



Item No: 4C_supp
Date of Meeting: May 7, 2019

Project Authorization for West Sitcum Pavement Repairs

Presenter: Trevor Thornsley
Title: Interim Director, Engineering

Action Requested

West Sitcum Pavement Repairs

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 in the amount \$275,000, for a total authorized amount of \$575,000, for the West Sitcum Pavement Repairs, Master Identification No. 201059.01.



Background

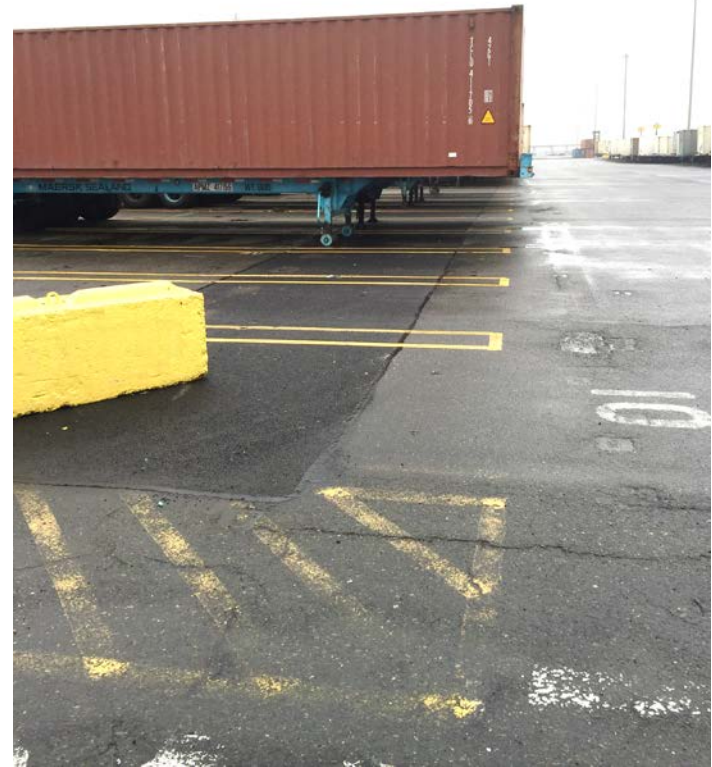
West Sitcum Pavement Repairs

- In October 2017, the Northwest Seaport Alliance (NWSA) entered into a new lease agreement with Stevedoring Services of America (SSA) to operate the West Sitcum Terminal.
- As part of the lease agreement, the NWSA agreed to completing repairs to numerous pavement issues both in the backland and on the pier.
- The NWSA and SSA agreed to complete the necessary repairs in phases due to operational constraints and completion of other improvements.
- In 2018, the Port of Tacoma (Port), on behalf of the NWSA, initiated and completed a significant number of repairs in the backland area.



