

Fishermen's Terminal Redevelopment Request for Additional Funding for Close-out



Action Requested

Request Commission authorization for the Executive Director to additional funding in the amount of \$500,000 for close-out costs for the Fishermen's Terminal Maritime Innovation Center (MInC) (C801084) and Site Improvements (C801211) projects.

Close-Out Cost Needs

- Significant unforeseen conditions found during construction
 - Contaminated soil and two underground storage tanks found in the primary ground disturbance area that required contamination remediation that exceeded the approved ERL funding by \$210,000
 - Unforeseen issues caused four months delay and a Level 1 delay claimed settled early between Port and contractor
 - Increased anticipated soft costs due to delays from unforeseen conditions depleted remaining contingency of the project.
- Additional funds are required to finalize the ERL costs and complete all close-out tasks.
- Some of these funds are expected to be offset by liquidated damages. The amount is still in negotiation.

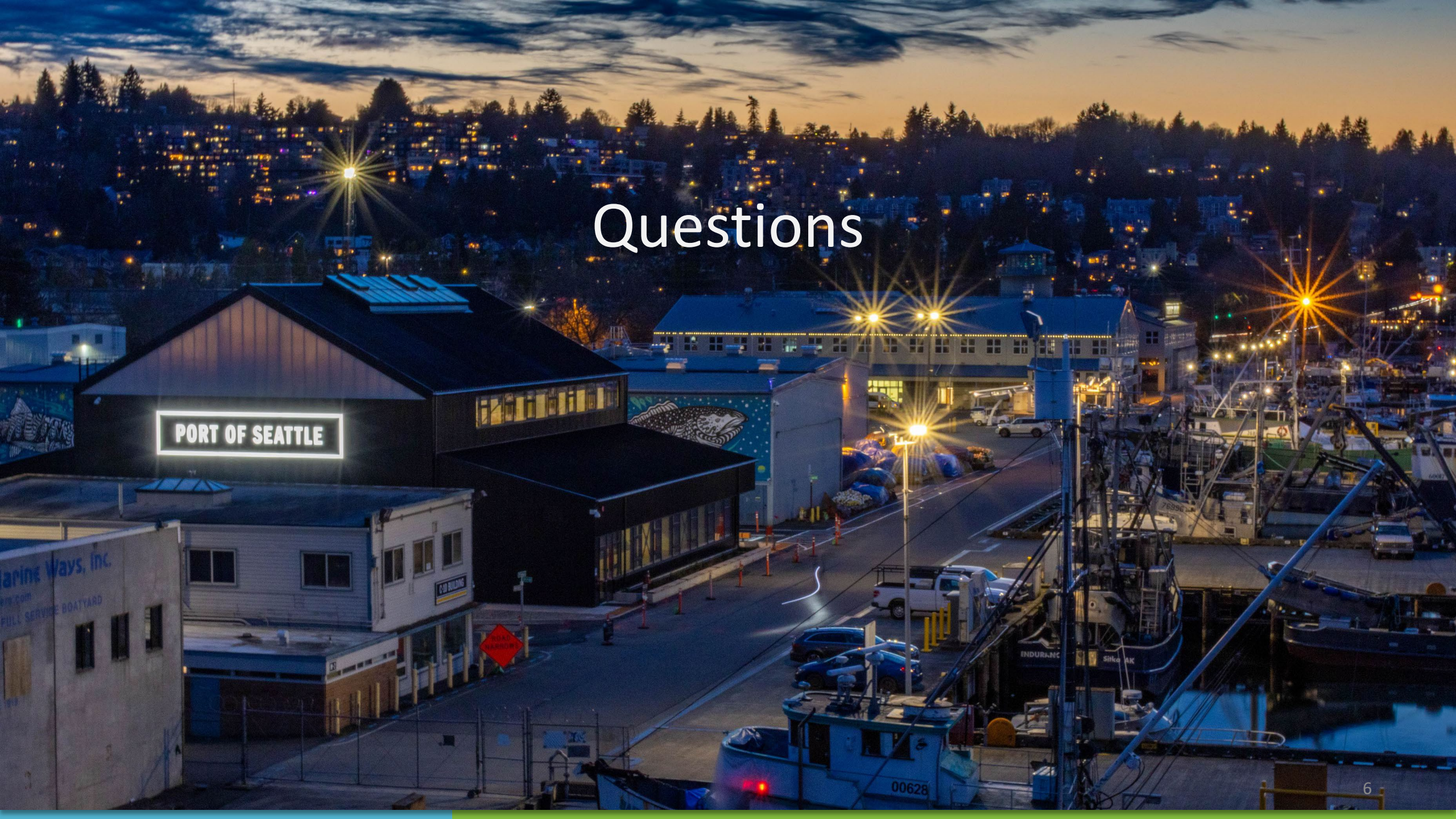
Financial Summary

Cost Breakdown	This Request	Total Project
Design Includes		
MInC	\$0	\$3,650,000
Public Site	\$0	\$1,525,505
Improvements		
Environmental		
Remediation Liability	\$210,000	\$810,000
Soil Remediation		\$160,000
Abatement		
Construction MInC & Public	\$290,000	30,690,495
Site Impr ¹		
Public Art		\$482,000
Total	\$500,000	\$37,358,000

