

# PROJECT ACTION MEMO

Port of Tacoma Commission



Item No: 6B  
Meeting Date: 6/17/25

---

**DATE:** June 9, 2025  
**TO:** Port of Tacoma Commission  
**FROM:** Eric Johnson, Executive Director  
Sponsor: Alisa Praskovich, Chief Strategic Projects and Commission Relations  
Project Manager: Stanley Ryter, Engineering Sr. Project Manager  
**SUBJECT:** Port of Tacoma Maritime Center Authorization Increase for Construction of Dock  
(Project ID #101549.01)

---

**A. ACTION REQUESTED**

Request additional project authorization in the amount of \$3,400,000 for a total authorized amount of \$153,170,000 to add a 200-foot dock to the Port of Tacoma Maritime Center Project No. 101549.01.

**Strategic Plan Initiatives:**

EV-4: Partner with regional organizations to facilitate career development and business growth in Pierce County.

OS-4: Plan, design, and construct a new Port staff workspace that also provides spaces for community engagement and mixed-use opportunities.

**B. SYNOPSIS**

In November 2024, staff recommended, and Commissioners made the decision to remove the scope of a 200-foot new dock for approval of the Maritime Center project given the overall projects cost. This decision was made primarily on the need to further study the design, intended use, and full costs of the dock. Staff have since conducted further study and analysis and shared concepts with the Commission at the Q1 2025 Commission retreat. Staff were given direction to finalize the design and cost estimates, and to bring this to Commission for approval at the June 2025 meeting.

**C. BACKGROUND**

The Maritime Center is a joint project with Tacoma Public schools to construct a new Port Business Center and the Maritime 253 Skills Center on Port Parcel 94 at the intersection of the Foss Waterway and the Wheeler Osgood Waterway.

The project is currently under construction with site remediation and ground improvements completed, and building and utility construction underway. The Maritime 253 Skills Center is on schedule to open to students in September 2026, and the Port Business Center in the winter of 2027.

In November of 2024, a decision was made to remove the dock from the construction project for further study while permitting and design of the dock continued. In the interim, the Port's design team conducted several workshops and outreach initiatives to determine the best uses for the dock and the maintenance and security considerations.

The floating dock as designed, would be 200' long and capable of berthing vessels on both sides. The dock is situated along the Foss Waterway. Access would be from a 100' long gangway to shore. Shorepower consisting of 100amp, 50amp and 30amp service along with water service is built into the project. It is anticipated that the Youth Marine Foundation vessel, tour boats, educational vessels, fire and police boats, Coast Guard and other such agency boats would be the users of the dock. The dock can also be used to support the Maritime 253 curriculum (to include Remotely Operated Vehicles (ROVs), etc. Lastly, the dock is not intended to support other personal watercraft such as kayaks, canoes, paddleboards, etc. Small personal watercraft would have access to the water by the shore stairs nearby or at the beach being constructed between the Port Business Center and the Maritime 253 buildings. The ultimate target of the dock design is flexibility to accommodate a variety of both powered and non-powered watercraft for years to come, while also providing adequate security and managed access control. Please see Attachment 1 for a more detailed overview of the dock design.

The permitting process for the dock has continued with the knowledge that the permits would be good for five years, allowing flexibility when the dock could be reincorporated into the project. The project is also self-mitigating, meaning that no additional environmental mitigation projects or costs would be necessary to construct the dock.

**D. PROJECT DETAILS**

***Scope of Project:***

- New Port Business Center
- New Tacoma Public Schools Maritime Skills Center
- Associated Site Improvements
- Site Remediation

***Scope of Work for This Request:***

- Construct 200' dock and 100' gangway on Foss Waterway
- Construct power and water for dock
- Construct lighting and security features for dock

***SCHEDULE:***

<b>Final Design</b>	June 2025 - August 2025
<b>Procure Float, Gangway, Piles</b>	September 2025 - December 2025
<b>Site Work, Utilities, Abutment</b>	January 2026 -July 2026
<b>In-Water Construction</b>	July 2026 -September 2026
<b>Substantial Completion</b>	December 15, 2026
<b>Final Completion</b>	February 15, 2027

**E. FINANCIAL SUMMARY**

**Estimated Cost of Project**

The total project cost including all stages is estimated at \$153,700,000

**Estimated Cost for This Request**

The total estimated cost of the dock project is \$3,400,000. If the cost of this estimate is anticipated to cause the full project authorized amount to be exceeded, additional Commission authorization will be requested.

