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Item No: 8i_Supp
Meeting date: November 8, 2022
U00414 Fishermen's Terminal
Maritime Innovation Center
Additional Design Funding

Kelly Purnell – Capital Project Manager
Kyra Lise – Director, Real Estate Development (Sponsor)
Melinda Miller – Director, Real Estate Asset Management (Sponsor)

Project Location

3919 18th Ave. West, Seattle, WA 98119
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Action Requested

- Request Commission authorization for the Executive Director to acquire additional funding for design of the Maritime Innovation Center project in the amount of \$500,000.
Project Estimated Cost: \$26,400,000
Design Authorization Request: \$500,000 for a total authorization of \$3,650,000

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Project Overview

- Redevelopment/renovation of Seattle Ship Supply Building into Maritime Innovation Center
- New foundation, shell, and interior
- Living Building Challenge petal certification
- Site improvements
- 1% for art

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Cost Increase Drivers

- Design error discovered during permitting review
- Correction of the design with potential 6 month delay
- Geotechnical review study and vibration analysis of adjacent buildings

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Cost Evolution

Pre-Design 10% 30% 60% 90% 100%
10% + Adjusted 60% 100% Design
Concept 10% Design Sustainability 30% Design 30% Design Plus 60% Design Design 90% Design Plus Redesign
Dec 2017 Sept 2019 Dec 2019 May 2020 Nov 2020 Jan 2021 May 2021 June 2022 Sept 2022
\$13.4M to
~\$10.5M \$17M \$16M \$18M \$19.8M \$25M \$26.4M
\$15.8M

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Questions?Questions?

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