

# Asset Stewardship - Maritime Industry Economic Growth and Efficiency



## Terminal 91 Berth 6 and 8 Redevelopment

This project preserves port assets that are essential to maritime industry economic growth and efficiency through redevelopment of pier moorings.

*"Redeveloping berths 6 and 8 at Pier 90 will provide critical berth space for commercial fishing vessels that support thousands of jobs not just on the boats, but throughout the Puget Sound region."*

-Jim Gilmore, At-Sea Processors Association

### TOTAL COST: \$35 MILLION

#### PROJECT SUMMARY

Redevelop the vessel pier moorings and adjoining apron areas of Berths 6 and 8 along the northeast side of Pier 90 at Terminal 91 to help meet fishing fleet and commercial vessel demand.

Redevelopment includes:

- Demolition of approximately 62,250 sf of condemned existing timber apron and 830 LF of seawall (northerly portion of Berth 6 and entire Berth 8)
- Removal and relocation of existing gangway, floats and boathouses, small office structure, and reconstruction of approximately 830 LF concrete apron structure at 600 pounds per square foot.

Project assumes no additional overwater coverage. Dredging would be under a separate project.

#### JUSTIFICATION

Asset and revenue preservation.

#### CENTURY AGENDA/LONG RANGE PLAN

This project supports the Port's Century Agenda by restoring capabilities of Pier 90 structure similar to the remaining Terminal 91 aprons.

#### BUSINESS PLAN OBJECTIVES

- Work with the terminal operators, fishing industry, tug boats, and other dock users to maximize the use of docks and upland buildings providing net income to the Port.
- Invest in strategic capital improvements to ensure long term viability of the North Pacific Fishing Fleet.



## **SUSTAINABILITY AND LIFE CYCLE COSTS**

The Port will integrate sustainability and equity into review and design process for this project.

This project requires environmental permitting and review. Likely permits/approvals include:

- State Environmental Policy Act (SEPA) Review
- City of Seattle Shoreline Substantial Development Permit
- City of Seattle Construction Permit

**Estimated Completion Date:** Q4 2021



# Asset Stewardship - Maritime Industry Economic Growth and Efficiency



## Salmon Bay Marina Docks D and E Replacement

This project preserves port assets that are essential to maritime industry economic growth and efficiency through dock replacements and improvements.

*"The recreational boating industry has a significant economic impact in our region, generating 28,000 jobs and \$4 billion in overall economic activity. Investing in marinas means investing in the region's waterfront. The investments like those planned for Salmon Bay Marina support an industry that runs deep in the Puget Sound area."*

-Peter Schrappen, Vice President & Director of Government Affairs, Northwest Marine Trade Assn.

### TOTAL COST: \$5.9 MILLION

#### PROJECT SUMMARY

- Replacement of floating Docks D and E with new dock configuration permitted under the existing Master Use Permit (MUP).
- Work includes demolition of existing docks, dredge of area to 16' draft and replacement of docks with 12' wide concrete floating docks approximately 170' and 150' long, respectively.

#### JUSTIFICATION

- The Salmon Bay Marina site inspection report concluded existing docks have limited useful life remaining.

#### CENTURY AGENDA/LONG RANGE PLAN

- Use our influence as an institution to promote

small business growth and workforce development.

- Increase customer satisfaction

#### BUSINESS PLAN OBJECTIVES

- Maximize the use of docks to provide net income to the Port by providing functional, safe and reliable docks for current and prospective customers.
- Meet or exceed future needs for recreational boating operations.
- Meet or exceed other future commercial operational boating operations.

**Estimated Completion Date:** Q3 2020



# Asset Stewardship - Maritime Industry Economic Growth and Efficiency



## Fishermen's Terminal Docks 3, 4, 5 Fixed Pier Improvements

This project preserves port assets that are essential to maritime industry economic growth and efficiency through improvements to dock facilities.

*"Extending the life of Docks 3, 4, and 5 at Fishermen's Terminal is a worthy and essential investment for working fishermen who rely on access to these waterfront assets year in and year out. These new upgrades will continue to make Fishermen's Terminal the best facility of its kind in Washington and Alaska."*

-George Hooper, Silverbay Seafoods

### TOTAL COST: \$6 MILLION

#### PROJECT SUMMARY

- Install structural pile jacket on FT Docks 3 and 4 steel piling from the splash zone to 2 feet below the mudline to prevent corrosion and enhance pile capacity.
- Install pile wrap in the splash zone and cathodic protection system on Dock 5 steel piling.

#### JUSTIFICATION

Asset preservation

### CENTURY AGENDA/LONG RANGE PLAN

Asset preservation

#### BUSINESS PLAN OBJECTIVES

Improve and maintain facilities to continue to support fishing industry and maintain assets that provide value to customers.

#### FINANCIAL ANALYSIS SUMMARY

This project preserves approximately \$370k in revenue per year.

**Estimated Completion Date:** Q1 2021



# Asset Stewardship - Maritime Industry Economic Growth and Efficiency



## Pier 66 HVAC Systems Upgrade

This project preserves port assets that are essential to maritime industry economic growth and efficiency through modernization of facilities.

**TOTAL COST: \$2.9 MILLION**

### PROJECT SUMMARY

Comprehensive upgrade to replace remaining outdated HVAC controls, including one existing Cooling Tower, VFD's and other miscellaneous equipment as noted in the latest HVAC assessment for the facility.

### JUSTIFICATION:

Upgrading the HVAC system is critical to tenants and customers while preserving the revenue of two significant business units.

### CENTURY AGENDA/LONG RANGE PLAN

- Retain existing business by providing much needed modernization to the 24 year old international conference and event center areas that occupies the 3rd floor and the newly expanded cruise terminal.

- Maintain existing assets and improve their flexibility of use to ensure optimal financial performance is achieved.
- Invest in technological improvements to increase effectiveness of the facility to provide the same services our competitors are able to provide.
- Support the Port's Century Agenda goal of advancing this region as a business gateway by fostering collaboration, ideas exchange, and relationship building among attendees.

### BUSINESS PLAN OBJECTIVES

- Ensure facility meets the expectations of occupants and is able to compete with other new or recently updated similar facilities in Seattle.
- Protect local jobs and maintain facility at a standard that retains existing customers and attracts new customers.

## SUSTAINABILITY AND LIFE CYCLE COSTS

This project may require environmental permitting and review. Likely permits/approvals include:

- SEPA Exemption
- Shoreline Exemption
- ECA compliance

We are assuming that there will be no ground disturbance or increase in footprint.

Permitting effort is expected to be minor.

## ALTERNATIVES CONSIDERED AND IMPLICATIONS

### Alternative 1: Maintain Status Quo

- Though capital funds would not be expended with this option, maintenance cost will increase.
- The conference center and cruise terminal would likely lose potential business and revenue would also be affected.

Staff could proceed with implementing upgrades to portions of the facility, and complete the remaining improvements at a later time.

- Staff believes this would affect customer experience and the costs to implement the remaining upgrades would only increase due to inflation/escalations.



- This is not the recommended alternative.

**Alternative 2:** Proceed with the design and replacement of the HVAC control systems including the replacement and installation of various controls equipment and one cooling tower.

- This will reduce future risks and consequences to the HVAC system, including tenant and staff disruptions, should a failure occur.
- This is the recommended alternative.

**Estimated Completion Date:** Q4 2021