



THE NORTHWEST
SEAPORT ALLIANCE

T46 Lease Improvement Program

The T-46 Program will perform necessary improvements to meet obligations established in the December 2012 lease agreement with Total Terminals International.

PROGRAM TIMELINE	2016				2017				2018				2019				2020				2021				Total Project Estimate	Current Authorization	Spent to Date 3/3/2018	Future Authorization	TIGER Grant Distribution
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4									
TIGER Grant Container Yard Paving U00314																									\$1,200,000	\$753,000	\$400,000/yr	\$700,000	
Lighting																									\$730,000	\$730,000	\$730,000	\$730,000	
Stormwater Facility U00056, U00347																									\$9,300,000	\$6,315,000	\$1,673,000	\$3,000,000	
Container Dock Structure U0447																									\$30,290,000	\$874,000	\$19,000,000	\$19,000,000	
Container Dock Apron																									\$2,500,000	\$1,117,000	\$7,695,000		
WSDOT Lease																									\$200,000	\$193,000	\$821,000		
Fender Modification U0433																									\$458,000	\$104,000			
T117 Public Access U00854																									\$160,000	\$160,000			
TOTAL																									\$1,286,000	\$1,060,000	\$821,000	\$1,060,000	

Total \$40,904,850 \$43,948,000 \$9,358,000 \$10,189,000 \$20,000,000

1. Container Yard Paving \$400,000/yr is not included in total



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Managing Members Authorization for Construction TIGER Grant Milestones T-46 Tenant to advise Port if the work will proceed

TERMINAL 46 PROJECT DESCRIPTIONS

TIGER (U.S. DOT) Grant
The Port was awarded the fiscal year 2014 TIGER Grant in the amount of \$20 million. Projects included in the grant are: Container Dock Structure, Container Dock Apron, Stormwater Facility, Container Yard Paving, and T-117 Public Access. The grant agreement was executed July 21, 2015 and expires September 30, 2021. All environmental review had been completed 3rd Quarter 2016.

WSDOT Lease
WSDOT leases the northern five acres at T-46 from the Port for the construction of the Alaskan Way Tunnel project. The current lease has been extended until the end of 2017, with a month-to-month option in 2018.

T-117 Public Access
This project component serves as prior permit mitigation for development at T46. Constructed walkways, a gathering area, viewpoints, interpretive elements and integrated public art work which will enable community access to 13.8 acres of restored fish and wildlife habitat on and around the Terminal 117 site.

Stormwater Facility
Construct improvements that, when completed, will allow Lessee to meet current storm water standards for the Premises when operated properly by Lessee, and carried out in conjunction with Lessee's implementation of operational best management practices. The parties will seek to achieve a reasonable balance between the Port's and Lessee's annual maintenance and operational costs related to the proposed improvement. This includes upgrading the existing wash rack to meet existing storm water standards. Construction funding authorization request for the remaining treatment system (currently scheduled in the fourth quarter of 2018).

Lighting
Upgrade existing lighting controls to allow for control of the lighting system from a central point inside the terminal administration building, or at another location as determined jointly by the Port and Lessee.

Container Yard Paving
During the lease term, the Port will overlay existing pavement with up to (6) six inches of asphalt where the existing pavement section is failing, as determined jointly by the Port and Lessee. The Port will take over maintenance of pavement sections identified as needing an overlay until such time as the overlay is performed. At such time as a pavement section is overlaid, the Port will no longer have pavement overlay responsibility for that section. Spent \$309 K in 2015 prior to set up of project number U00314.

Container Dock Apron
Upgrade approximately 200 lineal feet at the north end of existing dock apron for 100-foot gauge cranes to match the load capacity of the existing 2,300 lineal feet of dock apron.

Container Dock Structure
Rehabilitate the existing dock and improve as necessary with the installation of pile caps and deck panels as determined by the Port to allow Lessee's continued use of the Premises. Construction funding authorization request is currently scheduled to start April 2018.