



TPU Admin Complex Storage & Parking South Service Center Improvements

PUB Study Session
February 25, 2026



TACOMA POWER
TACOMA PUBLIC UTILITIES

Meeting Agenda

1. Introductions
2. Administrative Complex Storage and Parking
3. South Service Center Improvements
4. Estimated Project Costs and Delivery Method

Admin Complex Project Overview – Background

• Previous Milestones

- Master Planning for Admin Complex and SSC
- Cushman Substation MOU
- Budget Approval
- Pre-Design Planning

• Purpose

- Replace aging buildings
- Consolidate operations
- Protect equipment and vehicles
- Improve traffic flow and safety
- Improve campus layout and efficiency
- Allow for future needs/growth



Admin Complex Project Overview

LEGEND

- CREW BUILDING / PEOPLE SPACES
- SHOPS / ENCLOSED STORAGE
- ENCLOSED PARKING
- CANOPY COVERED PARKING/ STORAGE
- UNCOVERED STORAGE AREAS
- EXISTING BUILDING DEMOLISHED
- EXISTING FENCE LINE
- NEW FENCE / GATE
- PROPERTY LINE

Space Types (65,290sf)

- Enclosed Storage (9,800sf)
- Enclosed Parking (5,950sf)
- Canopy Storage (22,040sf)
- Canopy Parking (27,500sf)

Parking Count

- Current: 514
- Future: 463
- Meets current and anticipated needs

Additional Space/Needs Considered

- Grounds Maintenance
- Annex Replacements
- Fleet Replacement
- EV/Solar Readiness



