



Item No.: 4B

Date of Meeting: September 26, 2019

# Project Authorization for Preliminary Design on Thorne Road Property Development



# Project Authorization Thorne Rd Property Development Design



*As referenced in Resolution No. 2018-01-PT, Exhibit A, Delegation of Authority Master Policy, Paragraph IV.B.(2), states project costs exceeding \$300,000 require approval from Port Commission.*

Request project authorization for preliminary design in the amount \$390,000, for a total authorized amount of \$650,000, for the Thorne Road Property Development, Master Identification No. 101241.01.

# Background

## Thorne Rd Property Development Design Tacoma



- Project involves three Port parcels: 72, 85, and 87.
- These combined parcels are approximately 24 acres and include approximately 4.4 acres of wetlands.
- Preliminary investigation of site for stormwater impacts and development alternatives has been conducted.
- Recommended future use as an off-dock cargo operations and logistics facility.

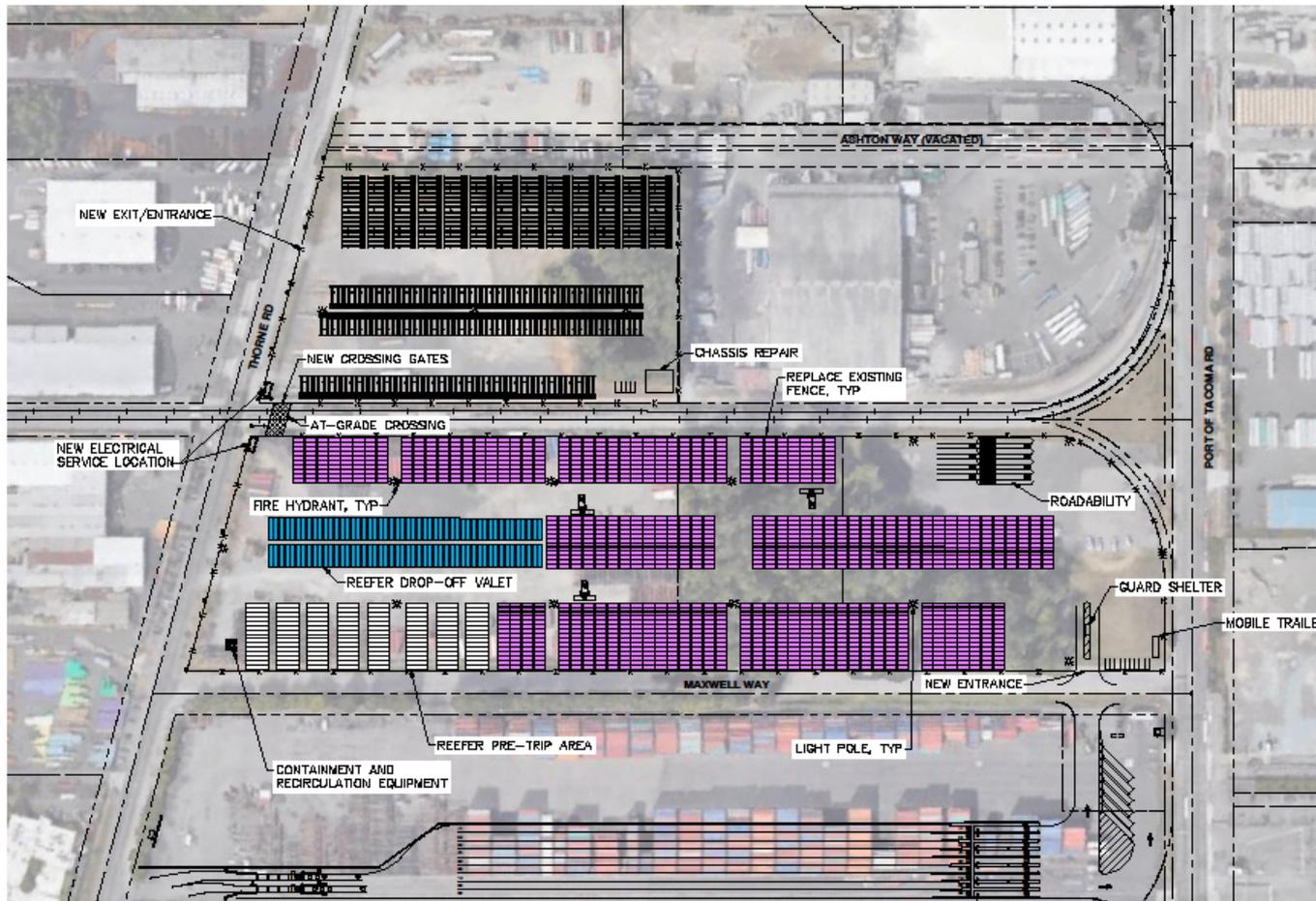
# Background Thorne Rd Property Development Design





