



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

Project Team

Agenda

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

Topics for Tonight

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

- NEW FACILITIES W/ BIKE STORAGE
- REMOVE RESTROOMS (M4, M6)
- EXISTING BIKE LOCKERS
- GARBAGE/RECYCLING
- EXISTING ELECTRICAL EQUIPMENT
- EXISTING STORAGE
- EXISTING WASTE OIL
- EXISTING PEA PATCH
- CONVERT TO STORAGE (M2, M5)
- EXISTING RESTROOMS TO REMAIN (M1, M7)



2017 SHILSHOLE BAY MARINA SITE PLAN - 60% CONCEPT



Site Plan

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

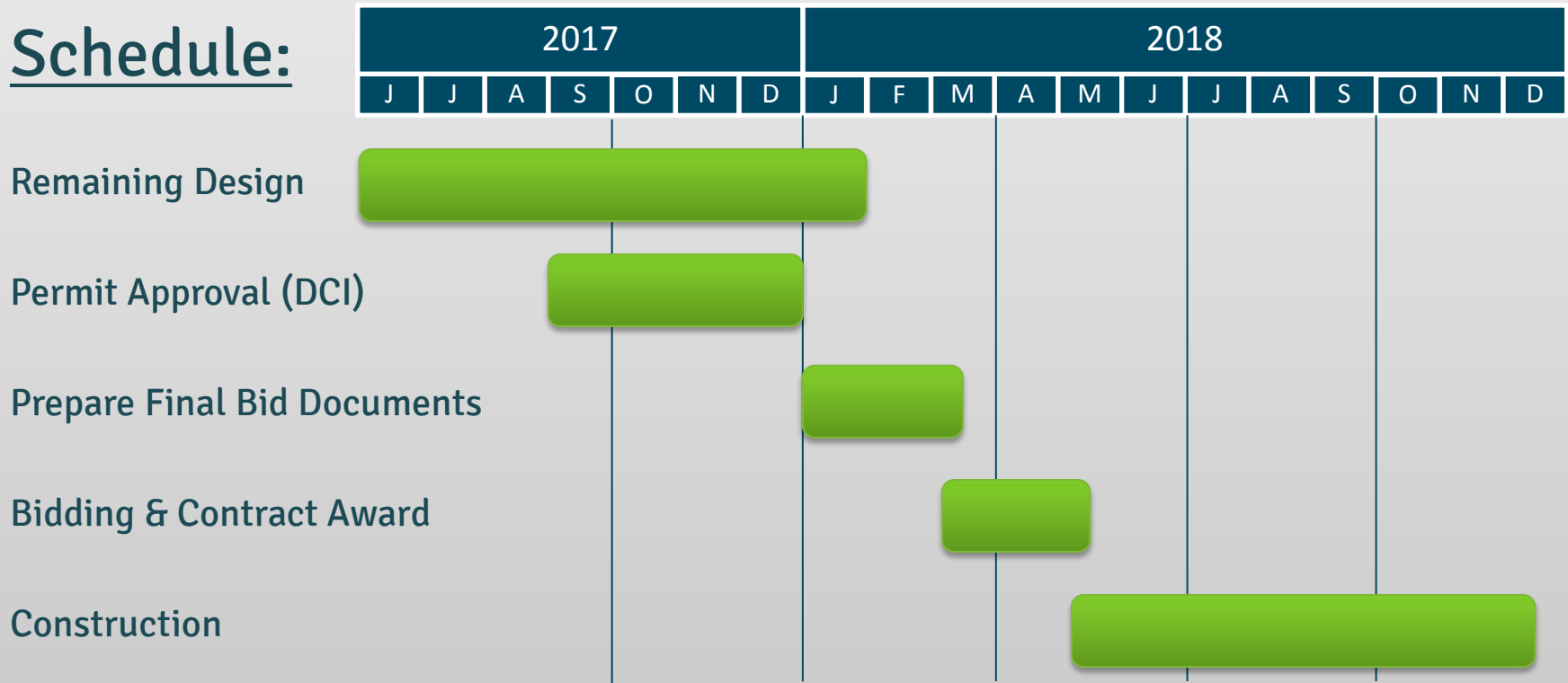
Schedule

- 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

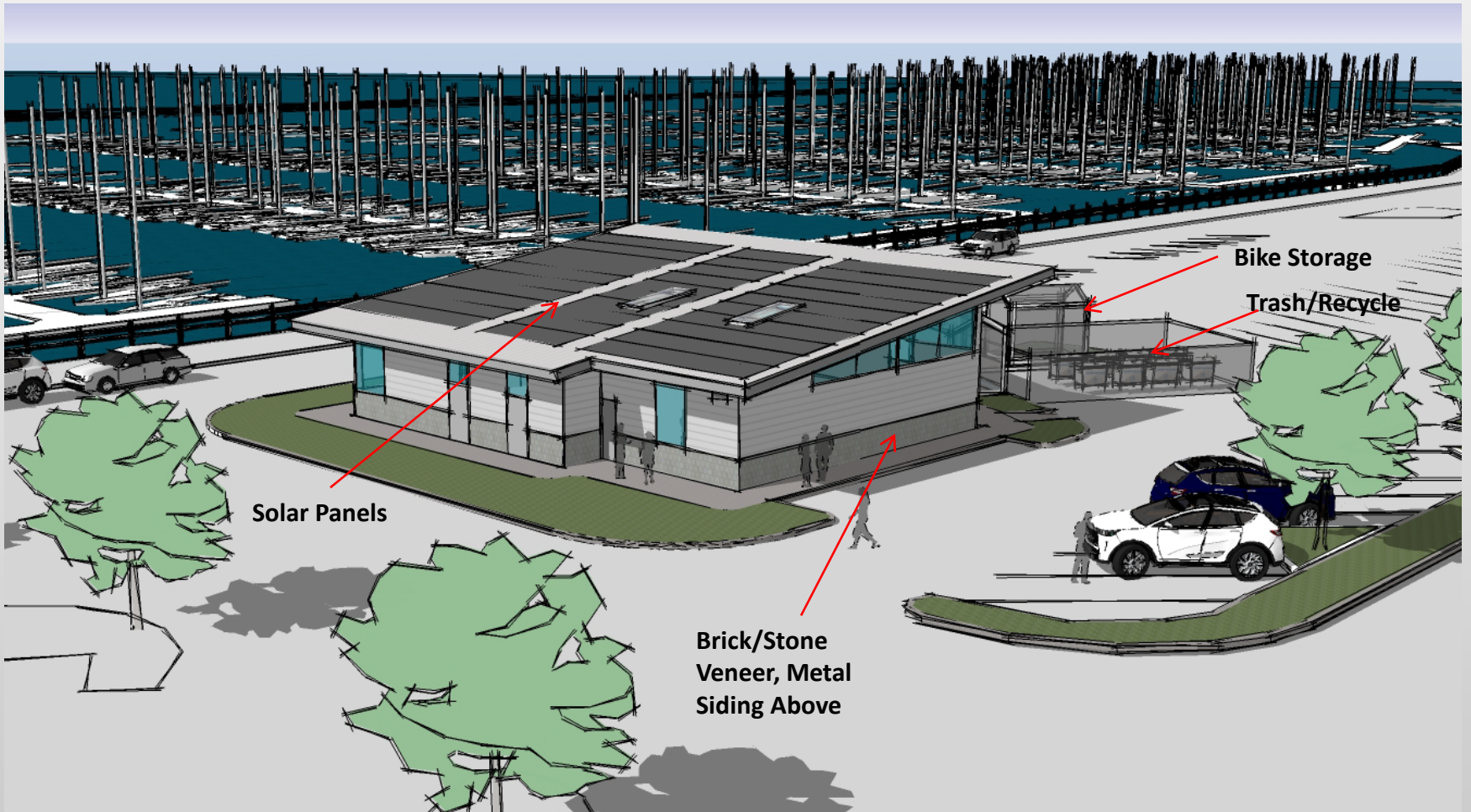
Where Are We Now & What's Next?