Construction Schedule Milestones

Commission construction authorization	08/08/2023
Advertise for construction bids	08/28/2023
Construction contract execution (enabling start of verification period by Contractor)	November 2023
Construction Notice to Proceed issuance	May 2024
Construction Start	05/31/2024
Substantial construction completion	03/06/2026

Questions





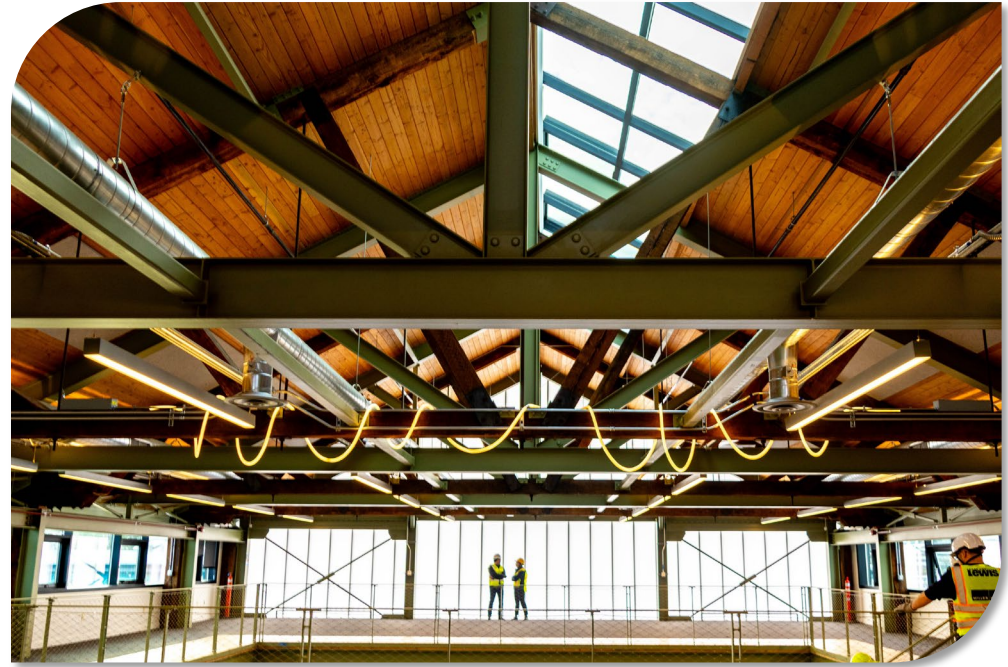
Design Elements

- Used the existing building footprint from 1918
- Building 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



Building Improvements

- Abated regulated materials in existing structure
- Partial existing building demolition (timber structural framework preserved)
- Utility services removal and replaced
- New building perimeter and parking lot paving
- Artistic lighting
- Polycarbonate west wall, and north facing skylights



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 Fishing Way of Life

A Diverse Community

Fishermen's Terminal has always been a working waterfront, but also a diverse community of men—and eventually women—who supported the fishing industry in a variety of ways. The early fishermen were described by fishermen as "the crew of a floating town" as so many people of different nationalities, religions, and languages lived and worked together. They were joined by immigrants who brought with them their own traditions and practices from their home countries, including Italian, Spanish, and Portuguese. These diverse backgrounds created a rich cultural mix that has become a defining characteristic of the fishing industry.

Fishing has often been a family affair, and for many men, generations kept the torch alive. As technology and fishing practices have evolved, the industry has pushed itself to the future. Today, the local fishing fleet, representing the character that has defined the waterfront for generations, continues to thrive.

Deep sea fishing is... a rather rough business. I was born into it. My father was a deep sea fisherman, as was his father before him and generations before him again.

Salmon is Us

Life-Giving Resources

For thousands of years, Native peoples have found on the rich resources of this region—fishing in its waters, gathering roots, berries, and other plants along its shores, and hunting game on the inland mountains and prairie.

The Sh'oloh—The People of Tuleed Away—occupied the land along the waterway you see behind you, from Puget Sound to the coast. They had their own name for the large river village they built on north side of Salmon Bay in what is now Ballard. Several major trails provided a trading link to other Native peoples in the region.

