

Please see Tab 8D for
Terminal 5 Modernization
Program Quarterly Update
memo

Item No.:10A
Date of Meeting: August 1, 2023

TERMINAL 5 Q2 2023 BRIEFING



Name of Presenter: Thais Howard
Position: Director of Engineering, NWSA

August 1, 2023



THE NORTHWEST
SEAPORT ALLIANCE
SEATTLE + TACOMA

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
 - Gate
 - Container Yard Expansion
 - Paving
 - Transtainer Runs



Terminal 5 – Q2 2023 Progress

- **Berth Modernization Project**
 - South Berth: tie in of north and south rebar
 - Concrete pours progressing well
 - Electrical work for cranes and shorepower underway
- **Uplands Improvements Projects**
 - *Permit Conditions*
 - Quiet Zone construction start
 - *Lease Obligations*
 - Stormwater Phase 1 Start of Operations
 - Reefers 90% design
 - South Marine Building Construction Start
 - Third Lease Amendment signed by Tenant



Budget by Project

June 30, 2023

P-85: \$405.8M P-100: \$413.8M	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	\$ -	\$ 282,000,000	\$ 247,386,813	\$ 34,613,187
T5 Permit + Tribes	\$ 14,000,000	\$ 14,000,000	\$ -	\$ 15,000,000	\$ 6,785,477	\$ 8,214,523
T5 Stormwater Treatment	\$ 30,000,000	\$ 32,000,000	\$ -	\$ 33,400,000	\$ 27,013,410	\$ 6,386,590
T5 Management Reserve/Risk	\$ 20,000,000	\$ 25,804,000	\$ -	\$ -	\$ -	\$ -
T5 Clean Truck (CLOSED)	\$ -	\$ 55,000	\$ -	\$ 55,000	\$ 55,000	\$ -
T5 Marine Buildings	\$ -	\$ 11,200,000	\$ -	\$ 11,200,000	\$ 5,937,377	\$ 5,262,623
T5 RPM + CBP (CLOSED)	\$ -	\$ 396,000	\$ -	\$ 396,000	\$ 396,000	\$ -
T5 Reefers	\$ -	\$ 19,180,000	\$ -	\$ 30,900,000	\$ 2,248,120	\$ 28,651,880
T5 Gate Complex	\$ -	\$ 13,000,000	\$ -	\$ 27,300,000	\$ 3,012,883	\$ 24,287,117
T5 Operational	\$ -	\$ 1,360,000	\$ -	\$ 1,360,000	\$ 987,071	\$ 372,929
T5 MARAD Grant Admin	\$ -	\$ 705,000	\$ -	\$ 705,000	\$ 196,495	\$ 508,505
Total	\$ 340,000,000	\$ 392,500,000	\$ -	\$ 402,316,000	\$ 294,018,646	\$ 108,297,354
LEASE AMENDMENT						
P-85: \$48.0M; P-100: \$54.6M						
N Reefer Expansion - Demarc		\$ 15,200,000	\$ -	\$ 14,800,000	\$ -	\$ 14,800,000
Phase II South Paving		\$ 15,000,000	\$ -	\$ 15,000,000	\$ 28,074	\$ 14,971,926
Phase II Container Yard		\$ 11,800,000	\$ -	\$ 11,800,000	\$ 24,348	\$ 11,775,652
Phase II Transtainer runs		\$ 6,000,000	\$ -	\$ 6,000,000	\$ 12,832	\$ 5,987,168
Phase II Mgmt Reserve		\$ 13,500,000	\$ -	\$ 4,084,000	\$ -	\$ 4,084,000
Total		\$ 61,500,000	\$ -	\$ 51,684,000	\$ 65,254	\$ 51,618,746
Previously Authorized		\$ -	\$ -	\$ -		
Revised Total Authorization		\$ 454,000,000	\$ -	\$ 454,000,000	\$ 294,083,900	\$ 159,916,100
MARAD 2020 PIDP Grant				\$ 7,481,133		
WA Ecology - Stormwater				\$ 5,320,926		
WA Commerce - Shorepower				\$ 4,268,000		
WA Commerce - Reefers				\$ 4,316,500		
MARAD 2022 PIDP Grant			\$ 17,035,900			
National Highway Freight Prog			\$ 1,513,750			
Authorization - Grants			\$ 414,063,791	\$ 432,613,441		
T5 ERL (POS Only)	\$ -	\$ 1,100,000	\$ -	\$ 1,100,000	\$ 754,072	\$ 345,928

Terminal 5 - Opportunities

Reimbursements are on track with forecast milestones.

