

Item: 6D

Date: 4/21/26

# Neptune Mitigation Authorization Increase

David Myers – Architect, CSI, NCARB

Engineering Project Manager II

Port of Tacoma Commission Meeting

Date: April 21, 2026



# Action Requested

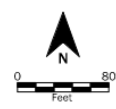
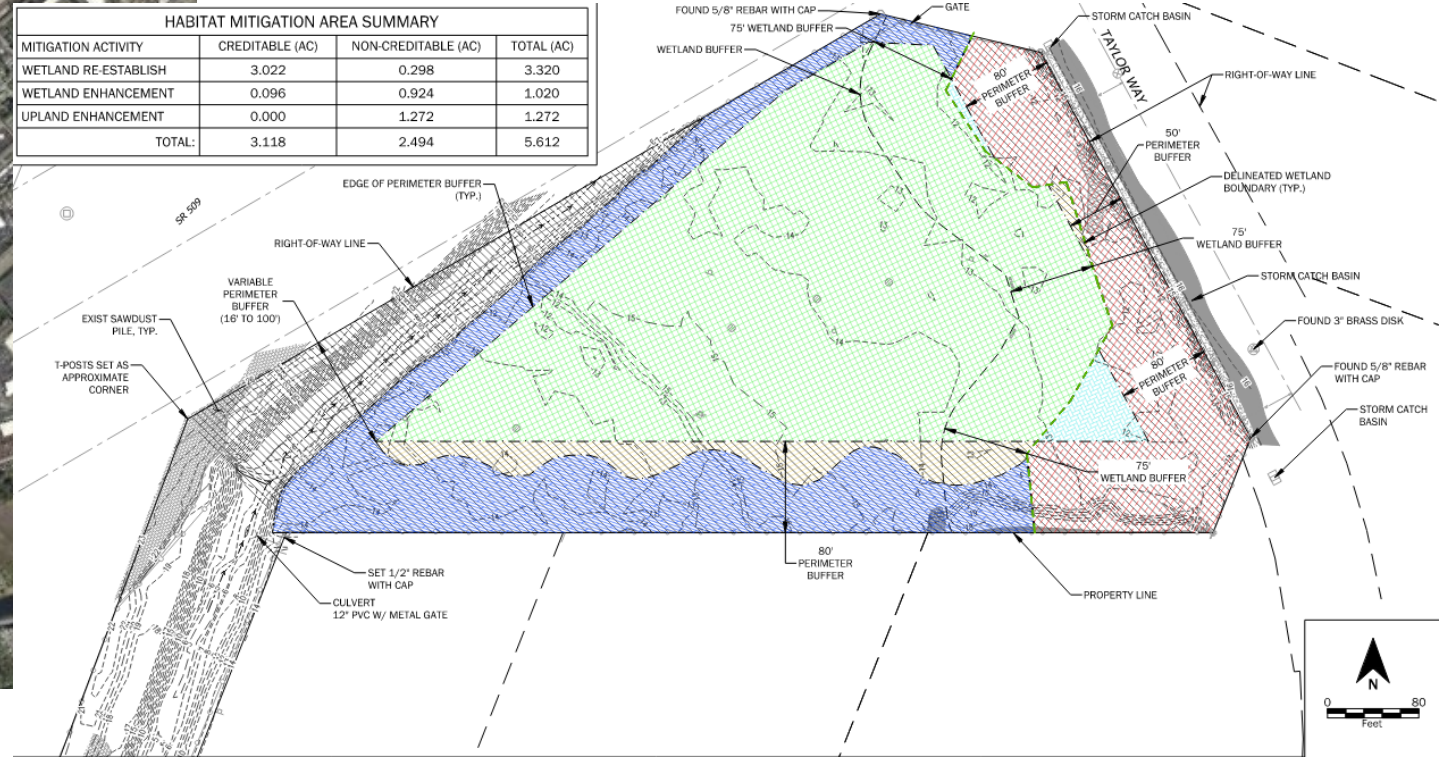
Request project authorization increase in the amount \$2,250,000 for a total authorized amount of \$3,850,000, for work associated with the Neptune Mitigation Project Identification No 101711.

