

Item No.: 10A\_Supp  
Date of Meeting: November 01, 2022

# TERMINAL 5 Q3 2022 BREIFING



**THE NORTHWEST**  
SEAPORT ALLIANCE

SEATTLE + TACOMA

Presenter Name: Emma Del Vento  
Presenter Title: Capital Program Leader,  
Port of Seattle



# Terminal 5 – Program Overview

## Primary Elements of Scope

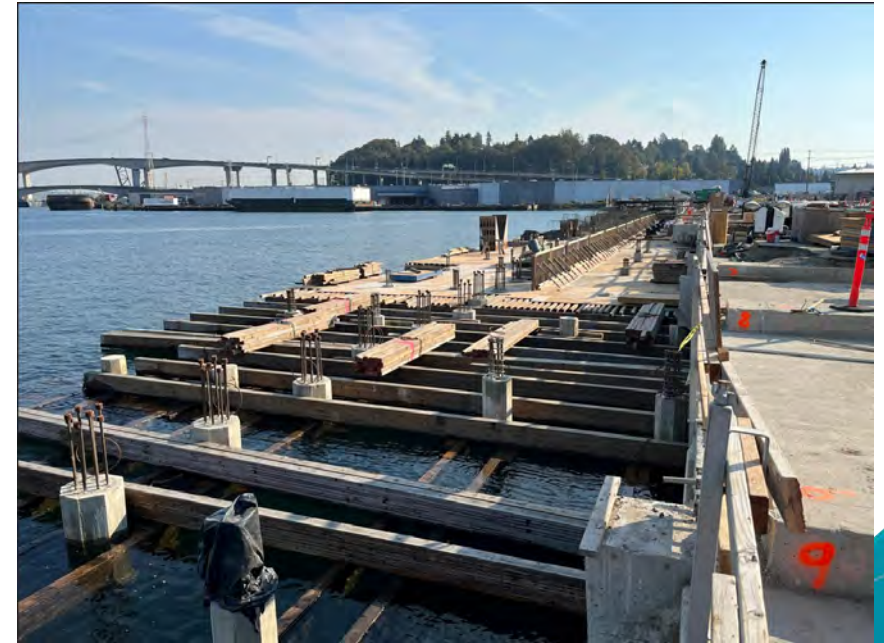


- **Berth Modernization**
  - Crane Rails
  - Dock Rehabilitation
  - Slope Stabilization
  - Berth Deepening
  - Power Supply/ Distribution
- **Uplands Improvements**
  - Permit Conditions
  - Lease Obligations
    - Stormwater
    - Marine Buildings
    - Reefers



# Terminal 5 – Q3 2022 Progress

- **Berth Modernization Project**
  - Inwater completion: N Berth Dredging, S Berth Toe Wall.
  - South Berth: Concrete pours and pile repairs
- **Uplands Improvements Projects**
  - Lease Obligations
    - Stormwater - Phase 1 Turnover to Treatment system vendor for installation
    - S Marine Building: prepared bid package
    - Design initiated for North Reefers
    - Completed utilities to CBP





P-85: \$389.9M P-100: \$399.4M	Original Authorized Project Cost	Current Authorized Project Cost	This Request	Total Project Cost	Cost to Date	Remaining Cost
T5 Berth + Design + SCL	\$ 276,000,000	\$ 274,800,000	\$ -	\$ 281,000,000	\$ 229,997,992	\$ 51,002,008
T5 Permit + Tribes	\$ 14,000,000	\$ 14,000,000	\$ -	\$ 14,000,000	\$ 6,508,008	\$ 7,491,992
T5 Stormwater Treatment	\$ 30,000,000	\$ 32,000,000	\$ -	\$ 32,000,000	\$ 18,329,631	\$ 13,670,369
T5 Management Reserve/Risk	\$ 20,000,000	\$ 25,200,000	\$ -	\$ 880,000	\$ -	\$ 880,000
T5 Clean Truck	\$ -	\$ 55,000	\$ -	\$ 55,000	\$ 55,000	\$ -
T5 Marine Buildings	\$ -	\$ 11,200,000	\$ -	\$ 11,200,000	\$ 4,989,737	\$ 6,210,263
T5 RPM + CBP	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 393,486	\$ 606,514
T5 Reefers	\$ -	\$ 19,180,000	\$ -	\$ 24,200,000	\$ 1,505,613	\$ 22,694,387
T5 Gate Complex	\$ -	\$ 13,000,000	\$ -	\$ 26,100,000	\$ 1,529,674	\$ 24,570,326
T5 Operational	\$ -	\$ 1,360,000	\$ -	\$ 1,360,000	\$ 707,113	\$ 652,887
T5 MARAD Grant Admin	\$ -	\$ 705,000	\$ -	\$ 705,000	\$ 44,693	\$ 660,307
<b>Total</b>	<b>\$ 340,000,000</b>	<b>\$ 392,500,000</b>	<b>\$ -</b>	<b>\$ 392,500,000</b>	<b>\$ 264,060,947</b>	<b>\$ 128,439,053</b>
<b>LEASE AMENDMENT</b> <b>P-85: \$52.9M; P-100: \$61.5M</b>						
N Reefer Expansion - Demarc	\$ 15,200,000	\$ 15,200,000	\$ -	\$ 15,200,000	\$ -	\$ 15,200,000
Phase II South Paving	\$ 15,000,000	\$ 15,000,000	\$ -	\$ 15,000,000	\$ 1,150	\$ 14,998,850
Phase II Container Yard	\$ 11,800,000	\$ 11,800,000	\$ -	\$ 11,800,000	\$ -	\$ 11,800,000
Phase II Transstainer runs	\$ 6,000,000	\$ 6,000,000	\$ -	\$ 6,000,000	\$ 1,243	\$ 5,998,757
Phase II Mgmt Reserve	\$ 13,500,000	\$ 13,500,000	\$ -	\$ 13,500,000	\$ -	\$ 13,500,000
<b>Total</b>	<b>\$ 61,500,000</b>	<b>\$ 61,500,000</b>	<b>\$ -</b>	<b>\$ 61,500,000</b>	<b>\$ 2,393</b>	<b>\$ 61,497,607</b>
<b>Previously Authorized</b>			<b>\$ 52,500,000</b>			
<b>Revised Total Authorization</b>			<b>\$ 454,000,000</b>			
MARAD PIDP Grant - NWSA			\$ 7,481,133			
WA Ecology - Stormwater			\$ 5,000,000			
WA Commerce - Shorepower			\$ 4,268,000			
WA Commerce - Reefers			\$ 4,316,500			
<b>Authorization - Grants</b>			<b>\$ 432,934,367</b>			
T5 ERL (POS Only)	\$ -	\$ -	\$ 700,000	\$ 700,000	\$ -	\$ 700,000

