

Item No.	10b_Supp
Date of Meeting	March 23, 2021

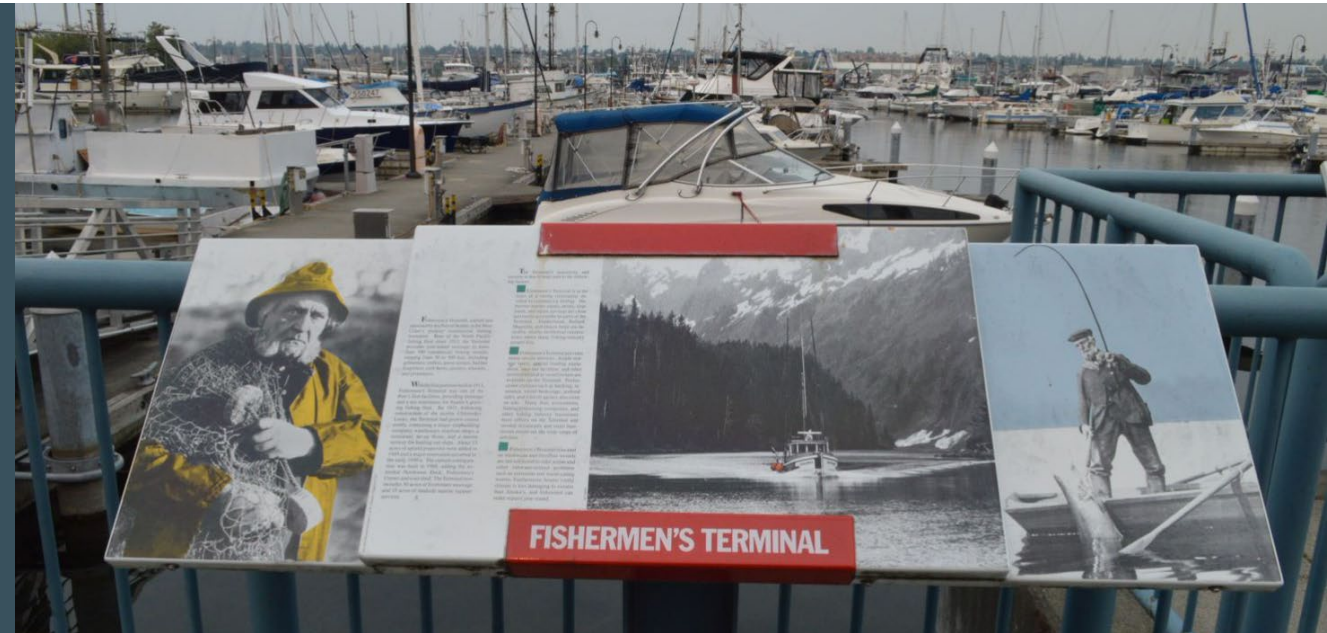
Fishermen's Terminal Redevelopment Program

Briefing and Authorization to Complete Site
Improvements Under New CIP



At a Critical Juncture

- Touch Point on Program Scope Components
- Request for Authorization to Complete Site Improvements under new CIP
- Progress Update & Accomplishments
- Path Forward



