Plan Update Technical Advisory Committee (TAC) will review concurrently with the public.
 - At the conclusion of the public review period, all public comments will be added to the final Master Plan Update document as part of the Public Involvement Appendix.
- **February 25, 2025**
 - Presentation of the complete Master Plan Update for Public Hearing and Commission resolution adopting the Airport Master Plan Update into the Comprehensive Scheme of Harbor Improvements.
- **March/April 2025**
 - Commence SEPA checklist in support of the Airport Master Plan Update.

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Airport Master Plan Update Process

Next Steps...

30-day Public Review Period anticipated to begin week of January 13, 2025

Copies of the documents will be found on the Port of Olympia website at:

<https://airport.portolympia.com/airport-master-plan/>

Purpose of the 30-day public review period:

To provide the public with a final opportunity to submit comments which will be included as an appendix to the adopted Airport Master Plan Update.



Please note: Unlike the public engagement that contributed to the planning process during the early stages of the Master Plan Update, public comments during this period will not impact the MPU chapters being presented for adoption, as these chapters are complete.

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Airport Master Plan Update

Role of Commission after Master Plan Update Adoption

The Commission's role is to:

- View the MPU as a living document providing a series of recommendations based on the airport's infrastructure, inventory, forecast, and needs.
- Review and approve each individual project before any Master Plan Update projects are implemented. As a result, the Commission can be assured they have oversight and influence in the direction of the airport.
 - Public involvement will occur during the NEPA/SEPA process for each project.
- As conditions and opportunities change, direct Port staff in coordination with the FAA, to update the master plan's Airport Layout Plan documents.

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Questions and Comments

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COVER MEMO

Briefing Date/Time: November 25, 2024

Staff Contact/Title: Tad Kopf, Director of Finance, 360.528.8004,
tadk@portolympia.com

Subject: 2025 Final Budget Adoption

Purpose: ☐ Information Only ☒ Decision Needed

Background/Overview:

Budget Adoption: 2025 Operating Budget, Capital Investment Plan, and Tax Levy, Resolution 2022-10 Tax Levy Certification; and Resolution 2022-09 Adoption of the 2025 Operating Budget and Capital Investment Plan including Rates and Fees.

Documents Attached:

PowerPoint presentation

Resolution 2024-09 Adoption of the 2025 Operating Budget and Capital Investment Plan including Rates and Fees

Resolution 2024-10 2024 Tax Levy Certification

2025 Operating Budget and Capital Investment Plan

Affected Parties:

Citizens of Thurston County

Staff Recommendation:

Adoption of Resolutions 2024-09 and 2024-10



PORT of OLYMPIA
Serving All of Thurston County

2025 Budget and Capital Investment Plan

Tad Kopf
Director of Finance
November 25, 2024



1

Today's Presentation

Action Requested

- Budget and Capital Investment Plan
- Resolutions to adopt
 - 2024-10 for the Budget adoption Tax Levy
 - 2024-09 Adoption of Budget and Capital Investment Plan