## Budget by Project (September 30, 2022)



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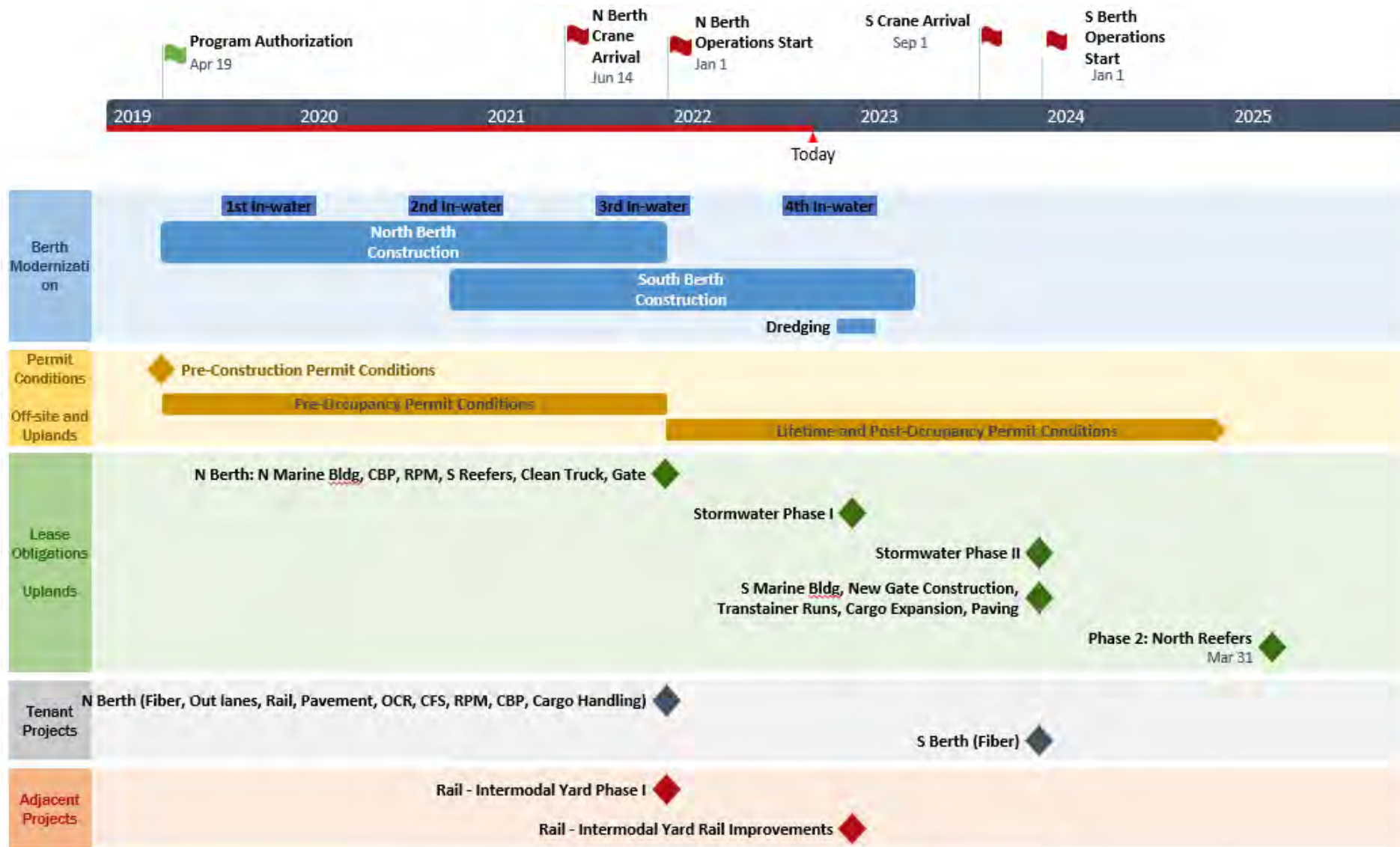
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# Terminal 5 – Berth Modernization Trends

