

THE NORTHWEST SEAPORT ALLIANCE
MEMORANDUM

MANAGING MEMBERS
ACTION ITEM

Item No. 9A
Date of Meeting July 2, 2024

DATE: June 24, 2024

TO: Managing Members

FROM: John Wolfe, CEO

Sponsor: Curt Stoner, Sr. Real Estate Manager

Project Manager: Brett Ozolin, Engineering Project Manager II

SUBJECT: Pony Lumber Dock Repairs Project Authorization

A. ACTION REQUESTED

Request the Managing Members grant project authorization in the amount of \$659,000, for a total authorized amount of \$791,500, for work associated with the Pony Lumber Dock Repairs, Master Identification No. 201140.01.

B. SYNOPSIS

The 3701 Taylor Way, an Alliance licensed property, is leased by two tenants, Quigg Bros. and CanAM Minerals. The property has a dock which is used by the tenants to move a variety of materials between marine and terrestrial modes of transport in support of tenant operations. The dock and shoreline need repairs to remain operable. The repairs are also necessary to address safety concerns. The dock is called the Pony Lumber Dock based on the historical use and tenant.

C. BACKGROUND

The Pony Lumber Dock is located at the southwest end of the Hylebos waterway. The dock is oriented east-west longitudinally and is approximately 100-feet long by 40-feet wide. The dock is supported by seven (7) bents or rows of piling parallel to the shoreline that extend into the Hylebos. The timber piling support timber pile caps which support a concrete deck. The deck consists of pre-cast hollow core panels that lay on the timber pile caps.

The dock and property were purchased by the Port of Tacoma in 2006. Staff estimates the dock was originally constructed in the late 1970's. Currently the facility is leased by two tenants, Quigg Bros. and CanAm minerals.

Quigg Bros. is a marine general contractor that uses the facility to transfer a wide range of equipment and material between marine and upland operations. CanAm uses the dock to offload aggregates used in their operations.

Engineering consultants inspected the Pony Dock in 2019 and 2021, as part of the NWSA's ongoing marine structures facility asset management program. The inspection reports identified deterioration and recommended repairs for maintaining or restoring facility operating levels. The NWSA allocated budget for this work as part of the 2022 budget cycle. Using an executive authorization the NWSA hired a consulting team to evaluate, design and prepare construction documents for recommended repairs. The first phase of this work was a memo to evaluate options and costs for stabilizing the shoreline. After identifying a preferred path forward the project team completed design documents to support permit applications. The project has been waiting on permits since 2022. Permits are expected imminently and will be acquired prior to soliciting the construction package for bid.

A serviceable dock is necessary to support two tenants, Quigg Bros. and CanAm Minerals. Failure to maintain the facility in good condition could put the NWSA at risk of losing business.

D. PROJECT DESCRIPTION AND DETAILS

The project includes design, permitting and construction to restore facility shoreline and dock functionality.

Project Objectives

The primary objectives of the project include:

- Repair/stabilize the shoreline and dock abutment so that the dock approach is not at risk of undermining.
- Restore operational function and capacity of the dock.
- Extend facility service life through routine maintenance.

Scope of Work

The scope of work will include:

- Restoring shoreline and abutment protection by injecting grout into voids, installing gravel berms and installing a rip rap armor facing.
- Replacing damaged deck panels in-kind.
- Bullrail replacement.
- Pile cap repair.
- Pile split repair.
- Shoreline debris removal as mitigation for shoreline armoring.
- Staff time and construction administration costs.

Schedule

The schedule for this project is as follows:

Advertise for Bid	July 10, 2024
Open Bids	July 31, 2024
Notice of Award	September 3, 2024
Substantial Completion	February 15, 2025
Final Completion	March 15, 2025

The schedule assumes all permits will have been issued prior to the planned advertise for bid date. Project permits are pending but expected shortly.

E. FINANCIAL IMPLICATIONS

Project Cost Details

	This Request	Total Project Cost	Cost to Date	Remaining Cost
Design	\$0	\$111,500	\$105,000	\$6,500
Construction	\$659,000	\$680,000	\$0	\$680,000
Total	\$659,000	\$791,500	\$105,000	\$686,500

Source of Funds

The original 2024-2028 Capital Investment Plan (CIP) Budget allocated \$459,000 in 2024 for this project, with a total cost of 600,000.

