

# Fishermen's Terminal Redevelopment Request for Construction Authorization



# Action Requested

Authorization for the Executive Director to advertise, award, and execute a major works construction contract utilizing a Project Labor Agreement to enable construction of a package of improvements for to the Fishermen's Terminal including for an amount of \$27,415,000 for a total project cost of \$32,600,000 for:

- 1) the renovation of the Ship Supply Building into the Maritime Innovation Center (MInC)
- 2) a set of public space improvements to Fishermen's Terminal which include landscape enhancements, wayfinding signage and interpretative signage.

# Maritime Innovation Center

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# Maritime Innovation Center Drives Port Vision

- Supports maritime industry competitiveness and sustainability
- Drives innovation, addresses maritime industry challenges and develops new generation of businesses that can support maritime and fishing industries
- Demonstrates Port commitment to sustainability and equity
- Demonstrates Port commitment to industrial lands
- Supports modernization and renovation of Fishermen's Terminal (implements goals of 2016 FT Strategic Plan)



# Innovation Center Strategic Objectives

- ✓ Be a focal point for maritime innovation
- ✓ Support investment in **Blue Economy** start-ups and new technologies
- ✓ Offer incubator and accelerator environment
- ✓ Drive equitable economic development
- ✓ Support workforce development and maritime career exploration



# Design Elements

- Will use the existing building footprint from 1918
- Building will be completely renovated utilizing existing beams and replacing building skin with clad materials
- All-new exterior envelope including new glass exterior windows and doors to enhance transparency and fresh air and light
- Seismic upgrades including new steel supports along wood beams
- New building systems
- Living Building Challenge



# Proposed Building Improvements

- Abatement of regulated materials in existing structure
- Partial existing building demolition (timber structural framework to be preserved)
- Enhancement of structural piles and framework
- Rehab Ship Supply building core and shell
- Utility services removal and replacement
- New building perimeter and parking lot paving



# Living Building Challenge Sustainability Commitment

## HIGH-PERFORMANCE ENVELOPE

Triple-glazed, low-e windows and highly-insulated walls and roofs minimize heat loss and gain through the envelope, reducing demands on heating and cooling systems.

## SALVAGED MATERIALS

Heavy timber structure is reused in place, reducing the embodied carbon footprint of the structure and saving valuable resources.

## NET POSITIVE ENERGY

Photovoltaic panels on roof generate more than enough electricity to offset entire building energy use and provide resiliency.

## DAYLIGHT AND VIEWS

Windows and skylights provide high-quality views to Salmon Bay and allow workspaces to be naturally daylight for most of the year, reducing use of electric lighting.

## REDUCED CARBON EMISSIONS

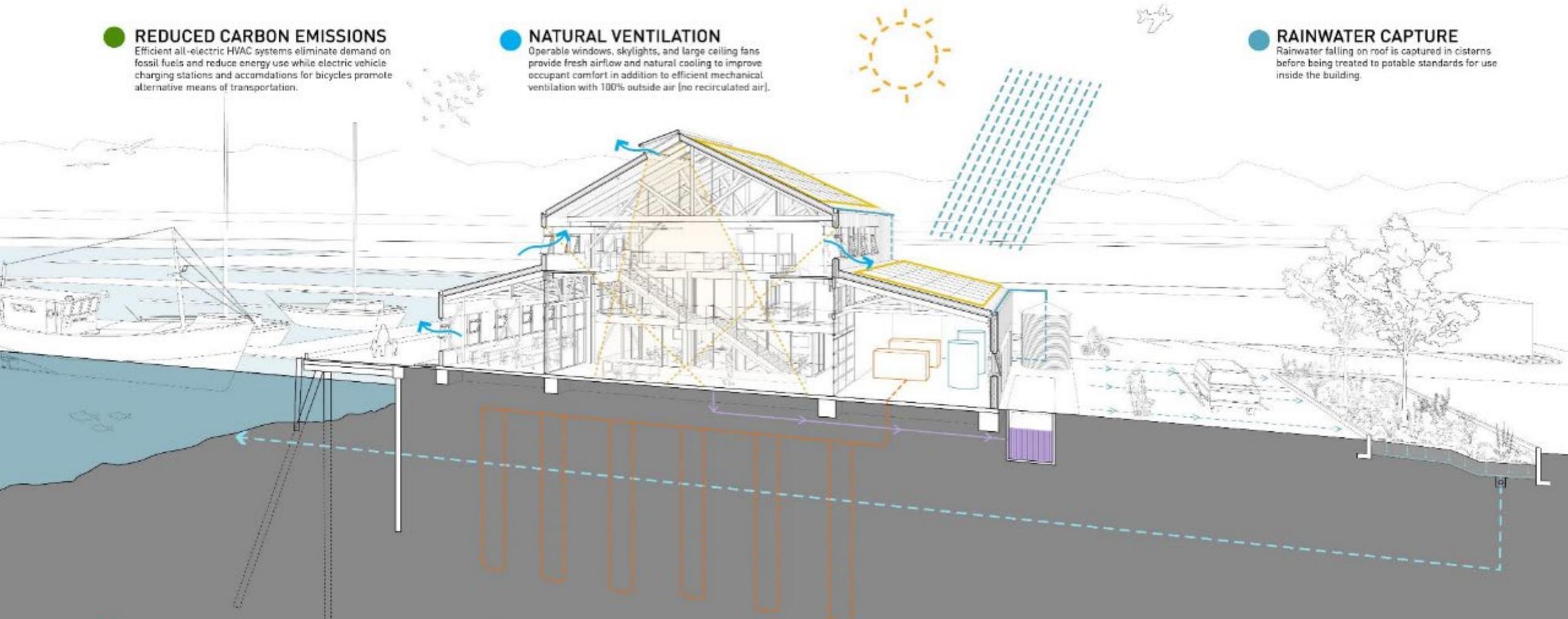
Efficient all-electric HVAC systems eliminate demand on fossil fuels and reduce energy use while electric vehicle charging stations and accommodations for bicycles promote alternative means of transportation.

