

THE NORTHWEST SEAPORT ALLIANCE
MEMORANDUM

MANAGING MEMBERS
ACTION ITEM

Item No.	<u>8C</u>
Date of Meeting	<u>November 1, 2022</u>

DATE: September 8, 2022

TO: Managing Members

FROM: John Wolfe, CEO

Sponsor: Tom Bellerud, Chief Operations Officer

Project Manager: Kyle Smith, Project Manager

SUBJECT:

A. ACTION REQUESTED

As referenced in NWSA Resolution No. 2020-02, Exhibit A, Delegation of Authority Master Policy, Paragraph 8.c.iii., states project costs exceeding \$300,000 require approval from Managing Members.

Request project authorization from Managing Members in the amount \$215,000, for a total authorized amount of \$365,000, to complete work associated with the EB1 Vault Repairs, Master Identification No. 201144.01.

B. SYNOPSIS

Cargo traffic has caused the pavement to settle around manhole covers and access hatch. EB1 pavement was not designed for tracked equipment. Stormwater treatment vault lids are badly damaged, causing safety hazards, and need to be repaired. Executive authorization in the amount of \$150,000 for design costs was authorized on March 21, 2022.

C. BACKGROUND

The East Blair 1 Terminal is used for break-bulk and roll-on-roll-off cargo shipments. Located underneath a section of terminal pavement are stormwater treatment vaults accessed by hatch covers and manhole lids. The weight of the equipment parked on the pier has caused the surrounding pavement to settle disproportionately to the tops of the access hatches that lead into the vault. The result is concentrated loading onto the lid structure overloading the concrete and the access hatch.

If left unrepaired, the current condition could result in complete lid failure and collapse, damage to stormwater treatment system, damage to cargo stored on the terminal and injury to operations personnel.

D. PROJECT DESCRIPTION AND DETAILS

This project will repair the existing storm water structures and construct a new concrete topping slab that will protect the treatment vaults from further damage.

Project Objectives

- Maintain existing Port infrastructure at its operating capacity
- Repair damage to stormwater structures
- Prevent further damage and avoid catastrophic failure
- Eliminate a safety hazard
- Prevent damage of this nature from reoccurring

Scope of Work

- Demolition and removal of existing asphalt approximately 70 ft long by 25 ft wide
- Replace damaged concrete risers below the surface of the asphalt
- Install new access hatch and manhole collars
- Construct a 12 in concrete slab over the area capable of transferring loads resulting from truck traffic and cargo staging

Schedule

We are anticipating longer than normal lead times on acquiring the replacement access hatch and adjusting the schedule accordingly.

Advertise for Bid	November 3, 2022
Open Bids	December 8, 2022
Notice of Award	December 22, 2022
Substantial Completion	August 18, 2023
Final Completion	September 15, 2023

E. FINANCIAL IMPLICATIONS

Project Cost Details

	This Request	Total Project Cost	Cost to Date	Remaining Cost
Design		\$ 40,000.00	\$ 30,000.00	\$ (10,000)
Construction	\$ 215,000.00	\$ 325,000.00		\$ (325,000)
Total	\$ 215,000	\$ 365,000	\$ 30,000	\$ (335,000)

Source of Funds

The current Capital Improvement Plan (CIP) Budget allocates \$365,000 for this project.

Financial Impact

The repairs will be expensed as incurred. The operating income from the breakbulk business at EB1 is forecasted to generate \$2.6 million in 2022.

F. ENVIRONMENTAL IMPACTS/REVIEW

Permitting: This work is covered by our existing set of programmatic maintenance permits

Remediation: None

Stormwater: This is a water quality project to repair stormwater vault lids

Air Quality: None

G. ATTACHMENTS TO THIS REQUEST

- Slide presentation.

H. PREVIOUS ACTIONS OR BRIEFINGS

<u>Date</u>	<u>Action</u>	<u>Amount</u>
March 21, 2022	Executive Authorization	\$150,000
TOTAL		\$150,000