



**SEA THE
FUTURE
WITH US**

Fisherman's Harbor Commercial Development (Buildings A8 & A17) – Bid Authorization

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PRESENTATION OUTLINE

Project Overview

Scope of Work

- A8 Restaurant Bldg.
- Esplanade Wall
- A17 Tenant/Restroom Bldg.
- A17 Site Improvements



Shown above: A8 restaurant building

Project Schedule

Project Permits

Construction Budget and Cost Estimate

Commission Action Request for:

- Authorization to Bid



A8 Restaurant Bldg. 6-8-009-01

Esplanade Wall 5-0-012-01

A17 Bldg. 2-0-064-01
A17 Site Improvements 6-8-012-01

PROJECT OVERVIEW – A8 and ESPLANADE WALL

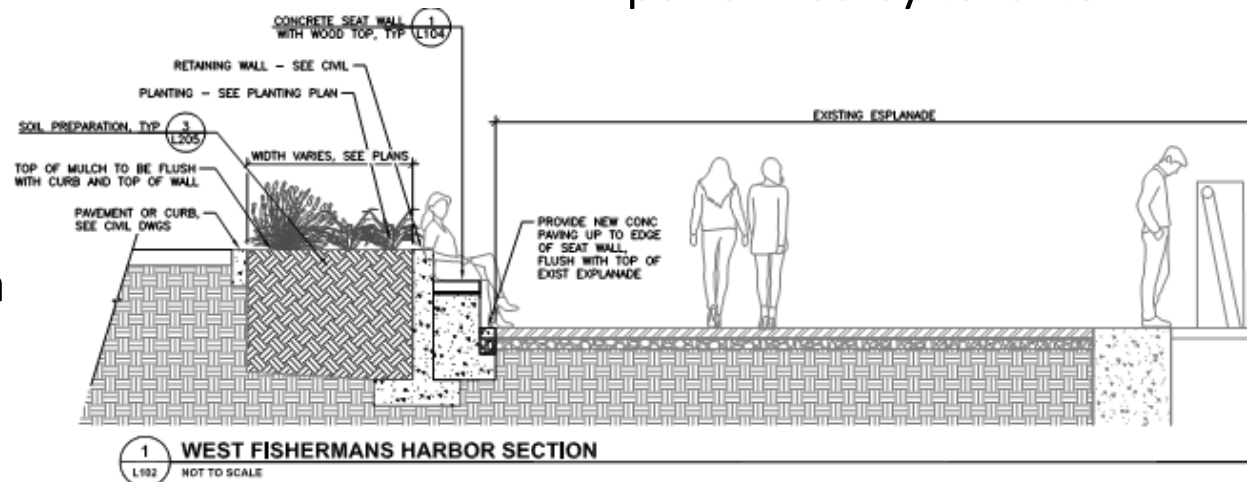


A8 Restaurant Bldg.

- New 6,000 SF, two tenant restaurant built to “gray shell”
- Open courtyard for outdoor dining, highlighted by two-way fireplace
- Interior improvements performed by tenants

Fisherman’s Harbor Esplanade Wall

- Elevated planter and wall running along esplanade to raise future dining area from pedestrians
- Landscaping and benches included



PROJECT OVERVIEW – A17 TENANT/RESTROOM BLDG. & SITE IMPROVEMENTS

A17 Tenant/Restroom Bldg.