## NATURAL VENTILATION

Operable windows, skylights, and large ceiling fans provide fresh airflow and natural cooling to improve occupant comfort in addition to efficient mechanical ventilation with 100% outside air [no recirculated air].

## RAINWATER CAPTURE

Rainwater falling on roof is captured in cisterns before being treated to potable standards for use inside the building.



## RED LIST FREE MATERIALS

All new building materials used in construction are free of harmful Red List chemicals.

## GROUND SOURCE HEAT EXCHANGE

Deep geothermal wells utilize constant ground temperature as a heat sink and heat source to provide highly-efficient heating and cooling.

## WASTE WATER MANAGEMENT

All greywater from sinks is treated and recycled for irrigation use on site while blackwater from toilets is treated on site, reducing demand on municipal systems.

## STORMWATER TREATMENT

All stormwater runoff from impervious surfaces is directed to bioswale where it is treated before discharge into Salmon Bay, helping to protect the marine habitat. Fishermen's Terminal relies on...

144"  
Tall



67" Wide

**Ty Juvinel** –  
conceptual  
sketches for  
exterior panel @  
MInC



sock eye



**Shogo Ota** – conceptual sketches for  
exterior mural of net shed 3

Maritime  
Innovation  
Center

1% for Art

# Public Space Improvements

As a primary goal of the Fishermen's Terminal Strategic Plan there are clear benefits for improving the public experience at FT including:

- **Stewardship** by future generations
- **Educating the public** about the role of fisheries in Puget Sound
- **Increased revenues for** existing and future public facing **businesses**
- **Improving partnerships** between the Port of Seattle and interested organizations
- **Increased literacy** for the contributions of the maritime industry.

# Fishermen's Terminal Site Improvements



## LANDSCAPE

- Landscape Planting
- Parking Striping
- Crosswalk Improvements
- Site Furniture

## SIGNAGE

- Interpretative Signage
- Wayfinding Signage
- New Monument Sign

## ELECTRICAL

- Site Lighting



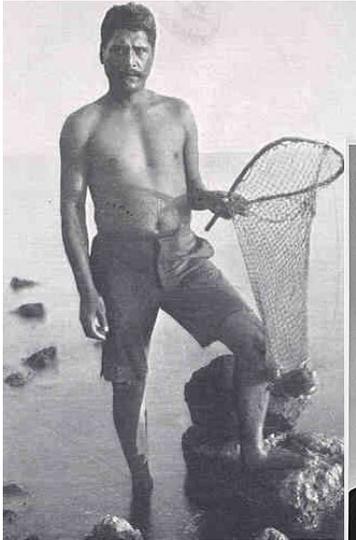
# A Living Landmark: Updating Interpretive Signage

- Working with Consulting Public Historian Sharon Boswell-SRI ethnohistorian with specialization in Native histories in the Puget Sound
- Collecting more diverse stories and histories
- Integrating the Native experience, Immigration
- Improving accessibility for disabled visitors (ADA)
- Reducing visual clutter, creating a unified design approach
- Integrates narrative, artifacts, original documents



Enhancing public exposure to the Terminal must be carefully balanced” with safely operating the seaport

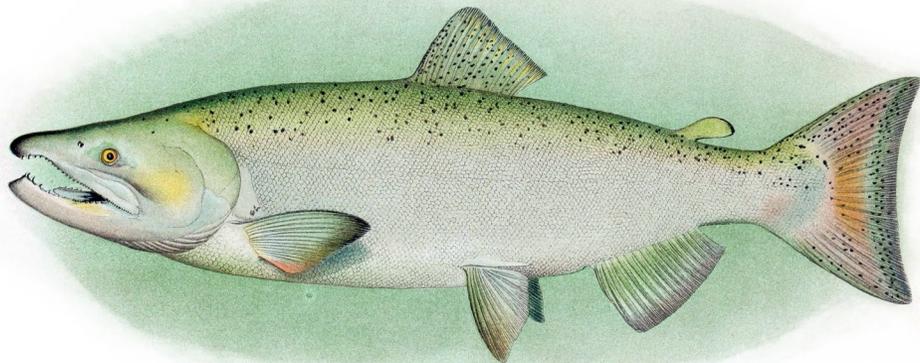
# Example: FISHING WAY OF LIFE -



Property of Museum of History & Industry, Seattle



Property of Museum of History & Industry, Seattle



1. Human Faces of the Terminal:  
Past and Present Fishers, Boat Owners/Builders, Business Owners, Maritime Innovators; Tourists
  - a. Native heritage
  - b. Ethnic Heritage
  - b. Women in fishing
  - c. Fishing families
  - d. Industry supporters
2. Fish and Marine Mammals
  - a. Types of fish
  - b. Evolution of past to current catch
  - c. Other types of marine wildlife and Impacts
3. Where are We Fishing and Why?