Financial Impact

The tenants at the Pony location are expected to provide an estimated \$698,000 rent revenue in 2024. The 2024 operating budget included \$459,000 expense. The increase in cost will be spread over 2024 and 2025 subject to project timing and will not have a material impact to the financial performance of the NWSA.

F. ENVIRONMENTAL IMPACTS/REVIEW

Permitting:

Federal permit package review has been completed by NMFS and USFW service and the permit is being drafted. The City of Tacoma site development permit is still outstanding. The permits are expected to be issued without substantial changes to the design. All other environmental permits have been issued.

Remediation:

N/A

Stormwater:

No impacts to stormwater.

Air Quality:

No long-term air quality impacts.

G. PREVIOUS ACTIONS OR BRIEFINGS

<u>Date</u>	<u>Action</u>	<u>Amount</u>
February 28, 2022	Executive Authorization for Design	\$110,000
May 15, 2023	Executive Authorization for Design	\$22,500
TOTAL		\$132,500

Pony Dock and Bank Repairs Project Authorization



THE NORTHWEST
SEAPORT ALLIANCE
SEATTLE + TACOMA

Presenter: Brett Ozolin, Project Manager II, Engineering

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Background

- Industrial property purchased by Port of Tacoma in 2006
- 100-foot long by 40-foot-wide dock supports two tenants
- Deterioration and damaged maintenance needs identified by marine structures facility asset management program
- Originally constructed in the 1970's



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Background



Pony Dock – Ground View



Abutment Erosion

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Background



Decking Damage



Historic Debris



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Project Description and Details

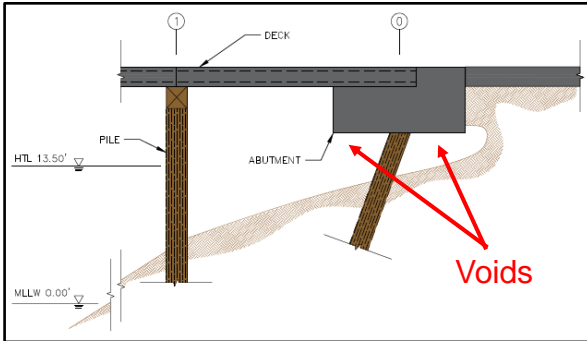
- Repair shoreline and stabilize abutment:
 - Grouting voids and armoring
 - Shoreline debris cleanup
- Restore dock capacity and maintenance
 - Decking replacement
 - Bullrail, pile cap, pile split repairs



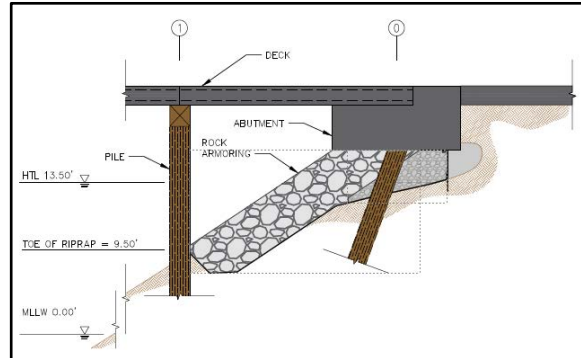
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Project Description and Details



Existing Section - Material Loss Compromises Approach



Proposed Section - Fill Voids and Armor Slope



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Project Schedule

Activity	Timeframe
Advertise Bids	July 2024
Bid Opening	July 2024
Contract Award	September 2024
Contract Completion	March 2025

*Schedule dependent on permit issuance



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Source of Funds

- The estimated cost of the Construction for this project is \$680,000
- The estimated budget for this project is \$791,500.
- The 2024-2028 Capital Investment Plan (CIP) allocated \$459,000 in 2024 and a total of \$600,000 for this project. The increased amount will be reflected in the 2025-2029 CIP.
- The tenants at the Pony location are expected to provide an estimated \$698,000 rent revenue in 2024.

Financial Summary

Item	Budget Estimate	Cost to Date	Remaining Cost
Design	\$111,500	\$105,000	\$6,500
Construction	\$680,000	\$0	\$680,000
Project Total:	\$791,500	\$105,000	\$686,500

Environmental Impacts / Review

- Permitting: Federal permit package review has been completed by NMFS and USFW service and the Federal permit is being drafted. The city of Tacoma development permit is still outstanding. No changes are expected. All other environmental permits have been issued.
- Remediation: Not applicable
- Stormwater: No impacts to stormwater
- Air Quality: No long-term air quality impacts



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