Shilshole Bay Marina Customer Service Buildings
60% Design Update (amended)
Presented June 13, 2017
Welcome & Introductions

Port Staff:
• Tracy McKendry – Director, Recreational Boating
• Mark Longridge – Capital Project Manager
• Rosie Courtney – Public Affairs Manager

Designers:
• Marcel Bodsky – Project Manager, Tetra Tech
• Tom Roth – Lead Architect, Tetra Tech
Agenda

• Project Overview
• Design Overview & Details
• Sustainability Aspects
• Questions & Answers
Project Overview

Goal:
• Update the facilities & improve the customer experience at Shilshole Bay Marina

Primary Scope:
• 2 new larger South/Central Restroom & Laundry buildings (~2,600 sf each)
• 1 smaller North Restroom (~800 sf)
• Convert current M2 & M5 restrooms to utility buildings, demolish M4 & M6

What’s the Plan?
Project Overview

Site Plan

2017 SHILSHOLE BAY MARINA SITE PLAN - 60% CONCEPT
Project Overview

Building/Design Goals

- Warm
- Dry
- Light
- Comfortable
- Easy Accessibility

- Energy Efficient
- Sustainable
- Higher Capacity
- Shorter wait times
- Better functionality

Balancing All the Goals for the Best Design
Project Overview

Schedule

- Currently at 60% Design Review
- Next stop 90% Design & Permit Submittal
- Final plans and bidding by March 2018
- Construction scheduled to start Spring 2018
- New facilities scheduled to open Fall 2018

Where Are We Now & What’s Next?
Project Overview

Schedule:

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Remaining Design
Permit Approval (DCI)
Prepare Final Bid Documents
Bidding & Contract Award
Construction

Where Are We Now, & What’s Next?
Central Restroom, Looking Northwest

- Brick/Stone Veneer, Metal Siding Above
- Solar Panels
- Bike Storage
- Trash/Recycle
Dashed line is building overhang

Building size: 2,588 square feet

Building size: 780 square feet

Floorplans
Conceptual View of Women's Restroom

- Skylight for Natural Lighting
- Counter Space with Outlets
- Radiant Floor Heating
- Showers
- Bathroom stalls
Shower Layout – Private Stalls With Wet & Dry Areas

- Locking Door on Stall
- FOB Activated Showers
- Wet Side
- Dry Side
# Fixture Counts

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Increases in Most Facilities, Especially Showers & Laundry
Site Amenities

- Secure Bike Storage
  - ~16 Bikes Per Storage Unit
    - Polycarbonate roof
    - Glass sides
    - FOB access
- Bottle Filler
- Water Fountain
- Dog Water Dish
- Bike Repair Center
Typical Site Amenities

DOG WASH!

Dog wash located outside large buildings with tempered water
Sustainability

Sustainable and responsible business practices are integral to the Port's strategic business objectives.

Planning for:

- Solar Photovoltaics (PV) rooftop arrays
- Geothermal heat pump HVAC systems

Committed to Sustainable Design
Sustainability

Solar Photovoltaics

- Arrays on each of the larger buildings (South & Central)
- Up to 50kW systems per building, producing around 52,000 kWh in an average year (average Seattle homes consume ~12,000kWh/yr)
- Goal is to cover over 65% of total restroom electrical load, and 100% of the ground source heat pump load
- Paired with high efficiency design throughout (low flow fixtures, LED lighting etc)

Committed to Sustainable Design
Sustainability

Geothermal Heat Pumps

• Use much less energy than conventional heating systems, since they draw heat from the ground. Not only does this save energy and money, it reduces air pollution.

• Like an air source heat pump, but uses the natural consistency of ground temperature to heat the building.
Sustainability

Geothermal Heat Pumps

Paired with radiant heating in larger buildings offers system with over 500% efficiency rating

Committed to Sustainable Design
Sustainability

Geothermal Heat Pumps
The Port’s first Geothermal heat system, but used in many other local projects and jurisdictions.

- King County Libraries
  - Newcastle Branch
  - Tukwila Branch
  - Duvall Branch
- Snohomish School District
  - Valley View Middle School
- Seattle School District
  - Adams Elementary School
  - Madison Middle School
- Veteran’s Administration
  - American Lake Campus
- Snohomish PUD Headquarters
- Lake Washington School District
  - Carl Sandburg Elementary

Committed to Sustainable Design
Sustainability

- Many geothermal systems possible. Closed vertical loop system selected for larger buildings at Shilshole.
- Requires 5-10 wells, each 300’ deep