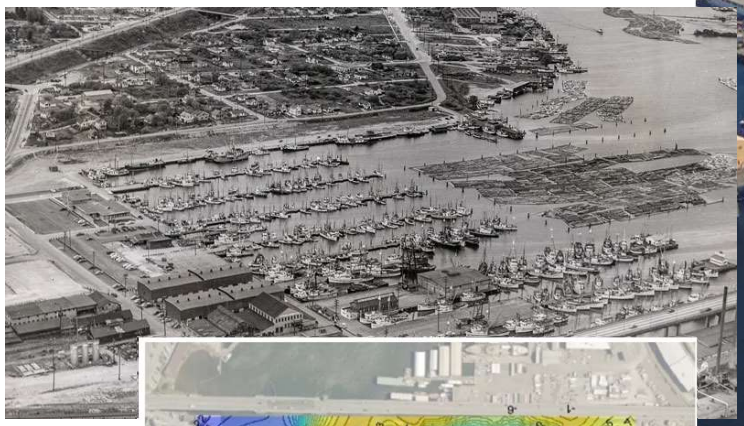
Item No.: 10a_supp
Meeting Date: August 12, 2025

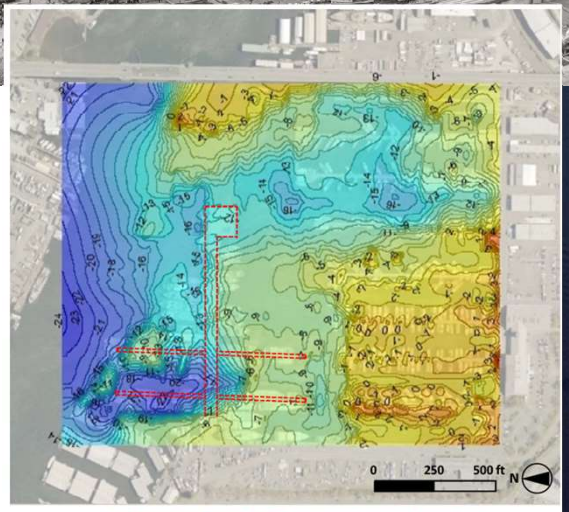
Fishermen's Terminal
Northwest Dock Rehabilitation

Delmas Whittaker – Chief Operating Officer, Maritime
Mark Longridge – Capital Project Manager

