

THE NORTHWEST SEAPORT ALLIANCE
MEMORANDUM

MANAGING MEMBERS
ACTION ITEM

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

DATE: May 22, 2026

TO: Managing Members

FROM: John Wolfe, CEO

Sponsor: Tong Zhu, Chief Strategic Officer

Project Manager: David Jones, Capital Project Manager

SUBJECT: T18 Paving Maintenance 2026 – 2030 Project Authorization

A. ACTION REQUESTED

Request the Managing Members grant project authorization in the amount of \$5,000,000 for work associated with the T18 Paving Maintenance 2026 - 2030 Project No. N10882.

B. SYNOPSIS

Repairs need to be performed to T18 paving to improve terminal operating conditions. The paving is in poor condition, creating operational challenges and safety issues with frequent safety concerns communicated by the tenant. The request is to fund a five-year maintenance program at \$1,000,000 per year.

C. BACKGROUND

The paving at T18 is in poor condition. These conditions are negatively impacting operations and increasing strain on equipment and operators. The tenant frequently voices safety concerns related to the paving conditions and presence of steel plates used to cover problem areas. Paving issues impacting safe operation at T18 are addressed with repairs mitigating the immediate risk. While the terminal operator is responsible for standard maintenance and repairs, the NWSA is responsible for infrastructure repairs and repairs resulting from subsurface utility breaks. The work identified in this request falls within the category of infrastructure repair and is the responsibility of the NWSA.

This request establishes a \$1,000,000 annual paving maintenance authorization for a period of 5 years. Staff will endeavor to spend approximately \$1,000,000 per year, but actual spending by year will vary based on needs.

Any funds not used in one year will be carried over into a subsequent year. The total amount of \$5,000,000 will not be exceeded over the five years.

As a separate project, staff is completing a full analysis of the pavement condition at T18 to create a plan for major pavement repair and/or replacement. The NWSA applied for a Port Infrastructure Development Program FY2025 grant for major replacement and was unsuccessful. This maintenance work will aim to address some of the worst pavement areas at the terminal.

D. PROJECT DESCRIPTION AND DETAILS

Project Objectives

Repair deteriorated or distressed pavement and structures to improve terminal operating conditions.

Scope of Work

The scope of work will include:

- Asphalt milling and paving of failing pavement
- Removal of steel plates and repair underlying issue
- Modifications and repairs to utility vaults and catch basins
- Repairs to damaged concrete surfaces
- The areas where pavement maintenance will occur will be coordinated with tenant

Schedule

The annual pavement repairs will occur between July 2026 and December 2030.

E. FINANCIAL IMPLICATIONS

Project Cost Details

	This Request	Total Project Cost	Cost to Date	Remaining Cost
Design	\$500,000	\$500,000	\$0	\$500,000
Construction	\$4,500,000	\$4,500,000	\$0	\$4,500,000
Total	\$5,000,000	\$5,000,000	\$0	\$5,000,000

Source of Funds

This project will be funded by NWSA operating income. The 2026-2030 Capital Investment Plan (CIP) Budget allocates \$1,000,000 per year for a total of \$5,000,000 for this project.

Financial Impact

The annual expense amount of \$1,000,000 was included in the 2026 NWA operating budget and the 2027 - 2030 forecast. T18 is budgeted to provide approximately \$34 million in cash in 2026 and similar amounts in future years.

F. ENVIRONMENTAL IMPACTS/REVIEW

Permitting: None. All work will be maintenance.

Remediation: None. The nature of repairs will not expose soil or groundwater.

Stormwater: Internal Port of Seattle stormwater and grading review will be required for some of the anticipated work and Best Management Practices (BMPs) will be utilized at work locations.

Air Quality: No anticipated air pollutants above standard construction activities.