Project Overview

Schedule:



Where Are We Now, & What's Next?



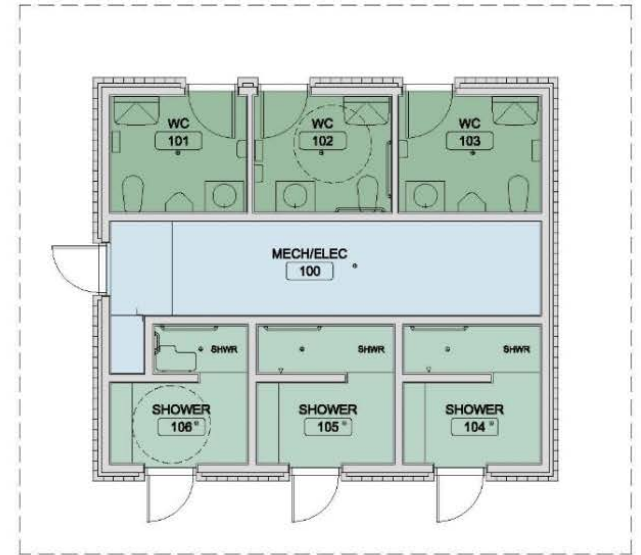
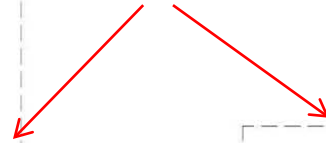
Central Restroom, Looking Northwest



