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# **New Warehouse and Shops – Guaranteed Max Price Amendment**

**Public Utility Board Study Session, February 25, 2026**

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# New Warehouse and Shops

- **AGENDA**

- Purpose – Project Update and review GMP Contract Amendment
- Project Goals, Scope, and Schedule
- Updates since March 2025 Study Session
- Contract Amendment – Guaranteed Max Price
- Next Steps

# New Warehouse and Shops

- **Scope**

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

- **Schedule**

- Design: Apr 2025 - Mar 2026
- Permits: Feb 2026 – Sep 2026
- Construction: May 2026 - Dec 2027
- Closeout: Jan 2028 – Mar 2028

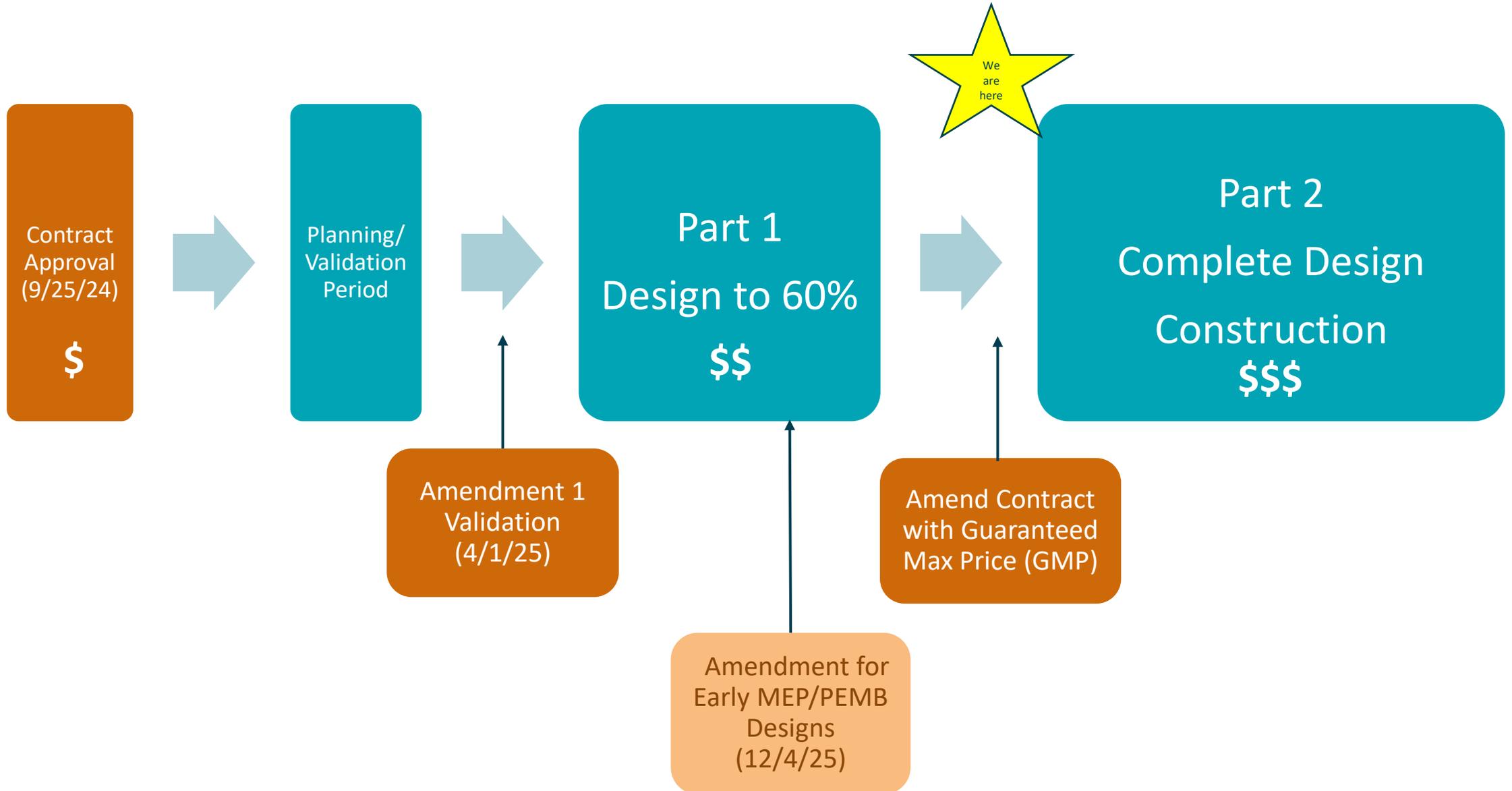
## Project Goals

*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



# New Warehouse and Shops



# New Warehouse and Shops



## Updates Since Last Study Session:

- ❖ Floorplan finalized
- ❖ HVAC System selected
- ❖ Daylighting strategy designed
- ❖ Exterior Finishes selected
- ❖ LEED Silver

## Upcoming:

- ❖ Building permit submittal
- ❖ Building alteration permit
- ❖ Additional LEED points to pursue
- ❖ Sub-Contractor Buyouts
- ❖ Long lead items ordered

# New Warehouse and Shops

- **Project Guiding Principles**

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

## **Best Value - HVAC system (four pipe)**

- ❖ Larger investment up front, better long term performance
- ❖ System has longer life and is not tied to a certain manufacturer
- ❖ Suitable for large facility
- ❖ Uses hot and cold water instead of refrigerant piped through building
- ❖ Better heat balance when a unit goes down
- ❖ Similar to ABN and ABS systems

# New Warehouse and Shops



## Owner Initiated Changes

- Four pipe HVAC system
- Daylighting upgrades
- Solar Ready structure
- Replace Flammables Storage shed
- Durable siding option

Item	Cost
Owner Changes	2,773,000
GMP	\$35,673,000

# New Warehouse and Shops

## Next Steps

- Progressive Design-Build Part 1
  - Design: September 2025 – February 2026
  - **Contract Amendment for Guaranteed Max Price – March 11, 2026**
- Progressive Design-Build Part 2
  - Permits for Early Work - Site and Building Alteration: Q1 2026
  - Building Permit: February 2026 – September 2026
  - Construction Mobilization: May 2026
  - Groundbreaking: June 2026
  - Construction: June 2026 - December 2027

# New Warehouse and Shops

## Questions?