Salmon was the Sh'oloh's main food and trade item, although they also found plentiful clams, oaks and other shellfish in local waters. The salmon also figured prominently in the spiritual life of many coastal peoples, who held yearly ceremonies to welcome the run of this life-giving resource.

The Last of the Sh'olohs on Salmon Bay

Since the Sh'olohs were a part of a territory of the Central Puget Sound, they were affected by the Sh'oloh and other Native programs in cooperation, although it is not clear if they were ever fully assimilated into the local population. The Sh'olohs were a distinct group of people with their own language and traditions, and their presence is still felt in the area.

"We are born of these ancient shores, where the water touches the land, and where the gifts of opportunity are revealed with every changing tide."

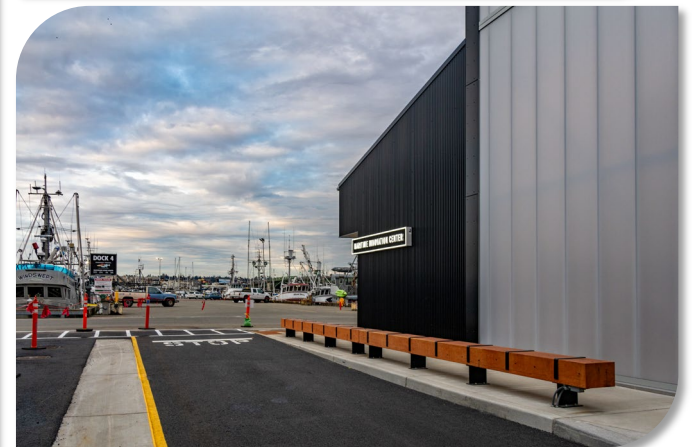
The Blue Economy

The Port of Seattle is committed to fostering a Blue Economy—a sustainable maritime industry that cultivates healthy ecosystems, thriving communities, and long-term economic growth.

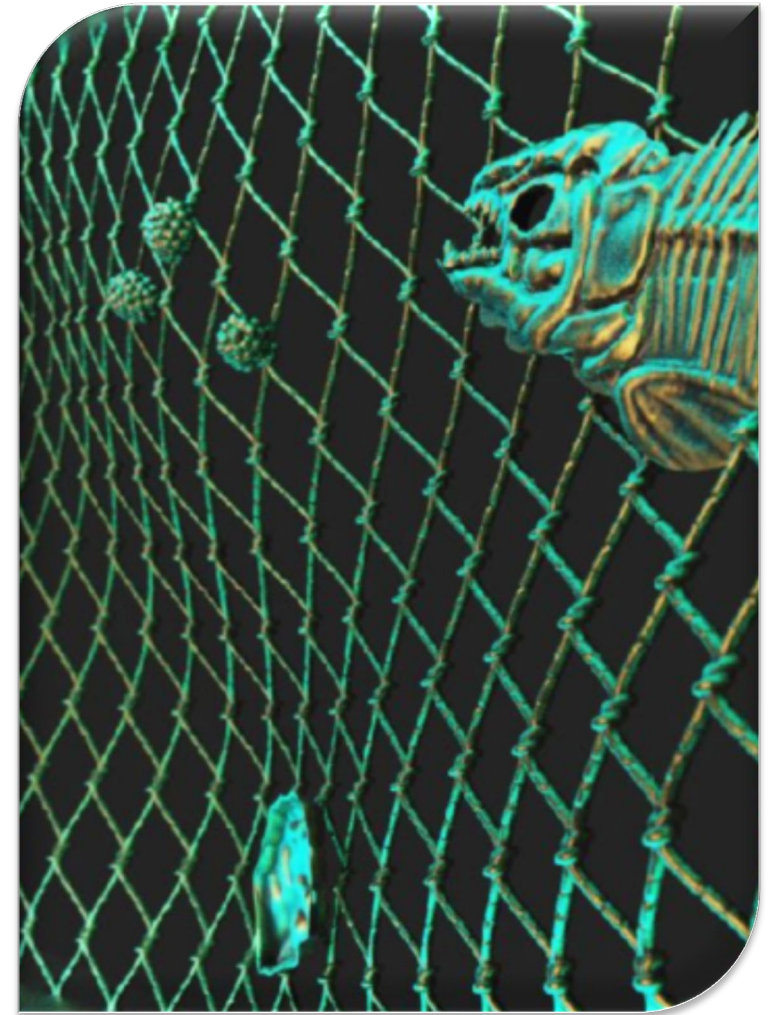
What is the Blue Economy?

The Blue Economy encompasses a wide range of activities, from traditional industries like fishing and shipping to emerging industries such as marine renewable energy and biotechnology. By investing in innovation and considering social equity, we can unlock the ocean's potential while safeguarding its resources for future generations.

Lift each door to learn about the Blue Economy at Fishermen's Terminal.



1% For Public Art



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.

