

Serving our customers

Water Operations Facilities Update

September 13, 2023

Water Operations Facilities



Purpose: Provide a resilient facility for Water warehousing and shops functions for current and future needs.

Water Operations Facilities



Background



2016 All Hazards Vulnerability Assessment (AHVA)

- Water Operations Building is Essential Facility

2018 Seismic Assessment of Existing Building

- Structural capacity below industry standard for both Life Safety and Immediate Occupancy
- Likely no access to warehouse, shops, and offices until structural repairs are made
- Without access to warehouse, limits Tacoma Water's ability to repair water system
- Begin design to retrofit existing building
- Cost of retrofit exceeds cost of new building with no additional space for growth

2020 Paused during COVID

2021 TPU Master Plan

- Determined existing building undersized to meet current and future needs
- Pandemic confirmed need for essential staff and facilities to be available during emergent situations
- Tacoma Power doesn't have additional space for Water Operations beyond Water Control Center

2022 Second Alternatives Analysis

- Reconstitution - Water implemented the TPU space standards
- New alternatives for hybrid-work, reintroduce building resiliency, accommodate future growth identified in the 2021 Master Plan
- Determined new warehouse and shops to precede retrofit/replacement of offices

Water Operations Facilities



Alternatives Considered

- Relocate warehouse & shops to another location on TPU campus
- Expand existing building and upgrade to high resiliency
- Purchase an existing suitable property
- **Build new warehouse & shops for essential equipment and staff**

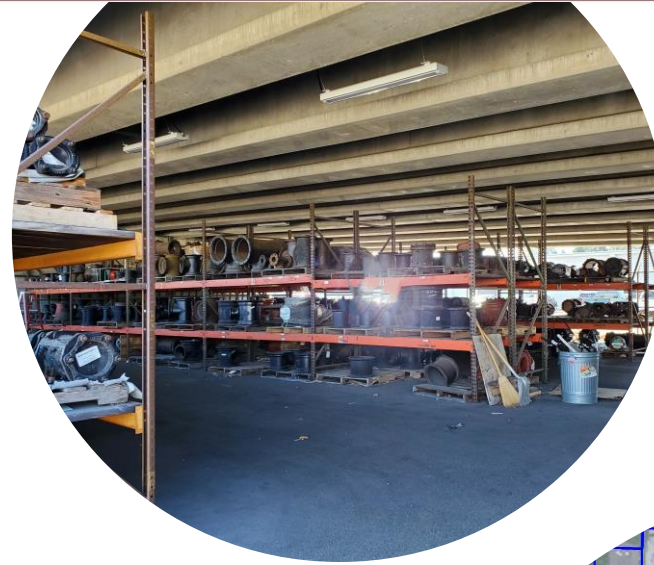
Project Goals

- Operational Effectiveness, Building Resiliency, and Future Growth
 - Improve operations with appropriate spaces, better workflow and adjacencies
 - Update Master Plan for Water site
 - Design and build new warehouse and shops facility to the appropriate seismic level and accommodate future growth
 - Identify future projects such as retrofitting the existing building