Overview

FT Site Improvements

- **Scope Refinement** *and plan to move forward*

Maritime Innovation Center

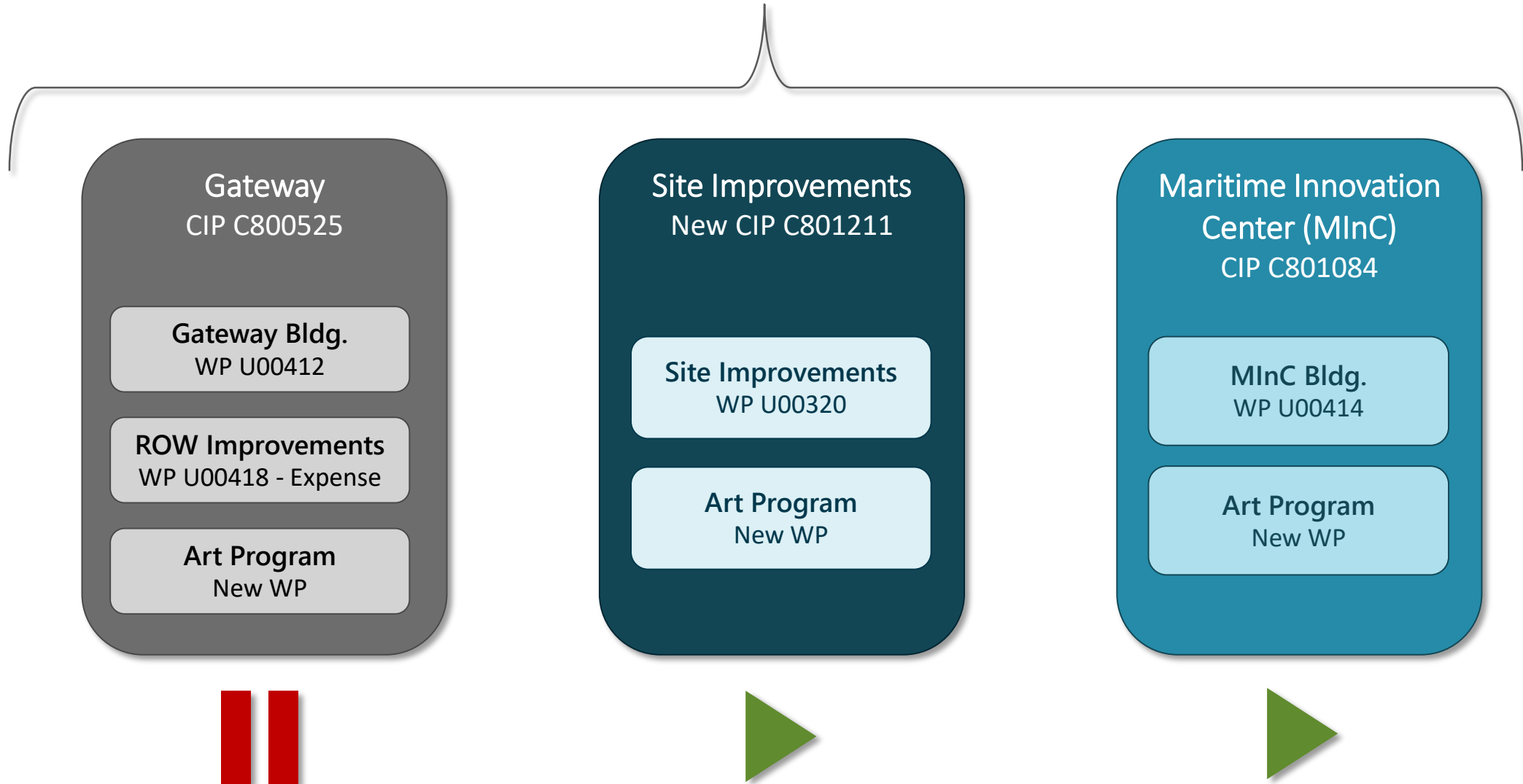
- **Status Update** on progress towards Design & Permitting completion

Gateway building and ROW Improvements

- **Status Update** *on plan to pause and shelve after 60% Design*

Budget Structure

FT REDEVELOPMENT PROGRAM



FT Site Improvements

Decision Point

INTENT

- Clarify nature, intent, and scope of body of work
- Present progress to date
 - Through 60% Design
- Present total estimated project cost
 - Not yet in the 2021 Capital Budget
- Seek authorization to proceed as a separate CIP



FT Site Improvements

Scope Refinement



LANDSCAPE

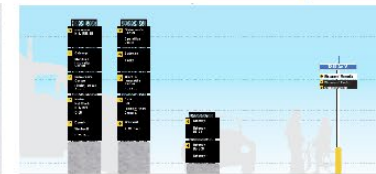
- Landscape Planting
- Parking Striping
- Crosswalk Improvements
- Site Furniture

