Item No.: 8i_Supp
Date of Meeting: September 9, 2025

Fishermen's Terminal C14 Downie Building Demolition and Entrance/Exit Paving (CIP #801890)

Design and Construction Funding

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Port of Seattle®

Action Requested

Request Commission authorization for the Executive Director to approve funding to:

(1) Design, obtain permits, advertise and execute a small works construction contract for PCS to demolish the Fishermen's Terminal C14 Downie Building in the amount of $600,000, and

(2) Complete design and permitting of the Entry and Exit Paving project in the amount of $650,000 for a total request of $1,250,000 for a total authorized amount of $1,550,000.

Total estimated project cost is $4,400,000.

Project Justification

The C14 Building requires major structural upgrades to maintain safe occupancy, but the Port cannot make a business case for rehabilitation.

Without upgrades the building will continue to deteriorate, creating safety and security concerns.

C14 Downie Bldg.

C14 Downie Bldg.

Project Justification

The current condition of entrance/exit roadway is uneven, marked by potholes, and is showing clear signs of wear and fatigue.

The roadway median is also in a state of disrepair and needs to be replaced. The existing stormwater catch-basins and associated piping must be replaced to meet Environmental Stormwater requirements.

The current condition detracts from the visual appeal when entering Fishermen's Terminal.

Entryway facing North

Entryway and median facing NW

Project Scope

Project Elements:

- Demolition
  - Demolish the C14 Downie Building to the slab
  - Cap utilities: natural gas, sewer, and water
  - Salvage windows, HVAC Systems and doors; retain select materials for on-site re-use
  - Retain existing electrical power for Package #2 build-out

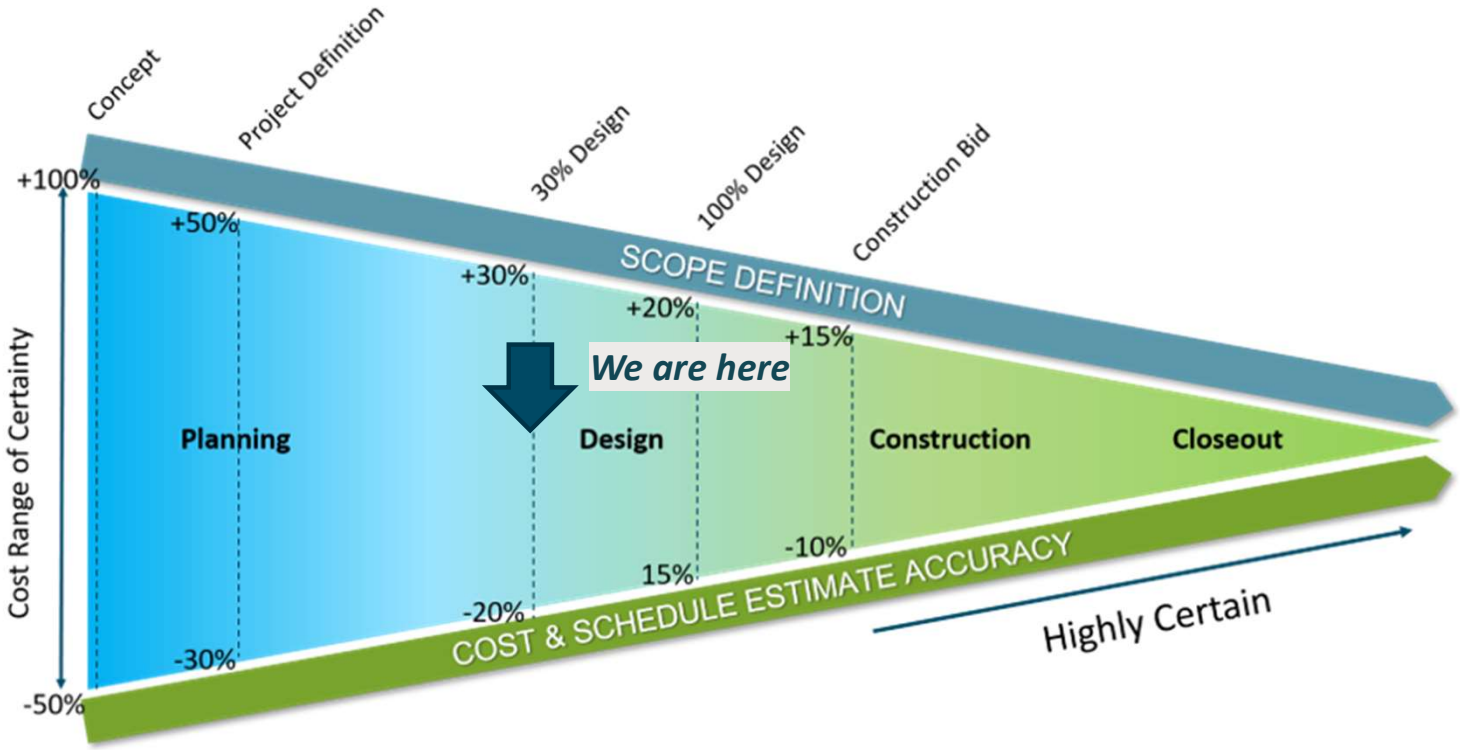
- Paving and Drainage
  - Regrade and repave entrance/exit lanes
  - Replace median and landscaping
  - Add stormwater catch basins, piping, and treatment vault as needed
  - Expand and repave parking area in C14 footprint, add LED lights and EV chargers
  - Install biofiltration swale and landscaping pollinators
  - Install protected bike lanes, bicycle box, and improve connection to W 22nd
  - ADA compliance as necessary
  - Install multimodal wayfinding