SOUTH AND CENTRAL RESTROOM FLOOR PLAN



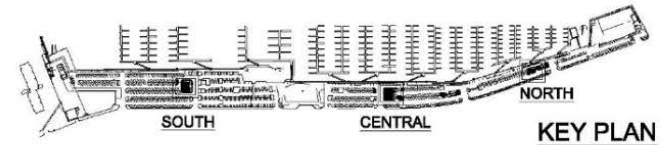
Dashed line is building overhang



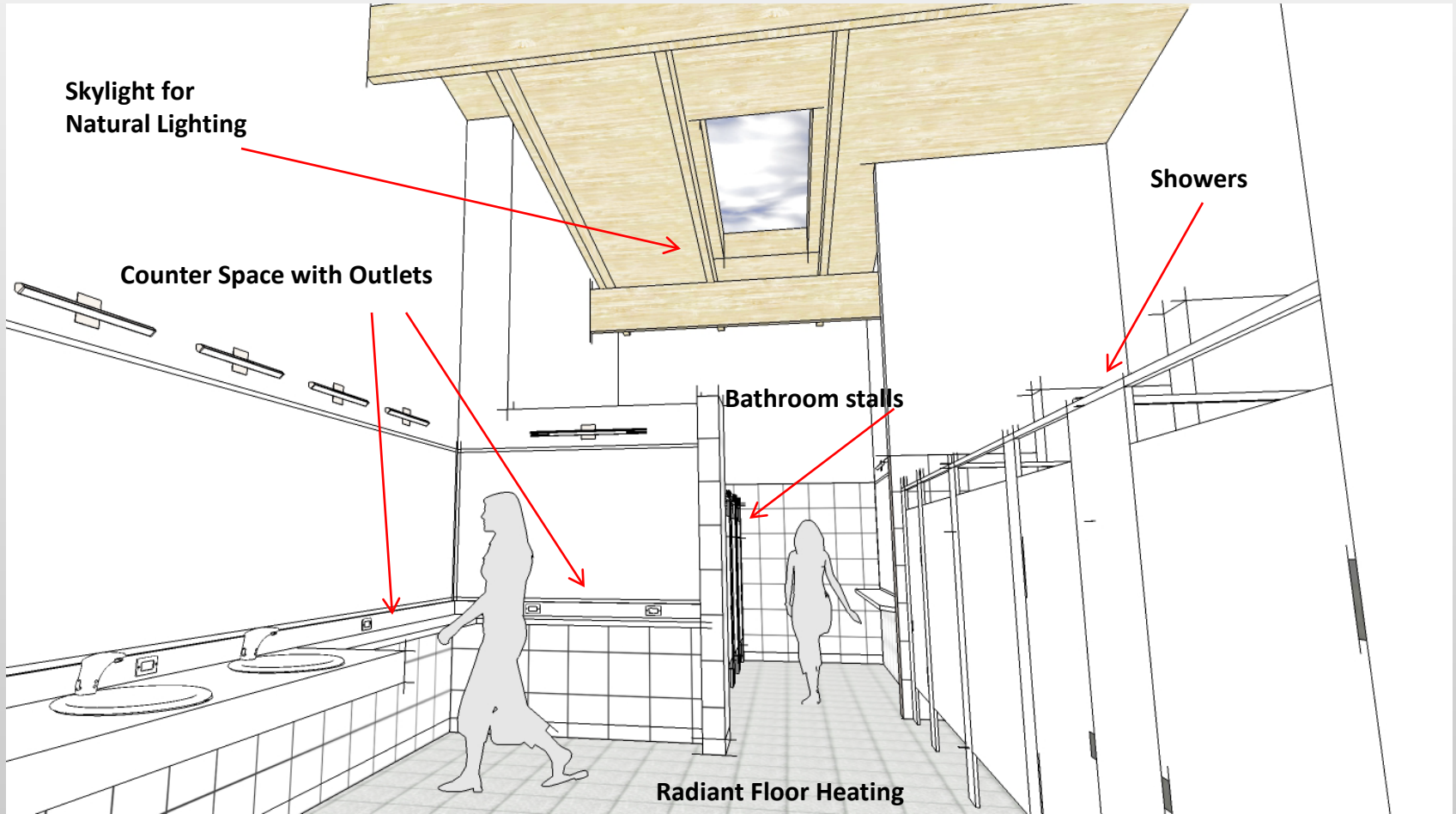
NORTH RESTROOM FLOOR PLAN



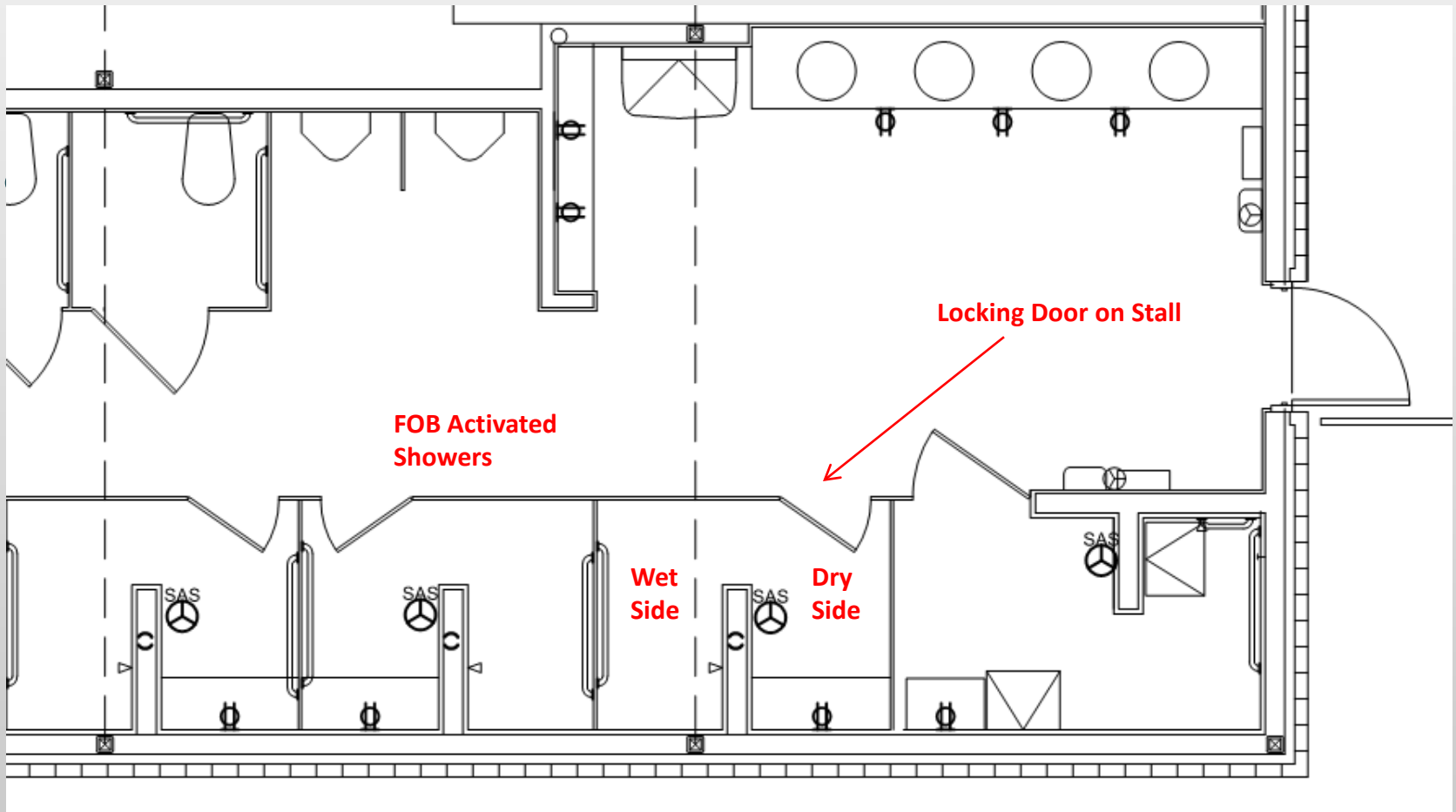
Building size: 780 square feet



Floorplans



Conceptual View of Womens Restroom



Shower Layout – Private Stalls With Wet & Dry Areas

Fixture Counts

<u>RESTROOMS</u>	<u>Existing</u>	<u>Proposed</u>	<u>Change</u>	<u>% Change</u>
Lavs	29	31	2	+7%
Toilets	28	31	3	+11%
Urinals	15	10	-5	-33%
Showers	19	32	13	+68%

<u>LAUNDRY</u>	<u>Existing</u>	<u>Proposed</u>	<u>Change</u>	<u>% Change</u>
Washers	5	10	5	+100%
Dryers	9	18	9	+100%
Utility Sinks	2	4	4	+100%

UNISEX PRIVATE FACILITIES

<u>Existing</u>	<u>Proposed</u>	<u>Change</u>	<u>% Change</u>
4	7	3	+75%

Increases in Most Facilities, Especially Showers & Laundry



~16 Bikes Per Storage Unit

- Polycarbon roof
- Glass sides
- FOB access



**BOTTLE FILLER
WATER FOUNTAIN
DOG WATER DISH**

SECURE BIKE STORAGE



BIKE REPAIR CENTER

Site Amenities

DOG WASH!

Dog wash located outside
large buildings with
tempered water

© MARK LARGE

Typical Site Amenities

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)