SIGNAGE

- Interpretative Signage
- Wayfinding Signage
- New Monument Sign

ELECTRICAL

- Site Lighting



LEGEND

- SCOPE BOUNDARY
- SITE LIGHTING
- SIGNAGE LOCATIONS
- OTHER SCOPE AREA

FT Site Improvements

Path Forward

STATUS

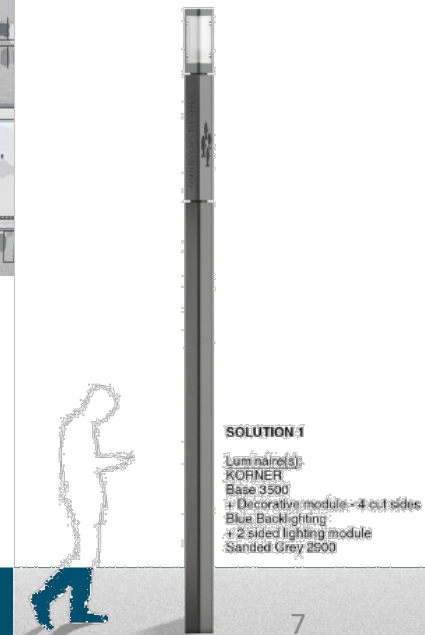
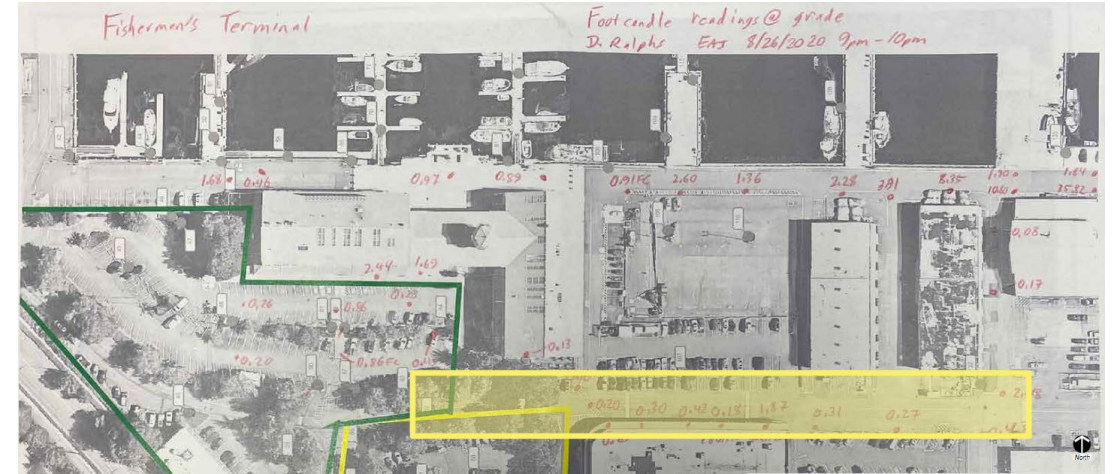
- 60% Design complete
- 60% Risk assessment and stochastic modeling underway
 - Identify and quantify risks in terms of probability and impact

TOTAL PROJECT COST

- \$3,300,000 *at current scope & schedule*
 - Includes 1% Art Program
 - Accounts for increased constr. cost due to smaller bid package
 - Does not account for delivery method mitigation

NEXT STEPS

- Progress towards design completion under new CIP
- Build concurrently with Maritime Innovation Center



Maritime Innovation Center

Status Update

ACHIEVEMENTS

- Shoreline Substantial Development Permit submitted & under review
- Secured \$5,000,000 State funding
- Completed 60% Design
- 60% Risk assessment and stochastic modeling underway

TOTAL PROJECT COST

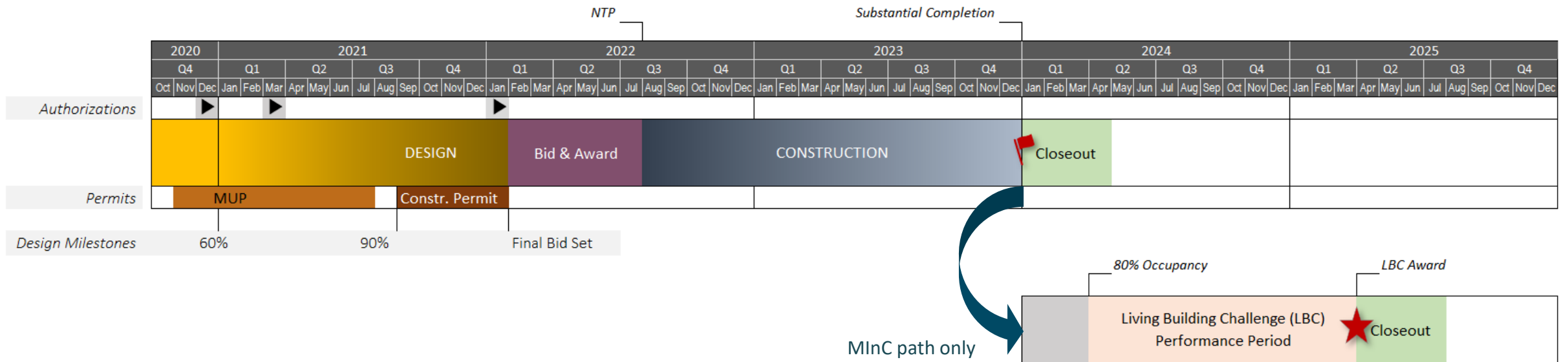
- \$18,000,000
 - project cost is total (including Port and State contribution)
 - Includes 1% Art Program
 - Accounts for increased constr. cost due to smaller bid package
 - Does not account for delivery method mitigation