# Fishermen's Terminal Redevelopment

Project Cost Summary MInC (updated 100% Design Estimate plus risk mitigation)

Description	Estimated Costs
Engineer's Estimate of Direct Constr. Costs	\$15.8 M
Construction Risk Mitigation Costs	\$4.9 M
Soft Costs	\$6.4 M
Taxes	\$2.1 M
Art Program	\$270 K
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b>\$29.4 M</b>

The project is included in the Port of Seattle's approved 2022-2026 CIP with a total project cost of \$19,869,000.

# Extraordinary Risk Mitigation Cost Summary

Description	Estimated Costs
Contingencies, enhanced	\$ 4.1M
Advanced abatement of regulated materials	\$0.15M
Site Verification Allowances	\$ 0.4M
Construction site security	\$0.25M
<b>TOTAL RISK MITIGATION COSTS</b>	<b>\$ 4.9M</b>

# Fishermen's Terminal Redevelopment

Project Cost Summary Public Site Improvements  
(updated 100% Design Estimate plus risk mitigation)

Description	Estimated Costs
Engineer's Estimate of Direct Constr. Costs	\$1.2 M
Construction Risk Mitigation Costs	\$180 K
Soft Costs	\$1.6 M
Taxes	\$140 K
Art Program	\$50 K
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b>\$3.2 M</b>

The project is included in the Port of Seattle's approved 2022-2026 CIP with a total project cost of \$19,869,000.





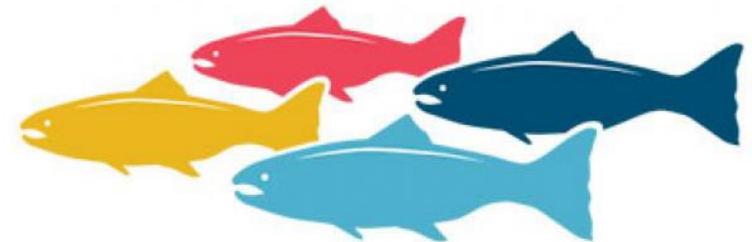
# Questions



# Fishermen's Terminal Strategic Plan (2016)

- **Continue to grow the economic value of the fishing and maritime cluster** including the number of local jobs and business revenue
- **Improve overall financial returns** to allow us to fulfill the Port's commitment to the industry and taxpayers
- **Prioritize uses that support the commercial fishing industry**, with a focus on anchoring the North Pacific Fishing fleet
- **Prioritize development** that maximizes utilization of facility assets
- **Recognize and enhance Fishermen's Terminal as a living community landmark**

**FISHERMEN'S TERMINAL**



**PORT OF SEATTLE**

# Top 10 Project Risks

RISKS	DESCRIPTION	PROBABILITY	IMPACT	MITIGATION
GC's LBC experience	Significant additional effort/costs associated with compliance of LBC	Med 	High 	LBC design expert supporting contractor, build strong relationship with GC early
Safety and Security	FT is open to public. Theft and break-ins at construction site likely	High 	Med 	Port provided dedicated security guard for all non-construction hours
LBC requirements for materials	Material vetting for LBC compliance is requires high level of monitoring	Med 	High 	LBC focused specifications. LBC design expert supporting contractor, added funds
Permit timing	Construction permit timing for bid and constraint of expiration for Master Use Permit	Med 	High 	Limited NTP for minor construction for MUP, plan additional permit review cycles
Jacking and cribbing the building	Existing MInC building fails during jacking	Med 	High 	Enhanced submittals, advanced constructability analysis
Photovoltaic system adequacy	LBC requires net positive energy. Tenant operations will affect this. May need more PVs	Med 	High 	Add panels, add batteries, increase capacity
Tie-in to existing equipment/systems	Infrastructure tie-ins to existing systems that are not functional or need replacement	Med 	Med 	Perform survey of systems. Require contractor to verify as-builts
Unforeseen hazardous materials in building	Abatement of regulated materials may be more than anticipated	Med 	Med 	Advanced abatement by PCS, Spec for unplanned hazardous materials discovery
Lift station controls mod schedule conflict	Sewer lift station controls on building but must operate during construction. Mods needed.	Med 	Med 	Coordinate with Marine Maintenance to relocate controls in advance
Bids significantly over estimate	Low bid project delivery, many known-unknown risks that may inflate bids	Low 	High 	Carry additional contingency, provide allowances to manage bid inflation