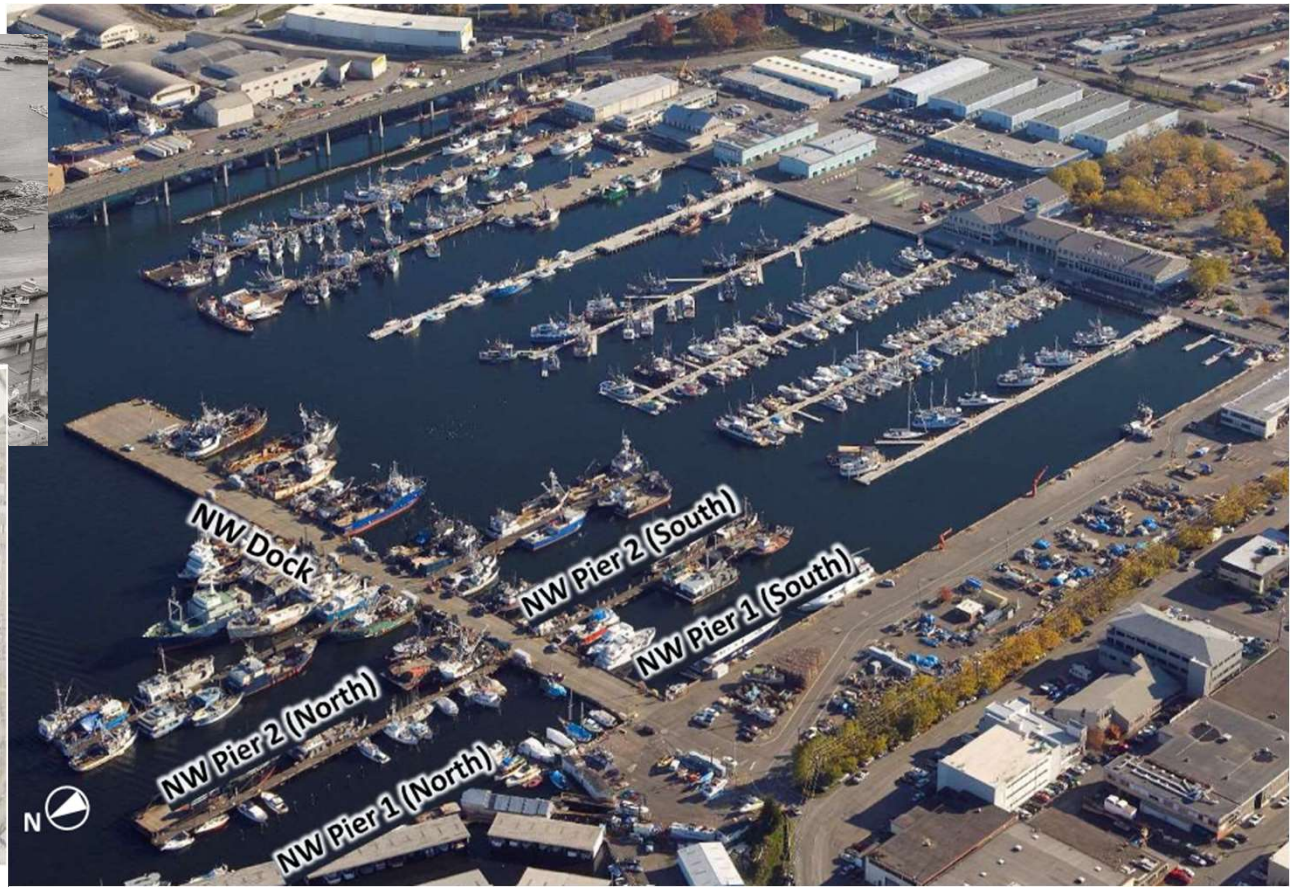
Port of Seattle®

Project Location/Overview





Bathymetry Data at FT (Vertical Datum: NAVD 88)