NEXT STEPS

- Complete Design & Permitting and build concurrently with Site Improvements



Maritime Innovation Center and Site Improvements Timeline



Gateway Building

Plan to Pause

DESIGN WORK geared towards marketing to prospective tenants:

- Editable materials: digital and printable brochures, promotional videos, renderings, drone footage, key facts and figures
- Test fittings

SHELVING to preserve value of work completed to date:

- Package all latest deliverables (60% Design progress)
- Shelving Memo





Questions?

Appendix

Budget Structure

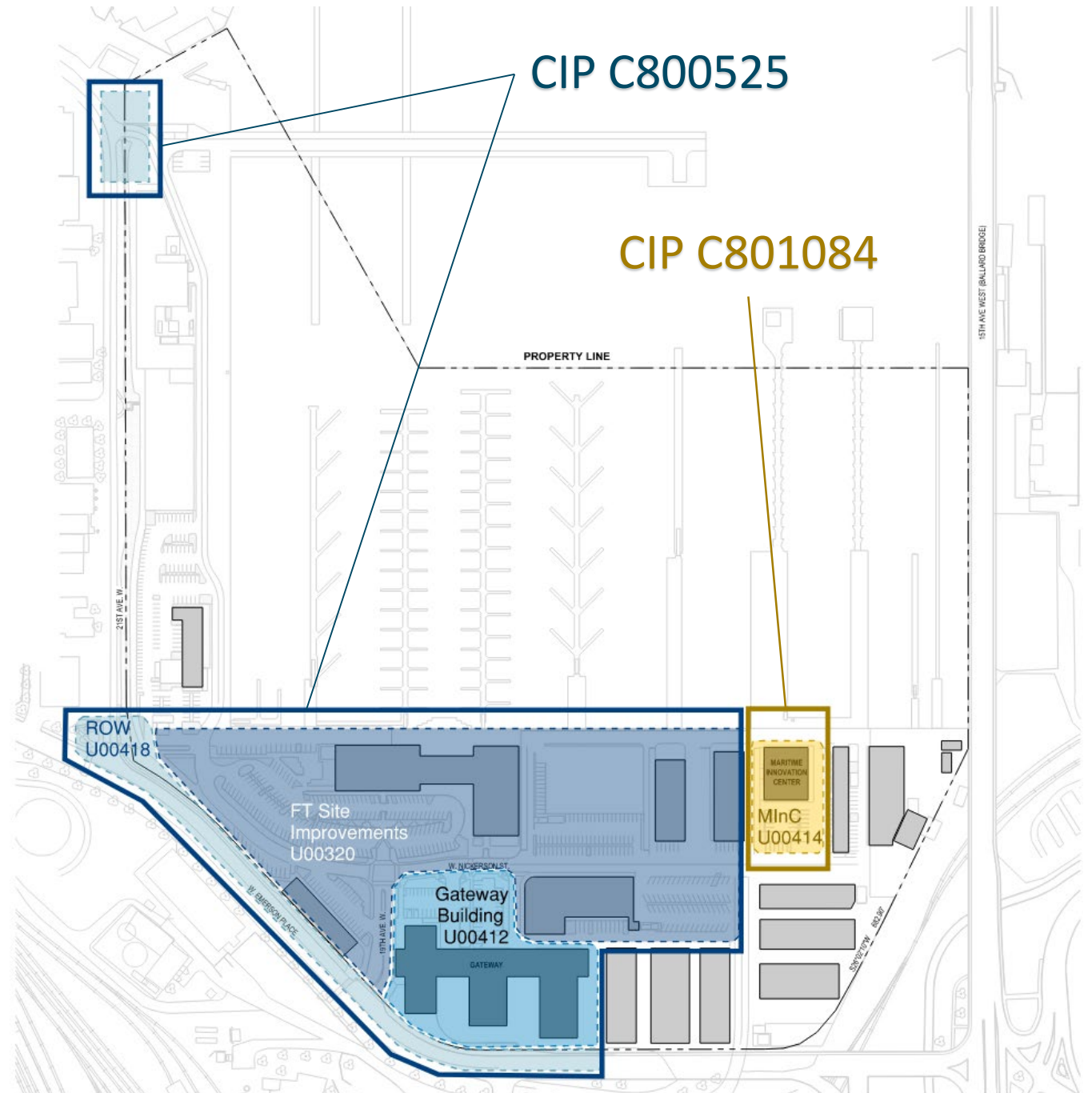
Pre-60% Design

GATEWAY CIP

- Gateway Building
- Right of Way (ROW) Improvements
- FT Site Improvements

MInC CIP

- MInC Building
