



**SEA THE
FUTURE
WITH US**

Maritime Industrial Expansion / Norton Terminal Authorization to Bid Norton Terminal Development & MTCA 3rd Interim Action

John Klekotka
Port of Everett
June 8, 2021



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PROJECT SITE



BACKGROUND

- Commission Strategic Goal and Capital Initiative to redevelop the former K-C site and place into productive use as a maritime industrial facility
- Public solicitation for services (RFQ) for Qualifications for consultant services issued in November and ratified by Commission in December 2019
- Received four SOQs, interviewed three teams, and Staff recommended KPFF Consulting Engineers
- Commission authorized a Task Order based contract with KPFF in February 2020 with maximum NTE amount of \$2,600,000
- 30% Design Completed in July 2020
- 60% Design Completed in December 2020
- 90% Design Completed in April 2021

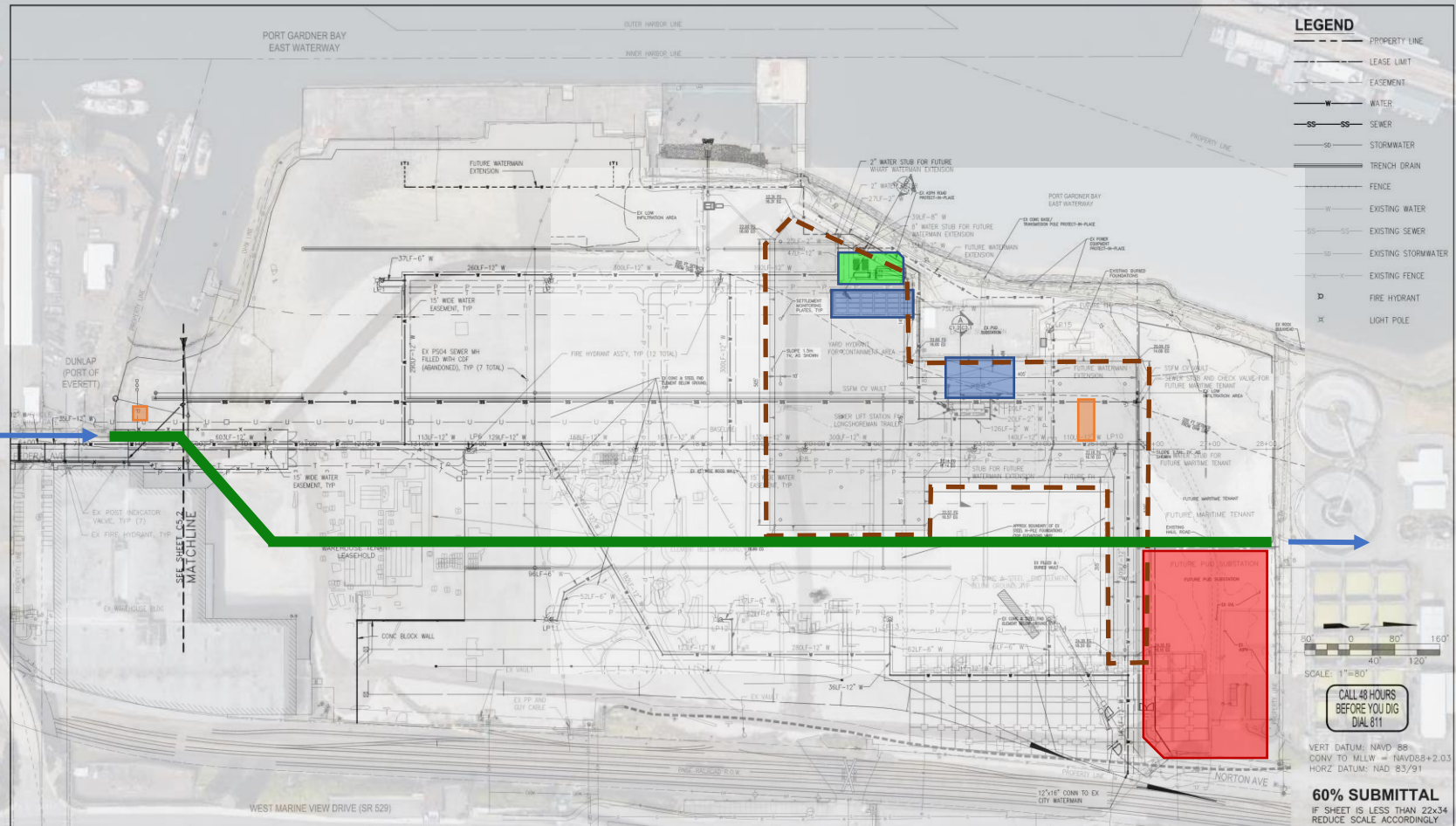
BACKGROUND, cont'd

- Woody subsurface soils are present throughout the northeast area of the Site
- Engineers are recommending “preloading” the area to compress the soils and eliminate future settlement
- Install approximately 50,000 CY over 5 acres, approximately 6-ft high
- The preload will utilize crushed gravel material which then can be reused on site as pavement base
- Commission authorized preload bidding in March
- Received eight bids with low bid below the Engineer's est.
- Will request preload award after BUILD Grant agreement in place
- Today requesting authorization to bid the remainder of the Work

This aerial map illustrates the 10000th Avenue Corridor, highlighting monitoring wells and groundwater elevation contours. The map features a red boundary line and several colored zones (green, yellow, orange, red) representing different groundwater conditions. Numerous monitoring wells are marked with codes and elevations, including:

- REC7-MW-1 (3.792)
- REC7-MW-2 (0)
- REC7-MW-3 (5.0833)
- REC7-MW-4 (1.917)
- REC7-MW-5 (0.587)
- REC7-MW-6 (0.333)
- REC7-MW-7 (0)
- REC7-MW-8 (0)
- REC7-MW-9 (0)
- REC7-MW-10 (1.958)
- REC7-MW-11 (0.792)
- REC7-MW-12 (1.417)
- REC7-MW-13 (1.875)
- REC7-MW-14 (1.5)
- REC7-MW-15 (0.083)
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PROJECT SITE DEVELOPMENT



kpff
1601 5th Avenue, Suite 1300
Seattle, Washington 98101
(206) 382-0500 Fax (206) 382-0500
PROJECT NO. 1600120

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

PROJECT ENGINEER
N. WATSON
DESIGNED BY
J. BECKER
DRAWN BY
K. EDWARDS, D. YU
APPROVED BY

SCALE:
1" = 80'
DATE:
12/04/2020
CHECKED BY:
N. WATSON

PORT OF EVERETT
MARITIME INDUSTRIAL EXPANSION
NORTON TERMINAL – 60% DESIGN
WATER AND SEWER PLAN

DWG. NO.
C5.1
CIP NO.
1-8-900-05
PROJECT
NO. TBD
SHEET NO. XX OF XX

PERMITTING

- SEPA ✓
- NEPA ✓
- USACE (Corps)
- WDFW
- City of Everett
 - Public Works
 - Land Use / Shoreline Permit
- Signage
- Ecology
 - MTCA (Model Toxics Control Act) 3rd Interim Action ✓
 - Construction Stormwater Permit
 - ISGP (Industrial Stormwater General Permit)

SCHEDULE AND UPCOMING COMMISSION ACTIONS

- Authorize Norton Terminal Development Bid: today's request – June 8, 2021
- Authorize MARAD Grant Agreement: June 15, 2021
- Award Preload Contract: June 15, 2021
- Approve Contract Modification for KPFF: July 2021
- Approve Interlocal Agreement with City of Everett: July 2021
- Award Norton Terminal Development Contract: August 2021
- Preload Construction: July – October 2021
- Development Construction: Sept. 2021 – Sept. 2022

REQUESTED COMMISSION ACTION

Request that the Commission authorize Staff to solicit public works bids for the Norton Terminal Development & MTCA 3rd Interim Action project.



NEXT 100

WE PROVIDE VALUE: WE CREATE ECONOMIC OPPORTUNITIES

THANK YOU!



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