

# Seaport Division 2010 Preliminary Capital Budget

September 17, 2009

# Capital Budget Review

- **Capital Budget reviewed by cross functional teams**
- **Reviewed all existing projects and identified new projects as driven by:**
  - 2010 Seaport Strategies
  - New developments and information from customers and tenants
  - Continuing effort to identify specific renewal and replacement projects

# Seaport 2010 Key Strategies

1. Protect our current business
2. Position ourselves for recovery and change in the container shipping market
3. Collaborate with others to advance our key initiatives

# Seaport Capital Plan Summary

\$'s in 000's	2010	2010-2014	2015-2019	Total
<b>Committed</b>	<b>26,778</b>	<b>83,950</b>	<b>17,784</b>	<b>101,734</b>
<b>Bus Plan Prospective</b>	<b>22,700</b>	<b>257,150</b>	<b>214,000</b>	<b>471,150</b>
	<b>49,478</b>	<b>341,100</b>	<b>231,784</b>	<b>572,884</b>
<b>Other Prospective</b>	<b>2,000</b>	<b>107,300</b>	<b>298,500</b>	<b>405,800</b>
<b>Total</b>	<b>51,478</b>	<b>448,400</b>	<b>530,284</b>	<b>978,684</b>



# Seaport Committed Capital Plan

\$'s in 000's

	2010	2010-2014	2015-2019	Total
<b>Under Contract</b>	7,847	14,357	0	14,357
<b>Commission Auth</b>	8,037	8,273	0	8,273
<b>Division Pending</b>	10,894	61,320	17,784	79,104
<b>Total</b>	26,778	83,950	17,784	101,734

# Seaport Committed Capital Under Contract

\$'s in 000's	2010	2010-2014	2015-2019	Total
T-5 Completion	2,468	2,868	0	2,868
T-115 Dock Reconstru Berth 1,2	1,841	1,841	0	1,841
Alaskan Way Street Vacation	1,144	5,594	0	5,594
T-18 Open Issues	944	944	0	944
P24/T25 Habitat Restoration	300	1,800	0	1,800
Other (Project Closeouts)	1,150	1,310	0	1,310
<b>Total</b>	<b>7,847</b>	<b>14,357</b>	<b>0</b>	<b>14,357</b>

# Seaport Committed Capital Commission Authorized

\$'s in 000's

	2010	2010-2014	2015-2019	Total
T-10 Interim Development	4,412	4,412	0	4,412
T-18 S. End Fendering	1,875	1,875	0	1,875
N. Harbor Island Mooring Dolphins	1,600	1,600	0	1,600
Cruise TI Allowance	150	386	0	386
<b>Total</b>	<b>8,037</b>	<b>8,273</b>	<b>0</b>	<b>8,273</b>

# Seaport Committed Capital Division Pending

\$'s in 000's

	2010	2010-2014	2015-2019	Total
T5 Crane Cable Reels	4,000	4,000	0	4,000
T104 Site improvements	3,000	3,000	0	3,000
Small Projects	875	3,510	2,500	6,010
Seaport Green Port Initiative	750	2,250	12,500	14,750
T18 Pile Cap Upgrade Improvements	500	8,500	0	8,500
T108 Paving & Storm Water Upgrades	500	7,000	0	7,000
Container Support Yd 3.5 MM TEU's	0	28,900	0	28,900
Other	1,269	4,160	2,784	6,944
<b>Total</b>	<b>10,894</b>	<b>61,320</b>	<b>17,784</b>	<b>79,104</b>



# Seaport Capital Business Plan Prospective

\$'s in 000's

	2010	2010-2014	2015-2019	Total
Renewal/Enhancement	18,600	197,150	174,000	371,150
Revenue/Capacity Growth	3,100	52,150	40,000	92,150
Environmental/Safety	1,000	7,850	0	7,850
<b>Total</b>	<b>22,700</b>	<b>257,150</b>	<b>214,000</b>	<b>471,150</b>

# Seaport –Business Plan Prospective Revenue/Capacity Growth

\$'s in 000's

	2010	2010-2014	2015-2019	Total
Carnitech (new bldg)	1,900	6,900	0	6,900
T106 Whse Bldg - Site Infrastructure	1,000	1,000	0	1,000
Widen T91 West Cruise Vessel Berth	200	2,000	0	2,000
South T25 Container Yard - Phase 2	0	15,250	0	15,250
Land Acquisitions -Industrial	0	15,000	0	15,000
Deepen Berth at T18	0	12,000	5,000	17,000
Container Support Yd-3.5M T #2	0	0	35,000	35,000
<b>Total</b>	<b>3,100</b>	<b>52,150</b>	<b>40,000</b>	<b>92,150</b>

# Seaport –Business Plan Prospective Renewal/Enhancement

\$'s in 000's	2010	2010-2014	2015-2019	Total
Contingency Renewal & Replace.	4,000	41,000	94,000	135,000
P-91 Slope Stablization	3,300	6,300	0	6,300
T91 Water Main Replace N of Bridge	2,100	4,100	0	4,100
Seaport Viaduct Mitigation	2,000	25,000	0	25,000
T103 Dock Replacement	1,700	9,700	0	9,700
P91 Fender System Upgrade	1,500	5,500	0	5,500
T-91 Berth 8 Reconstruction	1,000	26,000	0	26,000
Upgrade Yard Lighting	1,000	3,000	0	3,000
T86 Grain Facility Modernization	500	9,900	0	9,900
P34 Dolphins & Catwalk for Barges (4)	500	3,000	0	3,000
Cruise 1st Yr. Upgrades at T91	500	750	0	750
T 90/91 Additional Bollards	400	400	0	400
T91 RD Pave Entry & Guardshack	100	500	0	500
T46 Replace S Timber Pier Structure	0	33,000	0	33,000
T-46 Development	0	15,000	20,000	35,000
Container Dock Upgrades (T5,T30,T46)	0	10,000	10,000	20,000
T46 PACECO Crane Drive Upgrade	0	3,000	0	3,000
T18 Rail Crossings	0	1,000	0	1,000
T-5 4 New Cranes	0	0	50,000	50,000
<b>Total</b>	<b>18,600</b>	<b>197,150</b>	<b>174,000</b>	<b>371,150</b>

# Seaport –Business Plan Prospective Environmental/Safety

\$'s in 000's

	2010	2010-2014	2015-2019	Total
P66 Shore Power	1,000	7,850	0	7,850
<b>Total</b>	<b>1,000</b>	<b>7,850</b>	<b>0</b>	<b>7,850</b>