Admin Complex – Current Progress

**Obtain PUB
Approval Phase 1**

• **December 10, 2025**

Execute Contract

• **January 6, 2026**

Kick-off Workshop

• **January 10, 2026**

**Validation
Workshops**

• **January 20 - 29, 2026**

**Draft Validation
Report Submittal**

• **February 11, 2026**

**Finalization of
Validation Report**

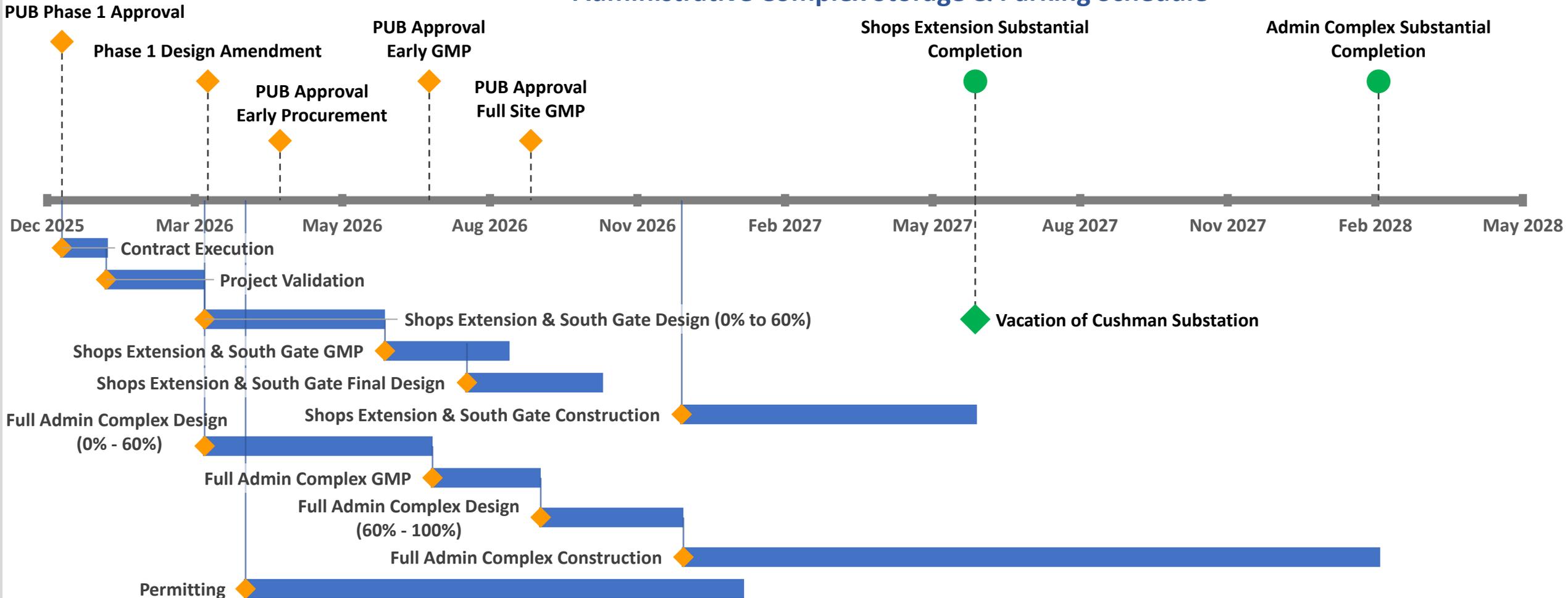
• **Est. Completion February 25, 2026**



Admin Complex - Preliminary Schedule



Administrative Complex Storage & Parking Schedule



South Service Center Project Overview – Background



South Service Center Project Overview – Existing Site



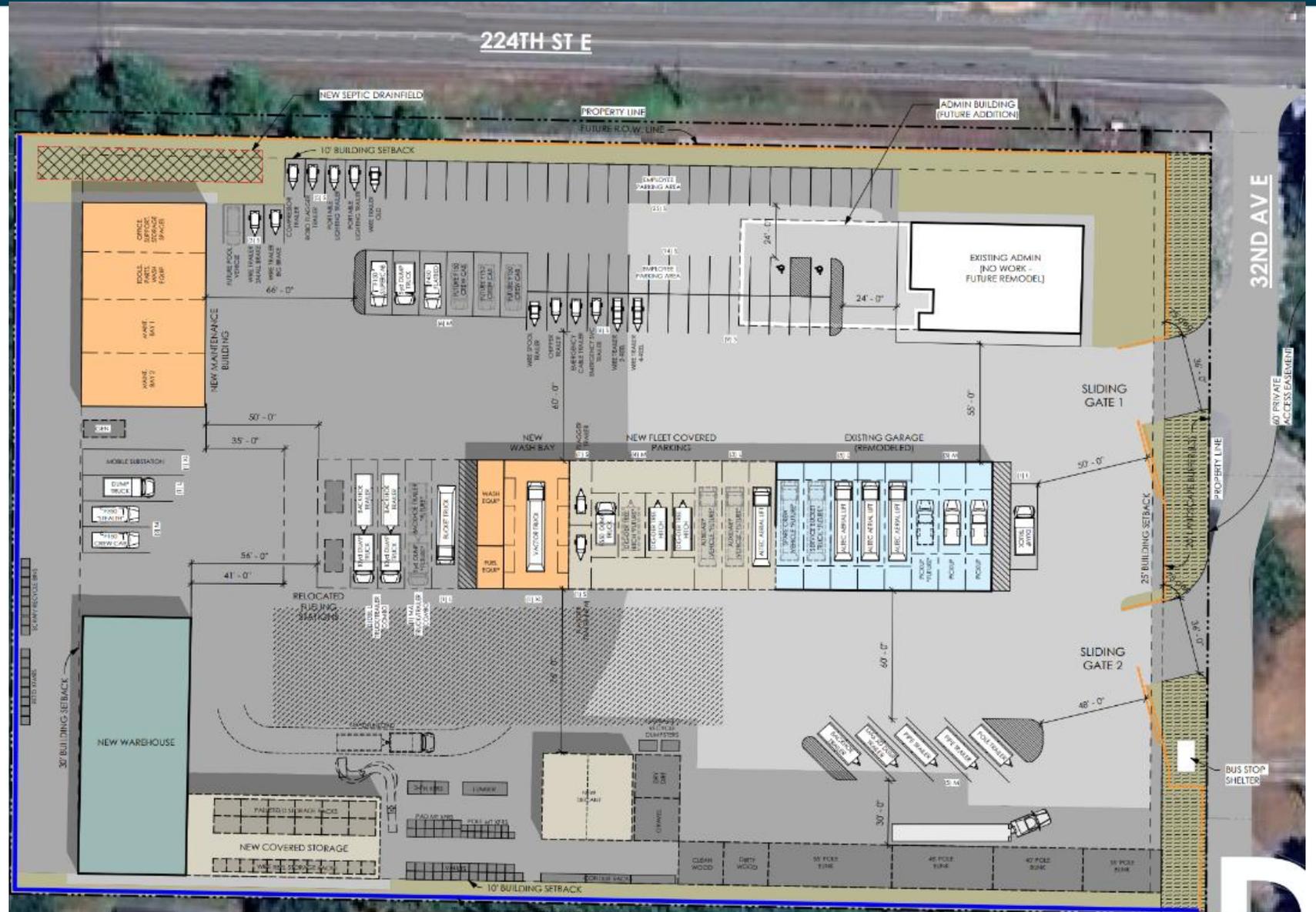
South Service Center Project Overview

LEGEND

- Remodeled/Replaced Existing Garage
- New Warehouse
- New Maintenance Building or Wash Bay
- CANOPY COVERED PARKING/ STORAGE
- UNCOVERED STORAGE AREAS
- NEW FENCE / GATE
- PROPERTY LINE

