

Serving our customers

New Warehouse and Shops

Public Utility Board Study Session, March 12, 2025

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New Warehouse and Shops

- **Agenda**

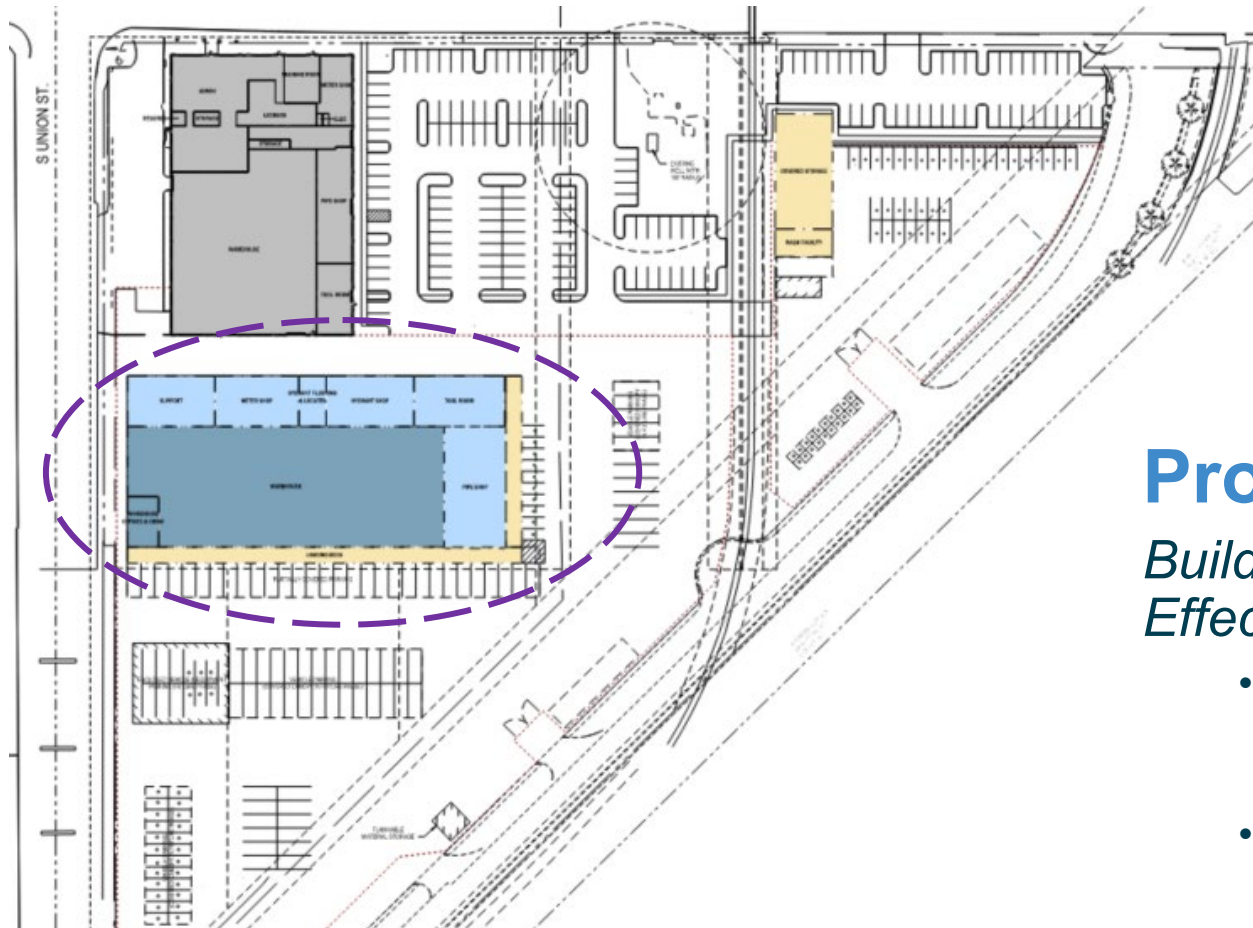
- Meeting Purpose – Inform
- Background & Project Goals
- Progressive Design Build Schedule
- Validation/Planning Phase
 - Project Vision and Guiding Principles
 - Recommended Alternative
- Phase 1 Scope, Schedule, Cost
- Contract Amendment #1
- Utility Board Approvals
- Next Steps

