

PORT OF SEATTLE
MEMORANDUM

COMMISSION AGENDA – POLICY AND STAFF BRIEFING

Item No. 7d
Date of Meeting November 30, 2009

DATE: November 10, 2009

TO: Tay Yoshitani, Chief Executive Officer

FROM: Melinda Miller, Director, Portfolio Management
Kate Deaver, Capital Project Manager

SUBJECT: Briefing on Proposed Replacement of the Fishermen’s Terminal C15
HVAC CIP 800137

BACKGROUND

Fishermen’s Terminal, located on Salmon Bay, is a regional center for maritime activity and one of the few working terminals in the United States open to public access. Restaurants, retail shops, full-service banking, fresh seafood market and the Seattle Fishermen’s Memorial offer a front-row seat to the historic fishing industry. Building C-15 at Fishermen’s Terminal was constructed in 1987. The building occupancy consists of the Port of Seattle operations staff offices and 18 mixed-use tenants, including leased offices, various retail businesses, one tavern, and three restaurants. The building is 95% occupied with annual revenues of \$1,172,537. The existing heating, ventilating and cooling system (HVAC) is original to the building. The normal useful life for an HVAC system is approximately 15 years. This system has been able to function well for 22 years due to proper maintenance and repairs, but it is well past its useful life. The preliminary budget for this project is \$4,000,000.

The HVAC system for the C15 Building consists of up to 15 “rooftop” units ranging in size from 2.5 tons to 25 tons. When the building was constructed in 1987, the units were installed on two mezzanine levels, (one for the west side of the building and one for the east side of the building) that were integrated into an open truss roof structure; basically the floor of the mezzanine and the roof for the building are tied together structurally.

PROPOSED CAPITAL IMPROVEMENT

This project will replace the existing HVAC and Mechanical Controls System with new equipment and a fully integrated mechanical controls system. Procurement for the engineer/designer will start in January 2010 with the actual design starting in mid- to late

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summer 2010. Construction is scheduled, weather permitting, for late spring of 2011 with an expected duration of less than three months. The project was included in the 2009 Plan of Finance as a committed project under CIP C800137 with the bulk of the dollars to be spent in 2011.

The selected Engineer will be tasked with creating design options that will be analyzed to determine the most cost effective solution with attention to energy efficiency and sustainability. We anticipate that the design will be challenging as the engineers will need to determine how to install very large units (up to 7'x7'x4') into spaces with limited (42") access. The roof/mezzanine structural issues will also be addressed and a solution determined so that the units can easily be replaced as needed in the future. We hope to find creative and cost effective methods for construction that will reduce the costs but will not know until we start the design. The costs were estimated higher than a normal HVAC project due to the roof/mezzanine structural issues.

NEXT STEPS

December 15, 2009: Commission authorization for the required permitting, design, and project management is planned to be requested at a commission meeting.

Winter 2010/Spring 2011: Commission authorization for construction funding will be sought upon completion of the required permitting, engineering design, and final construction estimate.

Summer 2011: Construction to begin.

Fall/Winter 2011: Construction to be completed.