

**Date:** January 10, 2024  
**To:** Port of Illahee Board of Commissioners  
**From:** John Piccone, P.E., Soundwest Engineering Assoc.  
**Subject:** Projects Status Summary

### Waterfront Improvement Project

- **USACE and WDFW Permit;** Still no confirmation from the Tribe that the fish committee has approved the revised design, the Corps permit process is pending removal of the Tribes objection. The WDFW HPA permit will be submitted per the revised design as soon as the Tribe provides official agreement.
- **County SDAP Permit;** We requested a 90-day extension to respond to the county request for information to provide a little time to see if the stormwater treatment vault funded by the county needed to be included in the permit. At this stage, since we are still unsure if the County stormwater treatment vault will occur, I plan to resume responding to the County request for information. The response to the information request is already 90% prepared and we will be submitting that in January. My expectation is that it will take some time for discussion with the county planners since they will need to evaluate deviations from standard protocol just as they did with the shoreline permit.
- **Kitsap County Stormwater Treatment;** Jim and I have had several discussions and emails with Kitsap County stormwater group regarding the possibility of a county funded treatment facility in the Ports upper parking lot. The County did confirm that that they have set aside a \$900,000 budget for this purpose however, we still have not been able to get a firm confirmation as to how they would like to spend the money to incorporate a treatment system into our planned project. Based on recent conversations I'm expecting this question to be resolved soon and in the meantime planning to forge ahead where possible on other pending items.
- **Site Contamination and PLIA coordination;** After additional discussion with PLIA and their consultant, the consultant agreed to expedite drilling near the dock suggesting that the additional cost to expedite this work was approx. \$8,000 and that the previously planned work was estimated at approx. \$20,000 for a total cost of approx. \$28,000. We expected PLIA to pay the \$20K and the Port to pay the \$8k however, PLIA is suggesting a 50/50 split where the Port would pay approx. \$14K. My recommendation after further discussion with the PLIA consultant is for the Port to separately pay them to prepare a contaminated materials management plan (CMMP) based on the information they already have rather than spending \$14K on 50% of a new well. The cost is expected to be significantly less and well under the \$10K amount approved at the December meeting. I believe we can include that plan in the waterfront bid documents and make provisions for the possibility of handling contaminated soils in that fashion instead of participating in the cost of drilling the well.

- **Anticipated Schedule;** This still remains somewhat of an unknown as there are remaining items out of our control (such as afore mentioned permits and Suquamish formal decision) that need to be resolved prior to finalizing the bid documents and awarding the project to a construction contractor. I'm still maintaining the goal of putting the project out to bid this year in later summer or early fall at this stage and will continue to update Jim and the Board as these items progress.
- **RCO Grant and Contract Status;** As everyone is aware, the project has met with several unanticipated delays and obstacles including those items discussed above. To date we have solved numerous issues and made progress solving difficult barriers however, we are still behind the original schedule. I have requested an extension to the RCO grant through June of 2025 which I expect RCO will very likely approve. Additionally, we have spent approx. \$240K of the \$410K budget RCO provided for Engineering, Admin, and Permits which leaves approx. \$180K to finish engineering and permitting, conduct bidding, and manage the construction process. This puts us approx. \$60K behind what I'd like to see at this stage of progress and knowing what we do now about items not yet resolved. I do believe that \$180K is enough to get us to the finish line however, it will be important to not spend this budget on further ancillary items (such as stormwater treatment, design revisions and negotiations, extensive meetings with County about ROW improvements, etc.). Since most of these ancillary items are necessary to keep the project(s) moving forward Jim has suggested that I prepare a budget amendment for the on-call task to continue assisting with these items if/when needed but not impacting the grant budget further. I planned to prepare that for approval at either the February or March meeting. Currently, the on-call task is well under budget as it was approved for anticipated items through the end of 2022 and there is still approx. \$25K remaining and unused.

### **Pile Replacement Project**

- **Permits;** The project is currently fully permitted.
- **Design;** Only the inspection and a preliminary design concept has been completed and we are waiting for confirmation from the Tribe before proceeding with the engineering design in conjunction with finalizing the float and pier renovation design.
- **Grant and Contract Status;** No grant funds have been expended to date and the grant contract is currently set to complete work by June of 2025. Currently, we do not have a task approved to begin final engineering and bidding but I would like to have that in place as soon as we are ready to move forward so the work can be included with pier and float renovation bids as soon as possible.
- **Anticipated Schedule;** The current assumption is that this schedule will coincide with the pier and float work and occur as a single bidding and construction phase.

**Store Clean-up & Renovation**

- **Septic;** Dave's Septic has completed their report indicating that with some repair the existing septic system can be used for the store. I believe the Commissioners all have a copy of that report.
- **PLIA;** Jim and I have had discussion with PLIA and they understand that the Port would like to pay for and install a septic holding tank (to be used as a reserve drainfield) when the clean-up construction work takes place. Currently, PLIA and their consultant are hoping to see the clean-up work occur this coming summer.

**Action Items:**

- Jim and John to confirm if Kitsap County will provide an MOU for the stormwater treatment facility plans, including full reimbursement to the Port, and if so any potential delays that may result due to this joint project. If not, I presume the Port will want to move forward without further consideration of the joint stormwater project. We will endeavor to finalize this question no later than the February board meeting.
- Contract with the PLIA consultant to prepare a CMMP under the assumption that it will cost less than the \$10K approved for well drilling.
- Continue to periodically check in with Tribe and Corps to monitor status and anticipated timeframe to issue permit.
- Provide responses to the County SDAP permit reviewers, then resolve the setback variance request and ROW permit requirements they are asking for so this permit can be finalized regardless of the County stormwater treatment potential project component.

**Permit Status Summary – All Projects**

**Waterfront Access Project**

Permit	Submittal Date	Permit Issued	Permit Status	Design Status
SSDP	8-19-21	8-4-22	Complete. SSDP staff report notice of decision received.	60% Design Complete and submitted for permit.
HPA	Delayed	---	Submittal of permit application pending resolution with Suquamish Tribe.	Pending resolution with Suquamish Tribe.
NWP	8-17-21	Delayed	Finalization of permit review pending resolution with Suquamish Tribe.	Pending resolution with Suquamish Tribe.
SDAP	2-7-23	---	Submittal of permit application complete, review comments received 8/31/23, response pending County stormwater.	95% Design Complete for upland elements only to submit SDAP.
BP	Anticipated by contractor in 2024	---	Submittal to follow SDAP	
ROW	Anticipated by contractor in 2024	---	Submittal to follow SDAP	
FIRE	Anticipated in 2024	---	Submittal to follow SDAP	

SSDP – Substantial Shoreline Development Permit (Kitsap County)

HPA – Hydraulic Project Approval (WDFW)

NWP – Nationwide Permit 3 (USACE)

BP – Building Permit (Kitsap County)

ROW – Right of Way (Kitsap County)

Fire – Fire Code Permit (Kitsap County)

**Pile Replacement Project**

Permit	Submittal Date	Permit Issued	Permit Status	Design Status
Shoreline Exemption	9-22-22	2/15/23	Staff Report Issue, Pending 14 day appeal period ending 2/15/23	30% Design Completed for Permit submittal.
NWP3	9-22-22	11-21-22	Complete. Permit issued by USACE.	30% Design Completed for Permit submittal.
HPA	2020	2/14/20	Maintenance permit, expires 2/12/25	-----