Program Type	Gross Area (SF)	Summary of Program Items
Enclosed / Heated Shop/ Storage Spaces (Remodeled)	5,760	Existing Garage Building converted to Vehicle Storage only
Enclosed / Heated Shop/Storage Spaces (New)	12,989	Warehouse, Fleet Maintenance Storage Building, Wash Bay, Wash & Fuel Equipment Rooms
Canopy Covered Storage Spaces (New)	4,139	Warehouse Storage, Decant
Canopy Covered Vehicle Parking (New)	4,264	Vehicles Requiring Weather Protection
Enclosed Office Spaces (Remodel)	0	See Future Work
Enclosed Office Spaces (New/Expansion)	0	

27,152 SF Total Recommended Building Program Area



South Service Center – Current Progress

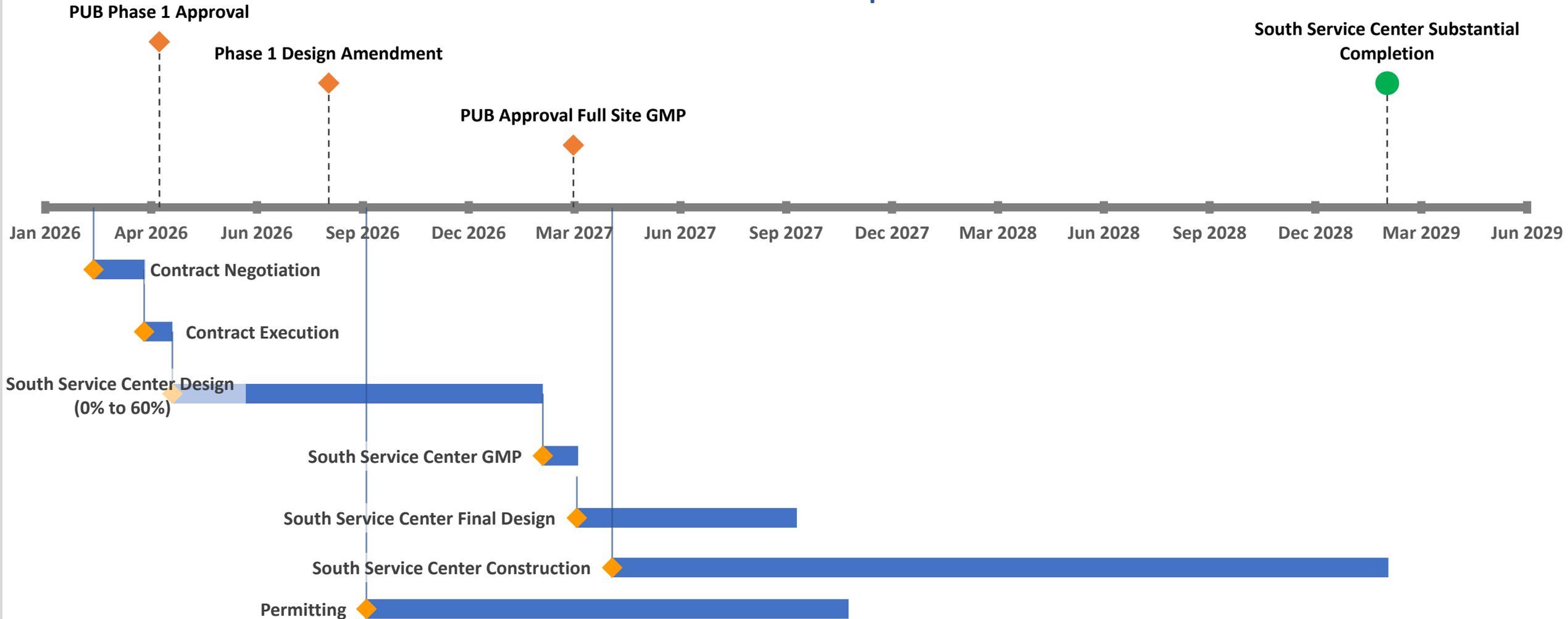
A background image showing several large, white, cylindrical electrical components, likely transformers or capacitors, with insulators on top, arranged in rows.

