



**THE NORTHWEST  
SEAPORT ALLIANCE**  
*Gateway to Solutions*

# Project Authorization For T46 Storm Vault Reconfiguration Project

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# Project Authorization

## T46 Storm Vault Reconfiguration Project

*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 of \$2,800,000 for the T46 Storm Vault Retrofit Project, Master Identification No. N06555.**



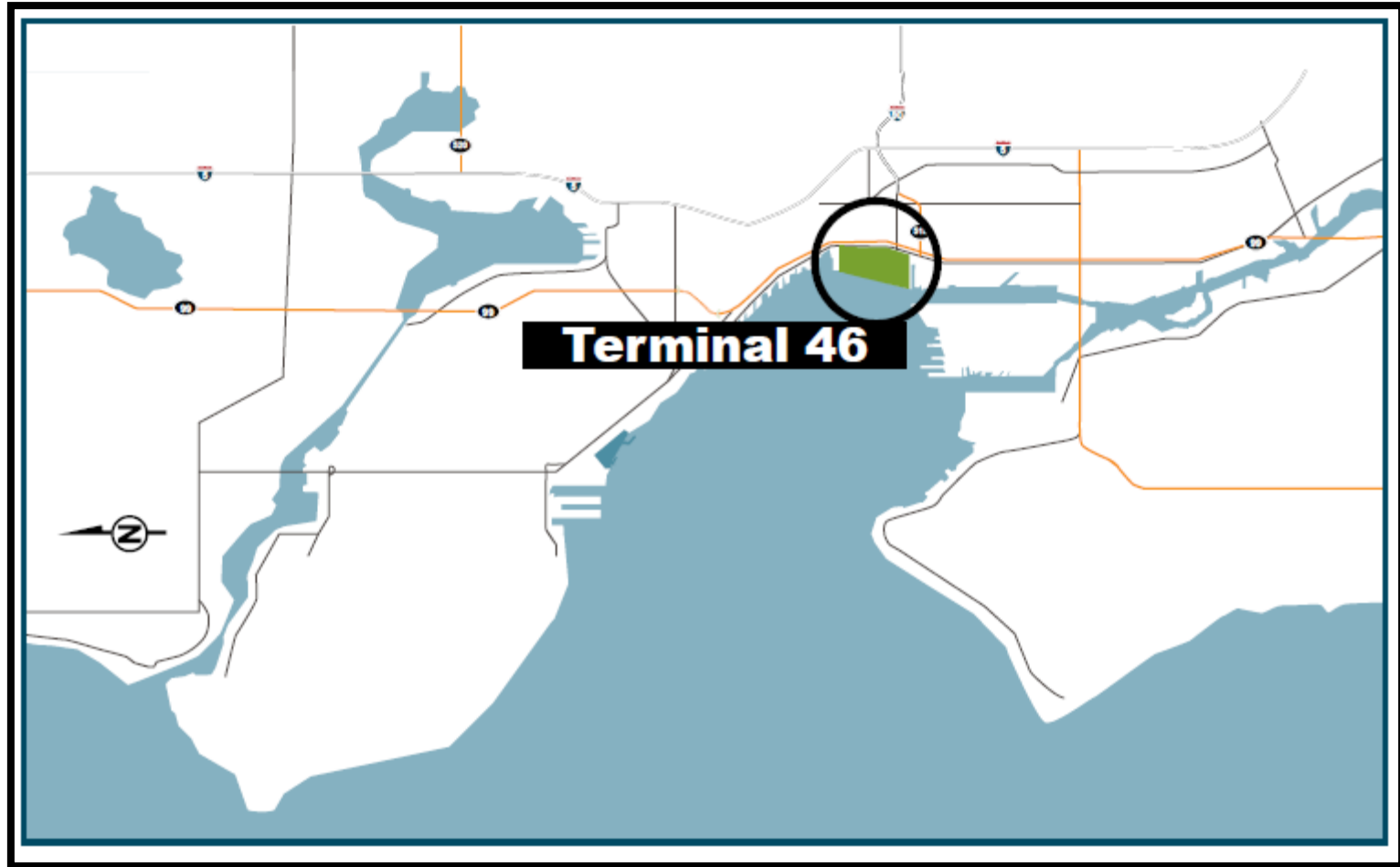
# Background

## T46 Storm Vault Reconfiguration Project

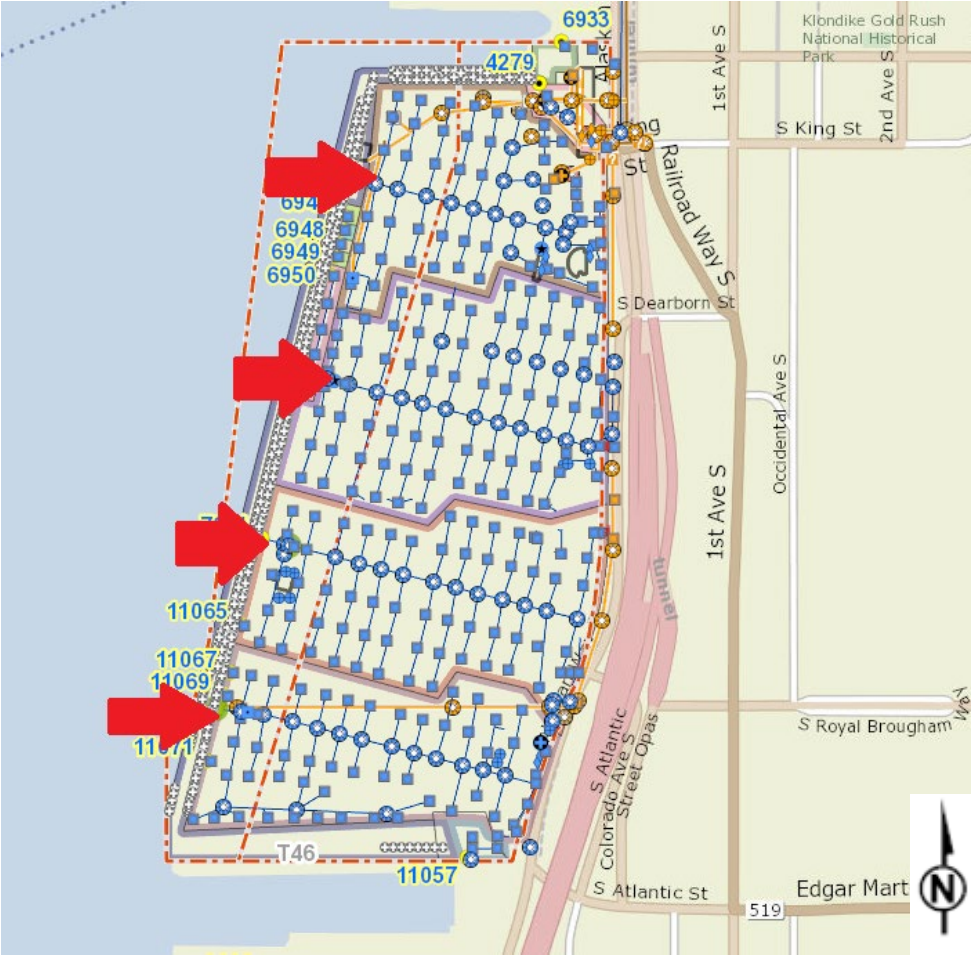
- Terminal 46 (T46) Stormwater Systems need routine maintenance.
- Current vendor is not supporting the existing system.
- Reconfiguring the vaults with a new filtration system is the best solution to keep the system operational and to stay in compliance
- Place same treatment in empty water vault in the northern drainage basin.



# Terminal 46 – North Harbor



# Location of the 4 Storm Vaults



# Project Description and Details

## T46 Storm Vault Reconfiguration Project

- **This project will:**
  - Replace an obsolete stormwater treatment system in four basins that can no longer be serviced.
  - Provide continuity of stormwater operations for Terminal 46.
  - Address environmental requirements for stormwater.
- **Scope of Work**
  - Design (Consultant)
  - Permitting (POS)
  - Procurement (Contractor)
  - Demolition and Construction (Contractor)



# Project Schedule

## T46 Storm Vault Reconfiguration Project

Activity	Timeframe
Service Directive Initiated	June 28, 2022
Advertise for Bid	July 7, 2022