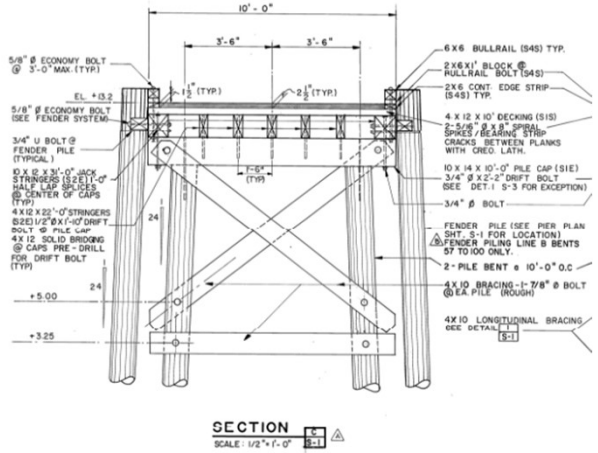
Project Scope GP2

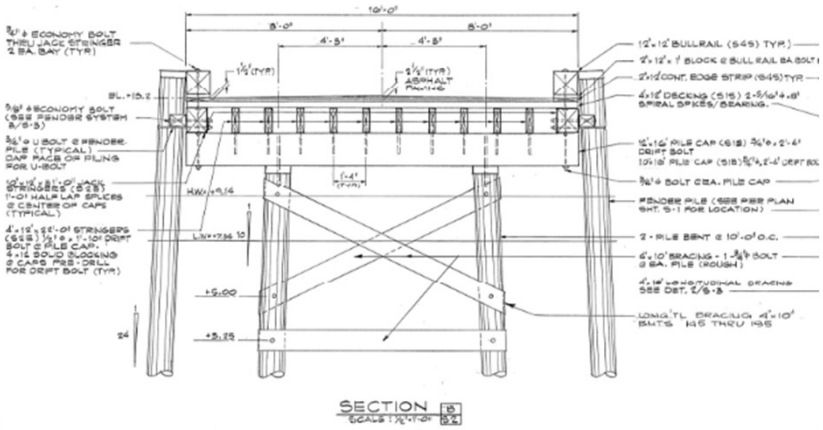
- Removal/Replacement of ~25,000sf of timber pile supported pier structure with longer span steel or concrete pile supported structure
- Additional fender replacement for remaining sections of the dock
- Utility upgrades including electrical, water, possible sewer pumpout, lighting
- Project is Tier 2 under the Sustainability Evaluation Framework and will consider stormwater treatment, lower embodied carbon materials, minimizing waste and life cycle cost analysis.

