



City of Arlington Council Agenda Bill

Item:
CA #3
Attachment
B

COUNCIL MEETING DATE:	
November 7, 2016	
SUBJECT:	
Environmental Contract with WH Pacific	
ATTACHMENTS:	
Airport Director's Memo, Scope of Work, Quote	
DEPARTMENT OF ORIGIN	
Airport	
EXPENDITURES REQUESTED:	\$27,045.00
BUDGET CATEGORY:	Professional Services
LEGAL REVIEW:	
DESCRIPTION:	
This item allows the airport to enter into a contract with our "on call" engineering firm (WH Pacific) in order to complete environmental review on the southernmost portion of the Airport Business Park.	
HISTORY:	
Airport staff have been working with the FAA for approximately six months in trying to get a "Categorical Exclusion" (CATEX) for the southern portion of the Airport Business Park in order to build a roadway and begin marketing the Business Park. Airport and Public Works staff have provided information to the FAA for this portion, but the FAA is now requiring more extensive research.	
ALTERNATIVES	
Approve staff's recommendation with modifications Table staff's recommendation Deny staff's recommendation	
RECOMMENDED MOTION:	
I move to approve the contract with WH Pacific to complete an environmental review on the southernmost portion of the Airport Business Park, and authorize the Mayor to sign the contract.	



MEMO

City of Arlington

Airport

To: City Council
From: David M. Ryan, Airport Director
Date: October 11, 2016
Subject: Airport Business Park Environmental Review

ISSUE: Contract with WH Pacific Engineers to complete an Environmental Review for the Southern Portion of the Airport Business Park.

BACKGROUND: Airport Staff have been working with the FAA's environmental specialist for the last six months in trying to secure a Categorical Exclusion (CATEX) for the Southern portion of the Airport Business Park in order to install Phase III of 173rd Ave, and to bring utilities into the Business Park.

In order to effectively market the area these improvements are necessary to be able to compete with "fee simple" property in the area.

Although all environmental review was completed for the Davis and Silesky proposal some years back, and was approved by the FAA, they now say the information is too old to be of value. While they're not requiring us to do a full scale Environmental Assessment (EA) they are requiring us to provide cultural, historic, archeological, biological and other information that is beyond the capability of Airport or other City Staff.

The airport has an ongoing contract with WH Pacific Engineers that have the staff to complete all of the above requirements. The cost for their services is \$27, 045.00. Fortunately, we budgeted professional services in an amount much greater than this for 2016 in the hopes we would be able to revise the Airport Layout Plan. As the question of Aeronautical vs. Non-Aeronautical property at the airport has still not been resolved, these monies weren't used.

The Airport is asking the City Council to approve a contract with WH Pacific Engineers in the amount of \$27,045.00 to complete this environmental review so that we can continue applying for grants and build Phase III of 173rd Ave, and market this portion of the Business Park.

ALTERNATIVES:

Table the discussion for future consideration

RECOMMENDATION: Staff recommends approval of the contract with WH Pacific Engineers to complete the environmental review.

Environmental Review and Documentation

The City of Arlington is requesting assistance to complete the environmental documentation necessary to develop about 43 acres of land on the southwest corner of the Arlington Airport (Airport) property. The project will require completion of a National Environmental Policy Act (NEPA) Categorical Exclusion (CATEX), Cultural Resources Study, Biological Evaluation and Wetland Study.

Categorical Exclusion

A documented, referenced CATEX will be prepared using existing information and desktop studies. Federal Aviation Administration (FAA) form ARP SOP No. 5.00 will be completed following guidance in Order 1050.1F. The CATEX will expand on the information provided by the Arlington Airport and comments prepared by the FAA Environmental Protection Specialist. Additionally, biological, cultural resources and wetland studies will be performed. Information provided in these reports will be summarized and appended to the CATEX. A figure will be completed showing the project area using GIS.

The CATEX will be submitted to the Airport Director for review and comment. Comments will be addressed, and the CATEX will be prepared for submittal to the FAA. Comments from the FAA will be discussed with the Airport Director and addressed. The CATEX will be finalized for submittal to FAA.

