

Item No.: 10A_Supp
Date of Meeting: February 07, 2023

TERMINAL 5 Q4 2022 BREIFING



THE NORTHWEST
SEAPORT ALLIANCE
SEATTLE + TACOMA

Presenter Name: Emma Del Vento
Presenter Title: Capital Program Leader, POS

Terminal 5 – Program Overview

Primary Elements of Scope

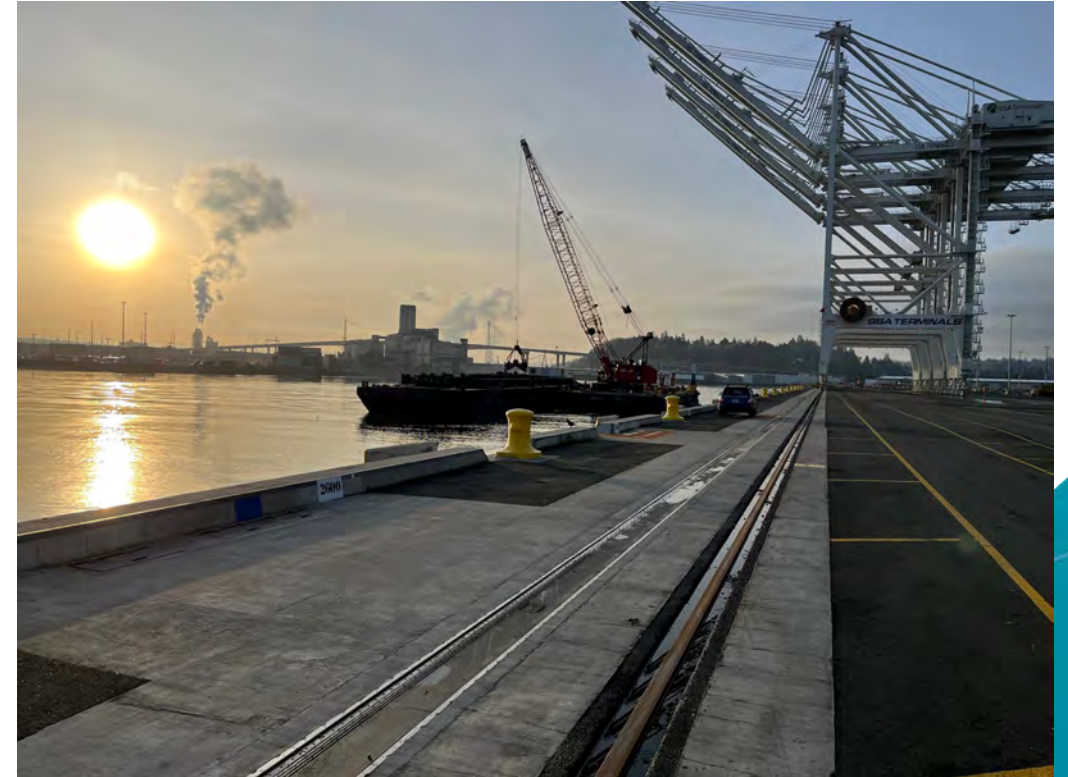


- **Berth Modernization**
 - Crane Rails
 - Dock Rehabilitation
 - Slope Stabilization
 - Berth Deepening
 - Power Supply/ Distribution
- **Uplands Improvements**
 - Permit Conditions
 - Lease Obligations
 - Stormwater
 - Marine Buildings
 - Reefers
 - Gate
 - Paving
 - Container Yard Expansion



Terminal 5 – Q4 2022 Progress

- **Berth Modernization Project**
 - Inwater work permit mods & Dredging start
 - South Berth: Concrete pours continue and pile repairs are complete!
- **Uplands Improvements Projects**
 - Lease Obligations
 - Stormwater - Phase 1 Turnover to Treatment system vendor for installation February
 - S Marine Building: Notice of Intent to Award issued
 - Phase 2 lease obligations per proposed Third Amendment to Lease are on hold



