

Item No.	6d attach 2
Date of Meeting	December 5, 2017

Salmon Bay Marina Due Diligence Summary 7-20-17

Port of Seattle Staff

Seaport Project Mgmt: Tim Leonard, Rick Jenkins, Amy Kiessling, Mike Dyer

Environmental: Roy Kuroiwa, Paul Meyer, Mathew Mateo

CPO: Tamara Hamel, Sofia Mayo

Maritime: Kenny Lyles, Ray Giometti

Recreational Marina: Tracy McKendry, Giuseppe Alvarado

Engineering: Chris Caudill, Jeremia Connor, Atilla Laszlo , Dan Lindsey, Sam Asavareunchai, Randy Sweet

Marine Maintenance: Jeff Gunn, George Washington, Blair Friedt, Alex Niccoli, & John Hall

Risk Management: Jeff Hollingsworth

Economic Development: Dave McFadden, Jeffrey Utterback, Daniel Alhadef

Legal and Insurance: Isabel Safora, Elizabeth Black

Finance: Kelly Zupan, Tyler Cooley

Tasks Performed

- Effort determination, budgeting and resources management
- Consultant Service Directives coordination, negotiations, processing, and management
- Cost estimation
- Management of Port and consultant teams
- Coordination of internal Port staff and overall effort required
- Review of existing facility permits and determination of applicability by Port
- Management and review of existing facility information from seller including the following:
 - ALTA survey
 - Site topographic and bathymetric surveys
 - Site aerial photos
 - Former facility improvement (buildings, pavement, docks, covered moorage, utility systems, etc.) designs and/or construction documents
 - Site utility maps and related information
 - Site soil boring logs, test results, related analyses, and/or geotechnical reports
 - Facility related structural analyses and/or reports
 - Site infrastructure or traffic related reports
 - Facility related correspondence with any governmental/regulatory agencies
 - Permits received from any governmental/regulatory agencies
 - Site/dock lighting analyses or reports

- Facility related condition assessments and cost estimates
- Any DNR lease related documents or correspondence
- Marina sediment probe surveys, sediment characterizations and dredge estimates (DOR, Gravity, Pentec, SAIC and PND)
- Site sediment core or surface sediment test results (physical and chemistry) and reports
- Dredge characterization results and reports
- Environmental assessment reports, such as Phase I or II Site Assessments.
- Records of UST operation and closure
- Cleanup documents related to the adjacent Marco property (that relate to work on the marina)
- Waste management and disposal records
- Hazardous building materials assessment or notices (asbestos, lead-based paint, etc.)
- Water quality monitoring results and reports
- Biological Evaluation and all permits received (HPA, Corps permit)
- Rent roll for previous 5 years
- Insurance policies
- Previous environmental studies
- MUP Permit
- COE Permits
- Performed site inspection and general condition assessment of existing facility docks, structures, pavement, and utility systems including electrical, mechanical, stormwater, sanitary sewer, and water main.
- Prepare report summarizing site inspection findings and recommendations regarding any future improvements required in short-term and long-term by Port

Consultants

Reid Middleton Engineering	(Technical)
Sound Earth Strategies	(Environmental)
Echelon Diving	(In-water condition assessment)
Geotech Engineers	(Geology and Hydrology)
Clark Nuber	(Financial)
Miller Nash Graham & Dunn LLP	(Legal and Insurance)
Kidder Mathews	(Appraisal)

Tasks Performed

- Reviewed of existing facility information and records (listed above) from seller
- Prepared ASTM E1527-13-compliant Phase I Environmental Site Assessment for the Property including a review of selected historical sources, collection and review of aerial photographs, research and review of state and federal regulatory databases to obtain pertinent sediment data for locality, reconnaissance of the property, and preparation of a written report including a compilation of existing data and information.

- Conducted a walk-through visual hazmat survey of the site to document suspect regulated building materials (asbestos, lead-based paint, mercury- and PCB-containing components) and provided description of the suspected regulated materials that were identified during the site visit and provide a rough order of magnitude abatement estimate as a simple table.
- Prepared and compiled existing site data and information to establish base map including infrastructure, outfalls, bulkhead, fill activity, environmental conditions summary, and other applicable environmental or regulatory conditions and features.
- Researched Ecology, Department of Natural Resources, and EPA files for Lake Union sediment quality assessments and surveys to identify studies with data pertinent to the Salmon Bay Area.
- Prepared and compiled known and available existing sediment site data and information and present sample locations on a figure for discussion purposes.
- Reviewed the above data and identified sediment areas which exceed applicable freshwater sediment cleanup standards.
- Prepared a scope of work and a health and safety plan for a Phase II subsurface
- Investigation in conjunction with the geotechnical borings conducted, collected soil samples and reconnaissance groundwater samples.
- Analyzed soil and groundwater samples for the following: RCRA 8 metals; gasoline-, diesel-, and oil-range petroleum hydrocarbons; volatile organic compounds; and chlorinated solvents.
- Coordination of subcontracted drilling and utility locate services
- Perform dive survey of undersides of docks, underwater piling, and bulkhead
- Prepare summary report of findings
- Prepare a preliminary geotechnical report that will include the results of the field explorations, boring logs, site plan showing the boring locations, and preliminary conclusions and recommendations for the geotechnical design elements
- Perform condition assessment of docks, and waterfront facility elements
- Attend coordination meetings with Port of Seattle
- Prepare conceptual design exhibits for potential docks reconfigurations
- Prepare preliminary cost estimates for concept docks replacement and reconfiguration related improvements