



Item No: 9B_Supp
Date of Meeting: August 2, 2022

Construction Authorization For T5 South Marine Building and Supporting Service Utilities

**Presenter: Amy Kiessling
Project Manager, Port of Seattle**

Construction Authorization

T5 South Marine Building

Requesting authorization to advertise and construct the South Marine Building and the supporting utilities at Terminal 5. This is an Uplands Improvement Project within the Terminal 5 Modernization Program and is fully funded from the previously authorized T-5 Modernization Program Management Reserve, CIP No. C800988, Master Identification No. U00568, T-5 Marine Buildings North and South. No new monies are requested to complete this project.

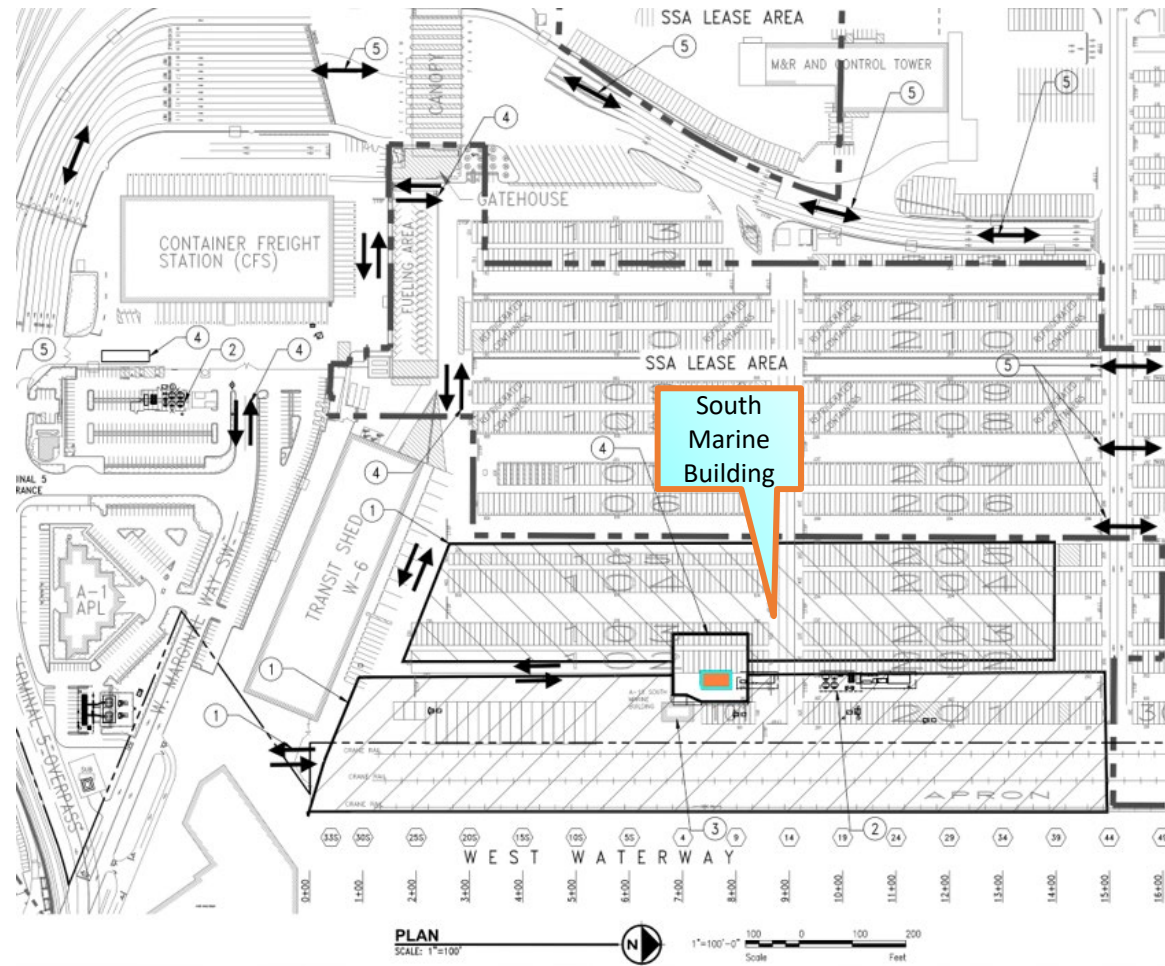
Background

T5 South Marine Building

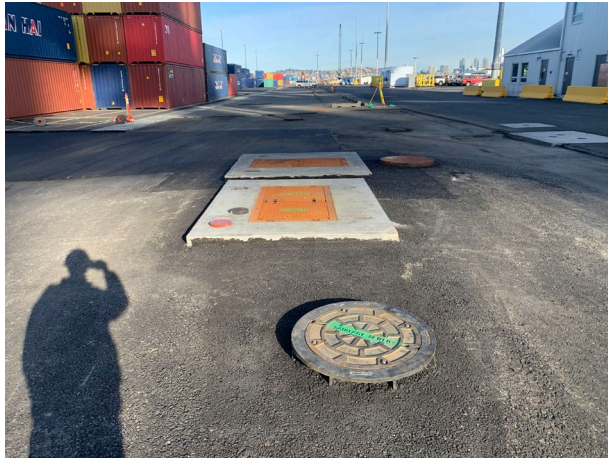
- No new monies are requested to complete this project.
- The Terminal 5 Lease with SSA Terminals (Seattle Terminals), LLC obligates the NWSA to construct two breakrooms for use by ILWU workers. Design and permitting for both buildings was authorized at the May 20, 2019, Managing Member meeting.
- The north building reached substantial completion on November 19, 2021, meeting the Phase 1 Lease obligation.
- Delivery of the South Marine Building is a Phase 2 lease obligation that needs to be met by January 1, 2024.
- Design and permitting were completed for both buildings in June of 2020.
- Staff requested authorization to advertise and construct both buildings under one contract. At that time, Managing Members opted to authorize construction of the north building only. The south building was removed from the bid package and is now ready to be advertised in November 2022 and utilize the existing shoreline and building permits.

Background

T5 South Marine Building Location



North Building & Supporting Utilities



Exterior stair and interior of North Building



Project Description and Details

T5 South Marine Building/Utilities

Scope of Work

- **Construction a two-story structure with a breakroom and restroom facilities to accommodate 60 people.**
- **Second story for conducting dockside ship operations.**
