



THE NORTHWEST
SEAPORT ALLIANCE
Gateway to Solutions

Terminal 5 Q1 2022 Update

Presenter: Emma Del Vento
Capital Program Leader, Port of Seattle

Terminal 5 – Program Overview

Primary Elements of Scope



- **Berth Modernization**

- Crane Rails
- Dock Rehabilitation
- Slope Stabilization
- Berth Deepening
- Power Supply/ Distribution

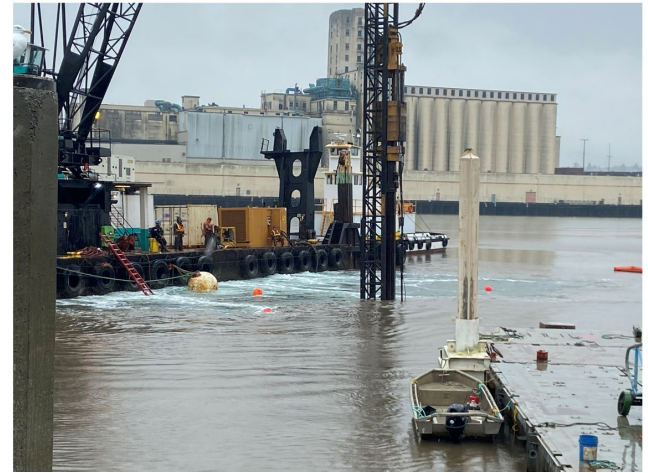
- **Uplands Improvements**

- Permit Conditions
- Lease Obligations
 - Stormwater
 - Marine Buildings
 - Reefers



Terminal 5 – Q1 2022 Progress

- **Berth Modernization Project**
 - Completion of the 3rd in water work window.
 - North Berth Dredging first pass (will have a revised berth depth)
 - South Berth: Slope stabilization, Structural Pile install, toe wall installation done. Landside work is behind schedule.
 - Seattle City Light (SCL) pending final invoice in Q2 2022
- **Uplands Improvements Projects**
 - Lease Obligations
 - Stormwater - Phase 2 Award and Notice to Proceed
 - New Gate 60% Design



Impact Driving Toe Wall



Cutting Concrete Pile



Budget (March 31, 2021)

Forecast currently on budget – the single biggest risk is the North Reefer Demarcation Construction is 84% spent and 78% complete

2022 Quarter 1 Program Budget	Authorized Budget	Quarter 1 Changes	Updated Budget	Spent to Date	Forecast at Completion	Remaining Authorized Budget
Design, Construction, Project Management	\$ 305.3	\$ 0.2	\$ 305.5	\$ 219.5	\$ 320.7	\$ 85.8
Permit Conditions	\$ 14.0	\$ -	\$ 14.0	\$ 6.0	\$ 14.1	\$ 8.0
Stormwater Treatment	\$ 30.0	\$ -	\$ 30.0	\$ 11.0	\$ 32.0	\$ 19.0
Management Reserve*	\$ 40.7	\$ 2.3	\$ 43.0	\$ -	\$ 25.7	\$ 40.7
Total	\$ 390.0	\$ 2.5	\$ 392.5	\$ 236.5	\$ 392.5	\$ 153.5

* \$200K Marine Building + \$1M Gate Scales + \$300K Interim gate + \$705 MARAD Admin moved out of Management Reserve this quarter and into construction; \$2M moved back to Management Reserve from the December authorization to not refund the RPM/CBP.



Budget by Project (March 31, 2022)

