

Item: 6A

Date: 5/7/26

Neptune (Parcel 117) Environmental Clean-up and Pre-development Improvements Construction Authorization

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Engineering Project Manager II

Port of Tacoma Commission Meeting

Date: May 07, 2026



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.

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.

Background

Parcel 117.
Location of
invasive snails at
the Hylebos /
Blair Peninsula
in 2022 -2024.





1. Vegetation removal, grading of the entire site, backfilling of the wetlands and installation of gravel, as part of the snail eradication.
2. Install a containment wall around the autofluff, then a containment cap on top of the autofluff.

Project Details

Activity	Timeframe
Complete Design	May 2026
Advertise for Bid	June 2026
Substantial Completion	September 2026
Final Completion	October 2026

Financial Summary

Item	This Request	Total Previous Requests	Total Project Cost	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
Project Total	\$2,570,000	\$640,000	\$3,210,000	\$452,641	\$2,757,359

Snail Eradication

- The US and WA Department of Agriculture supports development of the site to eradicate the 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 or,
- 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 construction.

Environmental Impacts

Permitting: All applicable permits will be obtained before the contract is awarded.

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: The ground disturbance work will require the stormwater runoff to be treated. Stormwater treatment will be installed as required by MS4 and ISGP permits.

Air Quality: No impacts.

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Thank You

Questions & Discussion



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