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- Current c.1937 building is seismically deficient
- Shops facilities are undersized and lack proper adjacency
- Warehouse space is inadequate and overflowing

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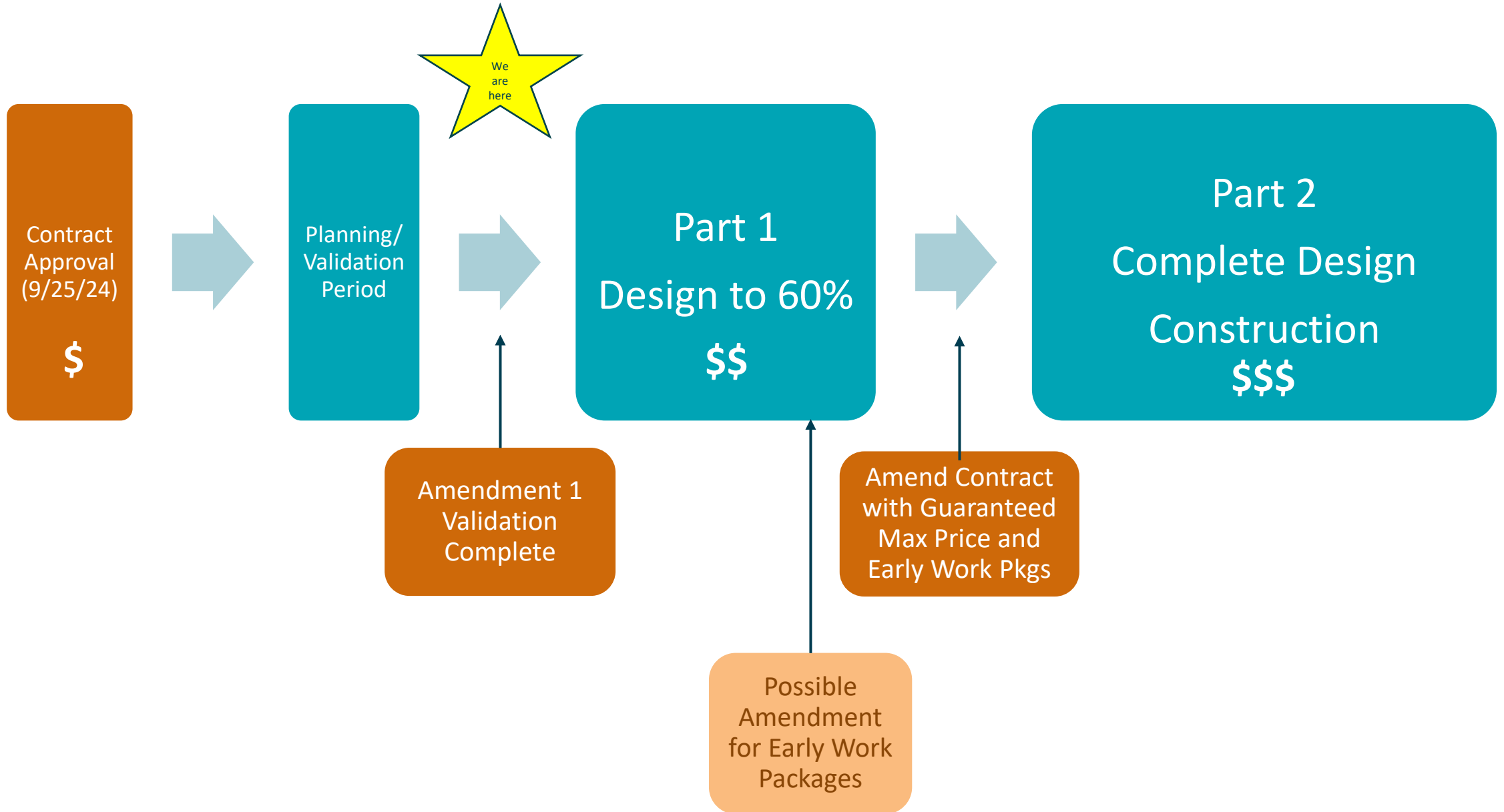