	Original Authorized Project Cost	Current Authorized Project Cost	This Request	Total Project Cost	Cost to Date	Remaining Cost
T5 Berth + Design + SCL	\$ 276,000,000	\$ 274,800,000	\$ -	\$ 274,800,000	\$ 211,389,835	\$ 63,410,165
T5 Permit + Tribes	\$ 14,000,000	\$ 14,000,000	\$ -	\$ 14,000,000	\$ 5,965,820	\$ 8,034,180
T5 Stormwater Treatment	\$ 30,000,000	\$ 32,000,000	\$ -	\$ 32,000,000	\$ 11,048,943	\$ 20,951,057
T5 Management Reserve/Risk	\$ 20,000,000	\$ 27,120,000	\$ -	\$ 20,000,000	\$ -	\$ 20,000,000
T5 Clean Truck	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 32,713	\$ 67,287
T5 Marine Buildings	\$ -	\$ 10,100,000	\$ -	\$ 10,100,000	\$ 4,830,792	\$ 5,269,208
T5 RPM + CBP	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 345,828	\$ 654,172
T5 Reefers	\$ -	\$ 19,180,000	\$ -	\$ 35,000,000	\$ 1,489,255	\$ 33,510,745
T5 Gate Complex	\$ -	\$ 13,000,000	\$ -	\$ 16,000,000	\$ 701,939	\$ 15,298,061
T5 Operational	\$ -	\$ 1,200,000	\$ -	\$ 1,200,000	\$ 653,364	\$ 546,636
Total	\$ 340,000,000	\$ 392,500,000	\$ -	\$ 404,200,000	\$ 236,458,489	\$ 167,741,511
Previously Authorized			\$ 52,500,000			
Revised Total Authorization			\$ 392,500,000			
MARAD PIDP Grant			\$ 10,700,000			
MARAD PIDP Grant - NWSA			\$ 7,481,133			
WA Ecology - Stormwater			\$ 5,000,000			
WA Commerce - Shorepower			\$ 4,268,000			
WA Commerce - Reefers			\$ 4,316,500			
Authorization - Grants			\$ 371,434,367			
T5 ERL (POS Only)	\$ -	\$ -	\$ 700,000	\$ 700,000	\$ -	\$ 700,000



Terminal 5 – Berth Modernization Trends

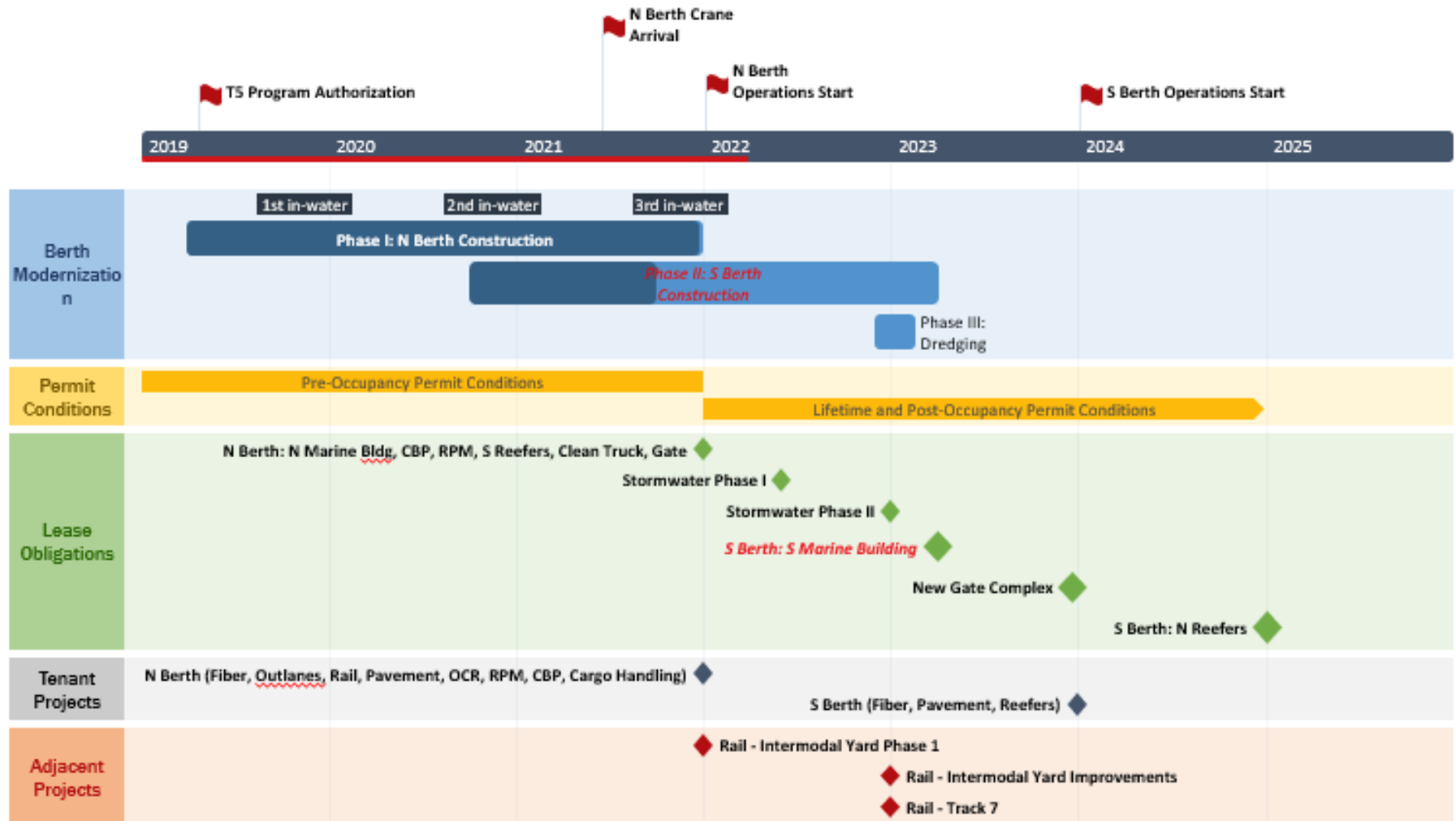
- **Recent Stochastic Analysis and Risk Register updates from March 2022 indicate:**
 - Program currently has a P-85 value (85% probability of being sufficient) of \$389.3M
 - Current expected cost of the program is \$369M