P-85: \$396.2M P-100: \$403.9M	Original Authorized Project Cost	Current Authorized Project Cost	This Request	Total Project Cost	Cost to Date	Remaining Cost
T5 Berth + Design + SCL	\$ 276,000,000	\$ 274,800,000	\$ -	\$ 280,131,136	\$ 236,350,493	\$ 43,780,643
T5 Permit + Tribes	\$ 14,000,000	\$ 14,000,000	\$ -	\$ 14,000,000	\$ 6,595,803	\$ 7,404,197
T5 Stormwater Treatment	\$ 30,000,000	\$ 32,000,000	\$ -	\$ 31,000,000	\$ 20,046,709	\$ 10,953,291
T5 Management Reserve/Risk	\$ 20,000,000	\$ 25,804,000	\$ -	\$ 2,852,864	\$ -	\$ 2,852,864
T5 Clean Truck (CLOSED)	\$ -	\$ 55,000	\$ -	\$ 55,000	\$ 55,000	\$ -
T5 Marine Buildings	\$ -	\$ 11,200,000	\$ -	\$ 11,200,000	\$ 5,096,293	\$ 6,103,707
T5 RPM + CBP	\$ -	\$ 396,000	\$ -	\$ 396,000	\$ 396,000	\$ -
T5 Reefers	\$ -	\$ 19,180,000	\$ -	\$ 24,300,000	\$ 1,610,980	\$ 22,689,020
T5 Gate Complex	\$ -	\$ 13,000,000	\$ -	\$ 26,500,000	\$ 2,300,674	\$ 24,199,326
T5 Operational	\$ -	\$ 1,360,000	\$ -	\$ 1,360,000	\$ 791,485	\$ 568,515
T5 MARAD Grant Admin	\$ -	\$ 705,000	\$ -	\$ 705,000	\$ 116,868	\$ 588,132
Total	\$ 340,000,000	\$ 392,500,000	\$ -	\$ 392,500,000	\$ 273,360,305	\$ 119,139,695
LEASE AMENDMENT P-85: \$52.9M; P-100: \$61.5M						
N Reefer Expansion - Demarc	\$ 15,200,000	\$ 15,200,000	\$ -	\$ 15,200,000	\$ -	\$ 15,200,000
Phase II South Paving	\$ 15,000,000	\$ 15,000,000	\$ -	\$ 15,000,000	\$ 18,708	\$ 14,981,292
Phase II Container Yard	\$ 11,800,000	\$ 11,800,000	\$ -	\$ 11,800,000	\$ -	\$ 11,800,000
Phase II Transtainer runs	\$ 6,000,000	\$ 6,000,000	\$ -	\$ 6,000,000	\$ 10,406	\$ 5,989,594
Phase II Mgmt Reserve	\$ 13,500,000	\$ 13,500,000	\$ -	\$ 13,500,000	\$ -	\$ 13,500,000
Total	\$ 61,500,000	\$ 61,500,000	\$ -	\$ 61,500,000	\$ 29,114	\$ 61,470,886
Previously Authorized			\$ 52,500,000			
Revised Total Authorization			\$ 454,000,000			
MARAD 2020 PIDP Grant - NWSA			\$ 7,481,133			
WA Ecology - Stormwater			\$ 5,000,000			
WA Commerce - Shorepower			\$ 4,268,000			
WA Commerce - Reefers			\$ 4,316,500			
MARAD 2022 PIDP Grant			\$ 17,035,900			
National Highway Freight Prog			\$ 1,513,750			
Authorization - Grants			\$ 414,384,717			
T5 ERL (POS Only)	\$ -	\$ -	\$ 1,100,000	\$ 1,100,000	\$ -	\$ 1,100,000

Budget by Project (December 31, 2022)

