

THE NORTHWEST SEAPORT ALLIANCE
MEMORANDUM

MANAGING MEMBERS
ACTION ITEM

Item No. 8C
Date of Meeting January 3, 2024

DATE: December 21, 2023

O: Managing Members

FROM: John Wolfe, CEO

Sponsor: Jason Jordan, Director, Environmental & Planning

Project Manager: Kyle Smith, Project Manager II, Engineering

SUBJECT: Parcel 86 Pipe Realignment Project Authorization

A. ACTION REQUESTED

Request project authorization in the amount \$440,000, for a total authorized amount of \$690,000, for work associated with the Parcel 86 Pipe Realignment, Master Identification No. 201146.01.

B. SYNOPSIS

The existing stormwater system pipe running under the Parcel 86 environmental cap is crushed and causing drainage issues. The Parcel 86 property supports four heavy industrial tenants. The damaged pipe is impacting tenant Industrial Stormwater Permit sample results. Proper drainage must be reestablished to maintain compliance with our permits, improve the tenant's ability to comply with their industrial stormwater general permit, and improve water quality.

C. BACKGROUND

In 2021, Port of Tacoma (POT) staff, on behalf of the NWSA, performed a closed-circuit television inspection of the storm drain system passing under an existing environmental cap at Parcel 86. During the inspection, an existing pipe was identified as damaged, full of debris, and no longer providing sufficient drainage. The exact cause of the damage was not determined to be the result of a single incident. Most likely this old concrete pipe system had simply deteriorated over time.

The Parcel 86 Storm Drain Realignment Project will modify the existing drainage system to reroute piping around the existing environmental cap to the location of an existing outfall.

D. PROJECT DESCRIPTION AND DETAILS

Parcel 86 at 3701 Taylor Way supports four heavy industrial users. The goal of this project is to repair/reestablish the drainage, maintain compliance with stormwater permits, improve tenant ability to comply with their industrial stormwater general permit, and improve water quality.

The current tenant has raised the issue of the damaged pipe as a concern. Their operation is currently under an Industrial Stormwater General Permit (ISGP) and they are currently obligated to perform a level 3 corrective action (treatment). They have noted the crushed pipe may be potentially impacting their results. Installation of enhanced stormwater treatment will benefit all tenants and the NWSA.

The Phase I Municipal Permit requires the NWSA to maintain stormwater infrastructure and document conditions related to regulatory Maintenance Standards. The NWSA has a permit obligation to schedule maintenance and repair work on a specific structure when two things occur:

- Exceedance of the Maintenance Standard – the collapsed pipe meets this standard; and
- The repair has a potential capital expense of \$25,000 or greater.

Project Objectives

The project objectives are as follows:

- Reestablish proper drainage to maintain permit compliance.
- Improve tenant ability to comply with their industrial stormwater general permit.
- Improve water quality.

Scope of Work

The scope of work will include:

- Replacing an existing 12" concrete pipe outfall as well as lowering the elevation approximately five feet
- Replacing approximately 310 linear feet of concrete storm drain piping with approximately 480 linear feet of new HDPE piping sized to convey flows generated by the contributing drainage areas.
- Install six new 48-inch catch basins.
- Installing a new vault.

Schedule

The project is currently working its way through the permitting phase of approvals. Upon final permit issuance, the project will be ready to advertise for contractor bids.

Permit Acquisition Complete	May 31, 2024
Advertise for Bid	June 3, 2024
Open Bids	July 1, 2024
Notice of Award	July 15, 2024
Substantial Completion	December 1, 2024
Final Completion	December 31, 2024

E. FINANCIAL IMPLICATIONS

Project Cost Details

	This Request	Total Project Cost	Cost to Date	Remaining Cost
Design	\$0	\$213,000	\$169,000	\$44,000
Construction	\$440,000	\$477,000	\$0	\$477,000
Total	\$440,000	\$690,000	\$169,000	\$521,000

Source of Funds

The current Capital Investment Plan (CIP) Budget allocates \$690,000 for this project.

Financial Impact

Project costs will be capitalized and depreciated over an estimated useful life of 30 years, resulting in annual depreciation expense of \$23,000. There will be no depreciation until 2024.

Parcel 86 produces approximately \$700,000 in revenue from four tenants. Excluding one-time project expenses, this property produces approximately \$500,000 per year in cash. This project is not HMT eligible.

F. ENVIRONMENTAL IMPACTS/REVIEW

Permitting: The following permits will be acquired prior to construction:

- City of Tacoma Shoreline Substantial Development Permit
- Washington Department of Fish and Wildlife Hydraulic Project Approval
- US Army Corps of Engineers: Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act

Remediation: Standard procedures for export materials applies. Notification to Department Ecology may be required.

Stormwater: This is a stormwater project.

Air Quality: No additional comments

G. PREVIOUS ACTIONS OR BRIEFINGS

<u>Date</u>	<u>Action</u>	<u>Amount</u>
April 18, 2022	Executive Authorization	\$167,000
June 28, 2022	Executive Authorization	\$46,000
November 27, 2023	Executive Authorization	\$37,000
TOTAL		\$250,000

Parcel 86 Pipe Realignment Project Authorization

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**THE NORTHWEST
SEAPORT ALLIANCE**
SEATTLE + TACOMA

Kyle Smith
Project Manager II, Engineering

January 3, 2024

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Background

Parcel 86 is located at the South end of the Hylebos Waterway at the corner of SR 509 and Taylor Way.