Water Operations Facilities

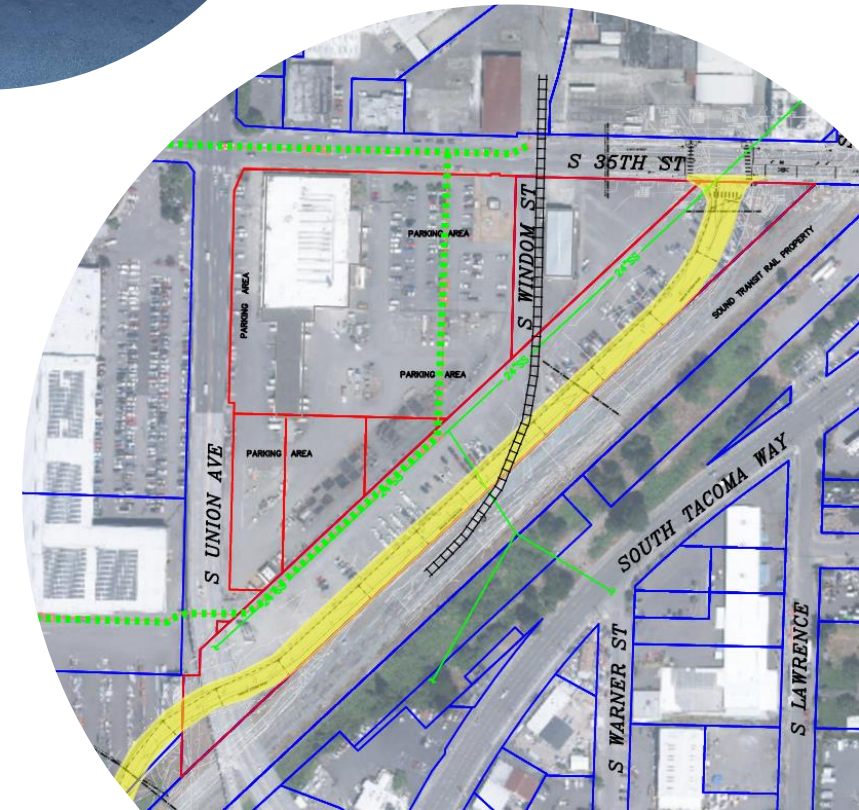
Anticipated Benefits

- Improved employee safety
- Improved Warehouse space utilization
- Better equipment and materials management
- Operational improvements through better adjacencies
- Improved response time to water system outages after seismic event
- Strategic master plan for use of Water property with phases
- Maintain operations during construction



Potential Risks & Dependencies

- Site Constraints
- Permitting/Regulatory Requirements
- Bridge Development Access Road
- Project Funding



TPU Admin Complex Access

Bridge Development

2014 Agreement with Tacoma Water

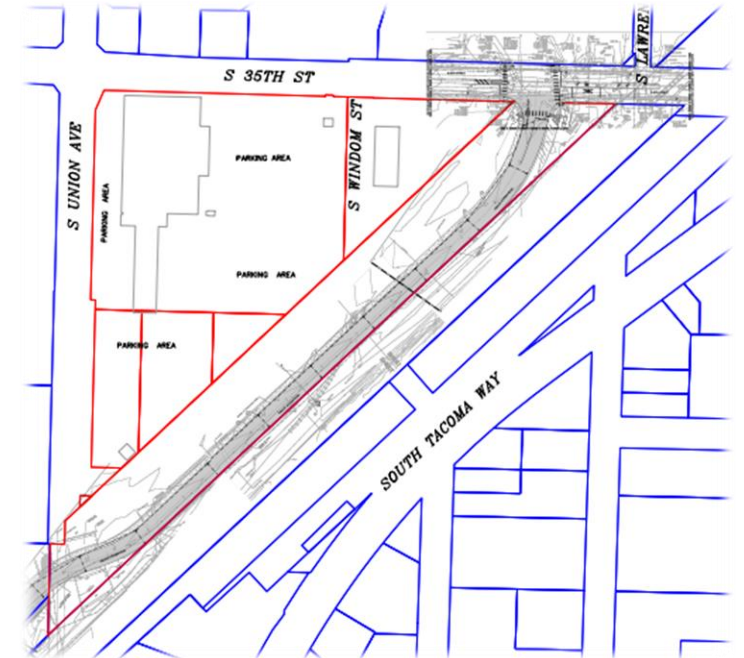
- Developer purchasing property from Tacoma Water
- Developer design and construct new public road

“North Access Road”

- New Public ROW
- Will Replace Windom Street for Admin Complex Access

New Point of Entry/Exit

- Water and Power are partnering to determine best solution(s) for access, including TPU vehicles, equipment, and deliveries
- TCF Architecture is evaluating gate location options for both Water and Power

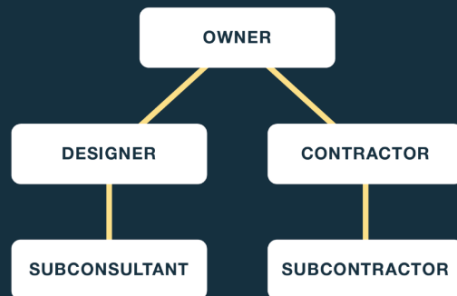


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Design-Build Project Delivery