Project Goals

Building Resiliency, Operational Effectiveness, and Future Growth

- Design and build new warehouse and shops facility to the appropriate seismic level
- Improve operations with appropriate spaces, better workflow and adjacencies
- Accommodate anticipated growth

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- **Validation/Planning Phase**
 - Design-Builder
 - Established Guiding Principles for the Project
 - Workshops to review Water's 20-Year Master Plan
 - Collected additional information: operations, site, electrical, mechanical, sustainability, etc.
 - Collaborative effort with Project Team to determine east-west orientation of facility
 - Evaluated additional high-level site and building alternatives
 - Deliverable: Validation Report



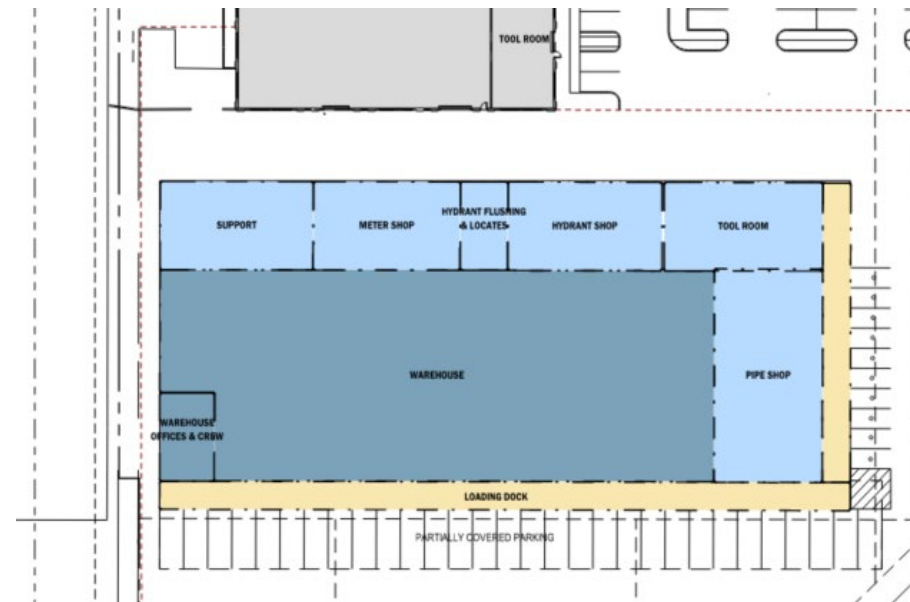
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- **Project Vision Statement**