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Capital Budget



2025 Capital Budget - DRAFT as of 11-12-2024				
Business Unit	Project Name	Capital Budget	PORT Funds	Other Funds
Airport	1 A: Runway 17-35 (South) Pavement and Electrical Rehabilitation *	\$4,500,000	\$225,000	\$4,275,000
	2 A: Apron & Taxiway Repair and Striping	\$327,800	\$32,800	\$295,000
	3 A: Gate Electronics & Motor Replacement	\$160,000	\$160,000	\$0
	4 A: Equipment - Stand-Behind Blower	\$15,000	\$15,000	\$0
	5 A: Equipment - Zero Turn mower	\$23,000	\$23,000	\$0
	6 A: Equipment - Scissor Lift	\$23,000	\$23,000	\$0
	Subtotal Airport	\$5,048,800	\$478,800	\$4,570,000
Marina & Boatworks	7 BW: Boatyard Stormwater Pond Media Replacement *	\$40,000	\$40,000	\$0
	8 BW: Stormwater Treatment System *	\$400,000	\$400,000	\$0
	9 BW: Boatworks Yard Expansion	\$400,000	\$400,000	\$0
	10 BW: Boatworks Derelict Vessel Demolition Pit	\$50,000	\$50,000	\$0
	11 BW: Equipment - Forklift	\$25,000	\$25,000	\$0
	12 M: Equipment - Vehicle	\$15,000	\$15,000	\$0
	Subtotal Marina & Boatworks	\$930,000	\$930,000	\$0
Marine Terminal	13 MT: Berth 1 Repairs - MARAD*	\$60,000	\$60,000	\$0
	14 MT: Maintenance Facility - MARAD*	\$60,000	\$60,000	\$0
	15 MT: Asphalt Paving - MARAD*	\$60,000	\$60,000	\$0
	16 MT: Storage Facility	\$3,000,000	\$3,000,000	\$0
	17 MT: Warehouse Lighting System Upgrade	\$25,000	\$25,000	\$0
	Subtotal Marine Terminal	\$3,205,000	\$3,205,000	\$0
Real Estate	18 M: Rants/Anthony's Parking Lot	\$750,000	\$500,000	\$250,000
	Subtotal Properties	\$750,000	\$500,000	\$250,000
Non-Ops	19 Marine Drive NE Asphalt (Heavy)*	\$1,500,000	\$200,000	\$1,300,000
	20 Waterfront Development - Site D*	\$897,654	\$652,654	\$245,000
	21 IT - Annual Capital Projects	\$20,000	\$20,000	\$0
	22 IT- Fiber to Port Cyber Security*	\$195,000	\$48,750	\$146,250
	23 Building TI	\$1,750,000	\$1,750,000	\$0
	24 Contingency Equipment / Project(s)	\$120,000	\$120,000	\$0
	Subtotal Non Ops & Admin	\$4,482,654	\$2,791,404	\$1,691,250
	Capital Total		Port Total	Grants/Other Total
	Total	\$14,416,454	\$7,905,204	\$6,511,250
	* Multi-Year Project			

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Cash 2024 Statutory Budget

(in 000's)



	2024 Budget
Beginning Cash & Investments	\$ 27,981
Operating Revenues	17,680
Operating Expense	(15,861)
Income from Operations	1,819
Property tax revenue	8,082
Non Operating	9,957
Operations & Other Income	19,858
Debt Service Payments	(4,230)
Capital Investments - Planned Projects	(23,896)
Projected Uses of Income	(28,126)
Ending Cash & Investments	\$ 19,713

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CASH AVAILABLE FOR OPERATIONS - CASH BASED				
PROJECTED 2024	General Operations	Capital Improvements	LTGO Debt Service	Total
CASH BALANCE, JANUARY 1, 2024				
Beginning Balance Operating Cash	12,600,000	8,696,076		21,296,076
PROJECTED GENERAL OPERATIONS ENDING BALANCE				
Operating Revenues	16,732,955			
Operating Expenses before Depreciation	(13,928,862)			
Operating Surplus (Deficit) before Depreciation	2,804,093			2,804,093
Beginning General Operations Balance (or Deficit)	15,404,093			
Net Non-Operating General Surplus (Deficit)	(1,701,536)			(1,701,536)
Projected General Operations Ending Balance	13,702,557			
GENERAL OPERATIONS TARGET BALANCE				
Next Year Operating Expense Budget	15,860,845			
Projected Ending Balance over (under) Target Balance	(2,158,288)			
Transfer excess to Capital Improvements				
Cash Received from Sale of Property	9,680,000			9,680,000
New Bond Issue Proceeds				
General Property Tax Levy			7,858,167	
Less: Debt Service (Principal & Interest)			(4,553,131)	
Less: Bond Defeasance			(5,227,556)	
Excess Property Tax Levy (Deficit)			(1,922,520)	(1,922,520)
GRANTS & CAPITAL				
Environmental / Capital Grants		1,430,000		1,430,000
Less: Capital Project Expenses (before grant funding)		(3,605,454)		(3,605,454)
PROJECTED CASH BALANCE, DECEMBER 31, 2024	23,382,557	6,520,622	(1,922,520)	27,980,659



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CASH AVAILABLE FOR OPERATIONS - CASH BASED				
BUDGET 2025	General Operations	Capital Improvements	LTGO Debt Service	Total
CASH BALANCE, JANUARY 1, 2025	23,382,557	6,520,622	(1,922,520)	27,980,659
PROJECTED GENERAL FUND ENDING BALANCE				
Operating Revenues	17,679,968			
Operating Expenses before Depreciation	(15,860,845)			
Operating Surplus (Deficit) before Depreciation	1,819,123			1,819,123
Beginning General Fund Balance (or Deficit)	25,201,680			
Net Non-Operating General Surplus (Deficit)	(9,233,295)			(9,233,295)
Projected General Fund Ending Balance	15,968,385			
GENERAL FUND TARGET FUND BALANCE				
Calculated Reserve Target-Resolution 2015-16	12,600,000			
Projected Ending Balance over (under) Target Balance	3,368,385			
Cash Received from Sale of Property				
New Bond Issue Proceeds				
General Property Tax Levy			8,082,440	
Less: Debt Service (Principal & Interest)			(4,230,584)	
Excess Property Tax Levy (Deficit)			3,851,856	3,851,856
GRANTS & CAPITAL				
Environmental / Capital Grants		9,711,250		
Less: Capital Project Expenses (before grant funding)		(14,416,454)		
		(4,705,204)		(4,705,204)
ESTIMATED CASH BALANCE, DECEMBER 31, 2025	15,968,385	1,815,418	1,929,336	19,713,139