# Background



Neptune Mitigation is compensation for wetland impacts associated with the snail eradication on Parcel 117

HABITAT MITIGATION AREA SUMMARY			
MITIGATION ACTIVITY	CREDITABLE (AC)	NON-CREDITABLE (AC)	TOTAL (AC)
WETLAND RE-ESTABLISH	3.022	0.298	3.320
WETLAND ENHANCEMENT	0.096	0.924	1.020
UPLAND ENHANCEMENT	0.000	1.272	1.272
<b>TOTAL:</b>	<b>3.118</b>	<b>2.494</b>	<b>5.612</b>

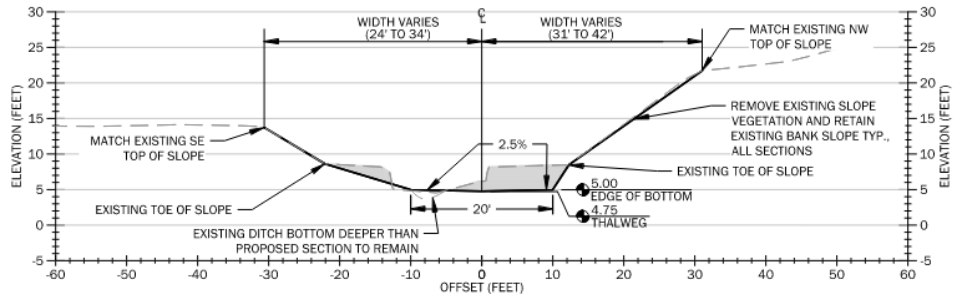




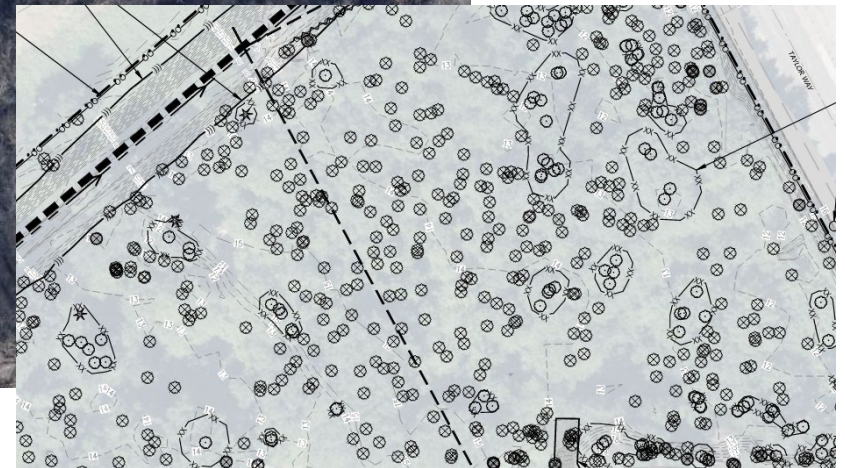
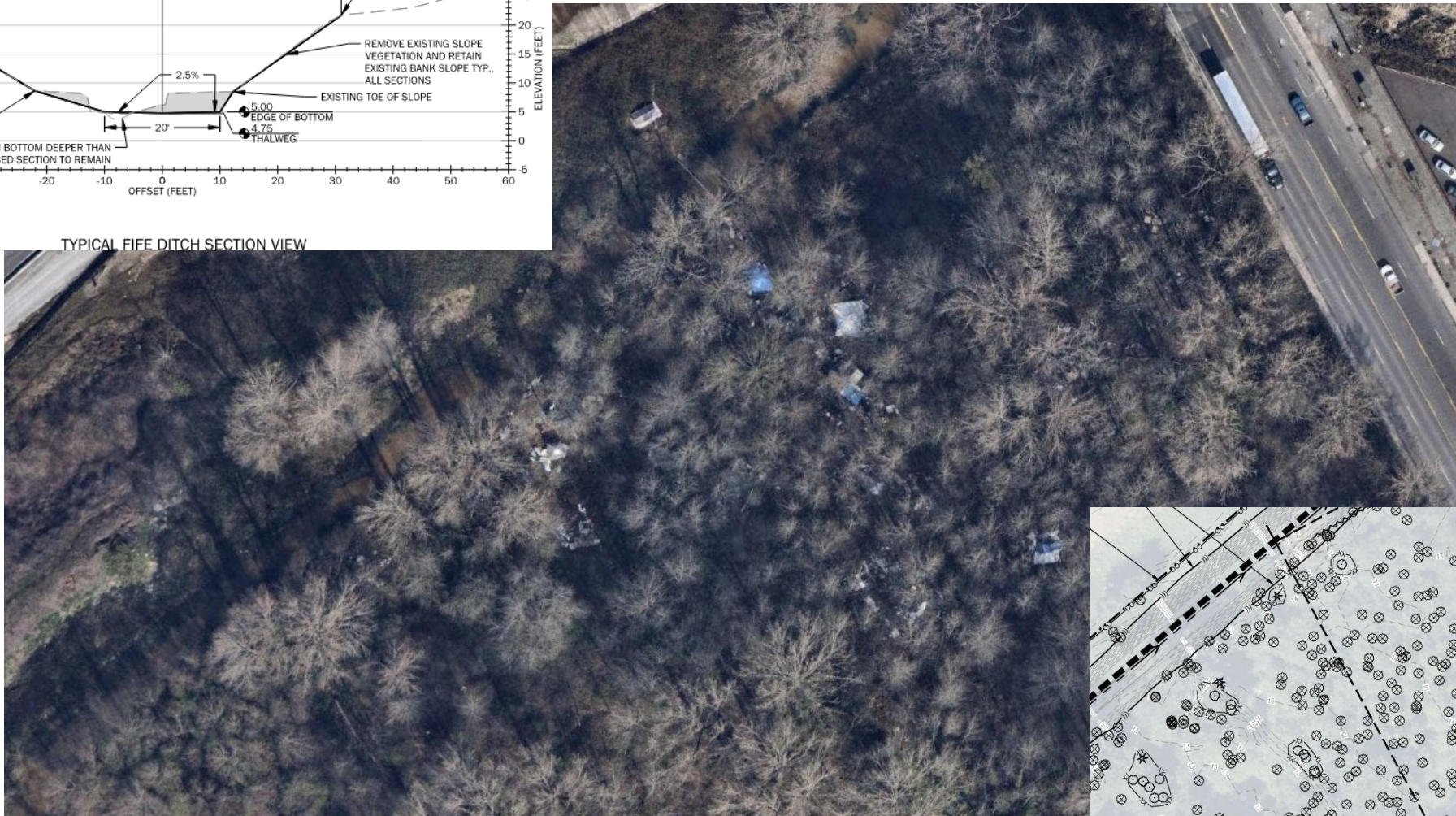
## Parcel 12 Phase 1

