

## **Questions in Response to Thorne Road RFP**

### **Q. Is this specifically a container yard or is there allocated warehouse space available?**

*A. This site is intended exclusively for use as a container yard. There is currently no warehouse space planned for the premises.*

### **Q. Is this property subject to ILWU labor?**

*A. Pursuant to page 11 of the RFP "Respondents are responsible for determining the appropriate labor jurisdictions affecting the Facility and for avoiding labor disruptions arising from respondent's activities at the Facility".*

### **Q. Will there be any consideration for zero emission commitment?**

*A. Specific and quantifiable consideration is difficult to determine prior to reviewing a formal proposal, however as noted in the RFP, the NWSA and Port of Tacoma have adopted the Northwest Ports Clear Air Strategy and respondents' description of their estimated environmental impact is worth 10% of the overall proposal score.*

### **Q. What are you expecting for rent?**

*A. We have estimated market rent for this turnkey space to be \$0.25 per square feet per month. Consideration will be given for significant investment by the Lessee. Page 10 of the RFP includes a potential list of lease terms and conditions.*

### **Q. When do you expect for the project to break ground?**

*A. This is contingent upon final City of Tacoma permit approval, which we expect to have by March, 2024.*

### **Q. Will the Port/NWSA facilitate garnering support from Husky Terminal or Washington United Terminals for operation of the facility?**

*A. The NWSA is prepared to facilitate any conversations related to partnerships that would support cargo growth and service delivery within the gateway. It should be noted that those terminals are free to make their own decisions regarding whether to support the Thorne Road facility operations.*

### **Q. Can you expand on how the Stormwater Permit will be supported?**

*A. The facility operator will likely need an industrial stormwater general permit from the Washington State Department of Ecology. Site development includes stormwater design, and the Port will provide tenant assistance as needed, provided the operator is complying with all permit requirements. Please refer to page 8 of the RFP.*