

Item No.: 8c_Attach

Meeting Date: June 11, 2019



**PIER 66 / BELL HARBOR
INTERNATIONAL CONFERENCE CENTER
MODERNIZATION**

CURRENT MEETING INDUSTRY TRENDS

Delegate evolution:

- Value driven
- Participatory not passive
- Networking focused
- Engagement & interactivity
- Content choice
- Destination experience

Content evolution:

- Focused, shorter durations
- Variety
- Increased focus on education

Facility evolution:

- Customizable
- Flexible configurations
- Technology: virtual + physical space
- Connected to place

DESIGN GOALS

- Maximize impact of waterfront location
- Connect all levels of the facility and improve accessibility
- Increase flexibility / revenue potential
- Increase ability to host concurrent events
- Create transparency, optimize daylight, and maximize waterfront views
- Upgrade technology, electrical power, wayfinding, finishes and lighting
- Incorporate sustainable features

EXISTING CONDITIONS



View of the existing Waterlink



Pre-function outside Harbor Room and Bay Auditorium

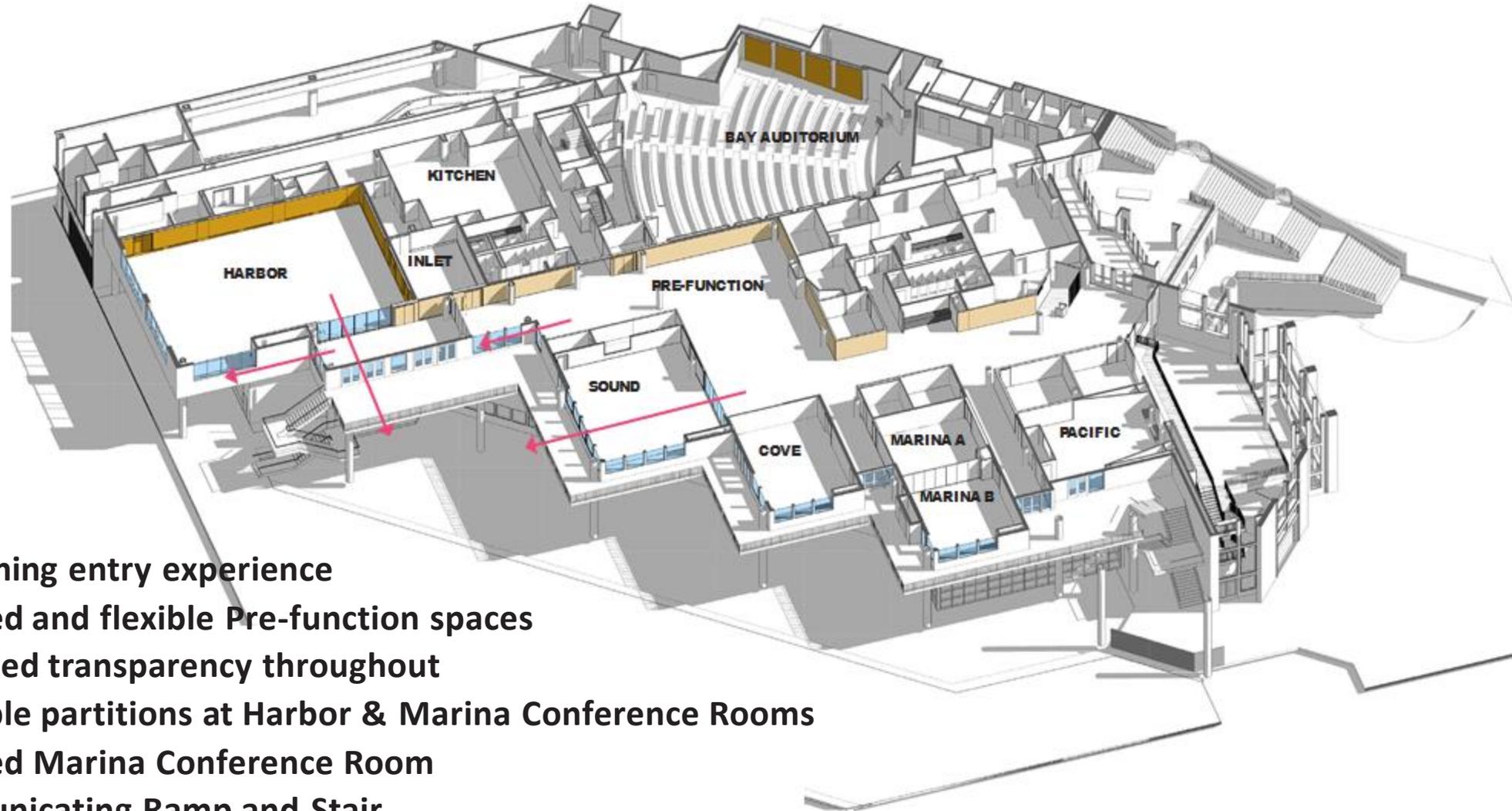


Pre-function outside Harbor Room and Bay Auditorium

PRE-FUNCTION ENHANCED WATER VIEWS AND ENTRY TO HARBOR



MODERNIZATION LAYOUT



- Welcoming entry experience
- Enlarged and flexible Pre-function spaces
- Enhanced transparency throughout
- Operable partitions at Harbor & Marina Conference Rooms
- Enlarged Marina Conference Room
- Communicating Ramp and Stair

COMMUNICATING STAIRS



COMMUNICATING RAMP



SUSTAINABILITY

- High efficiency lighting fixtures and controls
- Low flow plumbing fixtures
- Enhanced daylighting and views
- Creating a healthy environment for conference guests and staff (durable, long lasting, non-toxic materials)
- Eliminate red list materials from interior materials & finishes
- Sustainable non-toxic furniture
- Construction waste management & air quality control

SIGNAGE AND WAYFINDING

EXTERIOR



Large Site Signage



Building Entrance Signage



Parking Signage



Pre-Site ID/Wayfinding



Wayfinding Monoliths



Building Entrance Signage

RISK MITIGATION

To help reduce construction related risks, we are doing the following:

- Prepared quality bid documents and encourage bidder participation
- Thorough pre-bid walkthrough and 360 degree images to enhance understanding of work areas prior to bid
- 3rd Floor Conference Center closed during construction (mid-Nov to mid-May)
- Allocated higher construction contingency (15%)
- Providing bid alternate
- Co-locate Construction Management team inside conference center spaces

BUDGET AND SCHEDULE

- **BUDGET**

- TOTAL \$11.56M
- Also includes FFE and Kitchen Upgrades

- **SCHEDULE**

- Advertise: June 2019
- Construction Start: November 2019
- Restart Operations: May 2020

TEAM

PORT OF SEATTLE

Dave McFadden, Executive Sponsor

Melinda Miller, Director, Real Estate Asset Management

Fred Chou, Capital Program Leader

CONFERENCE CENTER OPERATOR (COLUMBIA HOSPITALITY)