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2025 Budget FTE Overview

Groups	2025 Budget	2024 Budget
Airport, New Market, Cleanwater Center	7.14	5.84
Swantown Marina	14.96	13.96
Marine Terminal	9.33	9
Properties	2.25	2.25
Administration	15.6	15.73
Environmental Admin / Cascade Pole	3.77	4.1
Public Amenities	0.45	0.45
Government Services	1.5	0
Total FTEs	55	51.33

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Tax Levy

Calculated Proposed Amount

1% + New Construction Increase		
2024 levy amount		\$ 7,770,699
Increase on prior year levy	1%	77,707
Levy increase for new construction		116,159
Assessed utility value change		4,009
Administrative Refund Re-Levy		113,867
Proposed 2025 tax levy		\$ 8,082,441
Increase (Decrease)		\$ 311,742
2024 Assessed Valuation	\$64,044,967,654	
2025 Millage Rate (calculated)		\$ 0.1262
2024 Millage Rate		\$ 0.1309
Difference		\$ (0.0047)

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Sample Motions

Budget adoption:

" . . .move to adopt Resolution 2024-10, a resolution to adopt the Levy Amount for 2025, which is a 4.01% increase over 2024."

" . . .move to approve Resolution 2024-09, a Resolution of the Port of Olympia Commission authorizing, providing for acceptance, approval, and adoption of the Final 2025 Annual Operating Budget including, annual User Rates and Fees and Capital Investment Plan pursuant to RCW 53.35.045."

**PORT OF OLYMPIA
Resolution 2024-09**

**A Resolution of the Port of Olympia Commission authorizing,
providing for acceptance, approval, and adoption of the Final
2025 Annual Operating Budget including annual User Rates and Fees and Capital
Investment Plan pursuant to RCW 53.35.045.**

WHEREAS, a Preliminary 2025 Annual Operating Budget and Capital Investment Plan was prepared and presented in a public meeting of the Port of Olympia Commission on October 21, October 28, November 12, November 18 and November 25, 2023.

WHEREAS, public notices were published in a newspaper of general circulation in Thurston County on October 27th, and November 3rd proclaiming the availability of the Proposed Final 2025 Annual Operating Budget and Capital Investment Plan to taxpayers at the Port office and announcing a public hearing on the Final Budget on November 12, 2024, all in accordance with RCW 53.35.030 and 53.35.045; and

WHEREAS, a public hearing was held on November 12, 2024 at 5:30 P.M., in person and virtually after proper notice for a regular meeting of the Port Commission in the daily newspaper of general circulation in Thurston County was given, and the Port Commission heard from all persons desiring to be heard on the matter of the Final Budget all in accordance with RCW 53.35.030 and RCW 53.35.045.

NOW, THEREFORE, IT IS RESOLVED by the Port of Olympia Commission as follows:

1. The Final Annual Budget for Port Operations & Capital Investment Plan for 2025, appended hereto as part of this Resolution is accepted and approved.
2. The Port's 2025 Final Annual Budget for Port Operations & Capital Investment Plan shall include schedules of all user rates and fees charged by the Port; and further,
3. The Port Commission's adoption of the Final Annual Budget for Port Operations & Capital Investment Plan shall serve as of the 2025 annual update to the Port's user rates and fees.
4. The Port Commission's adoption of the Final Capital Investment Plan shall allow for the use and expenditure of any unused funds from 2024.

This resolution shall become effective immediately upon its adoption and repeals any prior resolutions on this matter.

ADOPTED by a majority of the members of the Port Commission of the Port of Olympia, a majority being present and voting on this Resolution at a regular Commission meeting on November 25, 2024, as attested to by the signatures below of the Commissioners physically present this 25th day of November, 2024.