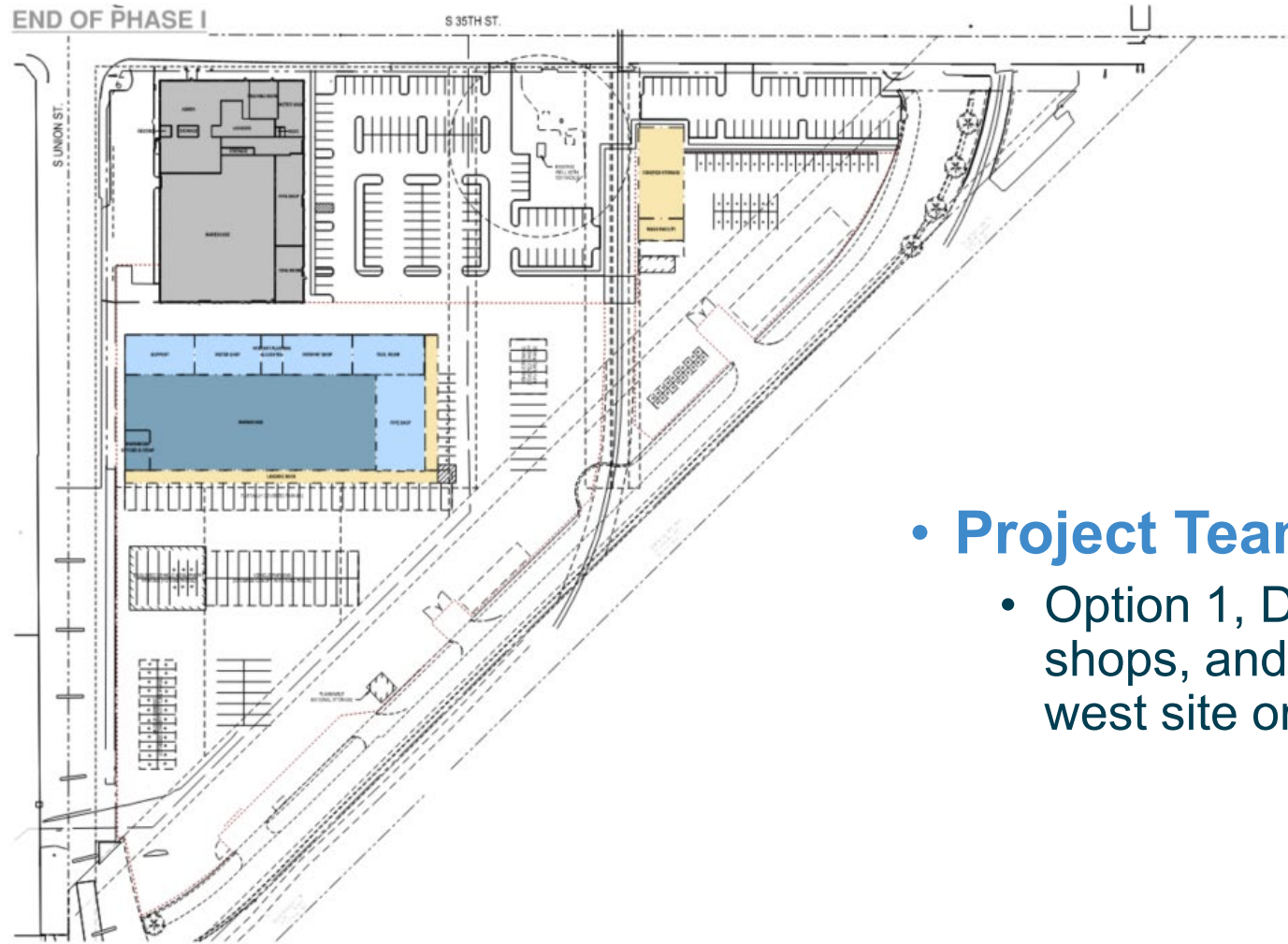
- The project will deliver a functional, efficient, resilient and safe facility that supports the Tacoma Water workforce to maintain a reliable water system that serves the community.

- **Project Guiding Principles**

- Resilient
- People Focused
- Operationally Efficient
- Environmentally Responsible
- Best Value
- Forward Thinking
- Minimally Disruptive



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- **Project Team Recommendation**
 - Option 1, Design and build warehouse, shops, and admin. space with an east-west site orientation

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Phase 1 Project

- **Scope**

- New seismically resilient warehouse and shops
 - Provide facility for essential staff and warehousing and shop functions for current and future needs

- **Schedule**

- Project Planning/Validation: October 2024 – March 2025
- Design: April 2025 - March 2026
- Construction: July 2026 - August 2027