Sustainable Design Approach

SEAC meeting results conducted on June 18, 2025

- **Emissions**
  - The project will install (Three) 3 EV charging stations duplex per code, do not install charging beyond code
- **Stormwater**
  - The project will install bioretention system to treat on-site stormwater
- **Materials**
  - The project will procure low embodied carbon materials
  - The project will retain select demo materials for on-site reuse
- **Waste**
  - The project will salvage 1,262 tons of material from demolished building
- **Equity**
  - The project will divert landfill material outside of EJ communities
  - The project will install multimodal wayfinding
- **Transportation**
  - The project will install protected bike lanes, bicycle box, and improve connection to W 22nd.
  - The project will install improved bicycle and pedestrian lighting within Downie area
- **Green Space/ Habitat**
  - The project will install pollinator habitat in bioretention areas

Cone of Certainty

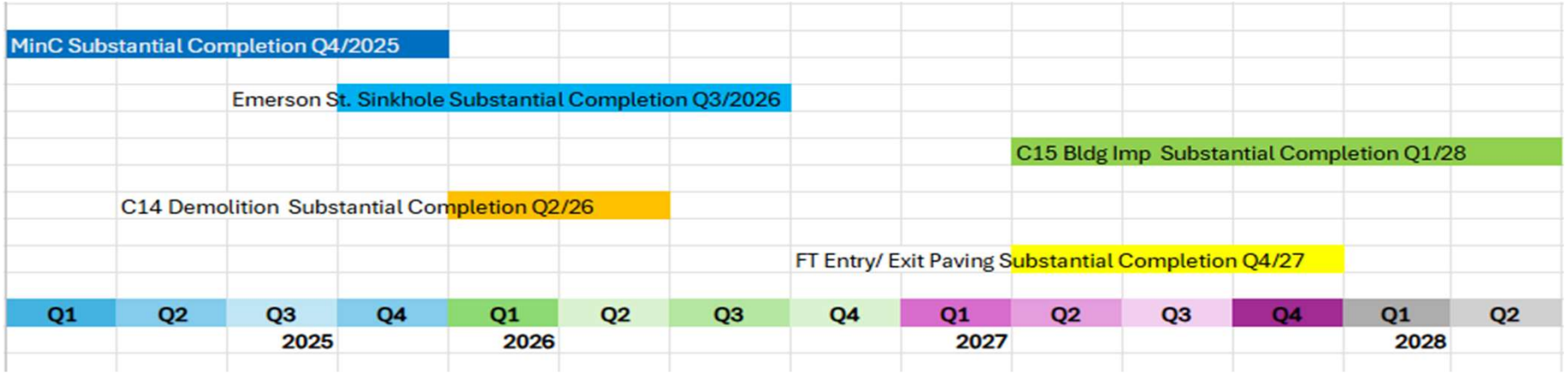


Risks and Opportunities

Risk	Description	Probability	Impact	Mitigation
Financial risks of escalated costs	Costs may increase due to inflation/market volatility.	MED	HIGH	Standard contingency may not be adequate for this project. Will be re-evaluated during 60% design.
Phases of work will occur during other projects on site	Concurrent projects at FT— MInC, C15 Rehabilitation, Emerson St. Sinkhole.	HIGH	HIGH	Will coordinate timing and laydown areas with other projects
Ingress/Egress to FT	Entrance to FT will be impacted during construction.	HIGH	HIGH	Will ensure ingress and egress FT is maintained at all times using traffic control measures.
Potential permit delays	Project will be designed per code. SDCI may have minor concerns.	MED	MED	Design per code to mitigate risks; document salvage assessment and waste diversion
Elevation of the site water table to the area	Salmon Bay water table is in close proximity of FT entrance and exit.	HIGH	HIGH	Design per code to mitigate risks with respect to the water table.
Phases of work to be completed during rainy season	Concrete should be poured during warmer, drier season unless protected by plastic or Visqueen.	MED	MED	The project schedule to fit within the dry season: BID January 2027, begin construction in June 2027.

Construction Sequencing and Tenant Outreach

- Construction coordination with other ongoing FT projects:



- Tenant outreach and communication ahead of and during construction.
- Entry and Exit entrance detours will have traffic control with coordination at two other access points to the site.

Preliminary Schedule

Commission Authorization – Entrance/Exit Design & Downie Building Demolition	Sept. 9, 2025
Commission Authorization – Entrance & Exit Construction	2026 Quarter 4
Notice to Proceed	2027 Quarter 2
In-use date	2027 Quarter 4

QUESTIONS?