

PORT OF SEATTLE
MEMORANDUM

COMMISSION AGENDA

Item No. 5b

Date of Meeting August 10, 2010

DATE: July 18, 2010

TO: Tay Yoshitani, Chief Executive Officer

FROM: Bob Duffner, Water Resources Manager, Aviation Environmental
Elizabeth Leavitt, Director, Aviation Planning and Environmental

SUBJECT: Aviation Annual Wetland Maintenance Valued at \$390,000

Amount of This Request: \$0 **Source of Funds:** Annual Operating Budget

Total Cost of Project: \$390,000 **Estimated Workers Employed:** 13

State and Local Taxes Paid: \$13,162

ACTION REQUESTED:

Request Commission authorization for the Chief Executive Officer to: 1) execute the 2010 Aviation wetland mitigation site plant maintenance project, and 2) authorize Port Construction Services (PCS) to perform work using both Port crews and small works contracts. The total project cost is \$390,000. These funds were already authorized in the 2010 operating budget, therefore no funding is associated with this authorization to perform work.

SYNOPSIS:

In accordance with Resolution No. 3605 as amended by Resolution No. 3628, Commission authorization is required for projects where the estimated total budget is more than \$300,000. The total estimated cost for the 2010 Aviation wetland mitigation site soils augmentation and replacement planting effort is \$390,000. Overall efforts will include site surface preparation, soil material (compost and mulch) import, and wetland vegetation replacement planting. These maintenance efforts will be completed at the Miller Creek Relocation, Vacca Farm, Miller Creek Buffer, and Auburn wetland mitigation sites. Work will be performed through the combined efforts of PCS work crews (site preparation), a small works contract (soil import), and an existing Interlocal Agreement with the Washington Conservation Corps (WCC) (replacement wetland vegetation planting). The project team will work with PCS, the Office of Social Responsibility and the Central Procurement Office to evaluate small business opportunities for the purchasing of materials and equipment for this work. In addition to being effective means to complete the replacement planting, use of the WCC provides a community benefit by providing a valuable work opportunity to young adults in our local region. The Commission has authorized \$460,000 in the Aviation Environmental operating expense budget for wetland site management

COMMISSION AGENDA

Tay Yoshitani, Chief Executive Officer

July 18, 2010

Page 2 of 4

efforts. The project will be completed within this authorized budget. However, the \$390,000 project must receive Commission authorization per Resolution 3605 and 3628.

BACKGROUND:

The Port created, restored and enhanced over 144 acres of wetlands and wetland buffers as mitigation for impacts related to the construction of the Third Runway and other Master Plan Update (MPU) projects. The Department of Ecology's 401 Certification and the US Army Corps of Engineer's 404 permits require that these wetlands and buffers meet performance standards for plant survival, density, cover and overall function for a period of 15 years that began in 2007. In order to meet these requirements, the Port must perform regular plant maintenance including vegetation trimming, replacement of dead plants, weed management, soil amendment application, protection from grazing, and maintenance of irrigation systems. Staff anticipates that the majority of the wetland mitigation site maintenance efforts will occur over the next five years. After this initial period, plant establishment should progress to the point where the permit standards could be met with a reduced effort through the remaining compliance period.

Annual plant maintenance needs are based primarily on monitoring results for plant survival, cover, and density. Results indicate that the mitigation sites are performing well overall, but localized areas with stressed and dead vegetation are present. The Port submitted monitoring results to the Washington Department of Ecology and U.S. Army Corps of Engineers (Agencies) in the 2009 Mitigation Monitoring Report (February 2010). Staff then used the monitoring results to prepare a Corrective Actions Plan (April 2010), which was revised in June 2010 in response to Agency comments. The revised Corrective Action Plan outlines soil augmentation and replacement planting actions that will supplement routine maintenance to ensure performance standards are met.

PROJECT DESCRIPTION/SCOPE OF WORK:

In accordance with the revised Corrective Actions Plan, 2010 wetland mitigation site maintenance will include the import and distribution of over 2,000 cubic yards of organic compost, bark mulch and hydroseed. At Vacca Farm, compost will be tilled into the native soil. Hydroseed will be applied prior to installing plantings with mulch rings. At Auburn, hummocks will be created and covered with bark mulch prior to installing plants. Approximately 38,000 additional plants will be installed to replace stressed and/or dead vegetation, which represents approximately 10 percent of the original plantings.