Booming Down Concrete Pile Cranes



Terminal 5 – Programmatic Schedule





Terminal 5 – Community Outreach

- **Media Events**

- Various media events are planned in Q2 2022.



Pile doweling and Pile Cap
Chipping



LSCR Concrete Pour



Terminal 5 – Look Ahead

- **Q2 2022**
 - Berth Modernization South Berth Uplands
 - Invoicing of Seattle City Light (SCL) work
 - Stormwater Phase 1 Completion
 - Stormwater Phase 2 Start Construction
 - RPM and CBP Utilities Completion
 - T5 North Reefer Infrastructure Design
 - New Gate 100% Design



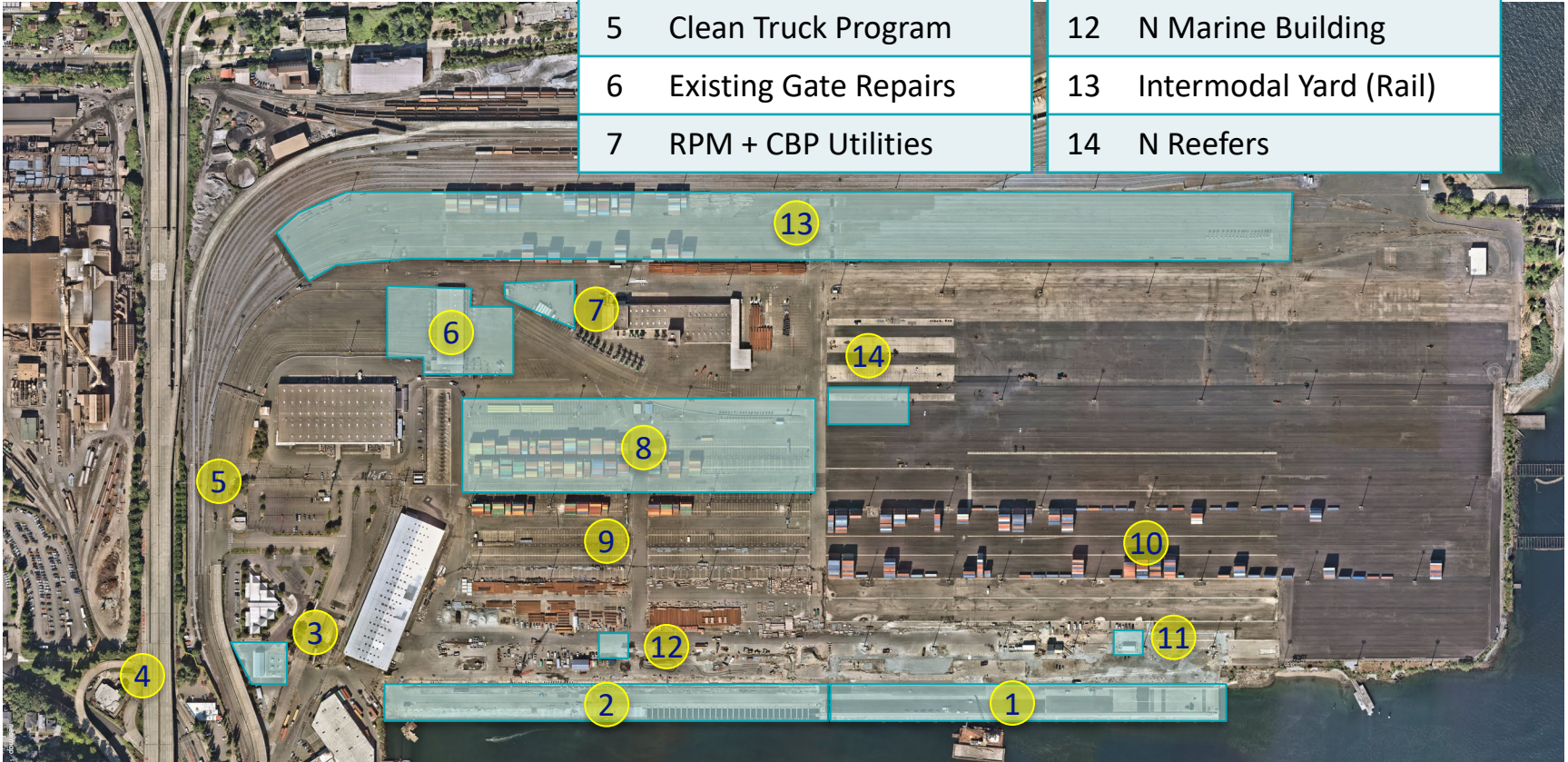