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Sustainability

Geothermal Heat Pumps

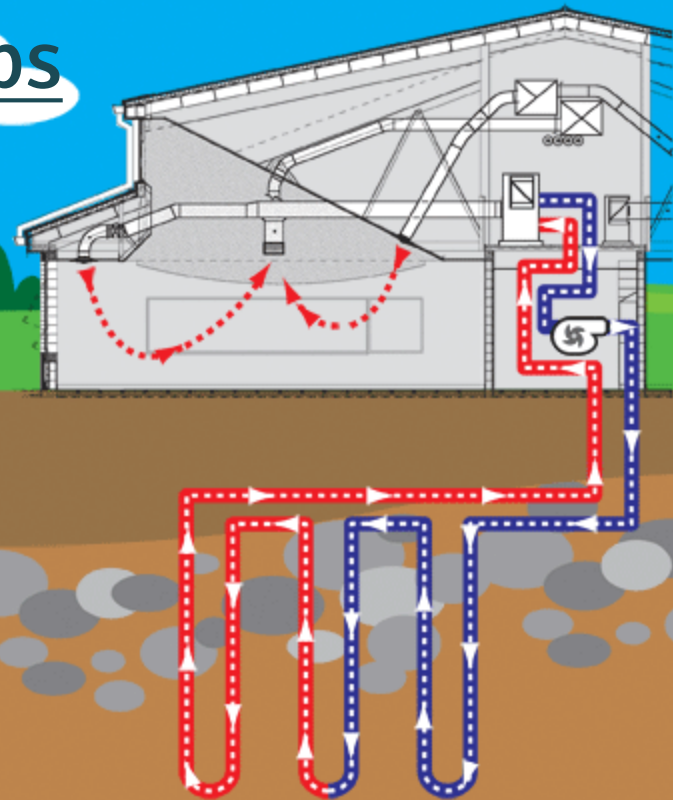
- Use much less energy than conventional heating systems, since they draw heat from the ground. Not only does this save energy and money, it reduces air pollution.
- Like an air source heat pump, but uses the natural consistency of ground temperature to heat the building

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Sustainability

Geothermal Heat Pumps

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



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Sustainability

Geothermal Heat Pumps

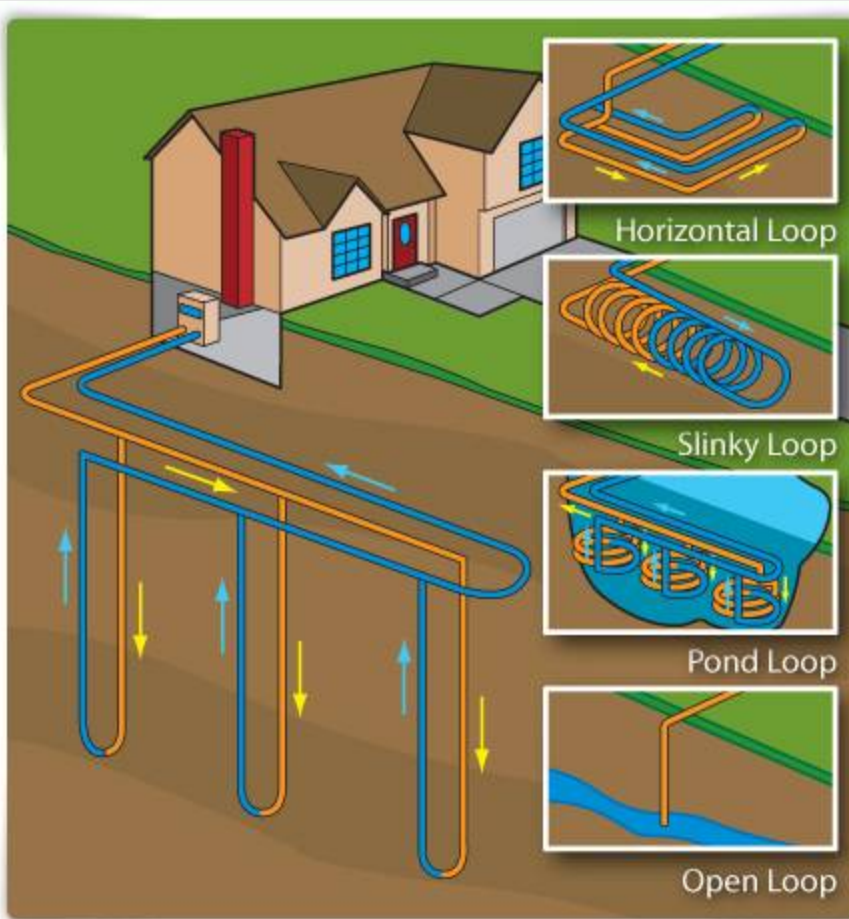
The Port's first Geothermal heat system, but used in many other local projects and jurisdictions.

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

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Sustainability

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



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