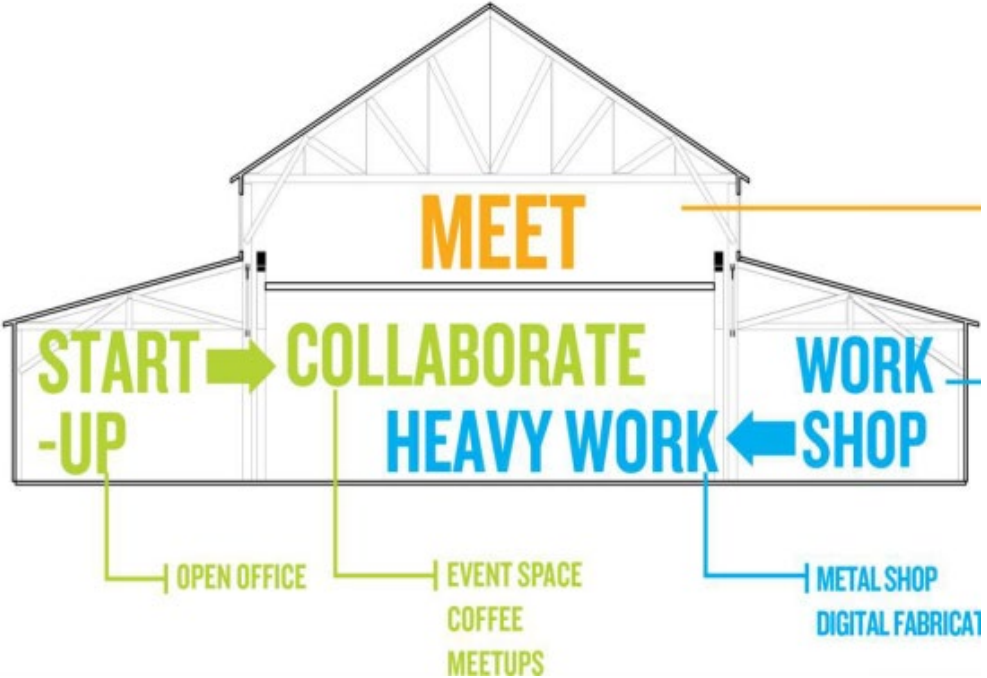


# Maritime Innovation Center EDA Match Funds Authorization



# Leveraging Funding for the Maritime Innovation Center

- Request Commission authorization for the Executive Director to invest at least \$5,718,840 into the Maritime Innovation Center (MInC) to provide required matching funds for a United States Economic Development Administration grant in the amount of \$5,000,000.
- This authorization commits Port funding to the MInC project **if** EDA approves the Port of Seattle's grant request and executes a contract with the Port for the grant funding.
- Part of 2019-2023 Capital Improvement Plan

# Maritime Innovation Center

“The center will be used to support technology acceleration and incubation, and act as a focal point for maritime sustainability, including, but not limited to, supporting technology development for maritime decarbonization and electrification.”

*Excerpt from interagency agreement*



# Innovation Center Strategic Objectives

- ☑ Be a focal point for maritime innovation
- ☑ Offer incubator and accelerator environment
- ☑ Support investment in BlueTech start-ups and new technologies
- ☑ Drive equitable economic development
- ☑ Support workforce development and maritime career exploration



First Maritime Blue Innovation Accelerator Cohort



# Ship Supply Building: Assets for Innovation

- Accessibility
- Access to water
- Access to laydown area
- Proximity to Maritime Suppliers and Manufacturers
- Visibility
- Historic Preservation, Aesthetics & Ability to Leverage Capital
- Equity & Diversity



# Proposed Building Improvements

- Abatement of regulated materials in existing structure
- Partial existing building demolition (timber structural framework to be preserved)
- Enhancement of structural piles and framework
- Construction of new MInC building core and shell
- Utility services removal and replacement
- New building perimeter and parking lot paving

