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Item No.: 8j_Supp
Date of Meeting: July 23, 2024
FT C15 Building Improvements
Commission Design Request
PN: N10312, CIP: 801096
July 23, 2024
Rod Jackson/ Jessica Carlson

Updated Overview

- Project Information
- Project Scope
- SEF (sustainable Evaluation Framework)
- Cone of Certainty
- Schedule

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Project Information

C15 is the centerpiece of Fishermen's Terminal and includes:

- A waterfront plaza, Port of Seattle offices, tenant office space, restaurants, and stores. The multi-use building is operational 7 days a week.

Project details:

- Sponsors: Jennifer Maietta, Director RE Asset Management and Jessica Carlson Senior Real Estate Manager
- Current Estimated Project Cost: \$16,387,000
- Current Estimated Construction Cost: \$12,505,000
- Previously Requested Authorization: \$300,000 for Seed money

TODAY'S REQUEST:

Request Commission Authorization of \$500K for July 23rd 2024.

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Project Scope

Project Scope:

- C-15 building roof overlay, insulation gutters, rooftop vents
- Solar panels
- Cladding and insulation
- Update Storefront doors and thresholds
- Triple pane windows
- Tower Structure repairs
- Art – Mary Coss
- RGB LED and Plaza Lighting
- Bike Lockers, Community Board, Picnic Tables
- Biofiltration Planters and oyster barrels

Architectural Rendering of C15 with Solar Panels and New Facade

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Sustainable Evaluation Framework

- Building Energy Waste
 - Rooftop solar Salvage windows and metal siding (11.5 tons)
- 10-20% of building energy use Stormwater
 - Install stormwater treatment on downspouts
- ROI 10 years Materials
 - Lifetime Carbon Reduced: 96 tCO₂e Procure select red list free materials
 - Cladding, insulation, LED lighting, triple pane Equity windows, exterior sun shades Improve plaza lighting

- 46% building energy use reduction Keyless bike lockers
- ROI: 40 years Community board
- Picnic tables
- Lifetime Carbon Reduced: 955 tCO₂e Update doors and thresholds for accessibility

Note: Estimates are all rough-order-magnitude based on preliminary pre-design assumptions

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Cone of Certainty

We are here

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Preliminary Schedule

Acquisition Planning UPDATE June 13, 2024
Commission Authorization - Design July 23, 2024
Commission Authorization - Construction 2025 Quarter 1
Notice to Proceed 2025 Quarter 2
In-use date 2027 Quarter 3

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Questions?

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