- **Installation of several new utilities to support the building:**
 - new sanitary sewer line
 - sanitary lift station with controls
 - water line
 - electrical feeders
 - power and communication pathway
 - drainage structures and piping to route stormwater runoff into the existing drainage conveyance system

Project Schedule

T5 South Marine Building/Utilities

Activity	Timeframe
Construction Contract Advertisement	November 2022
Construction Contract Execution	February 2023
Substantial Completion of Building and Utilities	October 2023

Source of Funds

T5 South Marine Building/Utilities

Source of Funds

- The T5 Modernization Program previously authorized amount of \$392.5M includes the costs for this work. The current Capital Improvement Plan (CIP) Budget allocates \$11,200,000 for this project.

Financial Impact

- Project costs will be capitalized and depreciated over an estimated useful life of 30 years resulting in an annual depreciation expense of \$373,300.

Financial Summary

Management Reserve Budget: N&S Building Project	
Original Authorized	\$5.4M
Current Authorized	\$10.1M
Increase	\$1.1M
Total Project Cost	\$11.2M
N&S Building: Total Project Costs	
Cost to Date	\$4.9M
Estimate to Complete	\$6.3M
Total Project Cost	\$11.2M

Environmental Impacts/Review

- **Permitting:** The Project has a Shoreline Use and Construction Permit for the project as designed under the SDCI 2015 Building Code. The permits were recently renewed to accommodate the later build-date for the south building. Depth of utilities require an Industrial Wastewater Discharge permit with King County. The contractor will be required to design, manage, and treat water and stormwater to the permit requirements with Port oversight.
- **Remediation:** Soil removed from the site will require Subtitle D disposal.
- **Stormwater:** Temporary erosion and sediment control planning and execution are required during construction. The completed project is under the required threshold for stormwater treatment; roof runoff will be conveyed into a stormwater catch basin and conveyed to the existing site system as required.

Action Requested

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