

**EVERETT PORT COMMISSION
AGENDA ITEM COVER SHEET**

Project/Requested Action:	Fisherman’s Harbor Commercial Development (Buildings A8 & A17) – Action	Initialed by:	
		Executive Director:	<u>RLM</u>
Location:	Waterfront Place Central parcels A8 and A17 (Fisherman’s Harbor)	Chief Finance Officer:	<u>ER</u>
		Originating Dept.:	<u>Engineering & Planning</u>
		Department Head:	<u>BRK</u>
		Contact Person:	<u>B. Whitaker</u>
		Phone Number:	<u>425-508-6627</u>

MEETING OF: June 15, 2021

Agenda Item Type: **X** **Action**

Attachments for Commission Meeting Packet (please identify): None

Total Expenditure:	\$	Account/CIP: 2-0-064-01; 5-0-012-01; 6-8-009-01; 6-8-012-01
Amount Budgeted:	\$3,640,000 (Construction only)	
Additional Required:	\$	

Summary Statement:

This project represents a significant investment into the commercial success of the Fisherman’s Harbor district, within Waterfront Place Central (WPC). Given the size of the project, the private sector was not interested in investing. To deliver waterfront commercial in a timely fashion, the Port made the strategic decision to construct the retail buildings. The Port of Everett has completed the infrastructure necessary for commercial and private development to now take place, and this project builds on those earlier investments. This commercial project will take place at two locations, and will accomplish the following elements:

1. A8 Restaurant (CIP 6-8-009-01) – The future restaurant building on parcel A8 (located immediately south of the Pacific Rim Plaza) will be an approximately 6,000 square foot facility housing two new commercial tenants. These tenants are signed and committed to this future building. A8 will be built to a “gray shell,” meaning the interior of the building will be completed to a level that allows the future tenants to immediately begin their interior tenant improvements. Building highlights include outdoor eating courtyards and a two-way outdoor fireplace that patrons can enjoy.
2. Fisherman’s Harbor Esplanade Wall (CIP 5-0-012-01) – Running south alongside the existing esplanade from the Pacific Rim Plaza to the Guest Dock 5 access pier, this project will build a concrete wall that separates the elevated outdoor eating spaces for restaurant patrons from the pedestrians on the esplanade. The wall will also provide benches for pedestrians and a landscaping shelf on top. This project is necessary for the construction of the A8 building.
3. A17 Restroom/Tenant building (CIP 2-0-064-01) – Located west of Hotel Indigo, this dual purpose building will provide restrooms for Marina tenants and pedestrians enjoying the esplanade and Pacific Rim Plaza. The building will also provide three tenant office spaces.

4. A17 Site Improvements (CIP 6-8-012-01) – This will cover the physical site improvements around the A17 building, such as a concrete courtyard, additional concrete finishing work on the the 14th Street esplanade, landscaping, electrical, and a flag display area. This project is necessary for the construction of the A17 building.

There have been significant increases in lumber and steel commodity pricing over the last year that have increased construction estimates from the original budgeted estimates for these buildings. The project team continues to monitor this pricing and adjust estimates appropriately. Staff will evaluate the budget and CIP plan and provide recommendations for possible adjustments to the CIP plan once bids are received.

Recommendation (Exact action requested of Commission):

Request Commission authorize Staff to solicit public works bids for the Fisherman’s Harbor Commercial Development Parcels A8 and A17 project.