The overall project management will be provided by Aviation Environmental wetland scientist. Initial surface preparation will be performed by Port Construction Services (PCS). Due to the large volume requirements, a PCS will issue a new project specific small works contract for the import and distribution of compost and mulch. The Small Works Contractor will also provide hydroseeding services. Wetland replacement plants will be obtained from the WCC through an

COMMISSION AGENDA

Tay Yoshitani, Chief Executive Officer
July 18, 2010
Page 3 of 4

existing ILA. Two WCC crews consisting of six persons each will complete the replacement planting.

STRATEGIC OBJECTIVES:

This agreement supports the Port's strategy to "Enhance Public Understanding and Support of the Port's Role in the Region" by providing a cost effective means to maintain our natural resources while building a working partnership with the WCC.

In addition, this agreement supports the Port's strategy to "Exhibit Environmental Stewardship through our Actions" by facilitating the maintenance of natural resources on Port property while providing young adults with hands-on experience and leadership opportunities in the environmental field.

FINANCIAL IMPLICATIONS:

Budget/Authorization Summary

The combined cost of the project is estimated to be \$390,000. Surface preparation work will be self-performed by PCS at an estimated cost of \$35,000. Soil import and hydroseeding small works contract cost is estimated to be \$156,000. Replacement wetland vegetation and planting services will be obtained through the WCC at an estimated cost of \$199,000. No budget authorization request is associated with this Commission action.

Source of Funds

The costs associated with the 2010 Airport wetland mitigation site maintenance effort are in the Commission approved 2010 Aviation Division operating budget. The 2010 approved operating budget included \$460,000 for wetland management. This action will be completed within the authorized budget.

ECONOMIC IMPACTS:

It is estimated that the plant maintenance efforts at Aviation mitigation sites will employ up to 12 young adults through the WCC for a period for three months in 2010. Soil import services will employ one worker for up to one week.

ENVIRONMENTAL SUSTAINABILITY AND COMMUNITY BENEFITS:

A robust plant maintenance effort is necessary to ensure the valuable natural resources created and enhanced at the Aviation wetland mitigation sites will survive and meet the ecological functions they were designed for. Recent agency reviews of wetland mitigation sites in the Northwest found a high degree of failure due to a lack of maintenance and replacement planting

COMMISSION AGENDA

Tay Yoshitani, Chief Executive Officer

July 18, 2010

Page 4 of 4

during the first ten years of site development. This project will ensure Port environmental obligations are met and the mitigation sites we have created provide a sustained ecological benefit to our region.

In addition, this project will utilize the established partnership with the WCC which will provide valuable work experience to young adults in our region.

TRIPLE BOTTOM LINE SUMMARY:

This project will ensure the Port meets the permit requirements for construction of the Third Runway and other MPU projects while providing benefits to the local community. By aggressively maintaining our wetland mitigation sites, we will ensure their success and avoid costly redesign and reestablishment if they were to fail.

PROJECT SCHEDULE:

Soil preparation and soil import services are to be completed in September 2010. Wetland planting is to be completed in October, November and December, 2010.

ALTERNATIVES CONSIDERED/RECOMMENDED ACTION:

- 1) Do nothing. This alternative would lead to the failure of the Aviation wetland mitigation sites and violation of the Port's 401 Certification and 404 Permit for construction of the Third Runway and other MPU projects. This is not the preferred alternative.
- 2) Issue a competed purchased service contract to a landscape management firm for the entire project. This option would not allow the Port to utilize its established partnership with the WCC and engage in a program that supports the development of young adults through natural resource management projects. This is not the preferred alternative.
- 3) Complete the project through a combination of PCS work crews, a small works contract and the existing ILA with the WCC. This option provides an effective means to maintain Port wetland and other natural resource sites while supporting a young adult development program with a partnering state agency. This is the preferred alternative.

PREVIOUS COMMISSION ACTION:

On November 23, 2009, the Commission authorized the Aviation Division operating expense budget for 2010 which contained \$460,000 for wetland site compliance services and maintenance.

On April 13, 2010, the Commission authorized the Chief Executive Officer to enter in to an Interlocal Agreement with the WCC.