



Program Authorization For Terminal 5 Modernization Program

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Program Authorization

Terminal 5 Modernization Program

As referenced in NWSA Resolution No. 2018-01, 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 to advertise for the work associated with the Terminal 5 Modernization Program. This request authorizes staff to advertise for construction bids for the work associated with the Terminal 5 Project, inclusive of crane rail strengthening, berth deepening, and electrical upgrades. CIP No. C800132.



Background

Terminal 5 Modernization Program

Terminal 5 began operating as a container terminal in 1967

- First major remodel began in 1997
 - Southwest Harbor Redevelopment
 - Significant environmental cleanup
 - Expanded to 185 acre international container terminal
 - Accommodated largest vessels at the time, up to 6,000 TEUs
 - Vessel sizes continued to increase
- The modernization program
 - Strengthen crane rails
 - Increase electrical capacity for larger cranes
 - Deepen berth to accommodate larger vessels



Background

Terminal 5 Modernization Program



Program Description and Details

Terminal 5 Modernization Program

- **Berth Modernization Project:**
 - Crane Rails
 - Dock Rehabilitation
 - Slope Stabilization
 - Berth Deepening
 - Power Supply/Distribution
- **This request does not include authorization for additional funding of the program or construction, or design, permitting and construction of the backlands. Staff will return to request funding authorization for all work when lease documents are presented to the Managing Members for approval.**



Berth Modernization Project Schedule

Terminal 5 Modernization Program

Activity	Timeframe
Advertise Bids	February 27, 2019
Bid Opening	April 10, 2019
Contract Award	April 21, 2019
Contract Completion	December 31, 2022

Uplands Improvement Project schedule will depend upon scope elements

Source of Funds

Terminal 5 Modernization Program

- Estimated cost of the Modernization Program is \$340,000,000
- The 2019-2023 Capital Investment Plan (CIP) allocates \$319,000,000 for the program
- \$14,200,000 previously authorized spending occurred pre-2019
- Investments in upland improvements such as shore power and stormwater treatment are still being considered for potential grant funding opportunities



Financial Summary

Terminal 5 Modernization Program

Program Element Description	This Request	Total Project Cost	Cost to Date	Remaining Cost
CONSTRUCTION	\$251,000,000	\$251,000,000	\$0	\$251,000,000
DESIGN AND PROJECT MANAGEMENT	\$4,800,000	\$25,000,000	\$14,100,000	\$10,900,000
PERMIT CONDITIONS	\$8,350,000	\$14,000,000	\$70,000	\$13,930,000
STORMWATER RESERVE	\$30,000,000	\$30,000,000	\$0	\$30,000,000
MANAGEMENT RESERVE	\$20,000,000	\$20,000,000	\$0	\$20,000,000
TOTAL	\$314,150,000	\$340,000,000	\$14,170,000	\$325,830,000
PREVIOUSLY AUTHORIZED	\$25,850,000			
REVISED TOTAL AUTHORIZATION	\$340,000,000			



Environmental Impacts/Review

Terminal 5 Modernization Program

- Air Quality
 - Implement Air Quality Management Plan
 - Monitor PM 2.5 to confirm operations meet modeled assumptions < 6 tons/year
- Noise
 - Implement Operations Noise Management Plan
 - All mobile cargo handling equipment uses broadband safety alarms
 - Railroad Quiet zone
- Traffic
 - Implement Gate Queue Management Plan
 - Avoid backups past intersection of SW Spokane St and access bridge
 - Roadway and signalization improvements
- Stormwater
 - Treatment system design is informed by future use
 - Tenant holds ISGP (Industrial Stormwater General Permit)
 - Best management practices and benchmark sampling

Conclusion

Terminal 5 Modernization Program

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