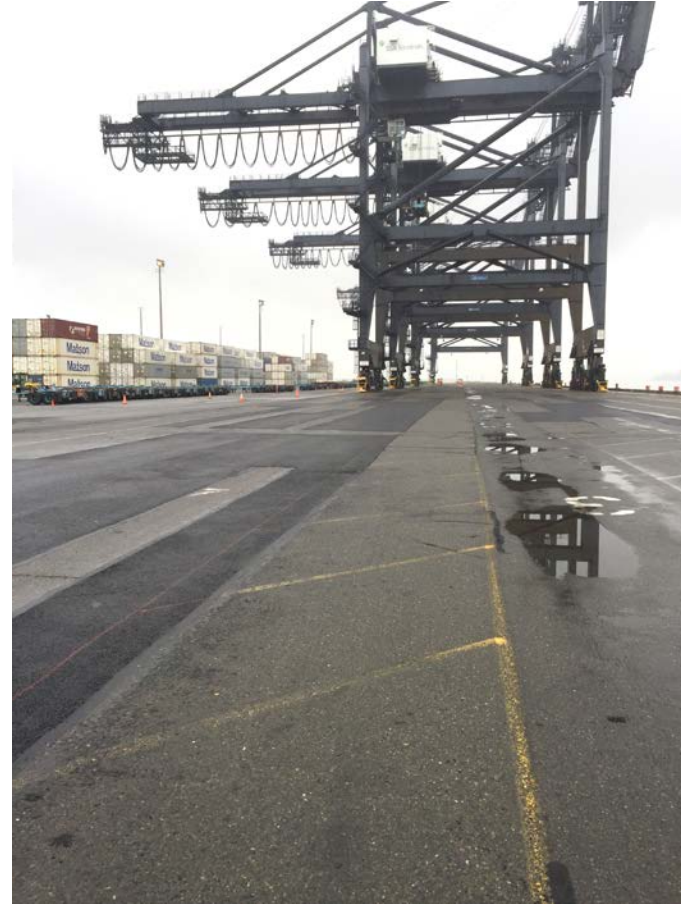
Background

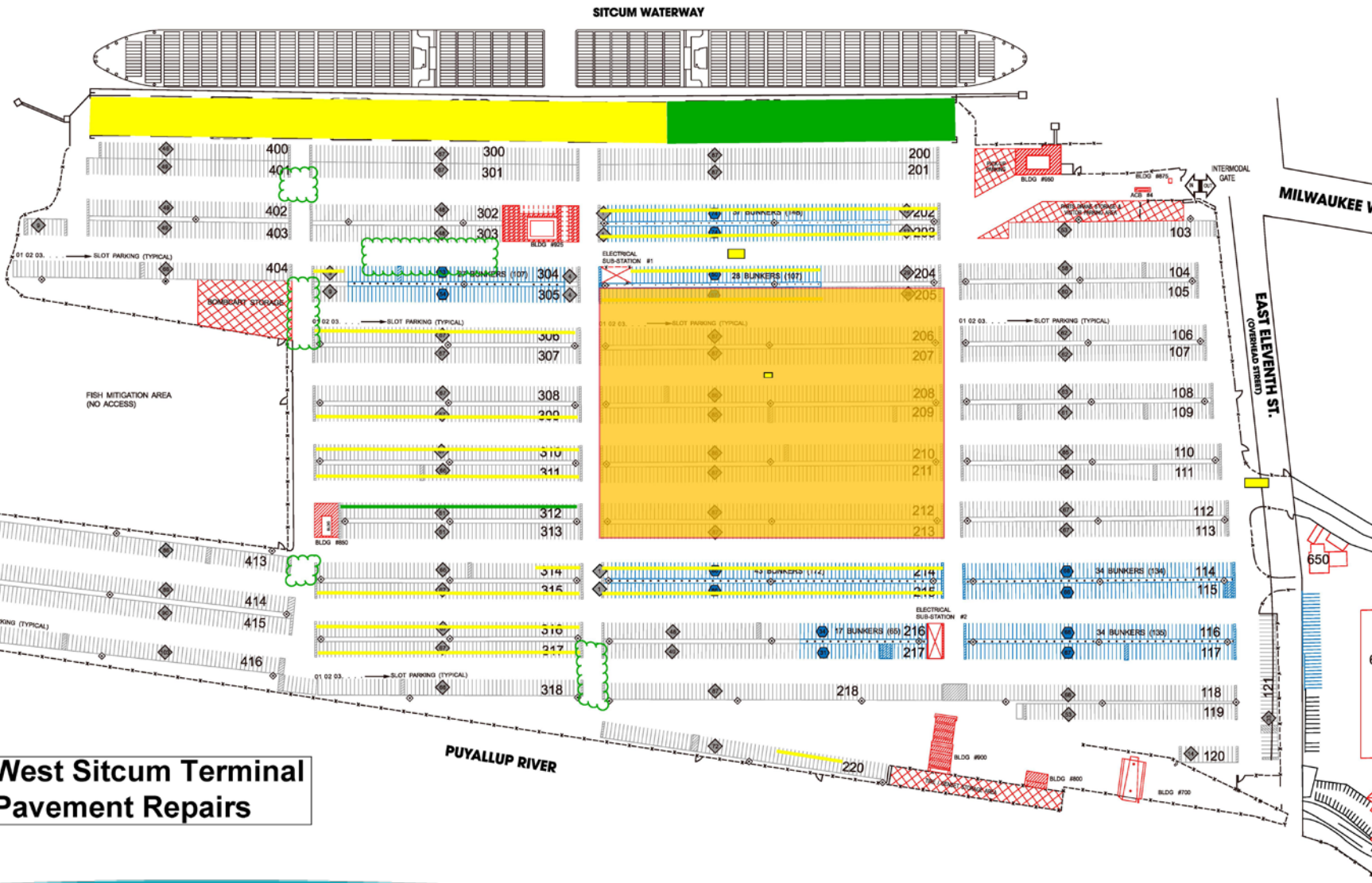
West Sitcum Pavement Repairs



Background

West Sitcum Pavement Repairs





**West Sitcum Terminal
Pavement Repairs**

Project Description and Details

West Sitcum Pavement Repairs

The proposed scope of work involves removal and replacement of areas identified in the lease agreement survey, generally include the following:

- Identifying areas to be repaired
- Grinding existing asphalt pavement in rutted and severely cracked areas
- Paving damaged areas and seal joints
- Applying crack sealant where necessary
- Restriping as necessary



Project Schedule

West Sitcum Pavement Repairs

Activity	Timeframe
Initiate Additional Repairs	April 1, 2019
Complete Repairs	August 31, 2019



Financial Implications

West Sitcum Pavement Repairs

- The estimated cost of the Construction for this project is \$575,000.
- The estimated budget for this project is \$575,000.
- The current Capital Investment Plan (CIP) allocates \$578,000 for this project.
- This work and associated budget is consistent with the NWSA valuation.



Financial Summary

West Sitcum Pavement Repairs

Item	This Request	Total Previous Requests	Total Project Cost	Cost to Date	Remaining Cost
CONSTRUCTION	\$275,000	\$300,000	\$575,000	\$196,283	\$378,717



Financial Implications

West Sitcum Pavement Repairs

- The financial analysis for the SSA lease of West Sitcum included \$463,000 of expense for pavement repairs in 2018.
- The financial performance for the original SSA agreement meets or exceeds the NWSA's targeted rate of return.
- The increase to \$578,000 of expense for the paving does not significantly reduce the return and still exceeds the targeted return.



Environmental Impacts/Review

West Sitcum Pavement Repairs

Permitting:

- No additional permitting is required.

Remediation:

- West Sitcum Terminal is part of the Commencement Bay Nearshore/Tideflats Superfund Site and includes the Milwaukee nearshore confined disposal facility (NCDF). The surface of the NCDF is capped. Maintenance activities required to maintain the integrity of the pavement cap are reported in the annual report submitted to EPA in April.



Environmental Impacts/Review West Sitcum Pavement Repairs

Water Quality:

- Appropriate BMPs will be provided during completion of construction activities.

Air Quality:

- Not applicable.



Conclusion

West Sitcum Pavement Repairs

Request project authorization in the amount \$275,000, for a total authorized amount of \$575,000, for the West Sitcum Pavement Repairs, Master Identification No. 201059.01.

