

THE NORTHWEST SEAPORT ALLIANCE
MEMORANDUM

MANAGING MEMBERS
STAFF BRIEFING

Item No.	9B
Date of Meeting	April 5, 2022

DATE: March 21, 2022

TO: Managing Members

FROM: John Wolfe, CEO
Project Manager: David Morrison

SUBJECT: **NWSA 7-year financial history**

A. SYNOPSIS

Review February 2022 year to date financial performance, 2021 financial results compared to the original 2021 budget, and the 7-year history of NWSA financial performance.

B. ATTACHMENTS TO THIS BRIEFING

2021 NWSA Capital Investment Plan (CIP) project spending compared to 2021 CIP

C. PREVIOUS ACTIONS OR BRIEFINGS

The historical NWSA financial slides are presented annually.

NWSA 7-year Financial History
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Attachment 1: 2021 NWSA CIP Spending

NORTHWEST SEAPORT ALLIANCE
Capital Investment Plan Actual vs Original Budget by LOB
 Year-to-Date Spending through December 31, 2021

LOB	Actual YTD	Budget 2021	Variance (over)/under
Automobiles	\$305,103	\$300,000	(\$5,103)
Container Business	\$87,164,229	\$130,969,000	\$43,804,771
Industrial-Commercial Real Estate			
Intermodal	\$322,125	\$492,000	\$169,875
Port-Operated Facilities	\$238,210	\$826,000	\$587,790
Port-Wide Infrastructure		\$3,000,000	\$3,000,000
Grand Total	\$88,029,667	\$135,587,000	\$47,557,333
Project Breakdown by LOB - Material Projects (Projects \$300k and up)			
LOB	Actual YTD		
Automobiles →			
201104.01 Blair Dock Fender Replacement	305,103		
Other Automobiles			
Total	\$305,103		
Container Business →			
U00100 T5 Berth Construction	52,057,086		
U00572/U00654 T5 Stormwater Treatment System	8,840,443		
U00303 T18 Stormwater Utility Upgrade	4,700,025		
U00694 T5 Rail Tenant Reimbursable Improvements	2,160,000		
U00568 T5 Marine Building North	3,863,333		
201029.07 Husky Tenant Improvements	2,138,451		
104827 T46 Dock Rehabilitation	1,828,950		
201107.01 WUT Fender System Replacement	1,759,093		
U00347 T46 Stormwater Improvements	1,693,803		
U00673 T5 Gate Complex	1,366,303		
201112.01 SH CBP Office Improvements	1,354,872		
201070.01 Wapato Creek Bridge & Culvert Removal	964,333		
201090.01 WUT Utility Vault Upgrades	617,292		
106159 T5 South Reefer Plug Restoration	593,542		
U00649 T5 Reefer Design & Construction North	425,586		
101100.01 Terminal 3/4 Shore Power	370,186		
U00660 T30 Central Substation Replacement	368,730		
U00684 T5 IY NWSA Switch Upgrades	302,000		
Other Container Business	1,770,401		
Total	\$87,164,229		
Industrial-Commercial Real Estate →			
Other Industrial-Commercial Real Estate			
Total			
Intermodal →			
2011127.01 NIM LED Lighting Retrofit	322,125		
Other Container Business			
Total	\$322,125		
Port-Operated Facilities →			
Other Port-Operated Facilities	238,210		
Total	\$238,210		
Port-Wide Infrastructure →			
Other Port-Wide Infrastructure			
Total			
Grand Total	\$88,029,667		