

# BMT Northwest aka Reliable Steel



SHARP Report — Part 1 of 2

[Go to site contamination history](#)

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	High		ERTS	SHARP it
• SHARP date	09/12/2025		CSID	4076
• EJFlagged?	⊘ - No Override		FSID	69923242
• LD confidence level	low		VCP	SHARP it
• Cleanup milestone	cleanup action plan		UST ID	SHARP it
• SHARPster	Steve Teel		LUST ID	SHARP it

This section is blank if this is the first SHARP	

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B4	medium	multiple chemical types	✓
Groundwater	C1	medium	risk to off-site people	✓
Surface water	C1	high	climate change impacts	✓
Sediment	A1	high	plant/animal tissue data	⊘
Soil	A1	high		

Location and land use info	
1218 West Bay Dr NW, Olympia, Thurston County, 98502	
Primary parcel	91013000000
Land use	industrial
Responsible unit	SWRO

Sources reviewed
2013, Draft RI/FS Report, GeoEngineers
2013, Draft Cleanup Action Plan, Ecology
2014, Draft Interim Action Plan, Ecology

Primary census tract	Associated census tracts
91013000000	91013500000

**Local demographics comments**

no comments

**Source/source area description**

Prior to development, the property comprising the Site was a portion of the Budd Inlet shoreline and the majority of the property likely consisted of intertidal aquatic lands. Site use has consisted of filling followed by commercial and industrial activities. Existing information indicates that the initial Site use was for lumber production. Boat building was also identified to have been performed at the Site. The most recent Site use was for steel tank and structural beam fabrication and painting that occurred from 1941 to as recent as 2009. In August 2001, BMT Properties (BMT) acquired the operating assets of Reliable Steel and leased the property. BMT simultaneously assigned the operating assets and lease to BMT-NW. In April 2008, West Bay Reliable-0508, LLC purchased the property . BMT-NW performed steel fabrication, sandblasting, and painting operations at the Site until 2009.

**Soil comments**

Site is adjacent to Budd Inlet, partially paved, and partially fenced. Contaminants that are found in soil above cleanup levels include metals, gasoline-range, diesel-range, and heavy oil-range total petroleum hydrocarbons, and polycyclic aromatic hydrocarbons.

**Groundwater comments**

Groundwater in the vicinity of the former maintenance building contains metals concentrations greater than groundwater cleanup levels.

**Surface water comments**

As discussed in the RI/FS report, stormwater drainage features at the Site include catch basins, two drainage ditches, and four stormwater outfalls. Stormwater runoff from the four outfalls contain lead, mercury, zinc, and/or copper concentrations greater than screening levels. Stormwater runoff from outfall SW-1 also contains polycyclic aromatic hydrocarbons (PAHs) at concentrations greater than screening levels. Outfall SW-4 is a 30-inch dia. corrugated steel pipe that begins at the east end of the former Maintenance Building and extends to the shoreline. A 15-inch dia. stormwater pipe also daylights at the west end of the former building.

**Sediment comments**

NMFS critical Habitat Mapper - Orca whale and Chinook salmon critical habitat. Constituents that exceed sediment cleanup levels include mercury, TPH-D and -O, PAHs, and phthalates.

**Indoor air comments**

The RI/FS report assumed that gasoline-range total petroleum hydrocarbons contaminatin in the vicinity of the Maintenance Building may be present at concentrations that exceed vapor intrusion screening levels.

**Additional factors comments**

no comments

## Site history

[Go to top](#)

A fire in November 2010 damaged the structural integrity of the Tank Shop. The Tank Shop, Maintenance Building, and the above-ground portion of the elevated rail crane located in the upland area were demolished in 2011 after the fire. Previous investigations of the Site have identified the presence of chemicals at concentrations greater than Model Toxics Control Act cleanup levels in soil, groundwater, stormwater runoff and sediments.

**Overflow - Site contamination and cleanup history**

No overflow

## BMT Northwest aka Reliable Steel

4076 BMT Northwest aka Reliable Steel 20250912

First SHARP

SHARP rating — High

## SHARP Report — Part 2 of 2

Conceptual site model

09/12/2025



### Assessment scores by environmental medium

