



Terminal 5 Q4 2021 Update and Terminal 5 Reefer Plug Infrastructure Grant

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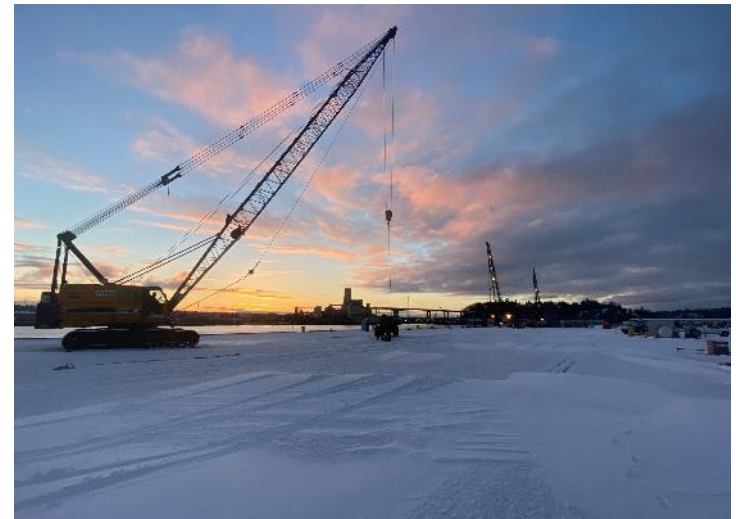
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Item 8A: Terminal 5 Q4 2021 Update

Terminal 5 – North Berth Completion

- **T5 Program achieved four major milestones this quarter:**
 - Completion of the North Berth
 - North Berth: Dredging started Jan 19.
 - Completion of the Pre-Occupancy Permit Conditions.
 - Completion of the Phase 1 Lease Obligations.
 - Obtained Notice to Proceed for the \$10.7M PIDP Grant from the Maritime Administration

Terminal 5 during snowstorm and first vessel at berth



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



Terminal 5 – Q4 2021 Progress

- **Berth Modernization Project**

- North Berth: COMPLETE
- South Berth: Activities are on schedule.
- Seattle City Light (SCL) pending final invoice in Q2 2022

- **Uplands Improvements Projects**

- Permit Condition Progress
 - Pre-Occupancy Conditions met – now in post occupancy
- Lease Obligations
 - Stormwater Treatment - Phase 2 Bid advertisement



Rail Track and Switch Repairs



North Marine Building



Budget (December 31, 2021)

Forecast currently on budget – the single biggest risk is the North Reefer Demarcation
Construction is 82% spent and 79% complete

December 2021: \$2.5M increase to T5 Program budget will be reflected next quarter

2021 Quarter 4 Program Budget	Authorized Budget	Quarter 3 Changes	Updated Budget	Spent to Date	Forecast at Completion	Remaining Authorized Budget
Design, Construction, Project Management	\$305.3	\$1.5	\$306.8	\$210.4	\$319.6	\$94.9
Permit Conditions	\$14.0	\$-	\$14.0	\$5.9	\$14.1	\$8.1
Stormwater Treatment	\$30.0	\$-	\$30.0	\$8.8	\$32.0	\$21.2
Management Reserve*	\$40.7	\$(1.5)*	\$39.2	\$-	\$24.3	\$40.7
Total	\$390.0	\$-	\$390.0	\$225.1	\$390.0	\$164.9

* \$1,458,000 moved out of Management Reserve this quarter and into construction for Sinkhole Repairs, Electrical Feeder testing, and Gate Scale Reimbursement.