Current Layout / Sections

NW Pier1 South

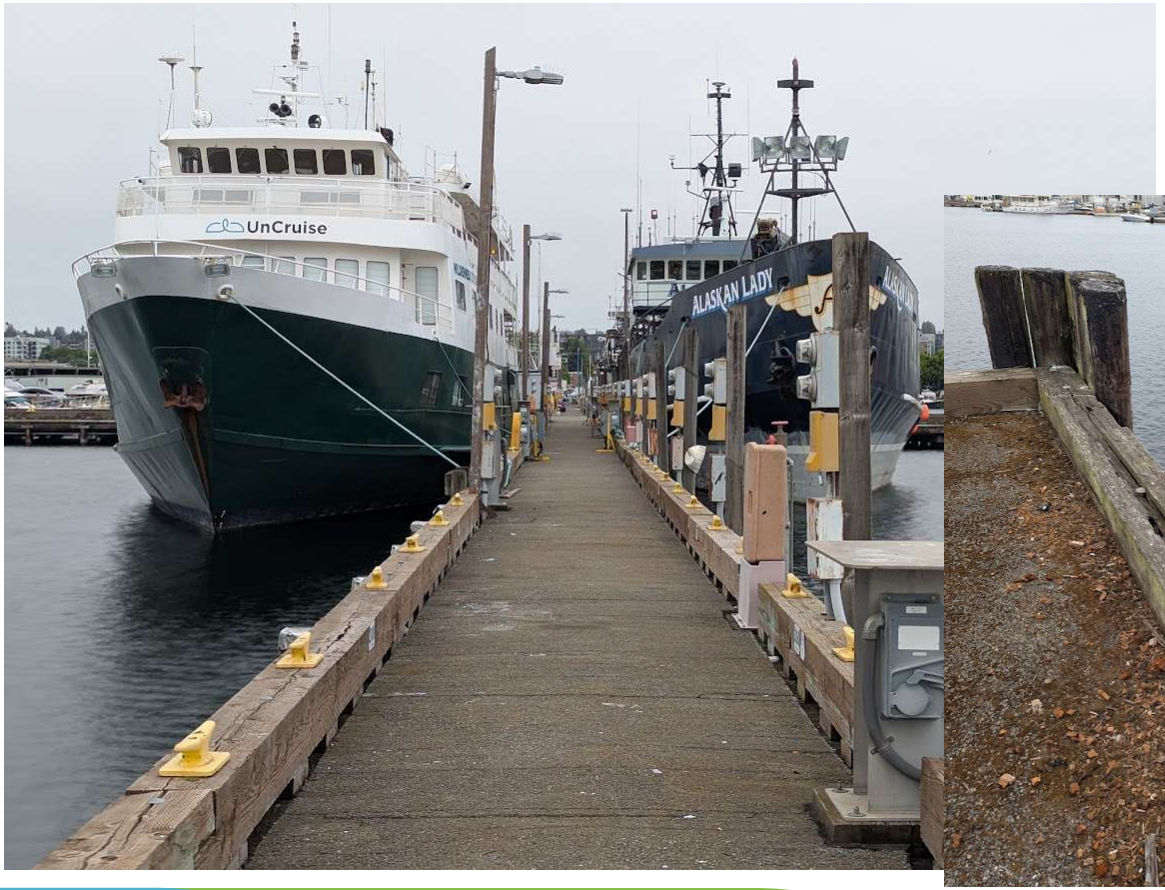
NW Pier2 North

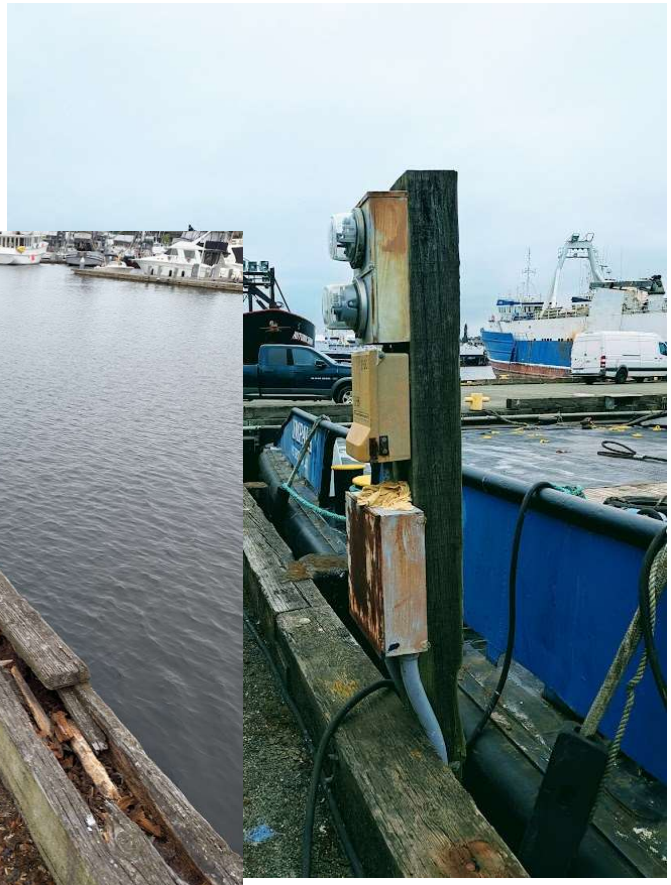




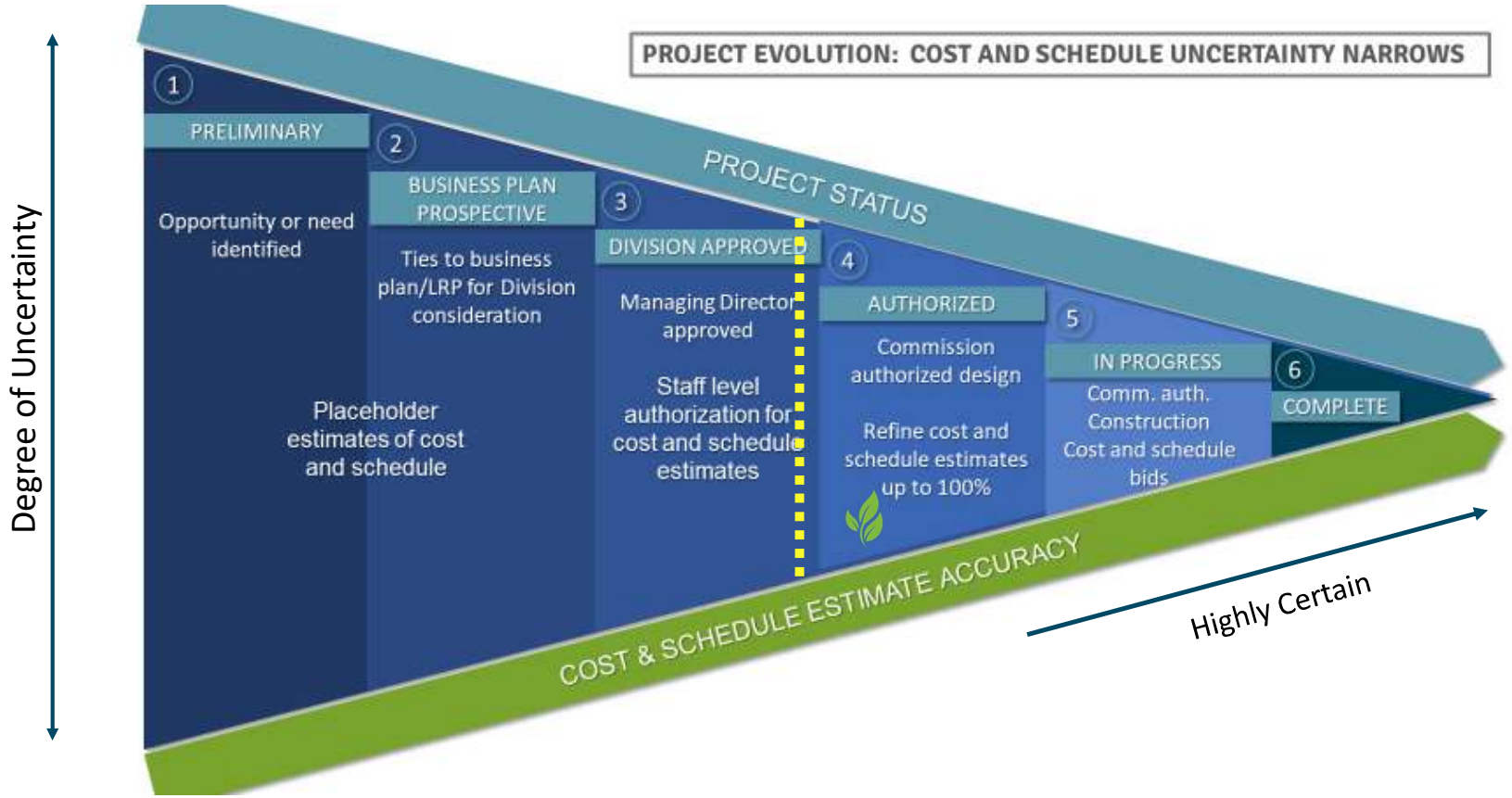
- Pier 1 built 1978
- Pier 2 extension built in 1979
- NW Dock extension (central concrete pile supported pier) built 1987
- Steel fender system installed on east end of dock 2010, which will be the model for this system

Current Condition





Capital Improvement Plan Status & Certainty



Project Risks

RISKS	DESCRIPTION	PROBABILITY	IMPACT	MITIGATION
Cost uncertainty for materials and equipment	Continuing uncertainty remains regarding the potential impacts of tariffs both to budget and schedule /availability	Med	Med	Include cost contingencies to account for potential tariff price impacts. Reflect current lead times in estimates
Electrical Scope Definition	Current piers are set up to accommodate a variety of legacy electrical connections (smaller recreational and larger commercial). Electrical scope will need clear definition on grounding deficiencies and while providing capacity/compatibility with future work on the rest of the NW dock	High	Med	Design refinement needs to include optimal connection spacing and capacity for current and anticipated future tenants
Coordination of work with ongoing operations at Fishermen's Terminal	Project needs to be completed in phases to ensure minimal disruption/displacement of existing tenant and customers to retain long term moorage with the NW pacific fishing fleet.	Med	High	Early involvement of operations and permitting staff, design team and moorage customers in planning the phasing of the work to minimize impacts
Permitting duration	Permitting assumptions are moderate and assumes a 12-18 month duration for review and approval. The fish window allowing in water work coincides with the return of moorage customers so will need to be carefully managed.	Low	High	Early permit submission, especially for in-water work will be critical to successful scheduling