# 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.

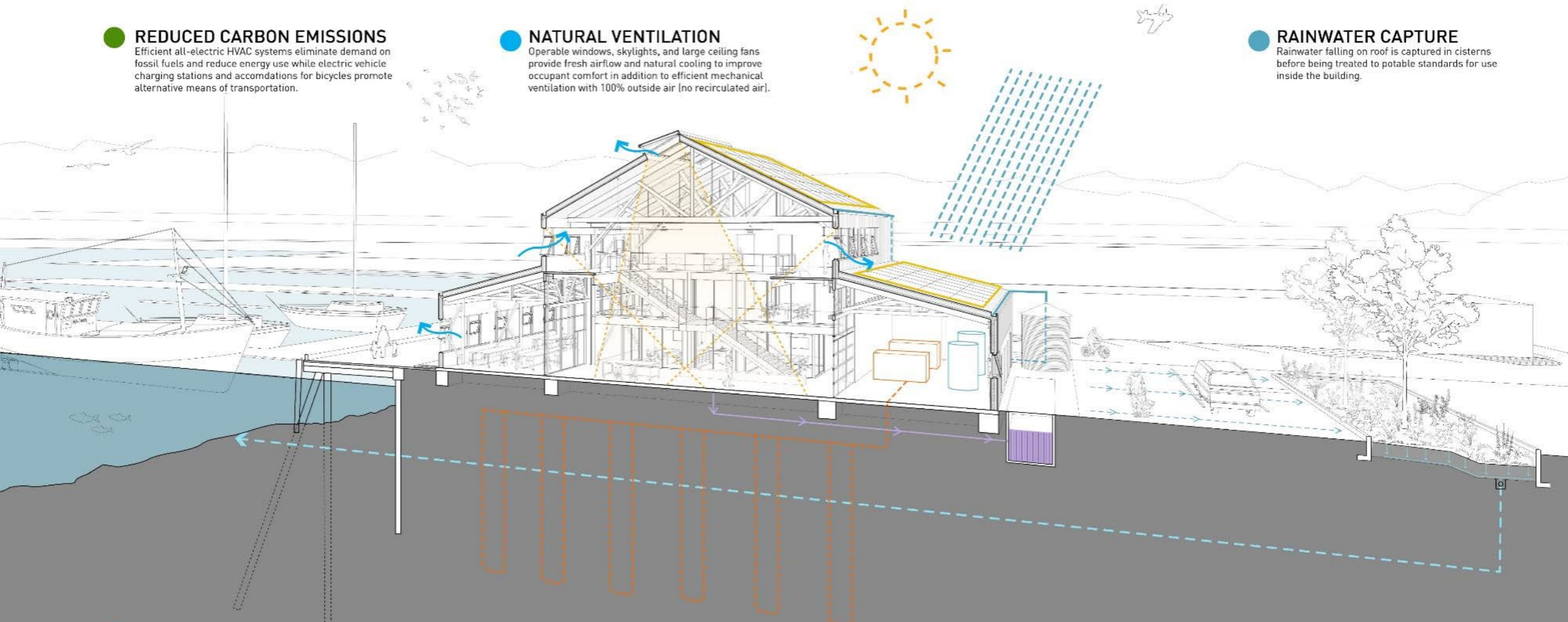
**NET POSITIVE ENERGY**  
Photovoltaic panels on roof generate more than enough electricity to offset entire building energy use and provide resiliency.

**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...



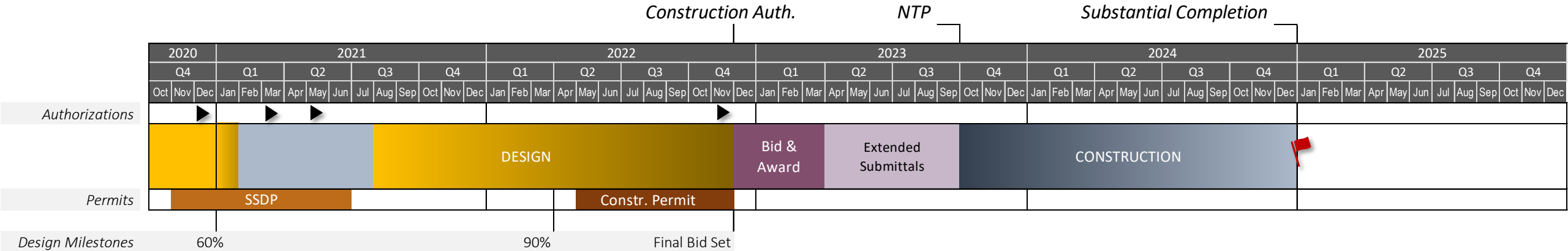
# Maritime Innovation Center

## Project Cost Summary (updated 60% Design Estimate)

Description	Estimated Costs	% of Total Project Cost
Engineer's Estimate of Direct Constr. Costs	\$12 M	60%
Other Construction Costs	\$3.0 M	15%
Soft Costs	\$4.6 M	24%
Art Program	\$200 K	1%
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b>\$19.8 M</b>	<b>100%</b>

The project is included in the Port of Seattle's approved 2022-2026 CIP with a total project cost of \$19,869,000.

# Maritime Innovation Center Development Schedule



\* Community engagement tasks will vary by project needs

# Next Steps



- Complete design work
- Finalize cost estimates
- Secure construction permits
- Secure construction funding
- Partner with Maritime Blue to evaluate tenant options as facility starts construction
- Achieve Living Building Challenge

# APPENDIX