Issue RFQ	• October 6, 2025
Issue RFP	• December 1, 2025
Proprietary On-Site Meetings	• December 8 - 10, 2025
Selection of Most Qualified Design-Builder	• February 11, 2026
Contract Negotiations	• Est. February 18 – March 26, 2026
Public Utility Board Meeting	• Est. April 8, 2026

South Service Center - Preliminary Schedule



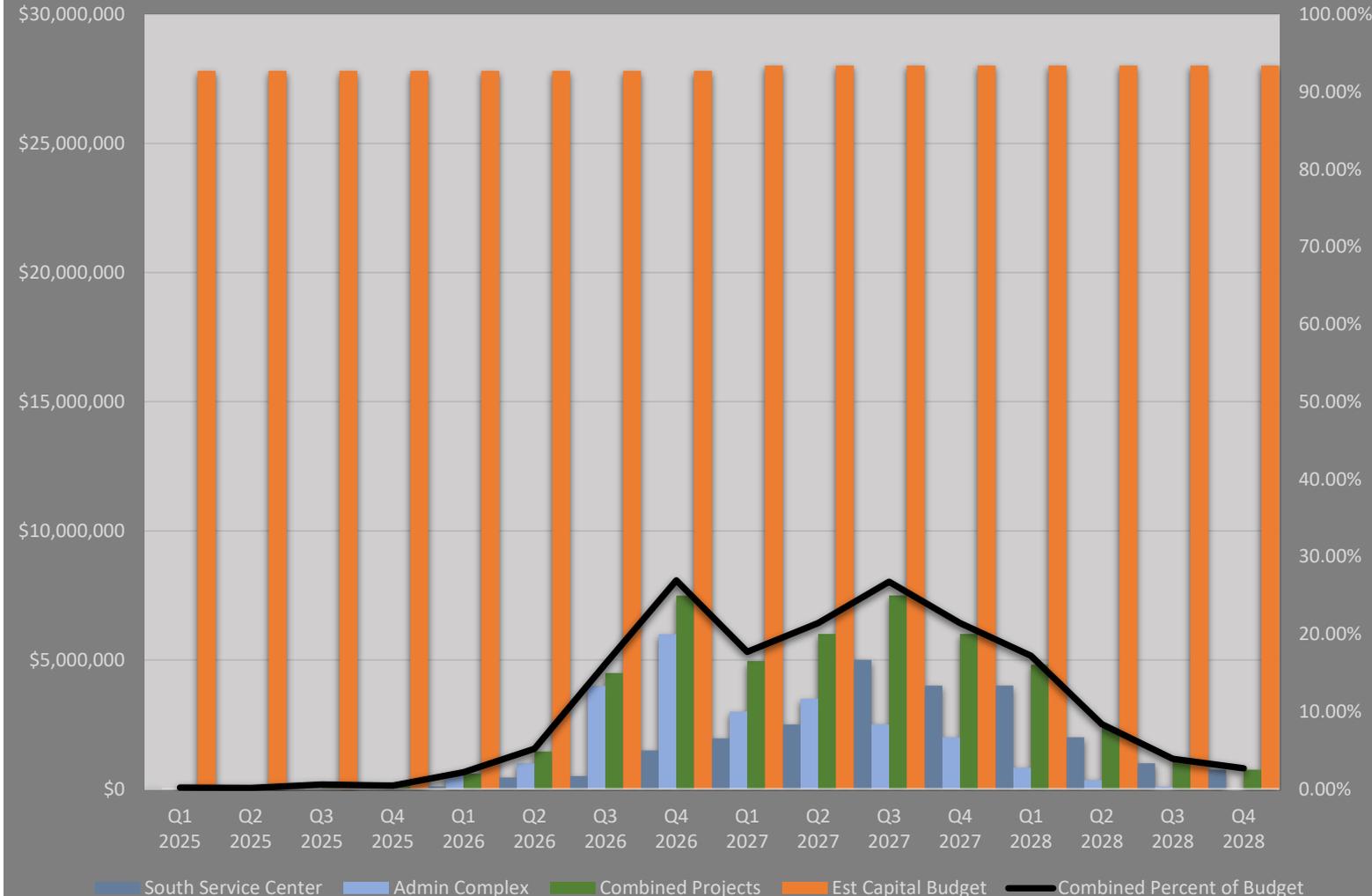
South Service Center Improvements Schedule



Project Costs and Budget Impacts



Estimated Capital Budget to Project Cost Graph



Admin Complex Storage & Parking

- Preliminary Design Estimate: \$21,567,000
- Owners Advisor Estimated Costs: \$750,000
- TPU Internal Estimated Costs: \$1,608,000
- Total Estimated Cost: \$23,925,000

South Service Center Improvements

- Preliminary Design Estimate: \$21,665,000
- Owners Advisor Estimated Costs: \$750,000
- TPU Internal Estimated Costs: \$1,525,000
- Total Estimated Costs: \$23,940,000

Total Cost vs. Capital Budget

- Total Cost \$47,865,000
- 10.7% of the 25/26 and 27/28 Capital Budget

Thank You