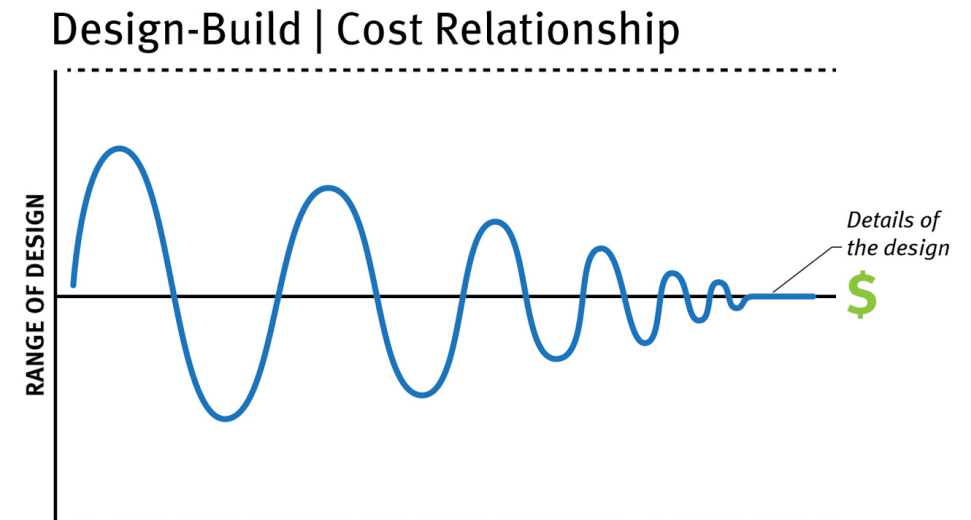
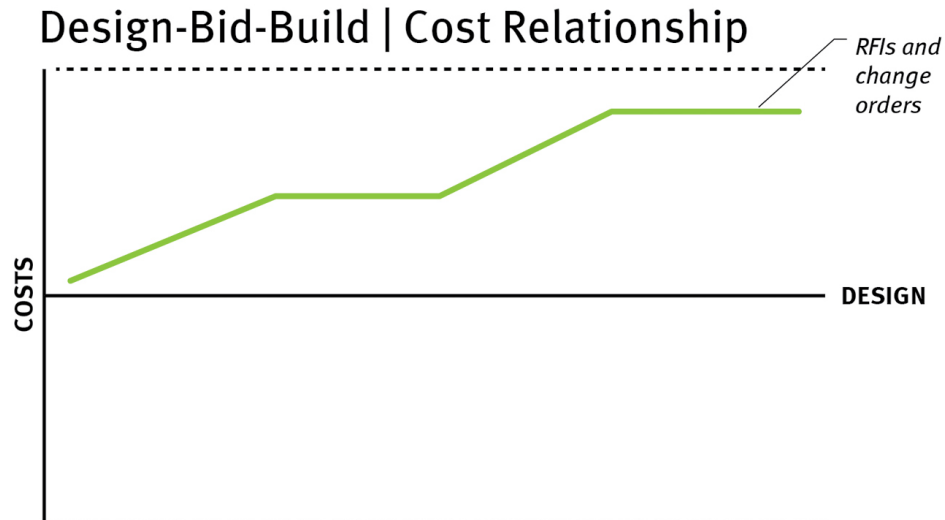
- **Total Project Estimate**

- \$40 Million
 - (\$32-34M Design & Construction)

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• Phase 1 Project Cost Increase

- Increased square footage to move staff out of the existing building to permanent space
- Based on construction estimate from recent, local examples of operations facilities
- This cost is top of curve; design contingencies are included
- Best value is to build square footage now versus in future phases
- Staying in existing building longer increases risk and O&M costs



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Next Steps

- Planning/Validation
 - Validation Report finalized (similar to Basis of Design)
 - **Contract Amendment 1 for Design to 60% (\$877,759)**
- Progressive Design-Build Part 1
 - Begin Design: April 2025
 - Negotiate Guaranteed Max Price: Q1 2026
 - **Contract Amendment for Guaranteed Max Price – Q1 2026**
- Progressive Design-Build Part 2
 - Release Early Work Packages: 2026
 - May require **additional amendment to contract** depending on timing
 - Construction: 2026/2027

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Questions?

