



**COMMISSION
AGENDA MEMORANDUM**

Item No. 6d

ACTION ITEM

Date of Meeting November 14, 2017

DATE: November 7, 2017

TO: Dave Soike, Interim Executive Director

FROM: Stephanie Jones-Stebbins, Managing Director, Maritime Division
Tracy McKendry, Senior Manager, Recreational Boating
Mark Longridge, Capital Project Manager

SUBJECT: Shilshole Bay Marina Multi-use Customer Service Facilities (CIP #C800356)
Shilshole Bay Paving (CIP #C800355)

Amount of this request: \$10,250,000

ACTION REQUESTED

Request Commission authorization of construction funding and for the Executive Director to advertise and award a major public works contract for:

1. The replacement of the Shilshole Bay Marina restroom and laundry facilities for an amount not to exceed \$8,500,000 for a total project authorization of \$10,100,000
2. The replacement and overlay of Shilshole Bay Marina paved parking areas for an amount not to exceed \$1,750,000 for a total project authorization of \$2,000,000.

EXECUTIVE SUMMARY

In 2006-2008 the Port made significant investments to upgrade the facilities at Shilshole Bay Marina. New docks were installed throughout the marina, a new administration building was constructed to replace the aging and seismically unsafe building, and some landside improvements were also made, including replacement of the M7 restroom at the north end of the Marina.

However, due to budget constraints at the time, several components of the original capital redevelopment plan were not completed, including the replacement of the restroom and laundry facilities, and replacement or overlay of the North and South parking areas.

Instead, these two projects were added to the Capital plan to address the oldest parts of the facility and to respond to the marina customer's top request, of improved restrooms, showers and laundry facilities.

During the planning phase of the projects, it was identified that a single major works contract would accommodate the scope of both projects and provide efficiencies in both contracting and construction management. This single contract approach is the current plan.

Meeting Date: November 14, 2017

Specific details of each project can be found in the attached Shilshole Bay Marina Restroom and Paving memos, respectively.

JUSTIFICATION

The current restroom facilities, built in 1961, are at the end of their useful life. In their current condition, Shilshole’s restrooms do not adequately meet the needs of moorage tenants, commercial customers, and marina visitors who expect suitable and accessible facilities. In fact, these deteriorated facilities put Shilshole at a competitive disadvantage when compared to other local marinas. Similarly, the paving is showing signs of distress and structural failure in some areas.

Port staff has worked to include sustainable design elements including stormwater improvements, solar photovoltaics and geothermal heat pumps in the new facilities. These improvements will reduce operating costs, while seeing significant environmental benefits.

Repairing and replacing these critical facilities with upgraded ones will ensure the competitiveness of Shilshole Bay Marina as a first class facility in the Puget Sound region.

ATTACHMENTS TO THIS REQUEST

Presentation Slides

Shilshole Bay Marina Restrooms Memo (Attachment A)

Shilshole Bay Marina Paving Memo (Attachment B)