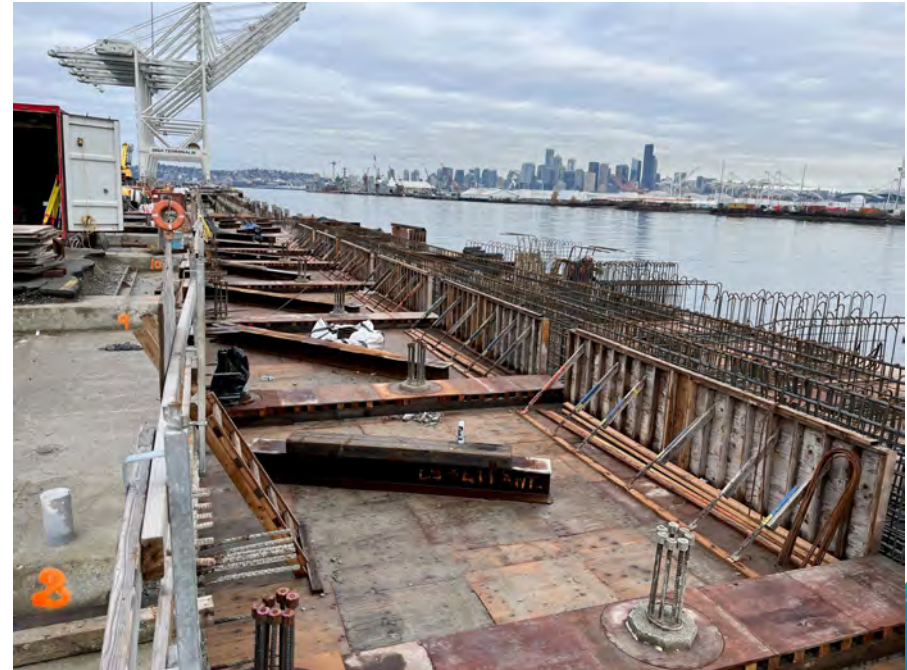


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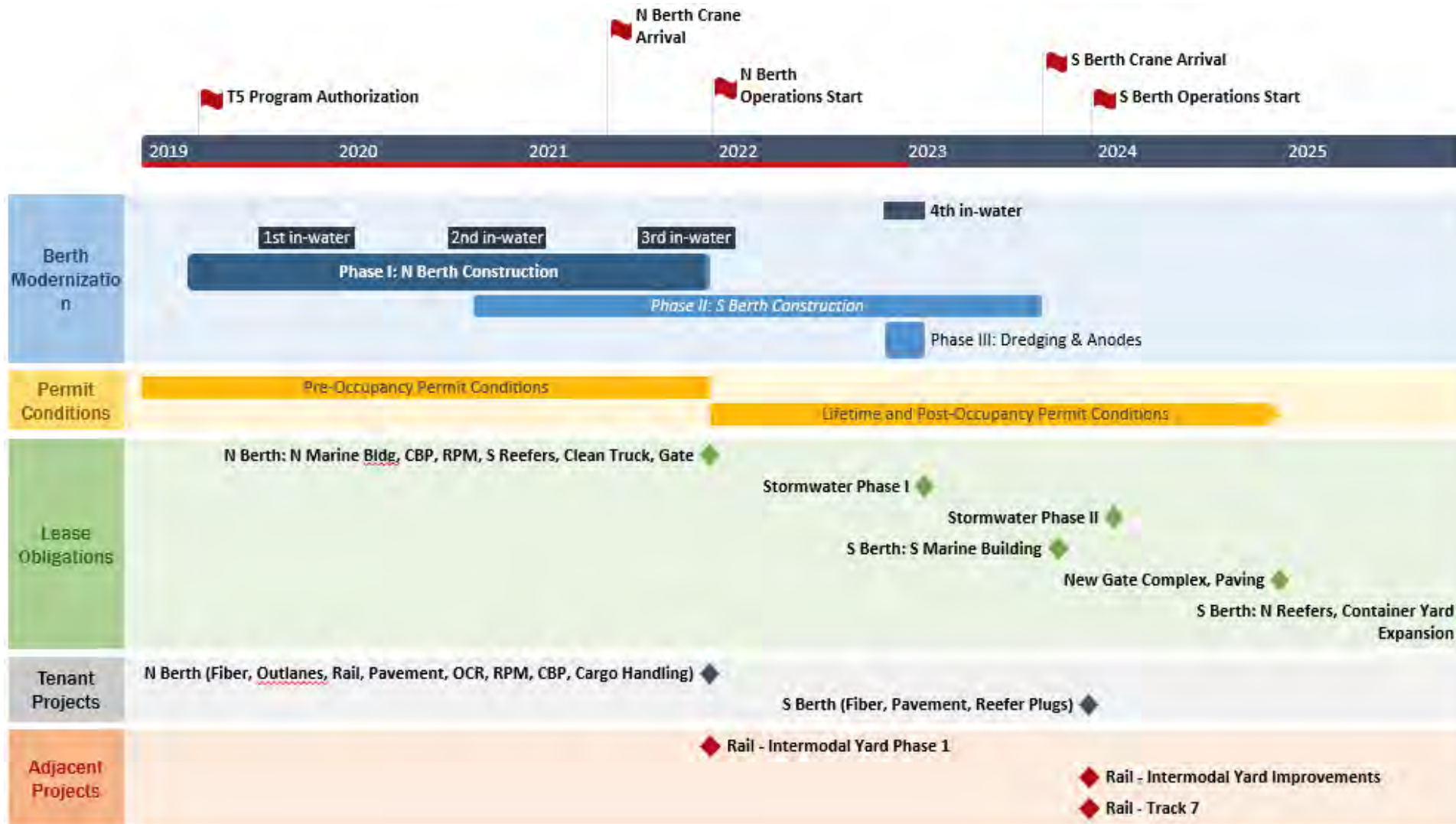
Terminal 5 – Berth Modernization Trends

Recent Stochastic Analysis and Risk Register updates from September 2022 indicate:

- Program currently has a P-85 value (85% probability of being sufficient) of **\$449.2M**
- Current expected cost of the program is **\$414.4M**



Terminal 5 Programmatic Schedule



Terminal 5 – Opportunities

Reimbursements are on track with forecast milestones.

Grants TOTAL

Awarded Amounts
\$39,615,283

MARAD PIDP Grant 2020 - NWSA

\$7,481,133

WA Ecology - Stormwater

\$5,000,000

WA Commerce - Shorepower

\$4,268,000

WA Commerce - Reefers

\$4,316,500

MARAD PIDP Grant 2022

\$17,035,900

National Highway Freight Program

\$1,513,750

Terminal 5 – Look Ahead

- **Q1 2023**
- North and South Berth: Dredging Completion
- Phase 1 Stormwater: Substantial Completion
- South Marine Building: Construction Start
- N Reefers: 60% Design
- New Gate: 100% Design
- Transtainer Runs: Lease execution
- Container Yard Expansion: Lease execution
- South Berth Paving: Lease execution



Site Map



#	Project
1	North Berth
2	South Berth
3	Primary Substation
4	Permit Conditions
5	Clean Truck Program
6	Existing Gate Repairs
7	RPM + CBP Utilities
8	S Reefer Repairs
9	Stormwater Phase 1
10	Stormwater Phase 2
11	N Marine Building
12	S Marine Building
13	Intermodal Yard (Rail)
14	N Reefers
15	Container Yard Expansion
16	New Gate Complex
17	South Berth Paving