Brian Flaherty, Managing Director

Linda Jones, General Manager

DESIGN TEAM

ARCHITECT: LMN

Rafael Vinoly, Design Partner/Principal in Charge

Osama, Quotah, Project Manager

Masako Wada, Project Interior Designer

Mette Greenshields, Project Architect

David Backs, Interior Designer

John Woloszyn, Specifications

STRUCTURAL: KPFF

MECHANICAL/ELECTRICAL: MAZZETTI

LIGHTING: HLB

ACCOUSTICAL/AUDIO VISUAL: ARUP

SIGNAGE: STUDIO MATTHEWS

CODE/LIFE SAFETY: PIELOW CONSULTING

COST ESTIMATING: JMB CONSULTING GROUP

APPENDIX

EXISTING CONDITIONS



View of the existing Marina Conference Room

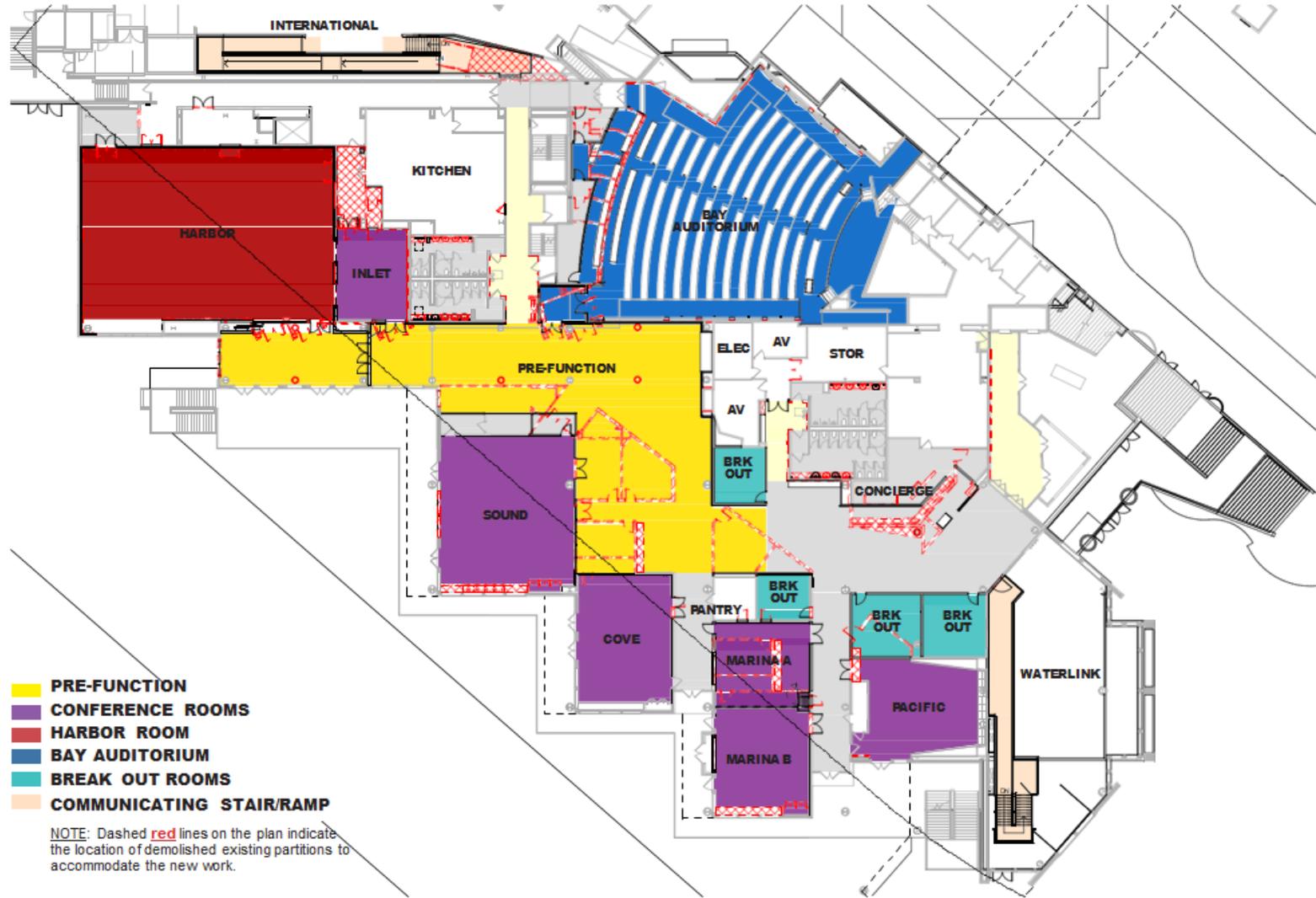