- MInC Art Program



Budget Structure

Post-60% Design

GATEWAY CIP

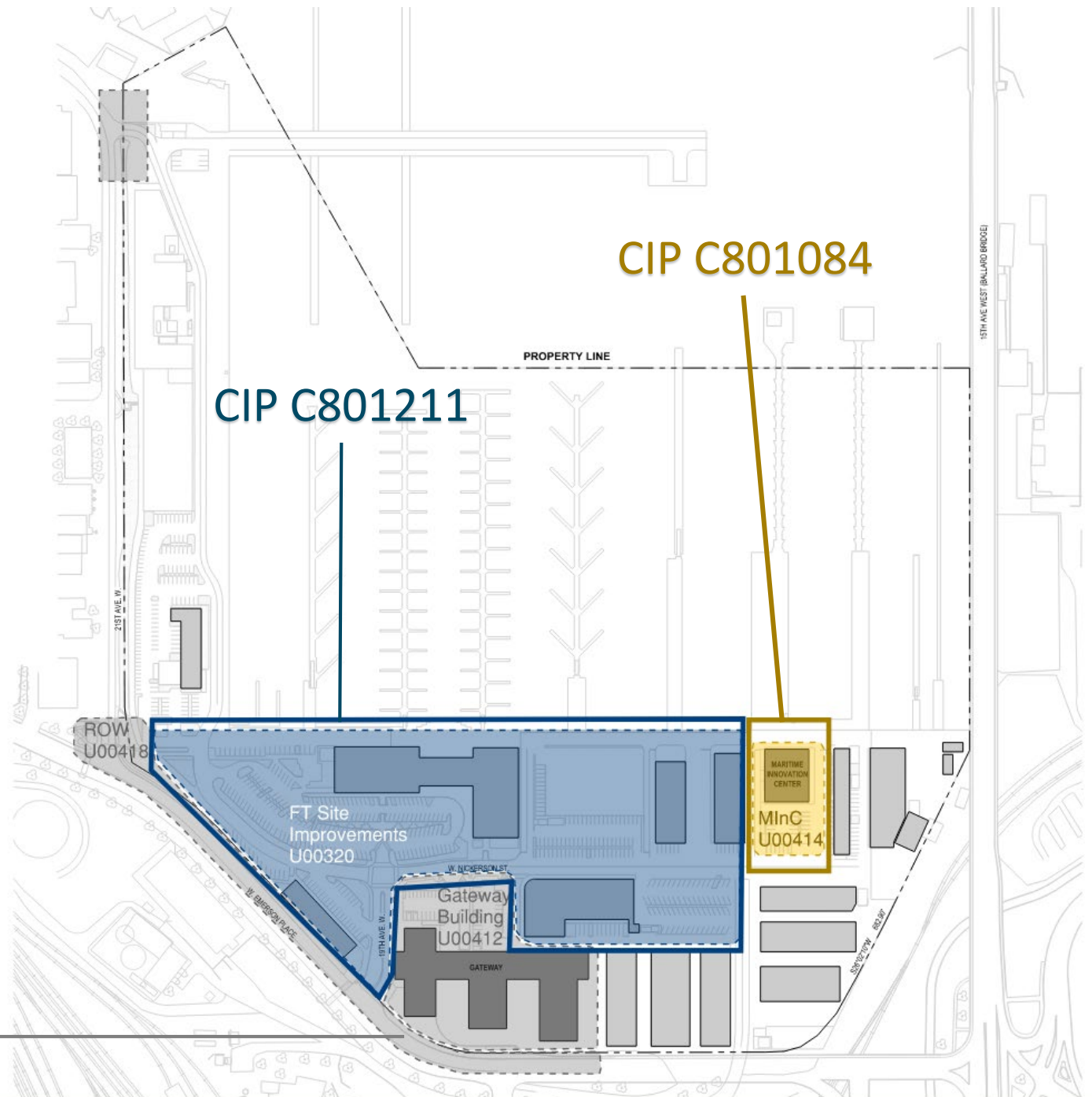
- Gateway Building
- ROW Improvements

MInC CIP

- MInC Building
- MInC Art Program

SITE IMPROVEMENTS (NEW)

- Site Improvements
- Art Program



Interpretative Signage

Enhanced Experience of Place

IMPROVED STORYTELLING

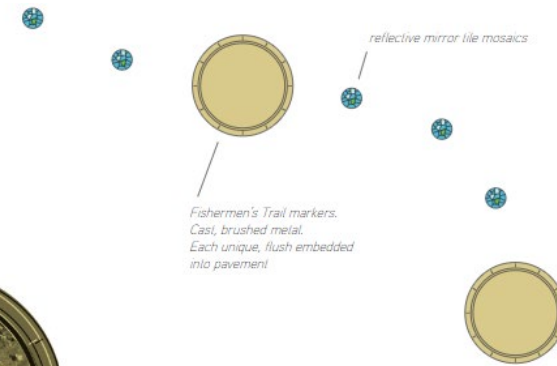
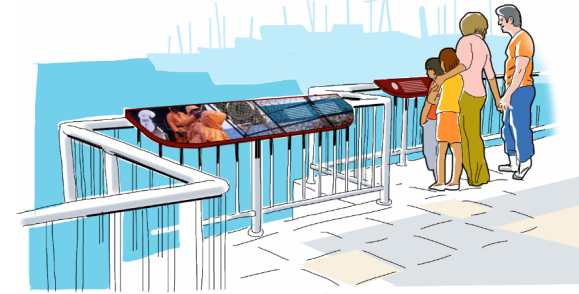
- Engage the public and build understanding of fishing
- Expanded views and improved interpretative signage
- Stronger Site Identity
- Integration with Art Program

Key themes

- History, impacts, and future of fishing industry
- Stewardship of watershed resources

Equity & Critical Outreach

