

THE NORTHWEST SEAPORT ALLIANCE
MEMORANDUM

MANAGING MEMBERS
ACTION ITEM

Item No.: 9E
Meeting Date: June 2, 2026

DATE: May 22, 2026

TO: Managing Members

FROM: John Wolfe, CEO

Sponsor: Tong Zhu, Chief Commercial & Strategy Officer

Project Manager: David Jones, Capital Project Manager

SUBJECT: T18 Paving Condition Assessment Project Authorization

A. ACTION REQUESTED

Request the Managing Members grant project authorization in the amount of \$350,000, for a total authorized amount of \$700,000, for work associated with the T18 Paving Condition Assessment, Project Identification No. N10674.

B. SYNOPSIS

The paving at Terminal 18 (T18) is in poor condition, creating operational challenges and safety issues with frequent concerns communicated by the tenant. Ongoing temporary repairs have been performed to address the most egregious problems.

A comprehensive assessment of the existing pavement is required to determine a terminal wide strategy for a long-term solution. This request will support additional pavement condition analysis, develop a recommended terminal wide concept for permanent repairs, and provide an estimated cost. 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. This assessment is needed to help determine which repairs fall within the NWSA's responsibility.

C. BACKGROUND

The paving at T18 is in poor condition and beyond its serviceable life. These conditions are negatively impacting operational efficiency 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.

A previous project was a 1990 paving improvement project increasing the asphalt depth on the north half of the terminal. In 2001, there were major repairs across the terminal following the Nisqually earthquake. More recently, localized sections of pavement have been replaced when associated with projects requiring excavation. Since that time there has been a patch work of small area paving repairs addressing the most severe paving issues. Dozens of steel plates are currently being utilized to cover damaged pavement and structures.

With the current authorization, a visual paving assessment has been performed with a condition report based on the observations. Limited geotechnical testing began mid-May to provide data on the underlying conditions of the paving and sub-surface. This project will complete the paving assessment.

There is a separate project for a five-year pavement maintenance program to address some pavement issues at the terminal. The results of this assessment will guide a longer-term plan and provide information for any future grant applications. The NWSA applied for a Port Infrastructure Development Program FY2025 grant for major replacement and was unsuccessful.

D. PROJECT DESCRIPTION AND DETAILS

Project Objectives

Complete a terminal wide assessment of paving conditions at T18 with geotechnical and engineering informed repair recommendations, project concept, and associated costs to execute a long-term paving upgrade.

Scope of Work

The scope of work will include:

- Complete geotechnical testing and paving core sample analysis
- Engineering analysis of existing and geotechnical data
- Comprehensive report detailing findings and recommended repair methodologies
- Summary level heat map depicting levels of repair needed on a location grid of the site
- Conceptual estimate of probable cost for repairs and/or replacement

Schedule

The engineering analysis, findings report, and recommendations work will occur between June 2026 and December 2026.

E. FINANCIAL IMPLICATIONS

Project Cost Details

	This Request	Total Project Cost	Cost to Date	Remaining Cost
Pre-Design	\$350,000	\$700,000	\$150,656	\$549,344
Total	\$350,000	\$700,000	\$150,656	\$549,344

Source of Funds

This project will be funded by NWSA operating income. The 2025-2030 Capital Investment Plan (CIP) Budget allocates \$700,000 for this project. This project is expensed as incurred.

Financial Impact


The NWSA 2026 operating budget included the expense of \$600,000. T18 is budgeted to provide approximately \$34 million in cash in 2026.

F. PREVIOUS ACTIONS OR BRIEFINGS

<u>Date</u>	<u>Action</u>	<u>Amount</u>
January 16, 2026	Executive Authorization – Pre-design	\$250,000
May 2, 2025	Executive Authorization – Pre-design	\$100,000
TOTAL		\$350,000

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T18 Paving Condition Assessment Project Authorization




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David Jones
Capital Project Manager

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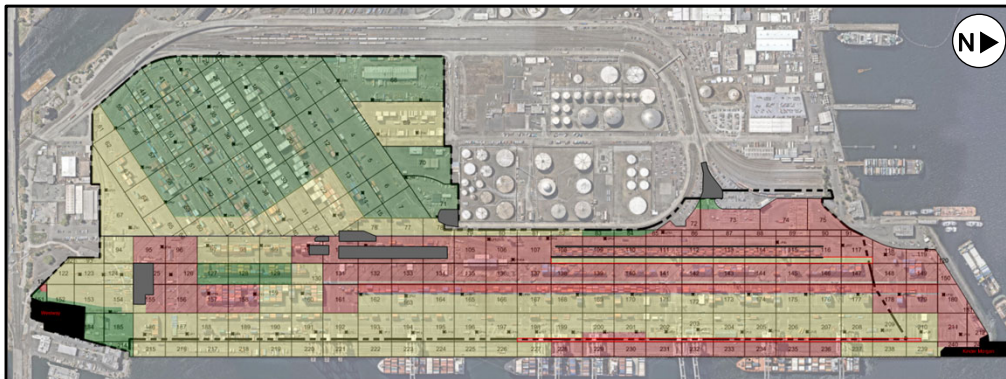
Background

- Paving is in poor condition and beyond its serviceable life
 - Negatively impacting operational efficiency
 - Strain on equipment and operators
 - The tenant frequently communicates safety concerns
- Ongoing temporary repair focus
 - Patchwork of small repairs to the most severe damage areas
 - Dozens of steel plates covering damage

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Background

- Visual assessment has been completed
 - Green = areas with lowest amount of visible damage
 - Yellow = areas with moderate visible damage
 - Red = areas with the most significant visible damage



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Project Description and Details

Complete a terminal wide assessment of paving conditions, repair recommendations, and associated costs to execute a long-term paving upgrade.

- The proposed scope includes the following:
 - Complete geotechnical testing
 - Engineering analysis and comprehensive report
 - Terminal wide repair recommendations
 - Conceptual estimate of probable cost
- Effort will be performed June 2026 – December 2026



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Source of Funds

- This project will be funded by NWSA operating income.
- The 2025-2030 Capital Investment Plan (CIP) Budget allocates \$700,000 for this project. This project will be expensed as incurred.
- The NWSA 2026 operating budget included the \$600,000 expense.
- T18 is budgeted to provide approximately \$34 million in cash in 2026.



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Financial Summary

Item	Previous Request	This Request	Total Project Estimate	Cost to Date	Remaining Cost
Pre-Design	\$350,000	\$350,000	\$700,000	\$150,656	\$549,344
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