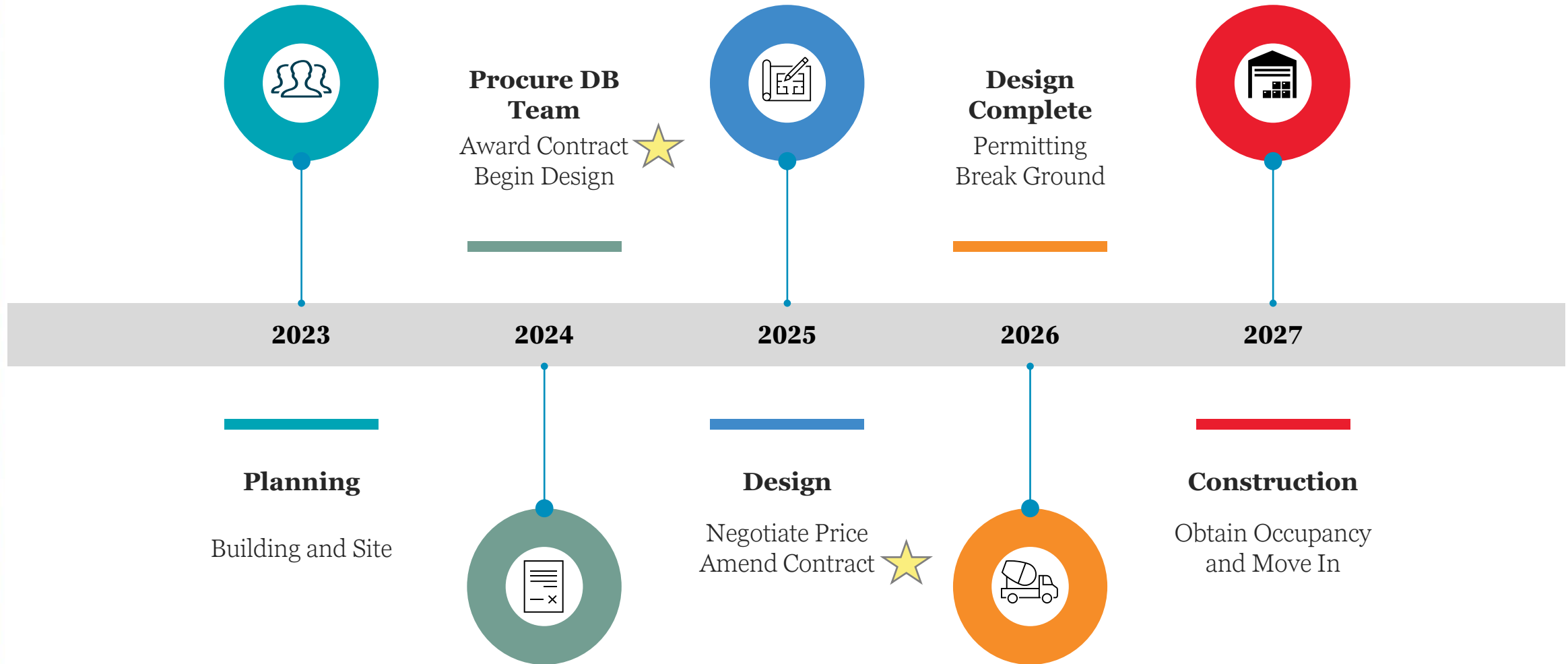
Traditional Project Delivery



Design Build (DB)

- Collaborative approach to address challenges in an innovative, cost-effective and timely manner.
- Key Factors
 - Owner carries one contract
 - Shifts the risk for design to DB Team
 - Shifts the risk to complete to the DB contractor
 - Selection is primarily based on Qualifications
 - Heavy Owner involvement up front
 - High degree of flexibility
 - Requires less time
 - May allow early procurement of long lead items

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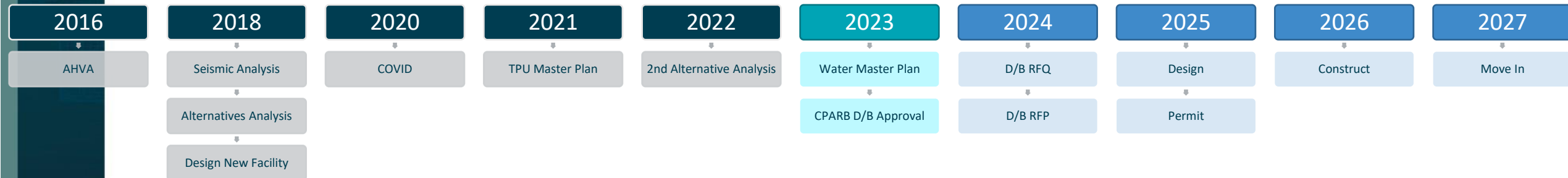


Next Steps



- **Tacoma Water Facilities Master Plan and Warehouse Requirements**
 - Tacoma Power-TCF Architecture contract amendment – 9/27
 - Workshops are Underway
 - Alternatives Fall 2023
 - Master Plan Report early 2024

- **Owner-Advisor Contract w/ Parametrix – 9/27**
 - Approval for Design-Build from Capital Projects Advisory Review Board (CPARB) late 2023
 - RFQ for Design Build Contractor Summer 2024
 - RFP for Design Build Contractor Fall 2024



Questions?