View of the existing Harbor Room w/ Inlet and the Pre-function beyond

EXISTING FLOOR PLAN

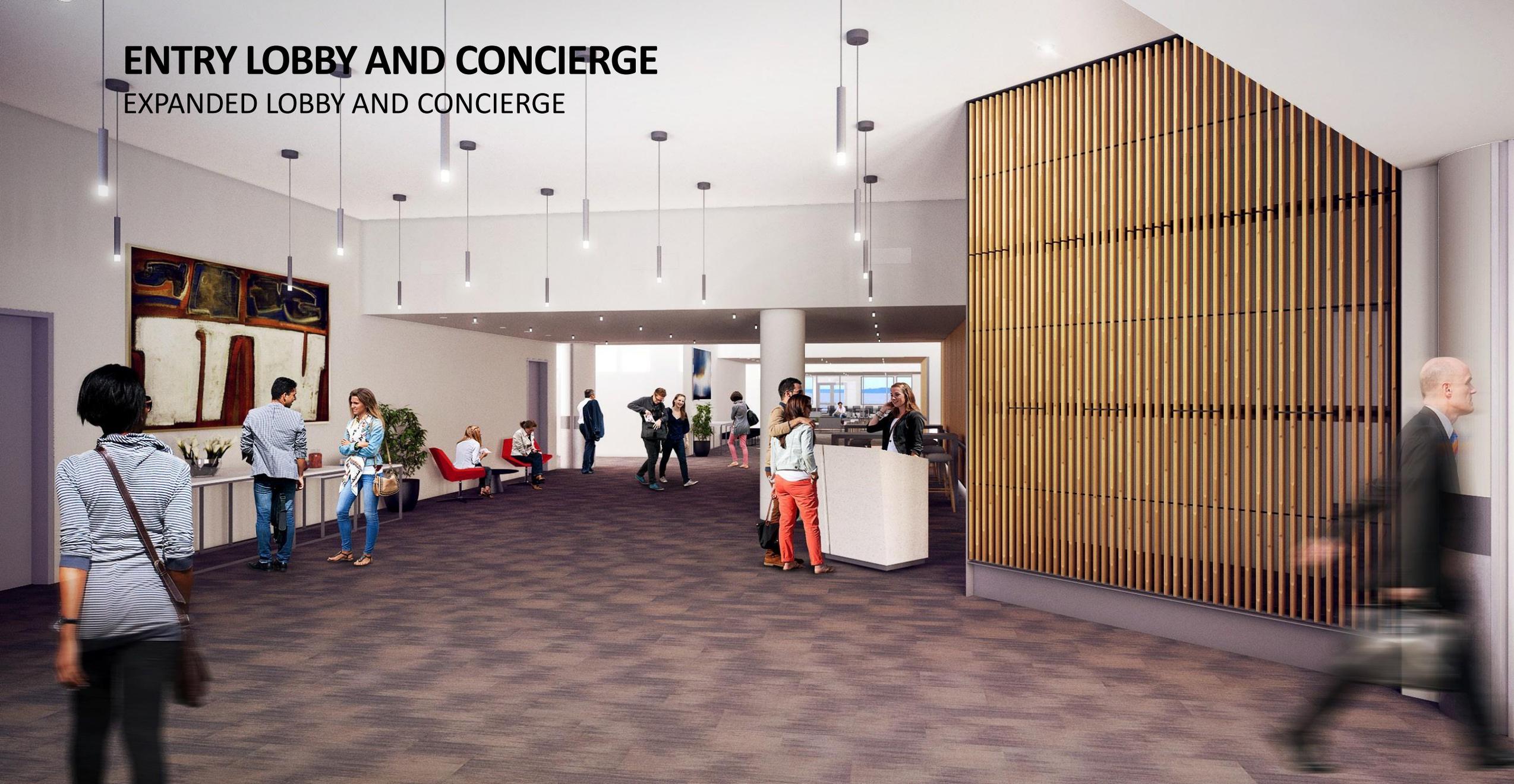


MODERNIZATION FLOOR PLAN



ENTRY LOBBY AND CONCIERGE

EXPANDED LOBBY AND CONCIERGE



PRE-FUNCTION

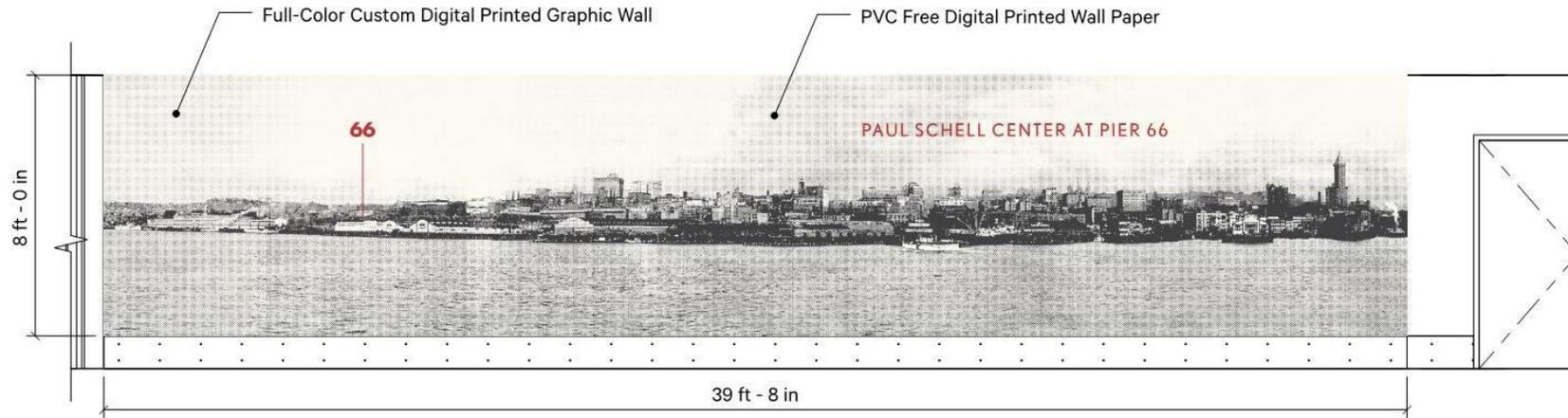
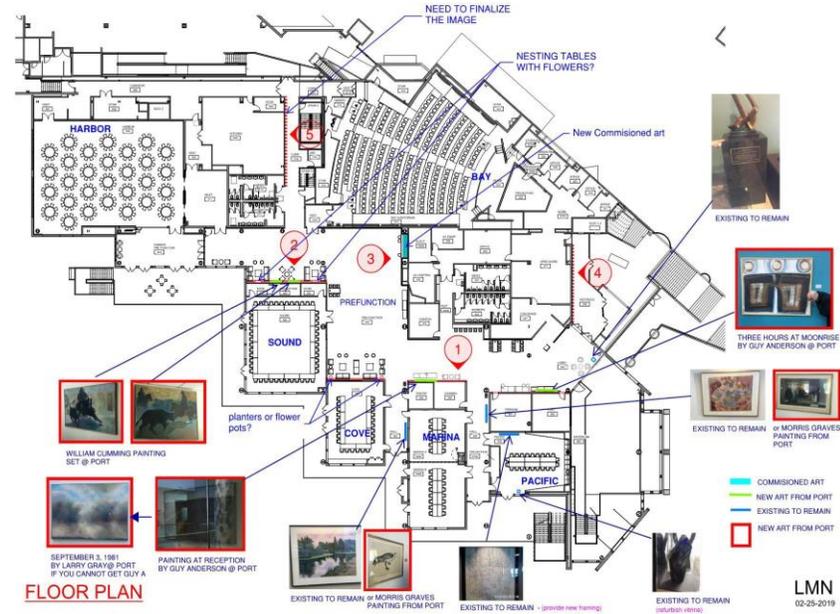
EXPANDED PRE-FUNCTION AND VIEWS INTO SOUND