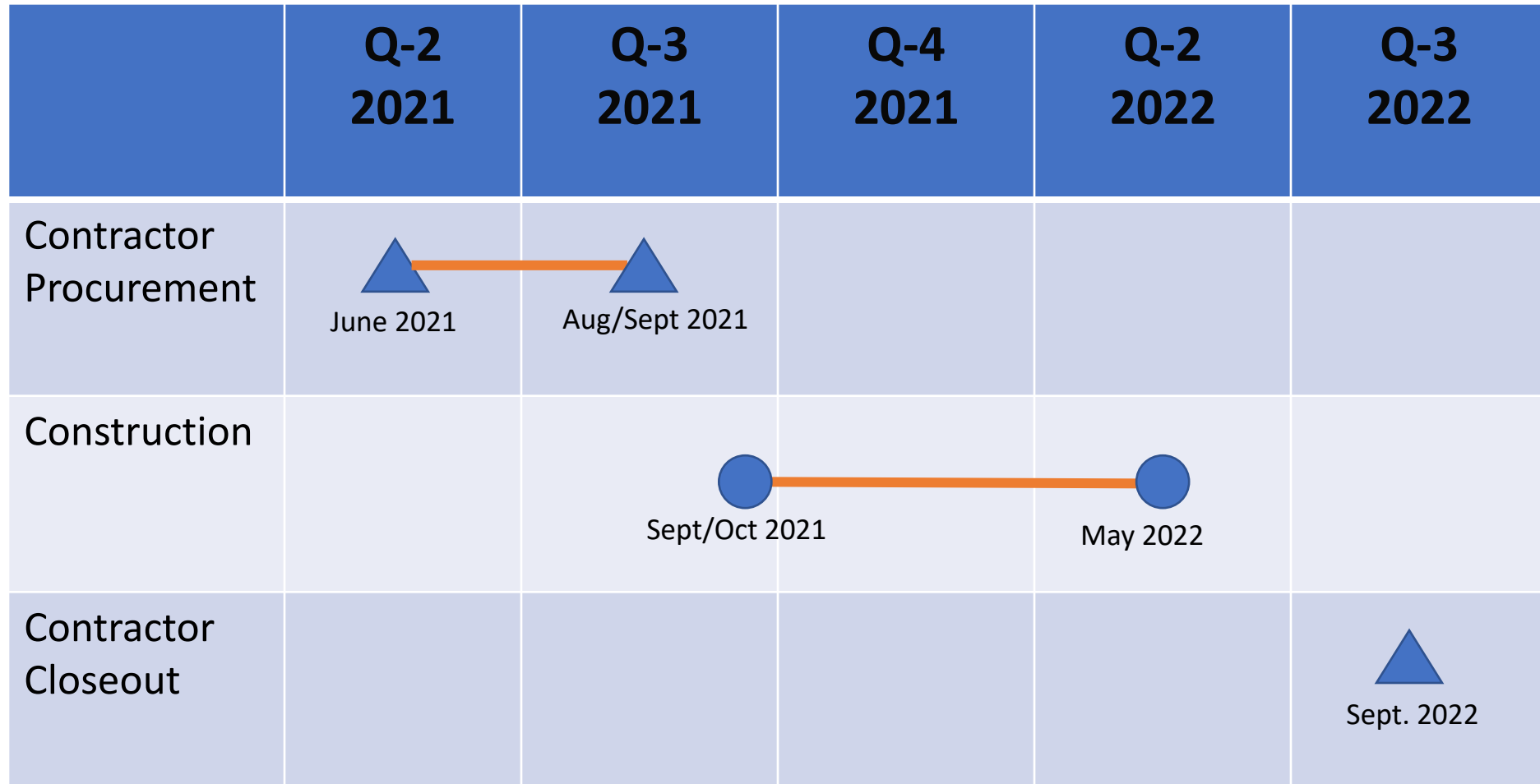
- Three office spaces for boating services tenants
- Restrooms for marina tenants and pedestrians
- Interior improvements performed by tenants




A17 Site Improvements

- Physical site improvements around building, including concrete courtyard, esplanade, landscaping, and flag display area

PROJECT SCHEDULE



 Commission action requested

PERMIT STATUS

Permits	Progress Status	Status of Permit
State Environmental Policy Act (SEPA)	Issued	Complete
City of Everett Shoreline Permit	Issued	Complete
City of Everett Public Works & Building Permits	Expected to submit in June	Incomplete

CONSTRUCTION BUDGET vs. COST ESTIMATE

Const. Budget (combined):
\$3,640,000

Const. Estimate (combined):
\$4,502,000



Applicable CIPs:

- 6-8-009-01 - A8 Restaurant Bldg.
- 5-0-012-01 - Fish. Harbor Esplanade Wall
- 2-0-064-01 - A17 Tenant/Restroom Bldg.
- 6-8-012-01 - A17 Site Improvements

Notes:

- Pandemic related impacts to steel and lumber pricing
- Optimizing market opportunities
- Budget recalibration this coming fall

QUESTIONS? COMMENTS?



REQUESTED COMMISSION ACTION

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



NEXT 100

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