PORT OF OLYMPIA COMMISSION

Bob Iyall, President

Jasmine Vasavada, Vice President

Sarah Tonge, Secretary

Maggie Sanders, Commissioner

Amy Harding, Commissioner

Ordinance / Resolution No. 2024-10
RCW 84.55.120

WHEREAS, the Commission of Port of Olympia has met and considered
(Governing body of the taxing district) (Name of the taxing district)
its budget for the calendar year 2025; and,

WHEREAS, the districts actual levy amount from the previous year was \$ 7,849,959.84; and,
(Previous year's levy amount)

WHEREAS, the population of this district is ☒ more than or ☐ less than 10,000; and now, therefore,
(Check one)

BE IT RESOLVED by the governing body of the taxing district that an increase in the regular property tax levy
is hereby authorized for the levy to be collected in the 2025 tax year.
(Year of collection)

The dollar amount of the increase over the actual levy amount from the previous year shall be \$ 78,484.06
which is a percentage increase of 1.000% from the previous year. This increase is exclusive of
(Percentage increase)

additional revenue resulting from new construction, improvements to property, newly constructed wind turbines,
solar, biomass, and geothermal facilities, and any increase in the value of state assessed property, any annexations
that have occurred and refunds made.

Adopted this 25 day of November, 2024.

_____	_____
_____	_____
_____	_____

If additional signatures are necessary, please attach additional page.

This form or its equivalent must be submitted to your county assessor prior to their calculation of the property tax levies. A certified budget/levy request, separate from this form is to be filed with the County Legislative Authority no later than November 30th. As required by RCW 84.52.020, that filing certifies the total amount to be levied by the regular property tax levy. The Department of Revenue provides the "Levy Certification" form (REV 64 0100) for this purpose. The form can be found at: <http://dor.wa.gov/docs/forms/PropTx/Forms/LevyCertf.doc>.

To ask about the availability of this publication in an alternate format, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711. For tax assistance, call (360) 534-1400.

COVER MEMO

Briefing Date/Time: November 25, 2024

Staff Contact/Title: James Sommer, Capital Assets Program Manager
360.528.8005, JamesS@PortOlympia.com

Subject: Marine Terminal Warehouse B – Structure Contract

Purpose: ☒ Information Only ☐ Decision Needed

Overview:

- This agenda item is an Advisory presentation.
- No action required.
- This item will be back before the commission on December 9, 2024, as a Consent agenda item.

Background:

The Port of Olympia is planning to purchase a steel frame and fabric covered warehouse structure using a competitively solicited contract with ClearSpan through our membership of Sourcewell. This contract will cover the purchase of the structure, associated interior lighting, and construction installation of the structure.

Sourcewell is a service cooperative created by the Minnesota legislature as a local unit of government. Sourcewell is governed by local elected municipal officials and school board members. All government and education entities can register with Sourcewell as a participating agency to use hundreds of awarded contracts that were competitively solicited nationally. The Port of Olympia is account #182609.

Sourcewell released a formal, competitive request for proposals for “Fabric Structures with Related Materials and Services” (RFP #071223) with a due date of July 12, 2023. Cleanspan submitted a proposal and was ultimately selected to contract with Sourcewell for these services. As part of the Sourcewell contract, ClearSpan provides a percentage discount from the manufactures suggested retail

prices for products and services. ClearSpan offers Sourcewell members the best pricing available for their products, substantially discounted from what is offered through their commercial division. The Port of Olympia contacted ClearSpan to provide a quote using the Sourcewell contract.

Documents Attached:

- Power Point Presentation
- ClearSpan Quote
- [Sourcewell ClearSpan Contract #071223 - LINK](#)

Summary and Financial Impact:

The total cost of this quote is \$1,590,608.31, not including sales tax. This contract will be funded using the 2024-2025 Capital Investment Budget. An initial payment will be made once the order is finalized, typically around 50% but is negotiable. The second payment will be made 5 weeks prior to delivery (in 2025), with the final 10% due 30 days after project substantial completion.

Affected Parties:

- Marine Terminal

Options with Pros and Cons:

By approving this contract, the Port will move forward with the civil site design. The civil design cannot begin until the warehouse structure has been selected as the civil design will center around that specific structure's structural requirements.

If this contract is not approved, the Port will not be able to move forward with required design work. There is a high potential for a disruption to the current schedule if the Port is not able to move forward.