Biological Evaluation

A biological evaluation will be conducted for the project area. The evaluation will include reviewing existing information from past projects and a background search of U.S. Fish and Wildlife (USFWS), National Marine Fisheries Service (NMFS), Washington Department of Fish and Wildlife (WDFW) and other databases and literature. Our biologist will contact USFWS, NMFS and WDFW area biologist to discuss the site. Along with engineering, the WHPacific biologist will determine drainage patterns for the project area. A biological evaluation memorandum will be prepared to document the results. The memorandum will be provided to the Airport Director for review and comment and will be updated to respond to comments. A final draft will be prepared for submittal to the FAA.

If potential impacts to Endangered Species Act (ESA) listed fish are discovered, a Biological Assessment may need to be prepared. Discussions will occur with the Airport Director and FAA prior to providing a scope of work.

Cultural Resources

A cultural resources study will be conducted for the project area. Archaeologists will coordinate with the City of Arlington to define the Area of Potential Effect (APE). A desktop survey of available records will be conducted. A Washington Department of Archaeology and Historic Preservation (DAHP) online database search will be conducted to obtain any previous studies, reports and historic maps. The Governor's Office of Indian Affairs advised the following tribes should be included in FAA's consultation for the project: Stillaguamish and Tulalip. A WHPacific archaeologist will contact the tribal stakeholders to gather information for the report and to discuss the trail location noted by the Stillaguamish Tribe of Indians, Tribal Historic Preservation Officer in a letter dated September 23, 2016.

An archeologist will conduct a field survey of the project area. A systematic pedestrian survey and subsurface sampling of the APE will be performed. The archaeologist will walk parallel transects spaced no more than 20 meters apart in all accessible portions of the APE and record any cultural material present on the surface. The subsurface sampling of the APE will then be conducted. Shovel probes, measuring an average of 30 centimeters in diameter, will be placed across the APE to assess the level of disturbance and presence of cultural resources. The placement of these will be judgmental based upon field conditions and the results of the background review and stakeholder coordination. Areas within the APE identified by stakeholders as areas of interest will be more intensively sampled with shovel probes.

All sediments will be screened through ¼" hardware cloth and described. If artifacts are identified on the surface, shovel probes will be used to determine the horizontal boundary of the artifact scatter. If artifacts are encountered during excavation, the probe will be terminated. Any artifacts encountered will be analyzed in the field and returned to the ground beneath the sod cap. Radials will be excavated at cardinal directions from positive probes to determine if additional materials are present and to delineate the boundaries of the buried resource.

Upon completion of the fieldwork, a draft report will be prepared and submitted to the City of Arlington for review and comment. Comments will be addressed, and the report will be finalized for submittal to the City of Arlington and the FAA. Sufficient copies of the final report will be provided to the FAA to facilitate consultation with DAHP and potentially affected tribes.

Wetlands Memorandum

A professional wetland scientist will conduct an aerial photo review and a desktop search to document wetlands, if any, in the project area. The results will be provided in a memorandum. A soils map and aerial photo will accompany to memorandum. The wetland memorandum will be provided to the Airport Director for review and comment. The memorandum will be updated to respond to comments and prepared for submittal to the FAA.

If during the desktop studies, potential wetlands are identified on site, the Airport Director will be notified and a wetland delineation will be scoped.

Assumptions

The City of Arlington will provide a GIS shapefiles for the area in the southwest corner of the airport. These files will be used to prepare project maps.

City of Arlington Arlington Airport Oct-16	Project	Environmental	Wetlands	Biologist	Archaeologist	Archeologist	GIS	Project Hours	PROJECT COST
	Manager	Scientist	Scientist						
	F Tam	K Brown	P Quarterman	K Randall	K Blake	R Brownell	N Bosch		
	\$150.00	\$119.23	\$123.97	\$82.34	\$108.78	\$93.93	\$75.00		
Task Title									
Project Management/Draft and Final Report Review	10							10	\$1,500
Categorical Exclusion		40					4	44	\$5,069
Biological Evaluation and Letter of No Effect		1		40				41	\$3,413
Cultural Resource Field Study and Report		1			128	12		141	\$15,170
Wetland Desktop Study and Memo		1	8				4	13	\$1,411
								0	\$0
Labor hours	10	43	8	40	128	12	8	249	
Labor cost	\$1,500	\$5,127	\$992	\$3,294	\$13,924	\$1,127	\$600		\$26,563
Reimbursable Expenses									
						550	Mileage	\$0.54	\$297
							Lodging		\$120
							Food		\$65
							Total Reimbursables:		\$482
PROJECT TOTAL									\$27,045
Assumptions:									
City of Arlington will provide GIS Shapefiles for the project area.									