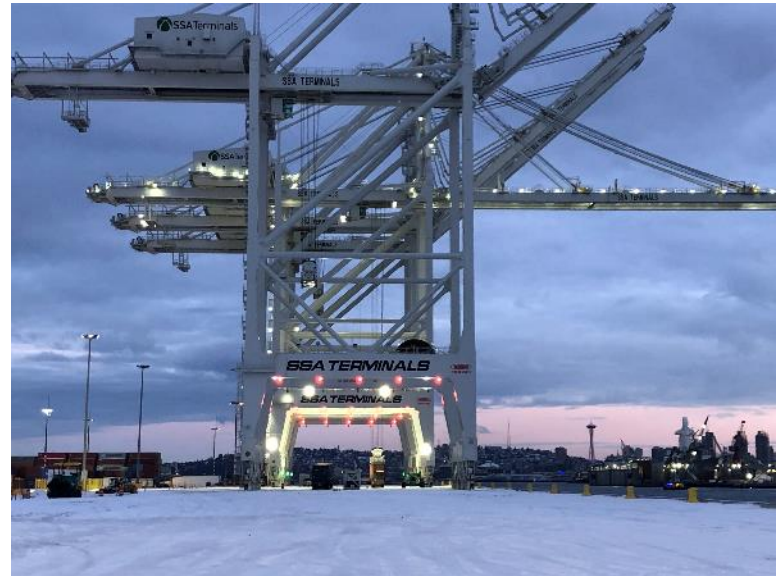
Budget by Project (December 31, 2021)

December 2021: \$2.5M increase to T5 Program budget

	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	\$ -	\$ 274,800,000	\$ 203,136,267	\$ 71,663,733
T5 Permit + Tribes	\$ 14,000,000	\$ 14,000,000	\$ -	\$ 14,000,000	\$ 5,917,426	\$ 8,082,574
T5 Stormwater Treatment	\$ 30,000,000	\$ 32,000,000	\$ -	\$ 32,000,000	\$ 8,830,742	\$ 23,169,258
T5 Management Reserve/Risk	\$ 20,000,000	\$ 22,620,000	\$ -	\$ 19,620,000	\$ -	\$ 19,620,000
T5 Clean Truck	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 37,592	\$ 62,408
T5 Marine Buildings	\$ -	\$ 10,100,000	\$ -	\$ 10,100,000	\$ 4,733,991	\$ 5,366,009
T5 RPM + CBP	\$ -	\$ 3,000,000	\$ -	\$ 3,000,000	\$ 272,578	\$ 2,727,422
T5 Reefers	\$ -	\$ 19,180,000	\$ -	\$ 19,180,000	\$ 1,375,433	\$ 17,804,567
T5 Gate Complex	\$ -	\$ 13,000,000	\$ -	\$ 16,000,000	\$ 303,402	\$ 15,696,598
T5 Operational	\$ -	\$ 1,200,000	\$ -	\$ 1,200,000	\$ 524,616	\$ 675,384
Total	\$ 340,000,000	\$ 390,000,000	\$ -	\$ 390,000,000	\$ 225,132,047	\$ 164,867,953
Previously Authorized			\$ 50,000,000			
Revised Total Authorization			\$ 390,000,000			
MARAD PIDP Grant			\$ 10,700,000			
WA Ecology - Stormwater			\$ 5,000,000			
WA Commerce - Shorepower			\$ 4,268,000			
WA Commerce - Reefers			\$ 4,316,500			
Authorization - Grants			\$ 365,715,500			
T5 ERL (POS Only)	\$ -	\$ -	\$ 700,000	\$ 700,000	\$ -	\$ 700,000