Environmental Considerations:

This project will require an environmental evaluation in accordance with the provisions of the Washington Environmental Policy Act (SEPA) under Chapter 42.31C, Revised Code of Washington (RCW), Chapter 197-11 Washington Administrative Code (WAC), and Port of Olympia Resolution No. 2008-20, Revised SEPA Policies and Procedures.

Staff Recommendation:

Recommend approving this contract at the December 9, 2024 commission meeting.

Next Steps/Timeframe:

This item will be brought back to the Commission at the December 9, 2024 commission meeting as a Consent agenda item for approval.




PORT of OLYMPIA
Serving All of Thurston County

Marine Terminal Warehouse B – Structure Contract #2024-1043

James Sommer
Capital Assets Program Manager
November 25, 2024




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Today's Presentation

Advisory Only – No Action Required

- Procurement process
- Warehouse details
- ClearSpan quote
- Next steps



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Marine Terminal Warehouse B

Procurement

- Port of Olympia is a member of the service cooperative Sourcewell
- Competitive RFP #071223
- Engineered Fabric Buildings
 - Contract #071223-CSS
 - Offers discount off MSRP



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Marine Terminal Warehouse B

Warehouse Details



- Fully enclosed structure
 - 150'W x 460'L
 - Steel I-Beam frame
 - Seven-layer 29 oz fabric cover
 - Doors / openings
- Lighting system
 - High efficiency LED fixtures

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Marine Terminal Warehouse B

Warehouse Steel I-Beam Frame Details



- I-Beam construction
- Corrosion and chemically resistant paint
- Quick construction timelines
- Maximum usable space
- Industry-leading 50-year warranty

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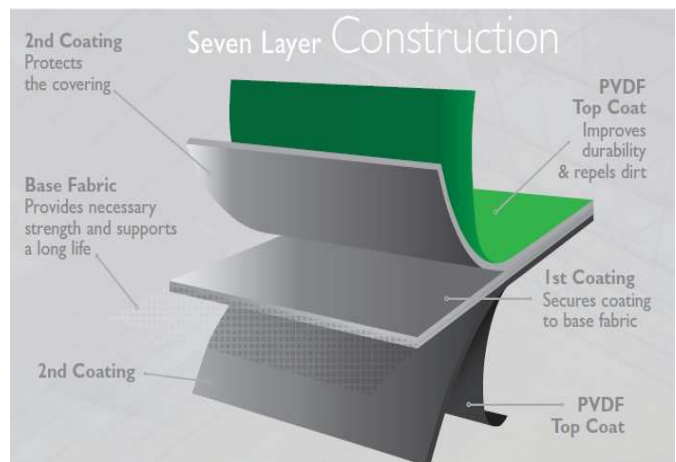
Marine Terminal Warehouse B

Warehouse Fabric Cover Details

- 29 oz architectural vinyl
- 50-year warranty
- 549 lbs./in tensile strength



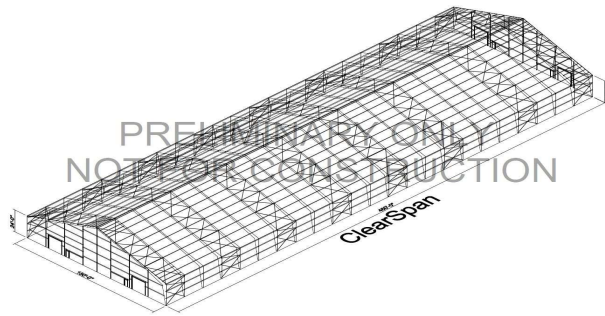
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Marine Terminal Warehouse B

Scope of Work



Engineering drawings



Coordinate with Civil Engineer



Manufacture product



Shipping and installation

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Marine Terminal Warehouse B

ClearSpan Quote



Line Item	Part	Description	Quantity	Unit Price	Extended Price
1	100109	150'W x 460'L Beam 29oz Fabric 20' Eave 4/12 Pitch 20'OC Fully Enclosed	1	\$772,800.00	\$772,800.00
2	700000	Building Installation	1	\$545,590.00	\$545,590.00
3	700001	Stamped Building Drawings	1	\$7,000.00	\$7,000.00
4	100103	40'w x 16'h easy motion double sliding door wht	2	\$15,885.00	\$31,770.00
5	115669FK	36"x80" rh outswing walk-in door kit (fabric bldg)	8	\$1,285.95	\$10,287.60
6	115780NA	Duracoil basic 24ga- 12x14 door w/operator	1	\$6,445.00	\$6,445.00
7	100103	Duracoil basic 24ga- 10x10 door w/operator	3	\$5,199.00	\$15,597.00
8	700000	Install of garage doors	1	\$19,693.00	\$19,693.00
9	118982	ProLED select linear highbay 320 watt 5000k	77	\$269.95	\$20,786.15
10	700000	Labor to mount lights (electrical hook-up by others)	1	\$20,138.00	\$20,138.00
11	700001	Optional stamped foundation drawings	1	\$7,000.00	\$7,000.00
12	N/A	Estimated Freight Charge	1	\$133,501.56	\$133,501.56
				Quote Total	\$1,590,608.31