Toe Wall Pile Driving



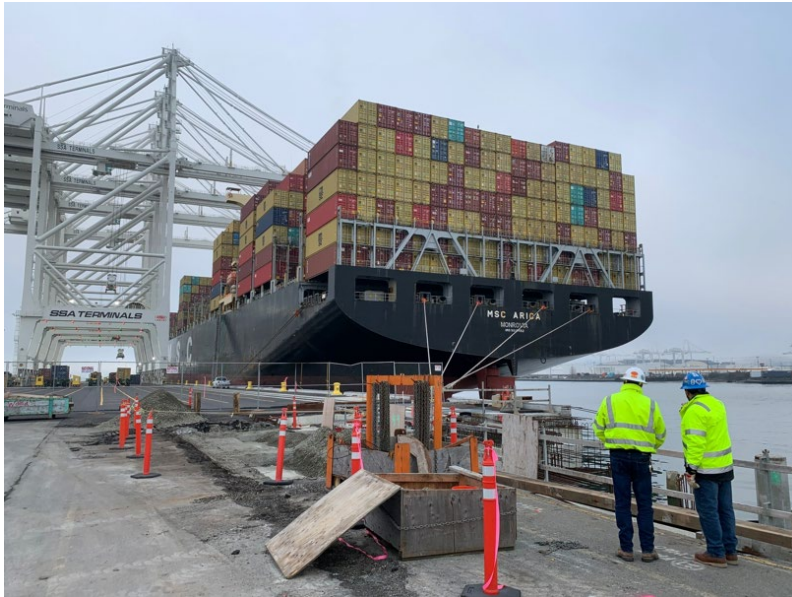
Site Map

#	Project
1	North Berth
2	South Berth
3	Primary Substation
4	Permit Conditions
5	Clean Truck Program
6	Existing Gate Repairs
7	RPM + CBP Utilities

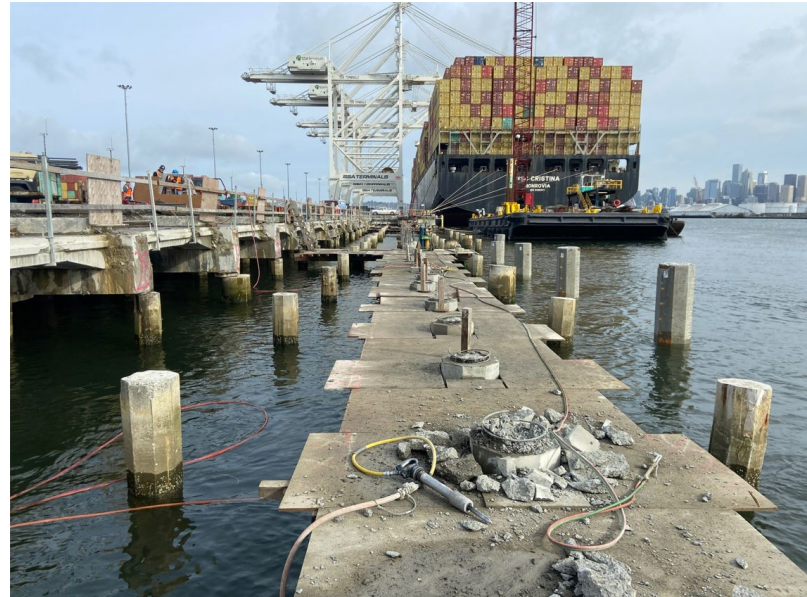
#	Project
8	S Reefer Repairs
9	Stormwater Phase 1
10	Stormwater Phase 2
11	S Marine Building
12	N Marine Building
13	Intermodal Yard (Rail)
14	N Reefers



Construction and Operations



Building the South Berth during
North Berth operations



Cutting Structural Pile to elevation