**Estimated Sales Tax**

The total estimated sales tax to be paid to local and state governments for this dock project is \$310,000.

**COST DETAILS**

Item	This Request	Total Previous Requests	Total Request	Cost to Date	Remaining Cost
DUE DILLIGENCE	\$0	\$1.8M	\$1.8M	\$1.8M	\$0
DESIGN	\$0	\$10.4M	\$10.4M	\$8.5M	\$1.7M
INTERIM CLEANUP ACTION	\$0	\$12M	\$12M	\$8.8M	\$3.2M
CONSTRUCTION	\$ 3.4M	\$ 125.8M	\$ 129.2M	\$14M	\$115.2M
TOTAL	\$ 3.4M	\$ 149.8M	\$ 153.4M	\$33.1M	\$120.1M

**Source of Funds**

The current 2025 - 2029 Capital Investment Plan (CIP) allocates \$124,527,000 for this project.

**Financial Impact**

The costs associated with the project will be capitalized and subject to depreciation with anticipated useful life ranging from 10 to 50 years, except for the current estimate of \$10,000,000 related to remediation work at Parcel 94, which will be recorded as an expense when incurred. Grant income will be recorded as non-operating revenue at the time reimbursement is requested.

**F. ECONOMIC INVESTMENT/JOB CREATION**

The dock will provide the Port an opportunity to generate leasing revenue of the berth to government agencies, education vessels, research vessels and commercial harbor tugs. In addition, this will create the opportunity to launch the Port's annual boat tours from the dock, thereby saving rental costs of other dock spaces for this event.

The Port Maritime Center building is expected to provide workspace for 155 Port and Northwest Seaport Alliance staff.

The local construction industry will benefit from the construction of the Port Maritime Center and Maritime|253 Skills Center.

**G. ALTERNATIVES CONSIDERED AND THEIR IMPLICATIONS**

Alternative 1) Leave the dock out of the project. This would leave no vessel access to the Maritime Center.

Alternative 2) Construct power, water and abutment only as a measure to future proof.

Alternative 3) Construct a 200' dock with berthing available on both sides of dock.

Dock would have full power and water service and could be used by 100+ foot vessels.

**Alternative 3 is the recommended course.**

**H. ENVIRONMENTAL IMPACTS/REVIEW**

Permitting: Included in permitting from the start of the maritime center project.

Remediation: No additional remediation necessary to construct dock.

Stormwater: No additional stormwater facilities. Will require Best Management Practices to maintain dock.

Air Quality: Dock will be shore power available.

**I. PREVIOUS ACTIONS OR BRIEFINGS**

Date	Action	Amount
September 17, 2021	Executive Authorization – Planning for a New Port Headquarters Building	\$300,000
March 17, 2022	Commission Authorization – Resolution 2022-07-PT to implement 21-26 Strategic plan with initiative to build a new Port Maritime Center	\$0
February 22, 2023	Port Maritime Center Development Update – Port Commission Study Session	\$0
March 21, 2023	Commission Authorization for Port of Tacoma and Tacoma School District Interlocal Agreement	\$0
April 26, 2023	Project Authorization for the Port Maritime Center	\$1,500,000
August 31, 2023	Commission Authorization Port of Tacoma and Tacoma Public School District ILA#2	\$0
October 24, 2023	Port Maritime Center Project Authorization Increase & Commission Authorization for the District as contract administrator, invoicing procedures and NTE amounts for Parametrix via an Amendment to ILA #2	\$2,970,000
February 13, 2024	Port Maritime Center Development Update – Port Commission Study Session	\$0
February 27, 2024	Port Maritime Center Development Update – Port Commission Study Session	\$0
March 19, 2024	Port Maritime Center Project Authorization Increase and ILA Amendment	\$7,000,000
June 18, 2024	Port Maritime Center Bldg. Square Footage Approval	\$0

August 20, 2024	Port Maritime Center Project Authorization Increase for Remediation and Additional Design	\$13,000,000
November 9, 2024	Port Maritime Center Authorization Increase for Construction of Business Center and Site Development	\$125,000,000
March 25, 2025	Commission Retreat Briefing on Dock design and concepts	\$0
May 20, 2025	Utility License Agreements – BNSF Railroad	\$0
<b>TOTAL</b>		<b>\$149,770,000</b>

- J. **NEXT STEPS**  
Design and procurement would occur this fall and the utility, abutment and in-water construction work would be performed in 2026.

- K. **ATTACHMENT**  
Floating Dock Design Schematic