- Fife Ditch maintenance
- Contaminated soil removal
  - Homeless debris laden soils
  - Slag containing soils
  - Invasive plant root mass
- Tree Removal

# Project Details



TYPICAL FIFE DITCH SECTION VIEW



## Parcel 12 (101711.01) Phase 1 Construction Schedule

<b>Advertise for Bid</b>	May 14, 2026
<b>Open Bids</b>	June 4, 2026
<b>Notice of Award</b>	June 18, 2026
<b>Substantial Completion</b>	September 18, 2026
<b>Final Completion</b>	October 30, 2026

## Estimated Cost of Project

### Cost Details for Parcel 12

### Cost Details for Parcel 37D

Item	Total Project Cost Estimate	Cost to Date	Remaining Cost	Total Project Cost Estimate	Cost to Date	Remaining Cost
DESIGN	\$1,500,000	\$ 445,400	\$ 1,054,600	\$600,000	\$ 109,650	\$ 490,350
PROCUREMENT	\$ 550,000	\$ 0	\$ 550,000	\$ 0	\$ 0	\$ 0
CONSTRUCTION	\$6,500,000	\$ 0	\$6,500,000	\$1,750,000	\$ 0	\$1,750,000
<b>TOTAL</b>	<b>\$8,550,000</b>	<b>\$ 445,400</b>	<b>\$8,104,600</b>	<b>\$2,350,000</b>	<b>\$ 109,650</b>	<b>\$2,240,350</b>

Neptune Mitigation 101711 estimated total project cost \$10.9 M

## **Estimated Cost for This Request**

The total estimated cost of the Design/Construction for this phase of project 101711.01 is \$2,250,000. If the cost of this estimate is anticipated to exceed the authorized amount, additional Commission authorization will be requested.

Permitting: Federal, State and Local environmental permits are anticipated in Q2 2026. Local Site Development permit application has been submitted.

Remediation: Application for Waste Disposal has been submitted. Site cleanup will provide a better environment for the habitat development and place debris and contamination in an appropriate disposal site.

Stormwater: The dredging and vegetation management in the segment of ditch will restore capacity and flow to the outfalls thus helping to prevent upstream flooding in Fife.

Air Quality: No Impacts

# Action Requested

Request project authorization increase in the amount \$2,250,000 for a total authorized amount of \$3,850,000, for work associated with the Neptune Mitigation Project Identification No 101711.



# Thank You

## Questions & Discussion



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