

PROJECT ACTION MEMO

Port of Tacoma Commission



Item No: 6A
Meeting Date: 5/7/26

DATE: April 27, 2026
TO: Port of Tacoma Commission
FROM: Eric Johnson, Executive Director
Sponsor: Debbie Shepack, Sr. Director Real Estate
Project Manager: Elly Bulega, Engineering Project Manager II
SUBJECT: Neptune (Parcel 117) Environmental Clean-up and Pre-development Improvements
Project Construction Authorization (101690.01)

A. ACTION REQUESTED

Request project authorization for a remediation cap and snail eradication construction work in the amount \$2,570,000 for a total authorized amount of \$3,210,000, for work associated with the Neptune (Parcel 117) Environmental Clean-up and Pre-development Improvements, Project ID #101690.01.

Strategic Plan Initiative EL 1: Remediate contaminated Port properties in a manner that ensures protection of human health and the environment while enabling economic development.

B. SYNOPSIS

The two goals of this project are to remediate autofluff contamination on Port Parcel 117 and fill the onsite wetlands as a means to eradicate the invasive Mediterranean vineyard snails. In addition, the project is a predecessor project that will partially prepare Parcel 117 for future development.

C. BACKGROUND

On 6/17/2025, Commission authorized funds for staff to complete design for work associated with the Neptune (Parcel 117) Environmental Clean-up and Pre-development Improvement Project. The two goals of the project are to begin the remediation process for the autofluff contamination and to permanently fill the onsite wetlands to eradicate the invasive Mediterranean vineyard snails located on Parcel 117. Mitigation for the wetland impacts is authorized separately under the Neptune Mitigation Project (project ID 101711).

The onsite wetland areas have acted as refuge for the highly invasive Mediterranean vineyard snail population. After nearly 20 years of ongoing snail eradication efforts on Port Parcel 117, staff propose to eradicate snails through permanent filling of the wetlands and complete vegetation removal.

The snail eradication effort involves grading the Port Parcel 117 site during the dry summer months to a level condition and then placing gravel over entire site including wetlands and buffers. The site will be monitored for three years post-construction by WSDA to verify the snails have been eradicated.

In conjunction with the snail eradication effort, the Port will also begin to remediate legacy contamination. Port Parcel 117 is subject to an enforcement order with the Washington Department of Ecology (Ecology) for investigation and cleanup under the Model Toxics Control Act (MTCA). This cleanup work will be integrated with the snail eradication effort.

No other site developments are proposed under this project. Future development is planned on the site that will permanently cap all of Parcel 117 and adjoining Port properties. This future development of Parcel 117 cannot occur until the contamination is capped and the snail eradication is complete.

D. PROJECT DETAILS

Scope of Project:

1. Conduct snail eradication efforts across the property by filling the wetlands, grading the entire site, and the placement of gravel across the entire site.
2. The autofluff contamination present in the sloped area along the eastern part of the property boundary will be capped (contained) by installation of an ecology block containment wall and placement of asphalt over the contaminated area.

Schedule:

Advertise for Bid	June 2026
Open Bids	July 2026
Notice of Award	July 2026
Substantial Completion	September 2026
Final Completion	October 2026

E. FINANCIAL SUMMARY

Estimated Cost of Project

The total Parcel 117 project cost including all stages is estimated at \$3,210,000.

Estimated Cost for This Request

The total estimated cost of the Construction for this project is \$2,570,000. If the cost of this estimate is anticipated to exceed the authorized amount, additional Commission authorization will be requested.

Estimated Sales Tax

The total estimated sales tax to be paid to local and state governments for this project is \$209,051.

Cost Details

Item	This Request	Total Previous Requests	Total Request	Cost to Date	Remaining Cost
DESIGN	\$ 0	\$ 640,000	\$ 640,000	\$ 452,641	\$ 187,359
CONSTRUCTION	\$ 2,570,000	\$ 0	\$ 2,570,000	\$ 0	\$ 2,570,000
TOTAL	\$ 2,570,000	\$ 640,000	\$ 3,210,000	\$ 452,641	\$ 2,757,359

Source of Funds

The proposed 2026–2030 Capital Investment Plan (CIP) allocates \$5,378,000 to the project. The CIP will be updated accordingly when all costs to complete the project are further defined.

Financial Impact

Project costs will be expensed as incurred.

F. ECONOMIC INVESTMENT/JOB CREATION

These actions will not create any permanent jobs upon completion of the snail eradication efforts and capping of the autofluff.

G. ALTERNATIVES CONSIDERED AND THEIR IMPLICATIONS**Snail Eradication**

The US and WA Department of Agriculture supports the development of the site to eradicate snails from the property. There are no other alternatives.

Autofluff Cleanup

Alternative 1) For the autofluff, the Port has the option to excavate and dispose of the autofluff offsite during snail eradication.

Alternative 2) Contain and cap the autofluff in place due to the presence of snails in the area of the autofluff. Containing and capping the autofluff reduces the risk of transporting the snails off site during removal.

Alternative 2 is the recommended course.**H. ENVIRONMENTAL IMPACTS/REVIEW**

Permitting: Federal, State and Local environmental permits are anticipated in Q2 2026.

Remediation: The autofluff on Port parcel 117 will be capped in the interim until the snails are eradicated from the site. Best management practices will need to be followed during snail eradication to prevent transportation of the snails.

Stormwater: Ground disturbance work will require stormwater runoff to be treated. Stormwater treatment will be installed as required by MS4 and Industrial Stormwater General permits.

Air Quality: No impacts.

I. **PREVIOUS ACTIONS OR BRIEFINGS**

Date	Snail Eradication Action	Amount
July 30, 2024	Executive Authorization for Parcel 117 for design	\$75,000
September 5, 2024	Executive Authorization for Parcel 117 for design	\$75,000
April 1, 2025	Neptune Executive Authorization for Parcel 117 for design	\$200,000
June 17, 2025	Commission Authorization for Parcel 117 for design	\$290,000
TOTAL Parcel 117		\$640,000

J. **NEXT STEPS**

Complete design and permitting, competitively bid the project, and proceed with construction.