



PORT of OLYMPIA
Serving All of Thurston County



Contract Award Building Tenant Improvement (Port HQ)

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Public Works Program Manager
June 22, 2026



Today's Presentation

Advisory – No Action Requested

- Project History
- Project Scope
- Vision 2050
- Contract Timeline Overview

Building Tenant Improvement

Project History

- October 2024 - The Port was approached by Port lessee Challain Inc.
- November 2024 - The Port's 2025 operating and capital budget was approved.
- January 2025 - The Port and Challain Inc. began negotiating a purchase and sale agreement.
- February 2025 - Staff received final Commission approval to move forward with the purchase.
- April 2025 - Thomas Architecture Studios started space programming and development of conceptual designs.
- September 2025 - Port staff and Thomas Architecture Studios provided a project briefing to the Port Commission.
- June 2026 - Completed final tenant improvement designs.

Building Tenant Improvement

Project Principals

- Principal Statements Financial/Fiscal Responsibility – Building Ownership
- Environmental Responsibility - Adaptive Reuse of Existing Building is the most sustainable project type, and economical
- Centralized Headquarters – All departments under one roof. Essential readily available & visible central location for administration



Building Tenant Improvement

Project Scope

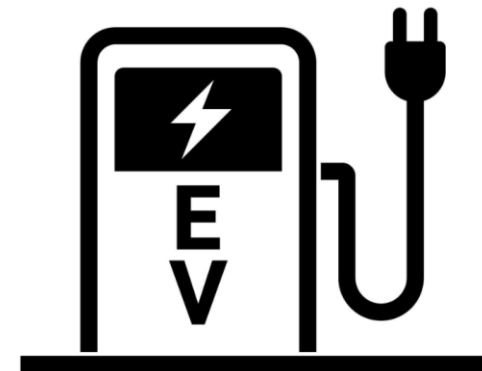
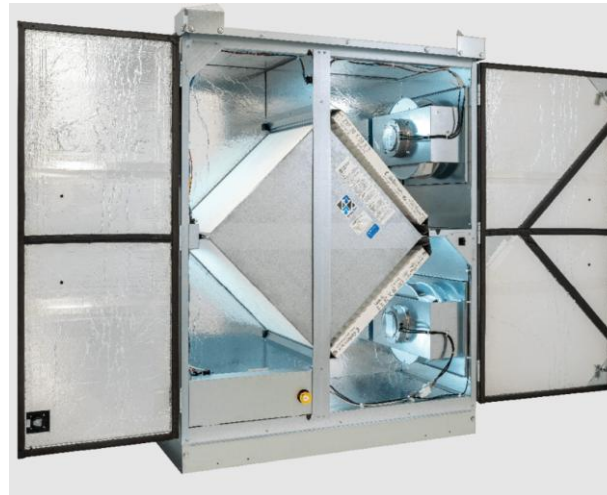
- TI of existing space
- Expanded mezzanine
- 194 working days
- Engineers Estimate ~4.7-5 million



Building Tenant Improvement

Building Improvements

- New Building Systems
 - HVAC
 - Lighting
 - Fire Alarm / Fire Suppression
- Code Updates
 - ADA
 - EV Charging



Building Tenant Improvement

Vision 2050 Alignment

- Vision 2050

Focus Area #3:

Sustainability, Administration, Communications, and Engagement

Goal #8 – Administration:

Improve the Port's ability to make decisions, resolve issues, achieve its objectives and mission, and implement Vision 2050 recommendations to become an innovative economic development leader.

Goal #9 - Develop a long-term finance strategy that supports the Port's mission and responsibility to generate sustainable economic and community development.

Building Tenant Improvement

Contract Overview

- Contract #2026-1020
 - 6/1/26 - Bids Solicited
 - 6/11/26 – Optional Pre-Bid Site Visit
 - 6/30/26 @ 3pm - Submission Deadline
 - 6/30/26 @ 3pm - Public Bid Opening
 - 7/13/26 - Commission Approval



Questions and Comments