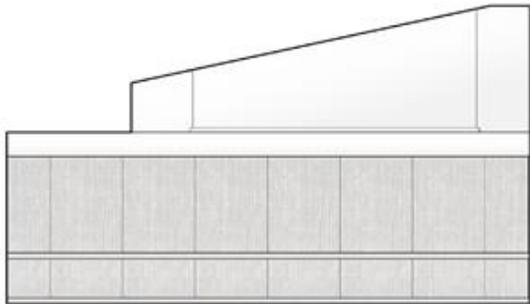
HARBOR ENHANCED BALLROOM



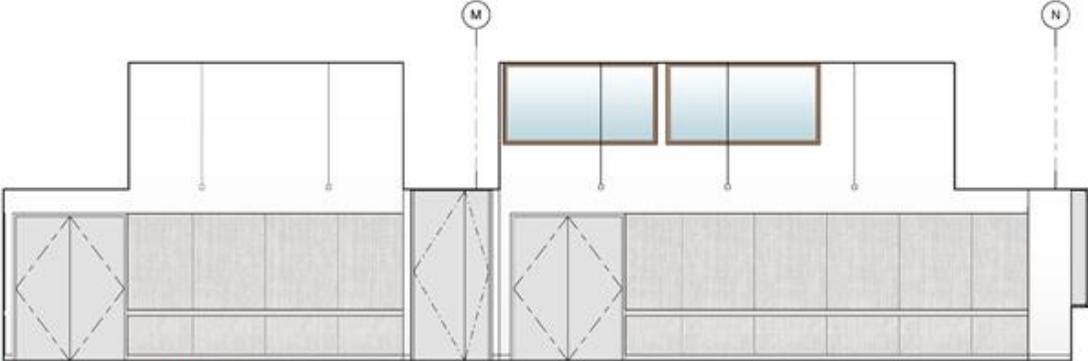
ART PLAN



MARINA



NORTH ELEVATION



EAST ELEVATION

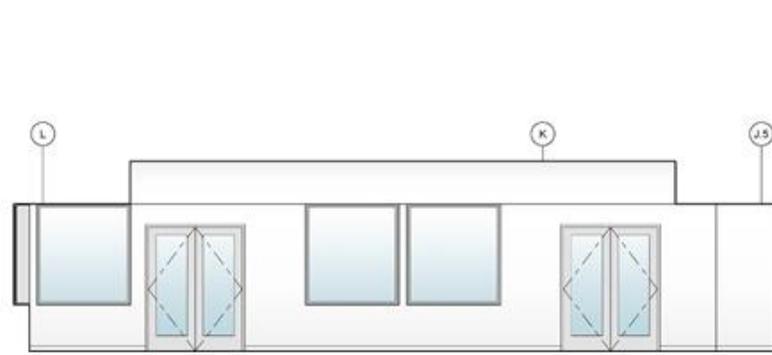


OPERABLE PARTITION CLOSED - TWO ROOMS



OPERABLE PARTITION OPEN - LARGE ROOM

SOUND