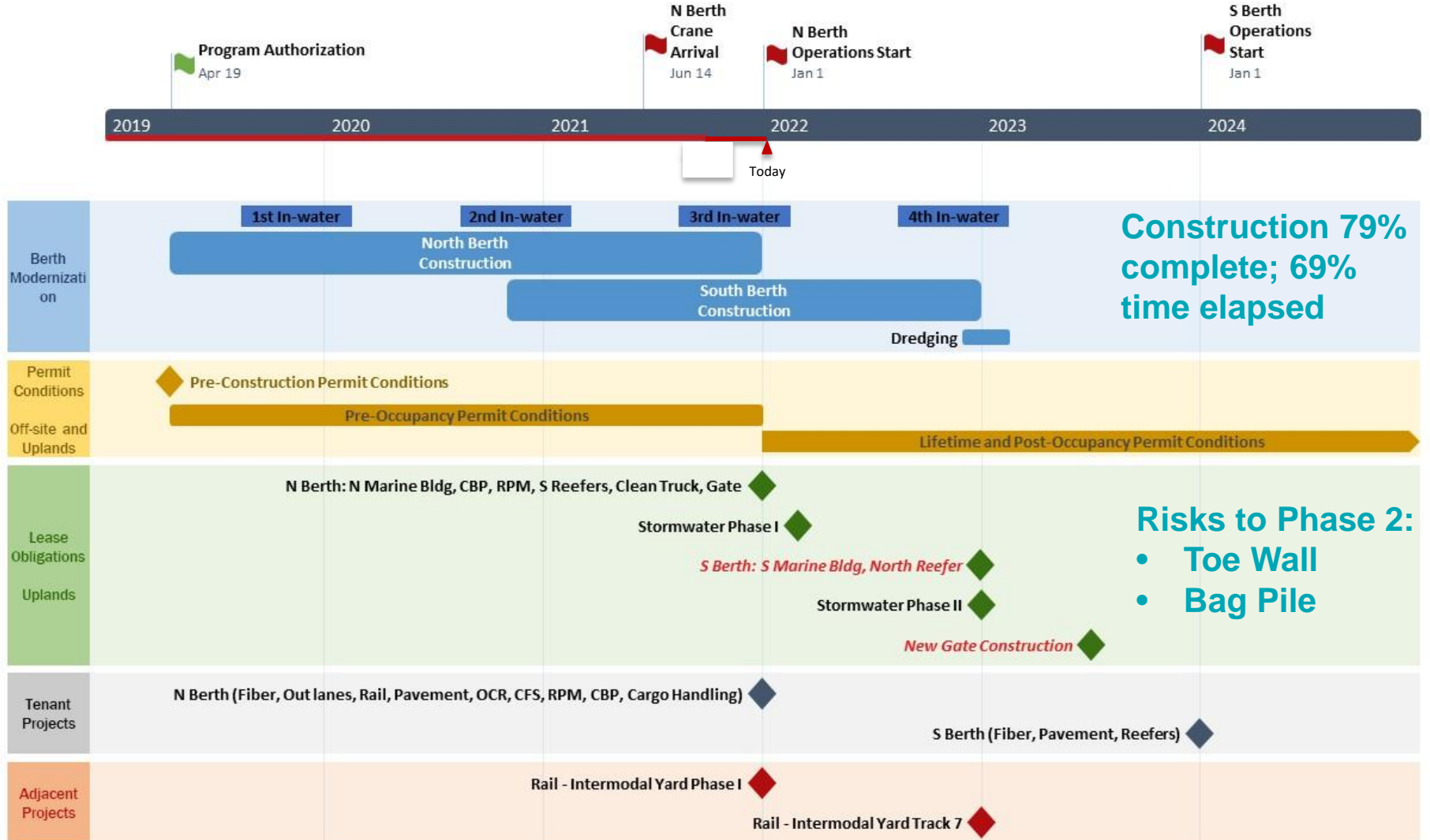
Terminal 5 – Berth Modernization Trends

- **Recent Stochastic Analysis and Risk Register updates from December 2021 indicate:**
 - Program currently has a P-85 value (85% probability of being sufficient) of \$389.8M
 - Current expected cost of the program is \$368.2M



