

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



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.

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

Sustainable Evaluation Framework

- **Building Energy**

- Rooftop solar
 - 10-20% of building energy use
 - ROI 10 years
 - Lifetime Carbon Reduced: 96 tCO₂e
- Cladding, insulation, LED lighting, triple pane windows, exterior sun shades
 - 46% building energy use reduction
 - ROI: 40 years
 - Lifetime Carbon Reduced: 955 tCO₂e

- **Waste**

- Salvage windows and metal siding (11.5 tons)

- **Stormwater**

- Install stormwater treatment on downspouts

- **Materials**

- Procure select red list free materials

- **Equity**

- Improve plaza lighting

- Keyless bike lockers

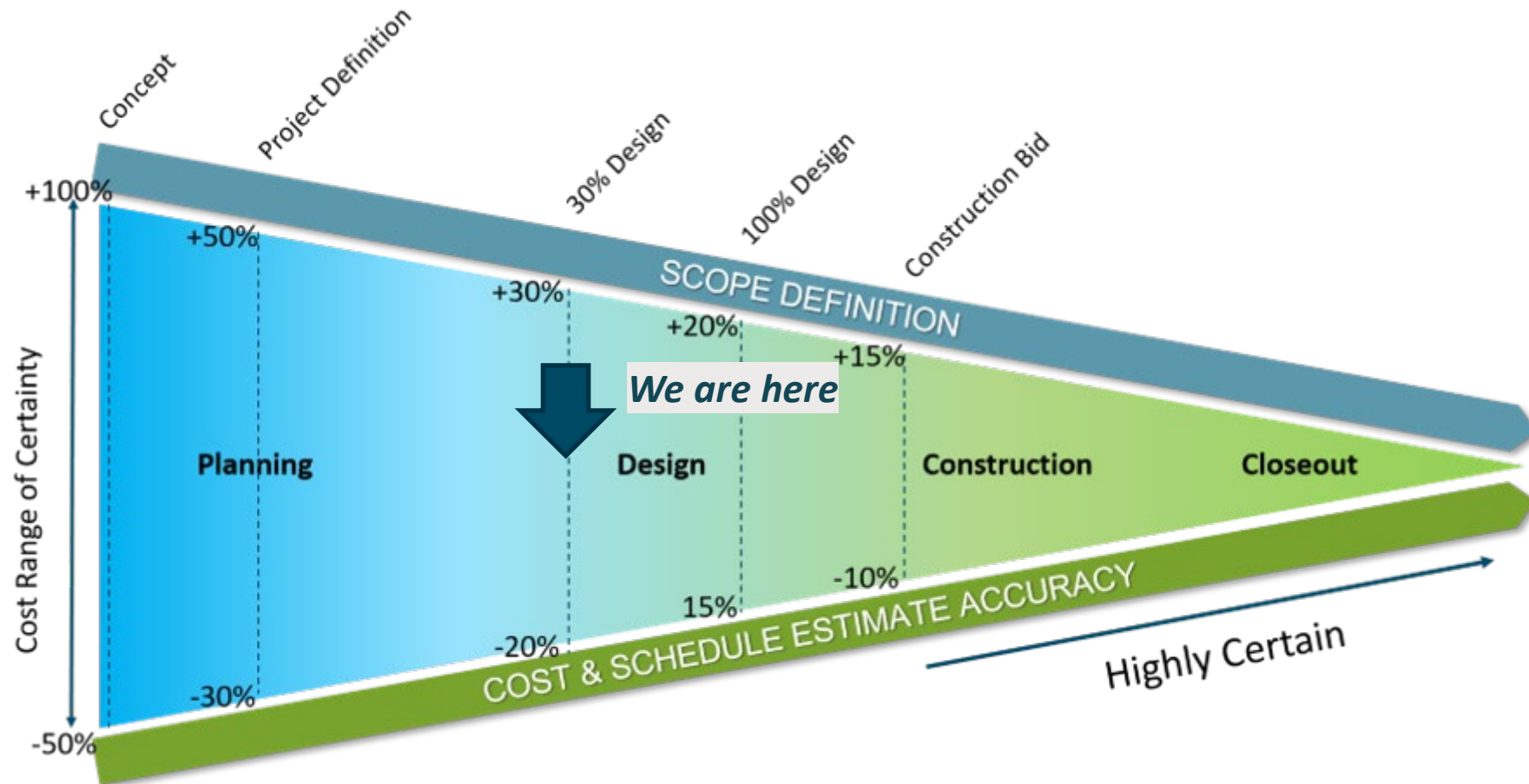
- Community board

- Picnic tables

- Update doors and thresholds for accessibility

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

Cone of Certainty



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

Questions?