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Next Steps

- ClearSpan contract approval in December
- Complete civil design work
- Competitively bid civil site work
- Commission for civil site work contract approval
- Complete site preparation
- Construct warehouse
- Commission project final approval

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Questions and Comments

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Corporate
703 Hebron Avenue, Floor 3, Glastonbury, CT 06033
p: 1.860.760.0046 • f: 1.888.958.1393 • www.clearspan.com



Customer ID: 9144192
Quote Number: 1127139

QUOTE

Sourcewell Contract #: 071223-CSS
110822-CSS
Page: 1 of 2

Quote To:

PORT OF OLYMPIA
5515 PATTISON LAKE DR SE
LACEY WA 98513-6426
UNITED STATES

Phone: 5125893925

Sales Person: MARK JAMGOCHIAN
Office Phone: 800-603-4445 x1117
MJAMGOCHIAN@CLEARSPAN.COM

Ship To:

PORT OF OLYMPIA
5515 PATTISON LAKE DR SE

LACEY, WA 98513-6426

Date: 11/18/2024 Valid for 10 Days

Quote Total 1,508,608.31

USD

Line	Part	Description	Expected Qty	Unit Price	Ext. Price
1	100109	150"W x 460"L Beam 29oz Fabric 20' Eave 4/12 Pitch 20'OC Fully Enclosed	1.00	772,800.00	772,800.00
2	700000	BUILDING INSTALLATION - INSTALLATIONS SCHEDULED IN THE MONTHS OF OCT/NOV/DEC ARE SUBJECT TO A 20% PREMIUM TO BE APPLIED AT TIME OF ORDER	1.00	545,590.00	545,590.00
3	700001	STAMPED BLDG DRAWINGS	1.00	7,000.00	7,000.00
4	100103	40"W X 16"H EASYMOTION DOUBLE SLIDING DOOR WHT	2.00	15,885.00	31,770.00
5	115669FK	36"X80" RH OUTSWING WALK-IN DOOR KIT (FABRIC BLDG)	8.00	1,285.95	10,287.60
----- Kit Components -----					
	Kit Seq.	Part Number	Description	Qty Per	
	5.001	115669	36"X80" COMMERCIAL	1.00	
	5.002	115745	36" SINGLE DOOR	1.00	
8	115780NA	DURACOIL BASIC 24GA- 12X14 DOOR W/OPERATOR	1.00	6,445.00	6,445.00
9	100103	DURACOIL BASIC 24GA- 10X10 DOOR W/OPERATOR	3.00	5,199.00	15,597.00
10	700000	INSTALL OF GARAGE DOORS	1.00	19,693.00	19,693.00

Proposal reflects Sourcewell Pricing. Only available through the purchasing CoOp. PO must state Sourcewell contract # to qualify.



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110822-CSS

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11	118982	PROLED SELECT LINEAR HIGHBAY 320 WATT 5000K	77.00	269.95	20,786.15
12	700000	LABOR TO MOUNT LIGHTS (ELECTRICAL HOOK-UP BY OTHERS)	1.00	20,138.00	20,138.00
13	700001	OPTIONAL STAMPED FOUNDATION DRAWINGS	1.00	7,000.00	7,000.00

QUOTE - Miscellaneous Charge -

Description	Ext. Price
1.) Freight	133,501.56
2.) DISCOUNT	-82,000.00

Please Note:

**Additional Sales Tax will apply for materials and installation if the project is not tax exempt.*

**Freight Rate shown is estimated. Buyer is responsible for final freight charges that are calculated at time of shipment*

**Anchor Hardware not included for Designed and Engineered Structures unless listed on the quote. Customer may provide the anchor bolts or ClearSpan will quote them once engineering is completed*

Lines Total	1,457,106.75
Line Miscellaneous Charges	0.00
Quote Miscellaneous Charges	51,501.56
Quote Total	1,508,608.31