GP1

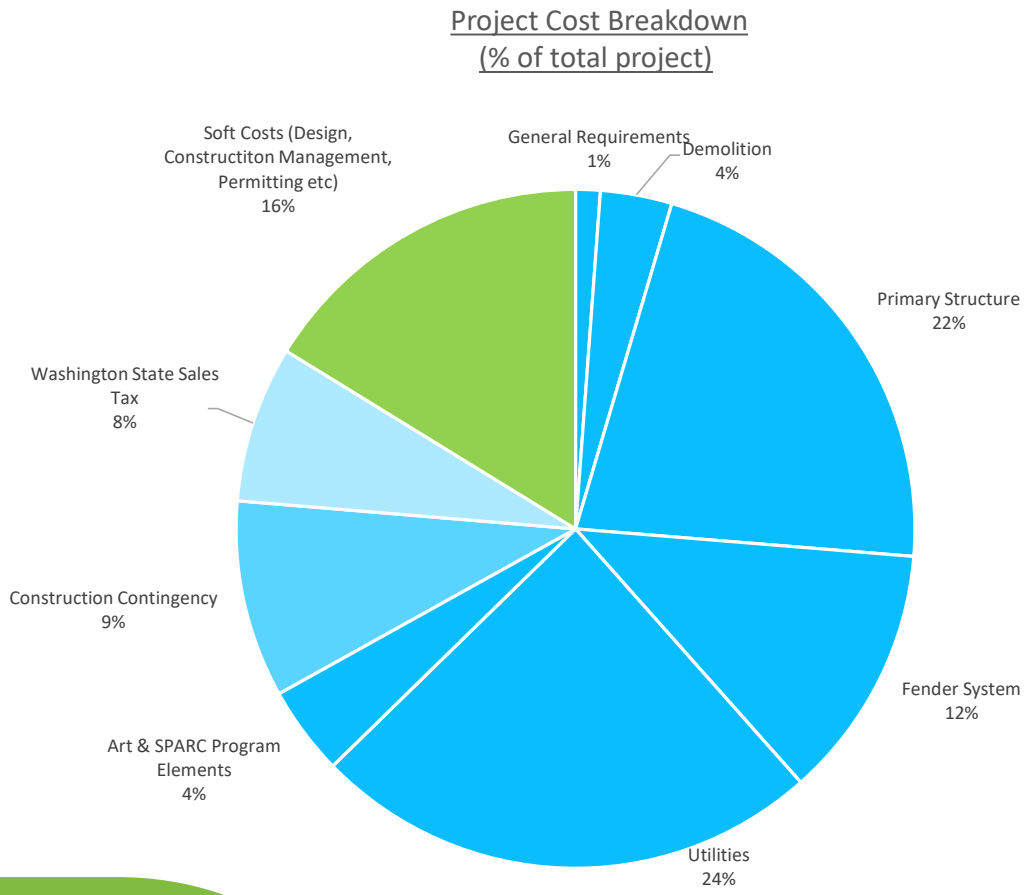
Preliminary Schedule

Milestone	AP Feb 2025
Design Authorization	8/12/2025
Design Contract Executed	Q4 2025
30% Design Complete, SEAC Review, Permit Applications	Q2 2026
Design & Permitting Complete	Q2 2027
Construction Authorization	Q1 2027
Advertise and Award Construction Contract	Q3 2027
Substantial Completion	Q3 2029 (Assumes 2 construction seasons)

Preliminary Estimate

Total Estimated Project Cost: $50-70M

Design & Permitting Request: $5.9M



Questions?