- Address deficiencies on native voice and narrative
- Collaboration and partnership opportunities

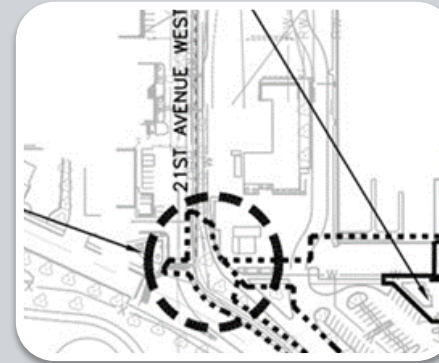
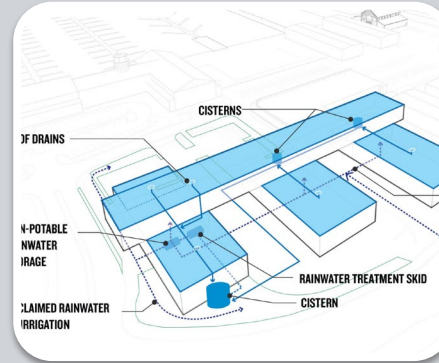


schematic concept for trail marker



Gateway Building Achievements

**GATEWAY LBC CORE/
2030 CHALLENGE**



Eco-Charrette

Provided context for comprehensive evaluation of preferred sustainability objectives

30% Design

60% completed and updated project cost estimate based on preferred sustainability options

Sustainability Goals

Determined feasible sustainability goals to be incorporated in the scope while nearing 60% design

ROW Resolution

Public Street Improvement requirements approved by SDOT

60% Design

60% completed and updated project cost estimate