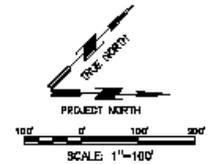






ALT 2C - EMPTY CONTAINER DEPOT EXHIBIT (REEFERS)  
SCALE: 1" = 100'

- CAPACITY:**
- EMPTIES - 1,473 TGS
  - PRE-TRIP - 120 FGS
  - WHEELED REEFERS - 100 SPOTS
  - WHEELED CHASSIS - 170 SPOTS
  - BLOCK STOWED CHASSIS - 195 AT ONE HIGH
  - TOTAL ACRES - 23.95
- PROS:**
1. PROVIDES ADDITIONAL CAPABILITIES
- CONS:**
1. OPPORTUNITY FOR FUTURE SITE USE CHANGES IS LIMITED BECAUSE OF THE LIGHT POLE PLACEMENT AND FIRE HYDRANT SPACING.



**SKETCH**  
NOT TO BE USED FOR CONSTRUCTION

		APPRO: _____	DATE: _____
		WORK: _____	REVISION: _____
THE DRAWING IS THE PROPERTY OF THE PORT OF TACOMA AND SHALL NOT BE USED ON OTHER WORK, DISCLOSED, COPIED, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION.		CHECKED BY: _____ DATE: _____	PLOTTED BY: _____ DATE: _____
APPROVED: _____		DIRECTOR: _____ DATE: _____	PRINTED BY: _____ DATE: _____
PORT OF TACOMA THORNE ROAD PROPERTIES ALT 2C - EMPTY CONTAINER DEPOT - R REEFERS		SECTION: _____ DRAWING SCALE: AS NOTED	TOWN/SHIP: _____ DATE: _____ DRAWN BY: _____ CHECKED BY: _____
2C OF 7		PHASE: _____	

# Background Thorne Rd Property Development Design



# Project Description and Details

## Thorne Rd Property Development Design



- The proposed improvements include the following:
  - Design, permit and construct a facility capable of supporting off-dock cargo operations and logistics.
- This request is to perform site investigations, complete 30% design level plans, estimate, schedule, and complete a Basis of Design Report.

# Project Schedule

## Thorne Rd Property Development Design Tacoma



- The schedule to complete the site investigations, 30% design plans, estimate, schedule, and Basis of Design Report is approximately 4 months.

# Source of Funds

## Thorne Rd Property Development Design



- The estimated cost of the Preliminary Design for this project is \$650,000.
- The total preliminary project estimate is \$31,100,000. These costs do not include wetland mitigation for the site.
- The current Capital Investment Plan (CIP) allocates \$7,420,000 for this project.

# Financial Summary

## Thorne Rd Property Development Design



Port of Tacoma

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
PRELIMINARY DESIGN	\$390,000	\$260,000	\$650,000	\$650,000	\$211,043	\$438,957
DESIGN	\$0	\$0	\$0	\$3,500,000	\$0	\$3,500,000
CONSTRUCTION	\$0	\$0	\$0	\$26,950,000	\$0	\$26,950,000
<b>PROJECT TOTAL</b>	<b>\$390,000</b>	<b>\$260,000</b>	<b>\$650,000</b>	<b>\$31,100,000</b>	<b>\$211,043</b>	<b>\$30,888,957</b>

### Permitting:

SEPA was completed as part of the General Central Peninsula Program. Other permits include: City of Tacoma Critical Areas, USACE Section 404, DOE Water Quality Certification.

### Remediation:

Remnant contamination is associated with all three parcels. Soil and groundwater may require special handling when encountered during construction.

### Stormwater:

Currently there is no Stormwater infrastructure on site. New infrastructure will be designed and constructed to meet Ecology's MS4 permit.

### Air Quality:

During construction, emissions will be limited to construction equipment and will follow the Port's emission requirements. During operation, emissions are not expected to be significantly different than the current operations as the terminal operations themselves are not changing. They are just changing locations.

# Conclusion

## Thorne Rd Property Development Design Tacoma



Port of

Request project authorization for preliminary design in the amount \$390,000, for a total authorized amount of \$650,000, for the Thorne Road Property Development, Master Identification No. 101241.01.