

THE NORTHWEST SEAPORT ALLIANCE
MEMORANDUM

MANAGING MEMBERS
ACTION ITEM

Item No.: 8D
Meeting Date: July 7, 2026

DATE: June 29, 2026

TO: Managing Members

FROM: John Wolfe, CEO

Sponsor: Jim Vo, Sr. Director, NWSA Real Estate
Project Manager: Patrick Gibson, Project Manager I

SUBJECT: Terminal 5 Gatehouse Building Roof and Interior Repairs Construction Authorization

A. ACTION REQUESTED

Project authorization in the amount of \$850,000 for a total authorized amount of \$1,200,000, for work associated with the Terminal 5 (T5) Gatehouse Building Roof and Interior Repairs, Project Identification No. N10727.

B. SYNOPSIS

The Terminal 5 Gatehouse building's roof is at the end of its useful life. The roof is beyond the warranty period, and spot repairs are no longer viable to maintain the roof in good condition. Replacement of roofs is a landlord obligation within the Terminal 5 lease. Replacing this roof will keep the Northwest Seaport Alliance (NWSA) within lease obligation, and preserve the building, which is critical for terminal operations.

C. BACKGROUND

The Terminal 5 Gatehouse was constructed in 1995 as part of the Southwest Harbor Terminal 5 Expansion Project. At more than 30 years of age, the Gatehouse roof is beyond its useful life and outside of the warranty period. The need for replacement was confirmed via a 2021 condition assessment completed by Port of Seattle (POS) Marine Maintenance. A consultant assessment of the roof was completed in February 2026, validating the need for immediate replacement.

In 2025, a separate consultant assessment evaluated drywall cracking in the Gatehouse building. That assessment determined that the cracking was a result of minor framing deficiencies and standard building settlement.

Prior to replacing the roof, Port of Seattle Construction Services will repair the drywall cracking as part of this same project.

D. PROJECT DESCRIPTION AND DETAILS

Project Objectives

- Extend the life of the Gatehouse building roof.
- Meet all City of Seattle permit and code requirements.
- Install fall protection to meet Washington Revised Code safety requirements.
- Repair drywall deterioration.

Scope of Work

The scope of work will include:

- Demolish and replace existing coping and flashing.
- Provide a roof overlay system on existing roof.
- Demolish and replace areas of existing roofing system identified as having excessive moisture intrusion.
- Demolish and replace existing skylights.
- Demolish and replace existing mechanical pedestals, to meet City of Seattle code.
- Provide a complete fall protection system, to meet Washington Revised Code requirements.
- Repair cracked drywall and deficient framing conditions.

Schedule

Advertise for Bid	January 5, 2027
Open Bids	February 4, 2027
Roof Replacement - Notice of Award	February 24, 2027
Substantial Completion	August 6, 2027
Final Completion	September 10, 2027

E. FINANCIAL IMPLICATIONS

Project Cost Details

	This Request	Total Project Cost	Cost to Date	Remaining Cost
Pre-Design	\$ -	\$ 25,000.00	\$ 22,816.00	\$ 2,184.00
Design	\$ -	\$ 250,000.00	\$ 58,413.00	\$ 191,587.00
Procurement	\$ 25,000.00	\$ 25,000.00	\$ -	\$ 25,000.00
Construction	\$ 825,000.00	\$ 900,000.00	\$ -	\$ 900,000.00
Total	\$ 850,000.00	\$ 1,200,000.00	\$ 81,230.00	\$ 1,118,770.00

Source of Funds

The funds for this project will be provided by the Homeports through the standard Capital project funding process. The 2025-2030 Capital Investment Plan (CIP) Budget allocates \$1.15M for this project.

Financial Impact

Terminal 5 and the Terminal 5 Intermodal Yard are budgeted to earn \$28.9M in cash in 2026. This project will be capitalized and depreciated over its useful life of 15 years resulting in an annual expense of \$76K.

F. ENVIRONMENTAL IMPACTS/REVIEW

Permitting: Obtain re-roofing permit through Seattle Department of Construction and Inspections.

Remediation: None

Stormwater: Stormwater runoff will be directed to existing Terminal 5 treatment system. No additional treatment will be provided.

Air Quality: No impacts

G. PREVIOUS ACTIONS OR BRIEFINGS

<u>Date</u>	<u>Action</u>	<u>Amount</u>
4/9/2026	Executive Authorization for Design	\$50,000
11/17/2025	Executive Authorization for Design	\$250,000
6/17/2025	Executive Authorization for Design	\$50,000
TOTAL		\$350,000