

**THE NORTHWEST SEAPORT ALLIANCE**  
**MEMORANDUM**

**MANAGING MEMBERS**  
**ACTION ITEM**

<b>Item No.</b>	9C
<b>Date of Meeting</b>	July 6, 2022

**DATE:** June 22, 2022

**TO:** Managing Members

**FROM:** John Wolfe, CEO

**Sponsor:** Jason Jordan, Director, Environmental and Planning Services

**Project Manager:** Arthur Kim, Capital Project Manager, Port of Seattle

**SUBJECT:** Project Authorization T46 Storm Vault Reconfiguration Project

**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 in the amount \$2,650,000, for a total authorized amount of \$2,800,000, for work associated with the T46 Storm Vault Reconfiguration Project. Master Identification No. #N06555

**B. SYNOPSIS**

Terminal 46 (T46) currently has three subsurface up-flow treatment systems and one empty water quality vault. This project will modify the systems because the current systems are no longer supported by the vendor.

**C. BACKGROUND**

T46 is currently equipped with three up-flow treatment vaults and one empty treatment vault. Hydro-Flow, the manufacturer of the current system, is likely to cease operations and can no longer provide the media bags required for filtration. The systems are due for their annual maintenance. It is in the best interest to stay in compliance that these systems are changed to a more modern treatment version. This project will accomplish that change and place a stormwater treatment system in the northern most vault, so the entire facility has treatment.

## D. PROJECT DESCRIPTION AND DETAILS

This project will:

- Replace an obsolete stormwater treatment system that can no longer be serviced.
- Provide continuity of the stormwater system for Terminal 46.
- Address environmental requirements for stormwater.

### ***Scope of Work***

The Scope of work includes:

- Inspecting the vaults and existing systems
- Designing a gravity fed filtration system that matches the volume of these vaults, Piloting and implementing a filtration media to treat the projected site stormwater characteristics.

An additional goal of this project is to design and install a system that can be easily modified should the actual operation pollutant loads differ from previous operations.

### ***Schedule***

Design Consultant and Construction

Service Directive Initiated	June 28, 2022
Begin Procurement of Contractor	July 7, 2022
Design Completion	August 19, 2022
Notice of Award	August 31, 2022
Substantial Completion	February 15, 2023
Final Completion	July 15, 2023

## E. FINANCIAL IMPLICATIONS

### *Project Cost Details*

	<b>This Request</b>	<b>Total Project Cost</b>	<b>Cost to Date</b>	<b>Remaining Cost</b>
Procurement	0.00	100,000.00	10,000.00	90,000.00
Pre-Design	50,000.00	100,000.00		100,000.00
Design	400,000.00	400,000.00		400,000.00
Construction	2,200,000.00	2,200,000.00		2,200,000.00
<b>Total</b>	<b>2,650,000.00</b>	<b>2,800,000.00</b>	<b>10,000.00</b>	<b>2,790,000.00</b>

### *Source of Funds*

The current Capital Investment Plan (CIP) Budget allocates \$1,393,000 for this project. It will be updated during the 2023 budget process.

### *Financial Impact*

Project costs will be capitalized and depreciated over an estimated useful life of 20 years, resulting in annual depreciation expense of \$140,000. There will be no depreciation expense in 2022.

Terminal 46 has 87 acres. The cost to reconfigure the vaults is approximately \$32,000 per acre. Current annual rates for waterfront terminal property are over \$120,000 per acre per year. Reconfiguring the vaults now will allow the NWSA to obtain revenue more quickly, and the cost of this project can be recaptured in approximately three months assuming all acres are leased in the future.

## F. ENVIRONMENTAL IMPACTS/REVIEW

Permitting: State Environmental Policy Act (SEPA) Exemption, Shoreline exemption, potential stormwater review for stockpile/laydown areas

Remediation: The vaults are already placed, no new impacts to subsurface soils are anticipated.

Stormwater: This is a water quality project.

Air Quality: No impacts.

## G. ATTACHMENTS TO THIS REQUEST

- Slide presentation.

**H. PREVIOUS ACTIONS OR BRIEFINGS**

<u>Date</u>	<u>Action</u>	<u>Amount</u>
May 22, 2022	Executive Authorization	\$150,000
<b>TOTAL</b>		<b>\$150,000</b>