WEST ELEVATION

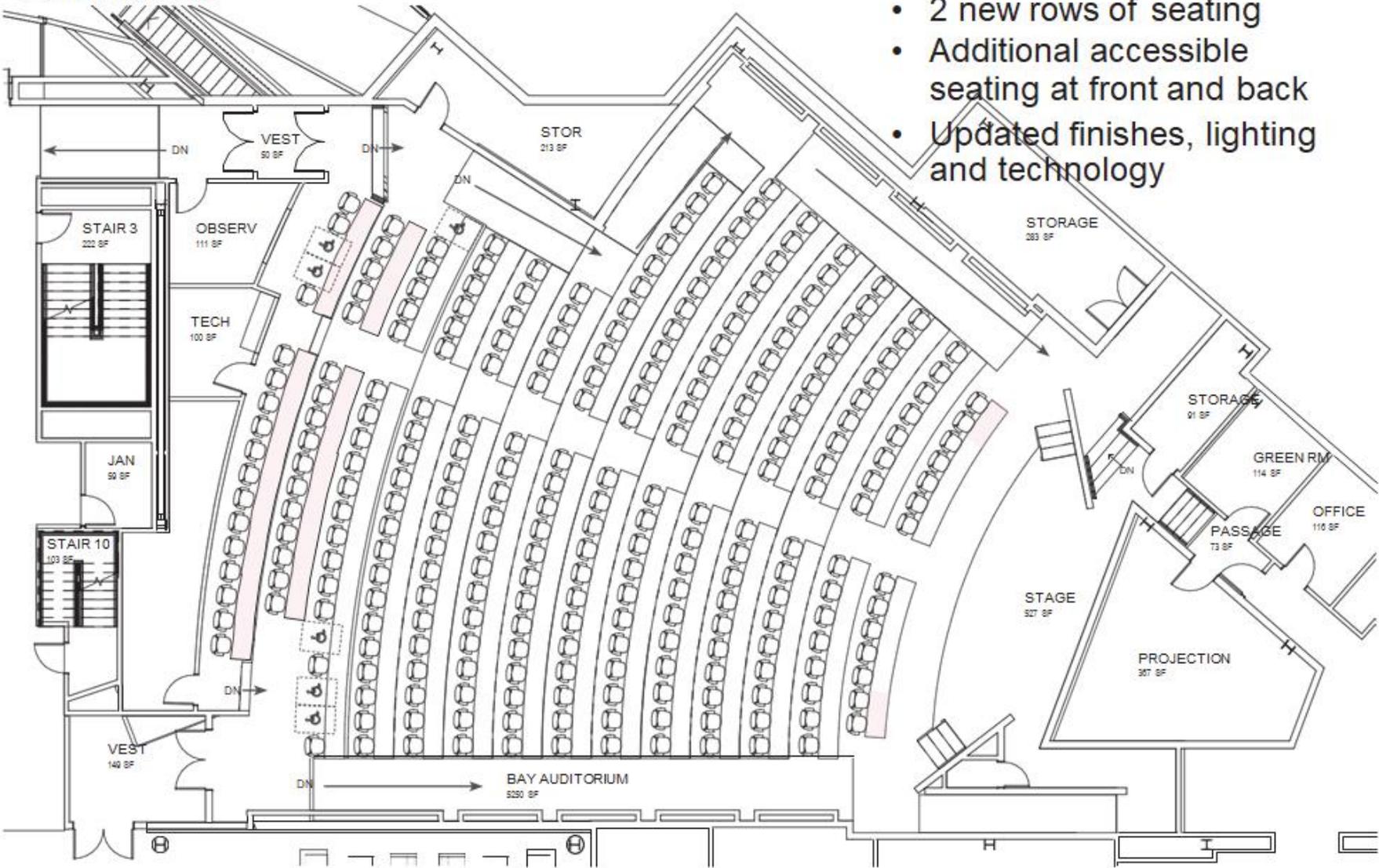


EAST ELEVATION



GLAZED PARTITION WITH VIEWS TO THE PRE-FUNCTION

BAY AUDITORIUM EXPANDED



- 2 new rows of seating
- Additional accessible seating at front and back
- Updated finishes, lighting and technology

SIGNAGE AND WAYFINDING INTERIOR

