



Item: 7C
Date: 6-16-22

Project Authorization for Off-Dock Container Support Facility – NEPA and Frontage Improvement Design

Norman Gilbert, PE
Engineering Project Manager II



Project Authorization Off-Dock Container Support Facility



As referenced in Resolution No. 2022-06-PT, Exhibit A, Delegation of Authority Master Policy, Paragraph IV.B.(2), states project costs exceeding \$300,000 require approval from Port Commission.

Request an increase in project authorization in the amount \$615,000, for a total authorized amount of \$2,000,000 for work associated with the Off-Dock Container Support Facility, Master Identification No. 101241.01.

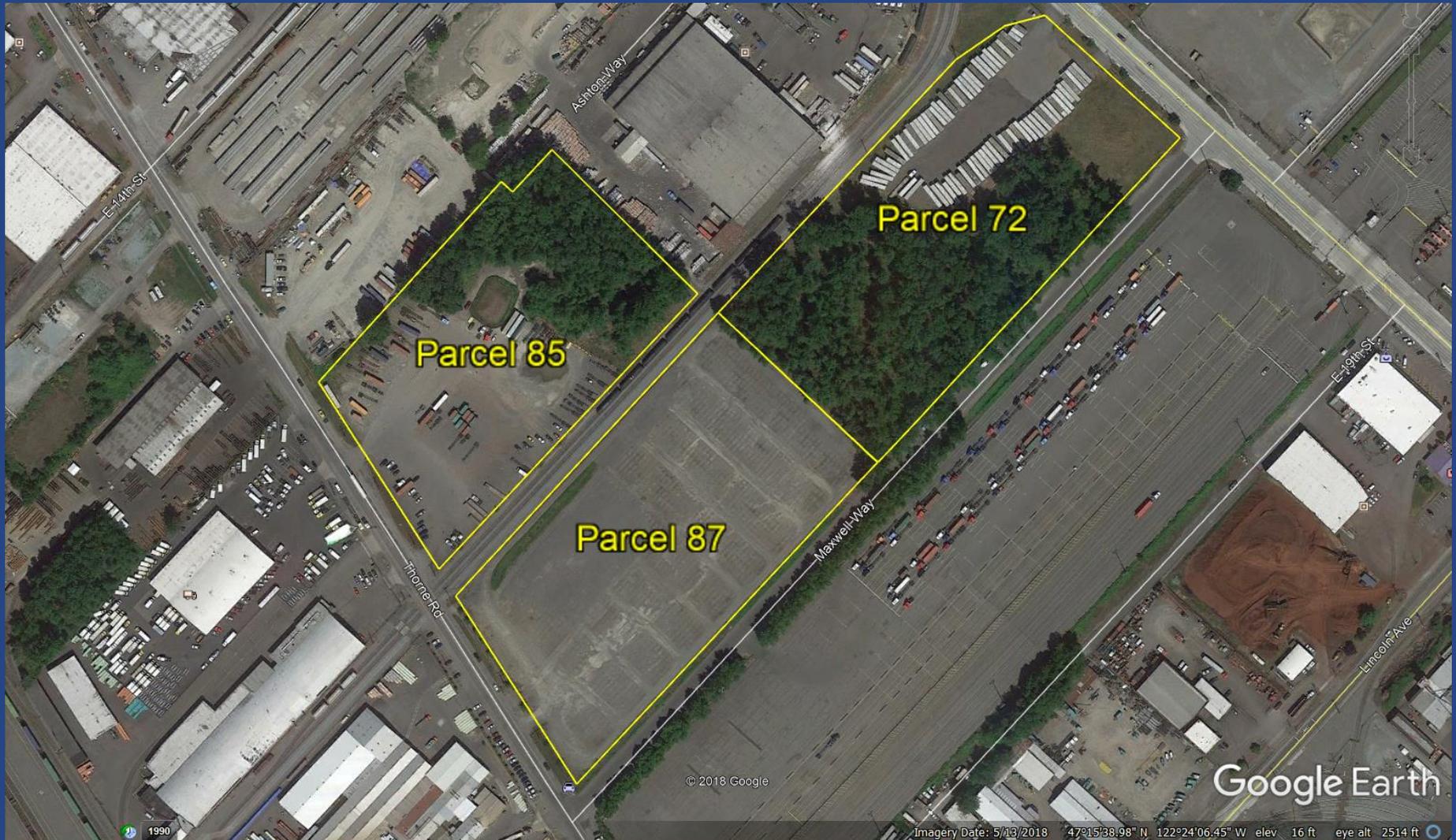
Background

Off-Dock Container Support Facility



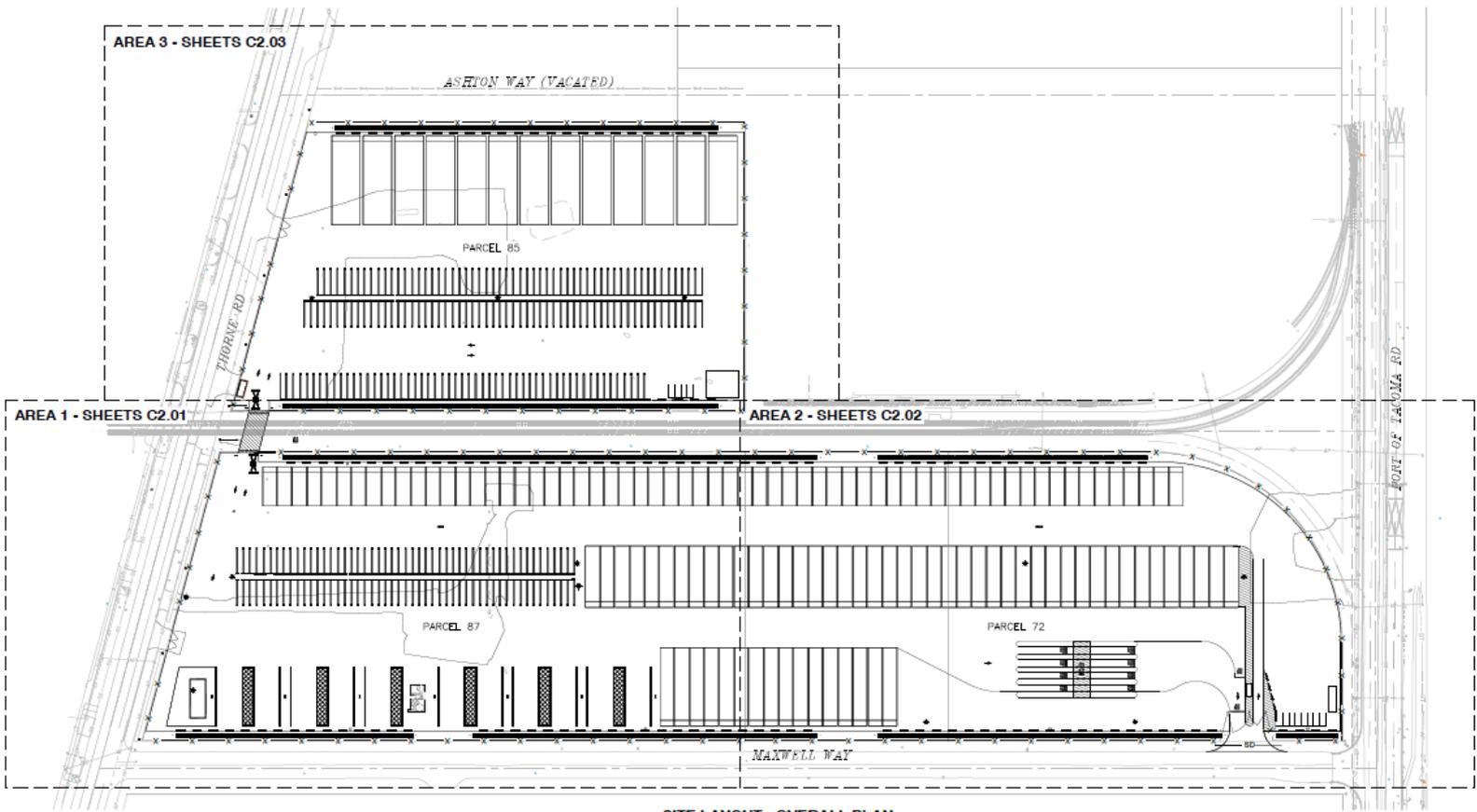
- Project involves three Port parcels: 72, 85, and 87.
- These combined parcels are approximately 24.5 acres and include approximately 4.4 acres of wetlands.
- 90% Design is near completion.
- Design includes a flexible container yard layout that could be adjusted to meet operators needs.

Background Off-Dock Container Support Facility



BINDING EDGE

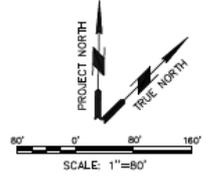
PORT OF TACOMA FILE: Q:\SEA\10284-02\CADD\Drawn_Sheets\1028402-C02.00



SITE LAYOUT - OVERALL PLAN
SCALE: 1" = 80'

KEY NOTES:

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> 1 4" WIDE WHITE STRIPE 2 STOP BAR AND SYMBOL, SEE SHEET C2.12, DETAIL 1 3 CHANNELIZATION ARROW, SEE SHEET C2.12, DETAIL 2 4 RAILROAD CROSSING, SEE SHEET C2.12, DETAIL 3 5 TYPE II CONC TRAFFIC BARRIER, SEE SHEET C2.13, DETAIL 1 6 8" DIA BOLLARD, SEE SHEET C2.13, DETAIL 2 7 12" DIA BOLLARD, SEE SHEET C2.13, DETAIL 3 8 4" TRUCK WHEEL STOP, SEE SHEET C2.13, DETAIL 4 9 8" TRUCK WHEEL STOP, SEE SHEET C2.13 DETAIL 5 | <ul style="list-style-type: none"> 10 EMPTY CONTAINER STRIPING - ONE SIDE, SEE SHEET C2.14, DETAIL 1 11 EMERGENCY JOFT SWING GATE, SEE SHEET C2.16, DETAIL 4 12 40' WHEEL REEFER VALET STRIPING, SEE SHEET C2.15, DETAIL 1 13 CHASSIS STALL STRIPING, SEE SHEET C2.15, DETAIL 2 14 CHASSIS STORAGE STRIPING, SEE SHEET C2.14, DETAIL 2 15 SECURITY FENCING, SEE SHEET C2.16 16 SLIDING GATE, SEE SHEET C2.16 17 BMT, SEE CS SERIES SHEETS 18 FIRE HYDRANT, SEE SHEET [TBD] | <ul style="list-style-type: none"> 19 80' LIGHT POLE, SEE SHEET S1.01, DETAIL 1 20 RAIL LIGHT POLE, SEE SHEET S1.01, DETAIL 2 21 8'x20' GUARD SHELTER 22 12'x40' MOBILE OFFICE TRAILER 23 48'x40' QUONSET HUT 24 POV PARKING STALL |
|--|---|--|



90% DESIGN
ISSUED: 2022-1-17

C2.00 24 OF 105	THORNE ROAD OFF DOCK CONTAINER YARD SITE LAYOUT		APPROVED:	S. GRAY	1/17/22
	DATE: 07/24/21	DATE: 1/17/22	CHECKED BY:	J. TODD	1/17/22
M. ID:	TOWNSHIP: 21W	RANGE: 3E	SECTION: 34	PROJECT ENG. DATE:	PROJ. ENR. DATE:
PARCEL: 72, 65, & 87	DATE: 1/17/22	DRAWING SCALE:	PORT ADDRESS:	MARK:	REVISION:
DATE: 08/01/2022	BY:	DATE:	DATE:	DATE:	DATE:

90% UNIVERSITY STREET
SEATTLE, WA 98101
PH: 206.462.1000

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Project Description and Details

Off-Dock Container Support Facility



- The overall project includes the following:
 - Design, permit and construct a facility capable of supporting off-dock cargo operations and logistics.
- This request is to perform NEPA environmental assessment and design frontage improvements.
- Previous requests included; 100% design level plans, specifications, estimate, schedule, and apply and obtain the necessary environmental and construction permits.

Project Schedule

Off-Dock Container Support Facility



- The NEPA process is anticipated to take about 8 months to complete. Frontage improvement design will be completed in approximately 3 months. NEPA must be completed before the PIDP grant can be executed and the project bids.

Source of Funds

Off-Dock Container Support Facility



- The estimated cost of all stages of this project is estimated at \$50,710,000, which includes the estimated wetland fill mitigation cost of \$14,900,000.
- The estimated budget for this project is \$50,710,000.
- The current Capital Investment Plan (CIP) allocates \$26,899,000 for this project.

Financial Summary

Off-Dock Container Support Facility



Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
PRELIMINARY DESIGN	\$615,000	\$1,385,000	\$2,000,000	\$2,000,000	\$770,136	\$1,229,864
CONSTRUCTION	\$0	\$0	\$0	\$33,810,000	\$0	\$33,810,000
WETLAND MITIGATION	\$0	\$0	\$0	\$14,900,000	\$0	\$14,900,000
PROJECT TOTAL	\$615,000	\$1,385,000	\$2,000,000	\$50,710,000	\$770,136	\$49,939,864

Environmental Impacts/Review Off-Dock Container Support Facility



Permitting:

SEPA was completed as part of the “Port of Tacoma General Central Peninsula Improvement Program” and a Determination of Non-Significance (DNS) was issued on June 15, 2018. An Ecology construction stormwater general permit and other environmental permits for wetland impacts, City of Tacoma critical areas permit, U.S. Army Corps of Engineers Clean Water Act Section 404 permit, Ecology Clean Water Act Section 401 water quality certification will be obtained prior to construction. The mitigation site is permitted and constructed separately. NEPA assessment has been added due to the project being awarded a Federal grant.

Environmental Impacts/Review Off-Dock Container Support Facility



Remediation:

Remnant contamination is associated with all three parcels. Soil and groundwater may require special handling when encountered during construction. Remediation staff will be engaged during design and construction.

Stormwater:

Currently there is no stormwater infrastructure on the site. Stormwater infrastructure will be designed and constructed according to the applicable Ecology Municipal Separate Storm Sewer Systems (MS4) permit.

Environmental Impacts/Review Off-Dock Container Support Facility



Air Quality:

During construction, emissions would be limited to those associated with the operation of construction equipment. Emissions would be required to meet the Port's emissions requirements. During operation, emissions are not expected to be significantly different than the current operations at the terminal operations themselves are not changing. They are just changing locations.

Conclusion

Off-Dock Container Support Facility



Request an increase in project authorization in the amount \$615,000, for a total authorized amount of \$2,000,000, for work associated with the Off-Dock Container Support Facility, Master Identification No. 101241.01.