North Berth Cranes

Terminal 5 – Programmatic Schedule





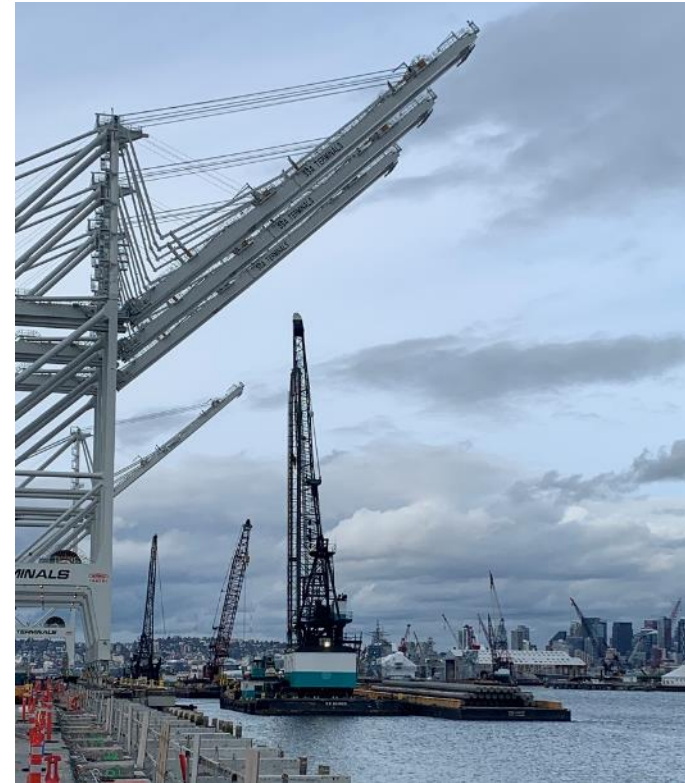
Terminal 5 – Community Outreach

- **Media Events**

- Various media events are planned in Q1 2022 for the Start of Operations in the North Berth.



Toe Wall Pile driving



Toe Wall Pile driving

Terminal 5 – Look Ahead

- **Q1 2022**
 - Berth Modernization North Berth Dredging
 - Completion of Seattle City Light (SCL) work
 - Stormwater Phase 2 Bid Package advertisement
 - RPM and CBP Utilities Completion
 - S Marine Building Construction Authorization request
 - New Gate 60% Design
 - T5 North Reefer Infrastructure re-start of Design



