

THE NORTHWEST SEAPORT ALLIANCE
MEMORANDUM

MANAGING MEMBERS
ACTION ITEM

Item No.: 8C
Meeting Date: June 2, 2026

DATE: May 22, 2026
TO: Managing Members
FROM: John Wolfe, CEO

Sponsor: Jim Vo, Sr. Director NWSA Real Estate
Project Manager: David Myers, Engineering Project Manager II

SUBJECT: West Sitcum Terminal Capstan Gangway Replacement

A. ACTION REQUESTED

Request the Managing Members grant project authorization in the amount of \$300,000, for a total authorized amount of \$500,000, for work associated with the West Sitcum Terminal Capstan Gangway Replacement, Project Identification No. 201242.01.

B. SYNOPSIS

The wood piling supporting the access gangway to the south dolphin/capstan at West Sitcum Terminal failed due to marine bore damage causing the gangway to partially collapse. The existing gangway was removed, and a new one must be installed to provide access to the dolphin for mooring vessels. NWSA is responsible for work and costs associated with piling and pile caps, per the Maintenance Matrix in the Lease.

C. BACKGROUND

The southern portion of the existing West Sitcum Terminal pier including the dolphin and related capstan were constructed in 1985. The pier and dolphin are supported by concrete piling, however, the gangway between them was supported on wood piling. On June 25, 2025, one of the 40-year-old wood piles supporting the gangway failed approximately 5' above the mud line due to marine bore damage. Marine bores are invertebrates that feed on submerged wood such as piling and are commonly referred to as "termites of the sea". The failure of the piling caused two gangway sections to drop approximately 18". With the risk of the gangway collapsing the Port utilized the Indefinite Delivery, Indefinite Quantity (IDIQ) marine contract to remove the failed sections and the remainder of the wood gangway and piling. During this work, the contractor found two other piles that were also significantly compromised.

Staff hired a consultant to develop an Invitation to Bid (ITB) package to procure a new free span aluminum gangway to replace the failed gangway and to develop structural drawings to support the new gangway. The new design will span from the dolphin to the pier without the need for piling to support it. Some structural supports and alterations are required at the dolphin and pier face to support the new gangway.

The elimination of creosote piling and the wood gangway and the installation of a new aluminum gangway generated credits in in the Port of Tacoma's (Port) Comprehensive Repair and Maintenance Permit ledger. The replacement capstan is designed to minimize debits and should result in a net positive credit for the removal and replacement.

D. PROJECT DESCRIPTION AND DETAILS

Remove existing wood gangway and wood supporting piling. (Complete)

Install a new free span aluminum gangway and complete structural modifications at the pier and dolphin to support the new gangway.

Scope of Work

- Complete the design of the ITB and structural modification packages
- Complete the structural modifications and alterations at the dolphin
- Complete the structural modifications and alterations at the pier face
- Complete the procurement of the gangway
- Complete the structural modifications and alterations at the dolphin and pier face

Schedule

Advertise ITB for the gangway	June 8, 2026
Notice of Award for ITB	July 8, 2026
Issue Task Order for IDIQ	August 17, 2026
Substantial Completion	November 20, 2026
Final Completion	December 31, 2026

E. FINANCIAL IMPLICATIONS

Project Cost Details

Item	Previous Request	This Request	Total Project Estimate	Cost to Date	Remaining Cost
Design	\$62,000	\$0	\$62,000	\$20,549	\$41,451
Construction	\$115,000	\$25,000	\$140,000	\$57,080	\$82,920
Procurement	\$0	\$260,000	\$260,000	\$0	\$260,000
Staff and Inspection	\$23,000	\$15,000	\$38,000	\$14,550	\$23,450
Project Total:	\$200,000	\$300,000	\$500,000	\$92,179	\$407,821

Source of Funds

The funds for this project will be provided by the Homeports through the standard Capital project funding process. This project was not budgeted. Anticipated underspending on other projects will provide adequate funds for this project. In addition, this project is eligible for Harbor Maintenance Tax (HMT) funding; therefore, related expenditures are reimbursable until the allocated HMT funds are fully expended.

Financial Impact

The cost of this project will be capitalized and depreciated over 20 years, resulting in annual depreciation of approximately \$25,000 per year. The West Sitcum Terminal budgeted to provide approximately \$12,000,000 in cash in 2026, with increasing amounts in future years.

F. ENVIRONMENTAL IMPACTS/REVIEW

Permitting: The work is being completed under the Port’s Comprehensive Repair and Maintenance Permits. No other permits are required to complete this work.

Remediation: The removal of the creosote piling and wood gangway removes a potential contaminant source from the environment and resulted in a mitigation credit.

Stormwater: No impacts.

Air Quality: No impacts.

G. PREVIOUS ACTIONS OR BRIEFINGS

<u>Date</u>	<u>Action</u>	<u>Amount</u>
July 22, 2025	Executive Authorization – Design & Construction	\$200,000
TOTAL		\$200,000