Grants	Awarded Amounts
TOTAL	\$39,936,209
MARAD PIDP Grant 2020 - NWSA	\$7,481,133
WA Ecology – Stormwater*	\$5,321,000
* <i>\$321,000 added this quarter</i>	
WA Commerce - Shorepower	\$4,268,000
WA Commerce - Reefers	\$4,316,500
MARAD PIDP Grant 2022 °	\$17,035,900
National Highway Freight Program °	\$1,513,750
° <i>Request for approval is a consent agenda item</i>	



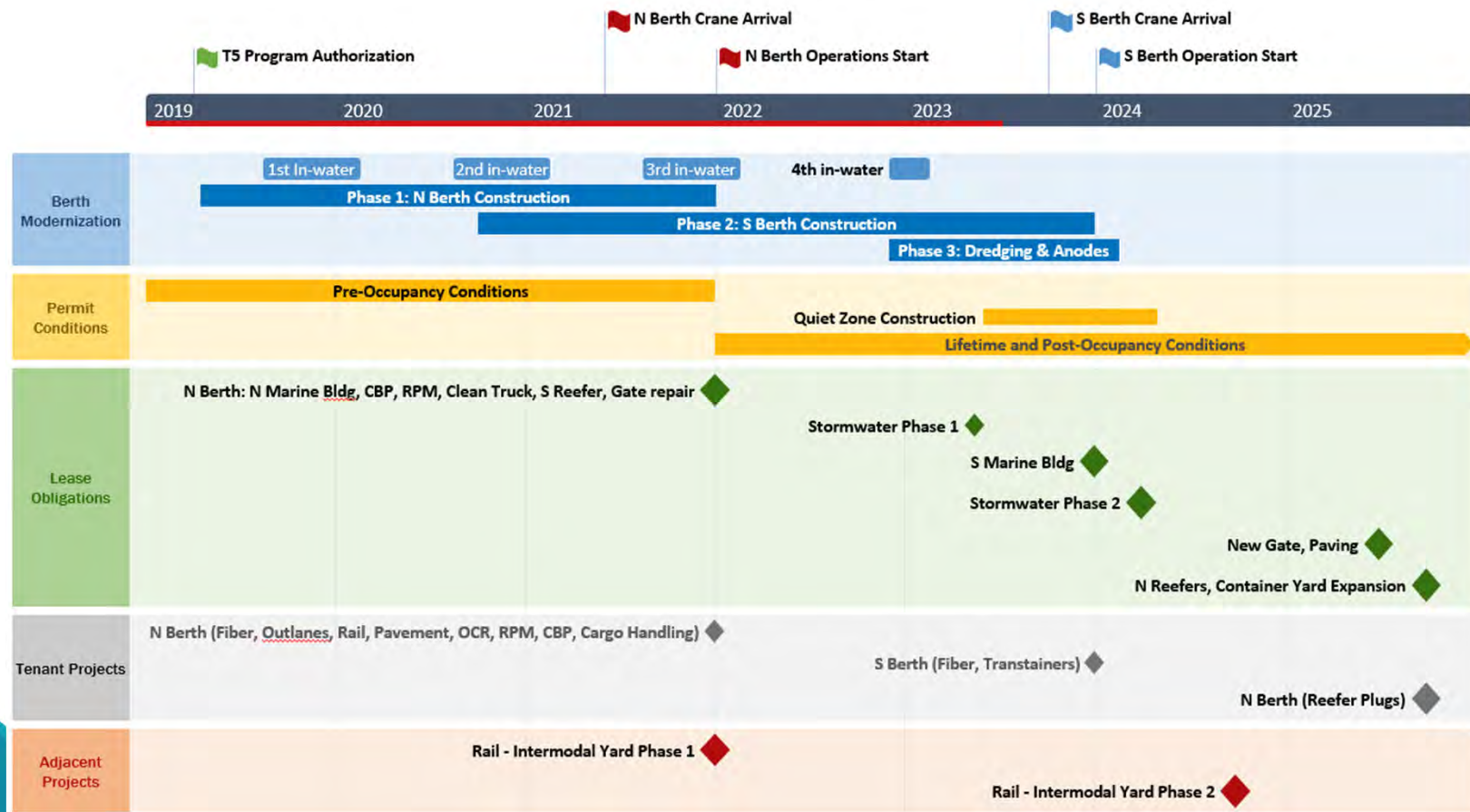
Terminal 5 – Berth Modernization Trends

Recent Stochastic Analysis and Risk Register updates from June 2023 indicate:

- Program currently has a P-85 value (85% probability of being sufficient) of **\$453.8M**
- Current expected cost of the program is **\$414.1M**



Terminal 5 – Programmatic Schedule



Terminal 5 – Community Outreach

Q2 2023

In Q2 2023, external relations and the T5 project team met with:

- South Park
- District 1 Community Network
- Port Community Action Team
- Held a Truck Safety Fair



Terminal 5 – Look Ahead

Q3 2023

- South Berth: Structure ready to accept cranes, wharf electrical install completed for shorepower and cranes.
- Stormwater Phase 1 Substantial Completion.
- South Reefer project completion and close out.
- New Gate and North Reefers: 100% Design
- Transtainer Runs: Tenant reimbursement start of construction.
- South Berth Paving: start of phased investigation, design, and construction.



Terminal 5 – 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
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
15	Container Yard Expansion
16	New Gate Complex
17	South Berth Paving