

Project Authorization for Preliminary Design on Thorne Road Property Development



Project Authorization Thorne Rd Property Development Design



Port of Tacoma

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



- 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.

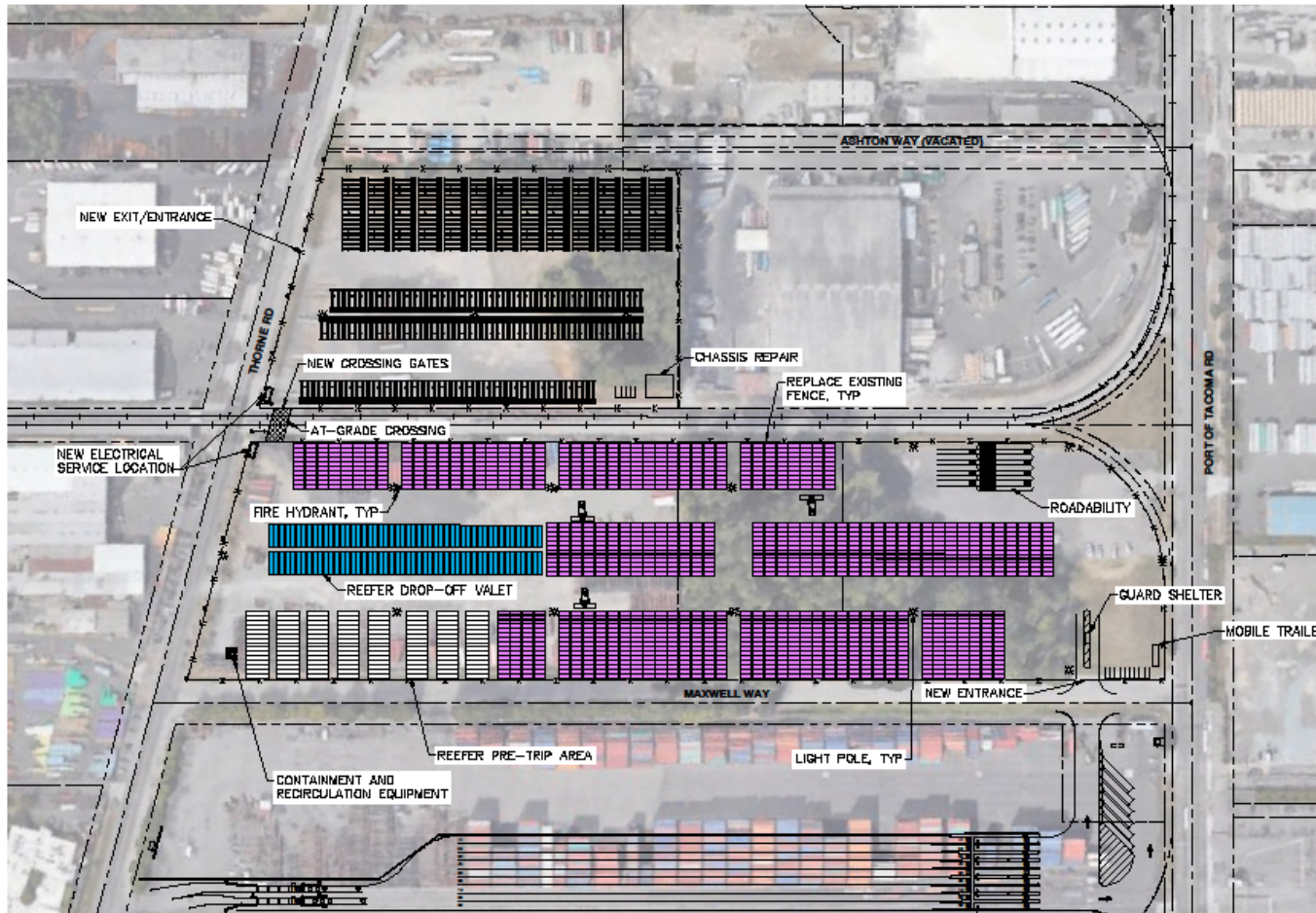
Background Thorne Rd Property Development Design











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

CAPACITY:

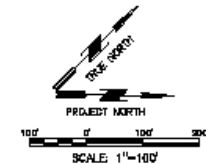
EMPTIES - 1,473 TGS
PRE-TRIP - 120 TGS
WHEELED REEFERS - 100 SPOTS
WHEELED CHASSIS - 170 SPOTS
BLOCK STOWED CHASSIS - 195 AT ONE HIGH
TOTAL ACRES - 23.95

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: _____
PORT OF TACOMA THORNE ROAD PROPERTIES ALT 2C - EMPTY CONTAINER DEPOT - REEFERS		2C OF 7		DESIGNED BY: _____	DATE: _____
CHECKED BY: _____ DATE: _____		DIRECTOR ENG. DATE: _____ PERMIT BY: _____ PORT ADDRESS: STOLM PLAZA TACOMA, WA 98401-1807		DATE: _____	DATE: _____
TOWNSHIP: _____ COUNTY: _____ STATE: _____ ZIP: _____		SECTION: _____ NUTR 10.00' TO 100' 20' 16.00' DATE: 10-02-2024 DRAWING SCALE: AS NOTED PANEL: _____		DATE: _____	DATE: _____
PHASE: _____		THIS 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.		DATE: _____	DATE: _____

Background Thorne Rd Property Development Design



Project Description and Details

Thorne Rd Property Development Design



Port of Tacoma

- 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



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
PROJECT TOTAL	\$390,000	\$260,000	\$650,000	\$31,100,000	\$211,043	\$30,888,957

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



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.