Four tenants reside on this property:

- Wallenius Wilhelmsen
- CanAm Minerals
- Quigg Brothers
- Food Express



Background

Parcel 86 is licensed to the NWSA and supports four industrial tenants that submit test samples from the stormwater drainage system for compliance with their respective Industrial Stormwater General Permits.

- Property contains four discrete stormwater drainage systems with their own outfall to the Hylebos
- The storm drain pipe under the existing Parcel 86 environmental cap has collapsed
- Collapsed condition is believed to be the cause of contaminated samples and must be repaired to remain in compliance with permits



Project Description and Details

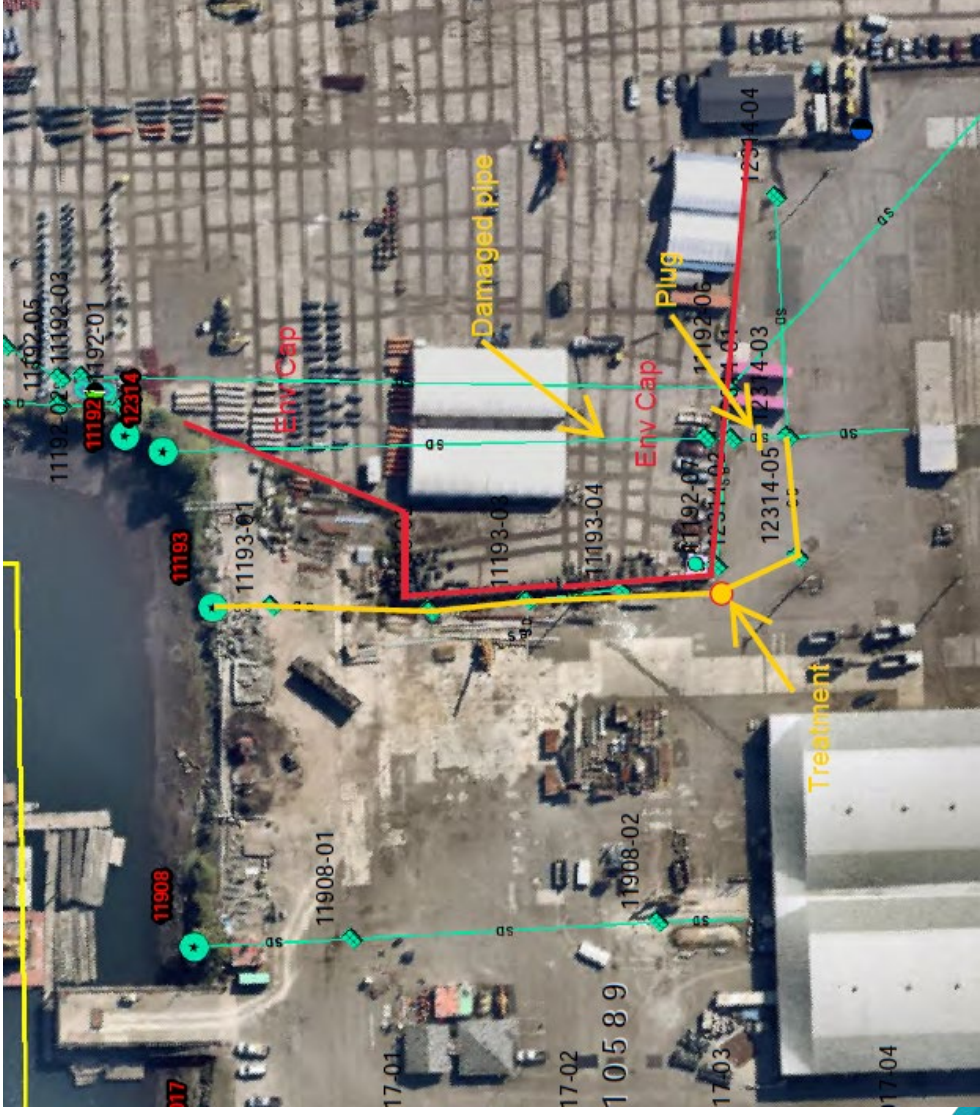
The Parcel 86 Storm Drain Realignment Project will modify the existing drainage system to reroute piping around the existing environmental cap.

- Project Goals:
 - Reestablish drainage to maintain compliance with permits
 - Improve tenant ability to comply with their industrial stormwater general permit
 - Improve water quality



Project Description and Details

- Damaged pipe underneath the environmental cap will be abandoned in-place
- Existing stormwater infrastructure will be rerouted to nearby outfall
- Replace approximately 310 feet of storm drain piping with approximately 480 feet and six new catch basins
- Treatment vault installed at the tie-in point
- Replace the existing 12” concrete pipe outfall with a new 15” corrugated pipe outfall



Project Description and Details

- In keeping with the Phase I Municipal Permit, the NWSA is obligated to perform repairs when two things occur:
 - Maintenance standard exceeded
 - Repair has a potential capital expense of \$25,000 or greater



Project Schedule

Activity	Timeframe
Permit Acquisition Complete	May 2024
Advertise Bids	June 2024
Bid Opening	July 2024
Contract Award	July 2024
Contract Completion	December 2024



Source of Funds

- The estimated cost of the Construction for this project is \$477,000
- The estimated budget for this project is \$690,000.
- The 2017-2022 Capital Investment Plan (CIP) allocates \$690,000 for this project.
- This work and associated budget is consistent with the NWSA valuation



Financial Summary

Item	Budget Estimate	Cost to Date	Remaining Cost
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