Design Completion	August 19, 2022
Notice of Award	August 31, 2022
Substantial Completion	February 15, 2023
Final Completion	July 15, 2023



# Source of Funds

## T46 Storm Vault Reconfiguration Project

- **The estimated cost of the Design and Construction for this project is \$2,800,000.**
- **The estimated budget for this project is \$2,800,000.**
- **The current Capital Investment Plan (CIP) allocates \$1,393,000 for this project.**
- **This work and associated budget is consistent with the NWSA valuation.**





# Financial Summary

## T46 Storm Vault Reconfiguration Project

Item	Budget Estimate	Cost to Date	Remaining Cost
Procurement	\$100,000	\$10,000	\$90,000
Pre-Design	\$100,000		\$100,000
Design	\$400,000		\$400,000
<b>CONSTRUCTION</b>	<b>\$2,200,000</b>	<b>\$0</b>	<b>\$2,200,000</b>
<b>PROJECT TOTAL</b>	<b>\$2,800,000</b>	<b>\$10,000</b>	<b>\$2,790,000</b>

- Project costs will be capitalized over 20 years, resulting in \$140,000/year in depreciation expense.
- The cost to reconfigure the vaults is approximately \$32,000 per acre while waterfront terminal property lease rates are over \$120,000 per acre per year
- The cost of this project can be recouped in approximately three months if all acres are leased at terminal rates in the future.



# Environmental Impacts/Review

## T46 Storm Vault Reconfiguration Project

**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.

**Water Quality:** This project will address water quality.

**Air Quality:** No impacts.



# Conclusion

## T46 Storm Vault Retrofit Project

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