Recent Stochastic Analysis and Risk Register updates from September 2022 indicate:

- Program currently has a P-85 value (85% probability of being sufficient) of **\$442.8M**
- Current expected cost of the program is **\$432.9M**





# Terminal 5 Programmatic Schedule



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# Terminal 5 – Opportunities

Reimbursements are on track with forecast milestones.

## Grants

MARAD PIDP Grant - NWSA  
WA Ecology - Stormwater  
WA Commerce - Shorepower  
WA Commerce - Reefers  
MARAD PIDP Grant 2022

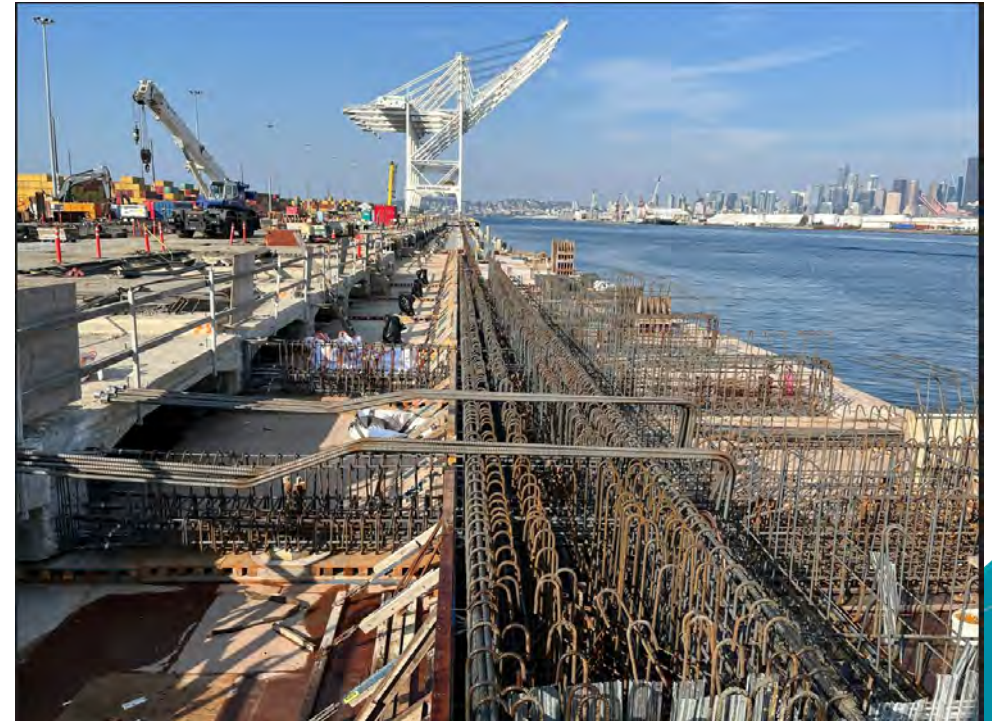
## Awarded Amounts

\$7,481,133  
\$5,000,000  
\$4,268,000  
\$4,316,500  
Award Notification Pending



# Terminal 5 – Community Outreach

- **Recently Completed**
  - South Park Neighborhood Association
  - Georgetown Community Council
- **Future**
  - Pigeon Point Community Council
  - District 1 Community Network
  - West Seattle Transportation Coalition



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# Terminal 5 – Look Ahead

- **Q4 2022**

- North and South Berth: Dredging Start
- South Marine Building: Bid Advertisement
- New Gate: 90% Design
- Transtainer Runs: Permit Review
- Cargo Expansion: Project Initiation
- South Berth Paving: Investigation
- MARAD FY 2022 selection notification



# Site Map

#	Project
1	North Berth
2	South Berth
3	Primary Substation
4	Permit Conditions
5	Clean Truck Program
6	Existing Gate Repairs
7	RPM + CBP Utilities

#	Project
8	S Reefer Repairs
9	Stormwater Phase 1
10	Stormwater Phase 2
11	N Marine Building
12	S Marine Building
13	Intermodal Yard (Rail)
14	N Reefers