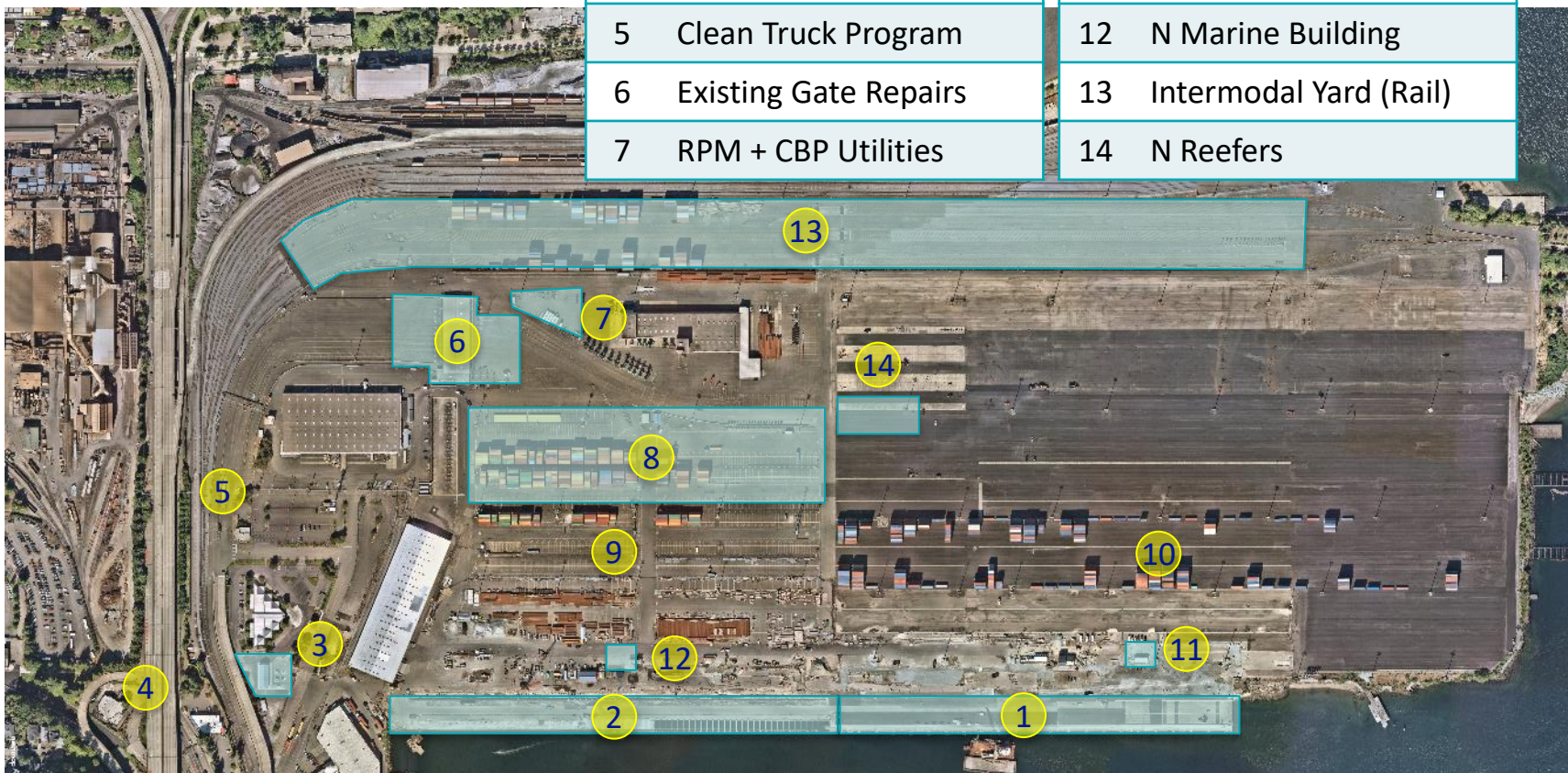
N Marine Building



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

#	Project
8	S Reefer Repairs
9	Stormwater Phase 1
10	Stormwater Phase 2
11	S Marine Building
12	N Marine Building
13	Intermodal Yard (Rail)
14	N Reefers





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Item 9A: Terminal 5 Reefer Plug Infrastructure Grant

Terminal 5 Reefer Plug Infrastructure Grant

ACTION REQUESTED

The Managing Member's authorization is required for Interlocal Agreements with other public agencies.

Request authorization to accept an Interagency Agreement grant in the amount of \$4,316,500 per the requirements of Washington State Department of Commerce Energy Division, Energy Programs in Communities Unit, Terminal Five Reefer Plug Infrastructure Contract Number: 21-92201-044, to support installation of reefer system components of the Terminal 5 Berth Modernization Program, Master Identification Nos. C800132, C800726, C800988.



Background

Terminal 5 Reefer Plug Infrastructure Grant

- During the 2019 legislative session, NWSA staff worked with legislators to include a \$4.45 million to support installation of the reefer system at T-5.
- Funds are being directed to the NWSA as a grant from the state's Clean Energy Fund, administered by the Department of Commerce.
- The net award to the NWSA is \$4.317 million, which is the \$4.45 million appropriation minus a 3% administrative charge levied by the Department of Commerce.
- Grant funds will support the North Reefer Infrastructure project, which is a T5 Lease requirement.
- NWSA is working with the tenant to complete the reefer project as a tenant reimbursable due to the need of construction occurring within the operating terminal.



Financial Summary

Terminal 5 Reefer Plug Infrastructure Grant

- The design and construction of the reefer system is included in the Terminal 5 Modernization budget of \$392,500,000.
- Grant funds will be recognized as non-operating income when received.
- The 2022 NWSA operating budget included \$1.2 million in non-operating income from this grant in 2022. The 2023-2026 NWSA operating forecast included \$3.15 million in non-operating income from this grant in 2023.



Conclusion

Terminal 5 Reefer Plug Infrastructure Grant

Request authorization to approve an Interagency Agreement grant in the amount of \$4,316,500 per the requirements of Washington State Department of Commerce Energy Division, Energy Programs in Communities Unit, Terminal Five Reefer Plug Infrastructure Contract Number: 21-92201-044, to support installation of reefer system components of the Terminal 5 Berth Modernization Program, Master Identification Nos. C800132, C800726, C800988.



