



# 2026 Capital Projects Overview

UPCOMING KEY INITIATIVES FOR  
INFRASTRUCTURE AND FACILITIES

# Upcoming Capital Projects

## BPIC Facility Improvements

- ✓ WH2B4 New Canopy
- ✓ WH2B4 New Concrete Dock
- ✓ WH2 B2 New Side Approach Concrete Dock
- ✓ WH2B1 Concrete Dock Repair
- ✓ WH3 B1 (3) Door Canopies
- ✓ WH5B4 New Canopy
- ✓ T-179 New Roof
- ✓ 8 Dock Repair Project (various warehouse)
- ✓ Big Pasco Lead Rail Track Assessment
- ✓ Big Pasco Warehouse Facility Condition Assessment

## Osprey Pointe

- ✓ North Infrastructure Study and Design
- ✓ Economic Impact Study

## The Wharf

- ✓ Wharf Rehabilitation/ Dolphins

## Reimann Industrial Center

- ✓ RIC Phase 1 Rail Construction (completion end of May 2026)
- ✓ RIC North Infrastructure (construction water line)
- ✓ RIC Last Mile (final design and construction commencement)
- ✓ Land Purchase

## Tri-Cities Airport

- ✓ Airport Security Camera upgrade
- ✓ Quick Turn around Rental Car Facility (completion April 2026)
- ✓ Deicing Facility Design
- ✓ Terminal Expansion
- ✓ Terminal Area Plan
- ✓ Gate 26
- ✓ IC Building Purchase
- ✓ AIM Center Market Industry Analysis
- ✓ Economic Impact Study



# Big Pasco Industrial Center



# Warehouse Canopy Installations

## Canopy Types Overview

- Different canopy models include WH2B4, W5B4 East Big Canopy, and WH3B1 three-door canopies used in installations and repairs.
- All canopies are designed to meet **National Fire Protection Association (NFPA) 13** code compliance standards and tailored to specific space and use requirements.



# Warehouse Docks

- ▶ New dock construction to WH2B4, W2B2, WH2B1 (repair) and 8 standard dock repairs on numerous warehouses.
- ▶ Docks are designed, repaired and constructed to meet Code of Federal (CFR) regulations and OSHA safety standards.
- ▶ Port has different types of docks, including rail docks, loading docks, water docks, suspension docks, and a barge dock.



## Roof replacement

- ▶ Re-Roofing of T-179 project- focuses on replacing the existing roof to improve durability and protection. The current roof, with multiple penetration points, has reached the end of its useful life.
- ▶ Warehouse Roof Replacements - each bay consists of 43,200 sq. ft. - nearly equivalent to one acre - and each warehouse contains four bays.





FDC

## Warehouse Coverage Fire Department Connection (FDC) Valve Project

- ▶ Project involves upgrading warehouse FDC valves to improve fire safety across the warehouses.
- ▶ Several warehouses currently have FDC valves that are not compliant with National Fire Protection Agency (NFPA) 14 or City code standards.
- ▶ The upgrades will ensure valves are accessible, positioned at proper height and distance from hydrants, and fully compliant with fire suppression requirements under NFPA 14.





## East Commerce Street Project

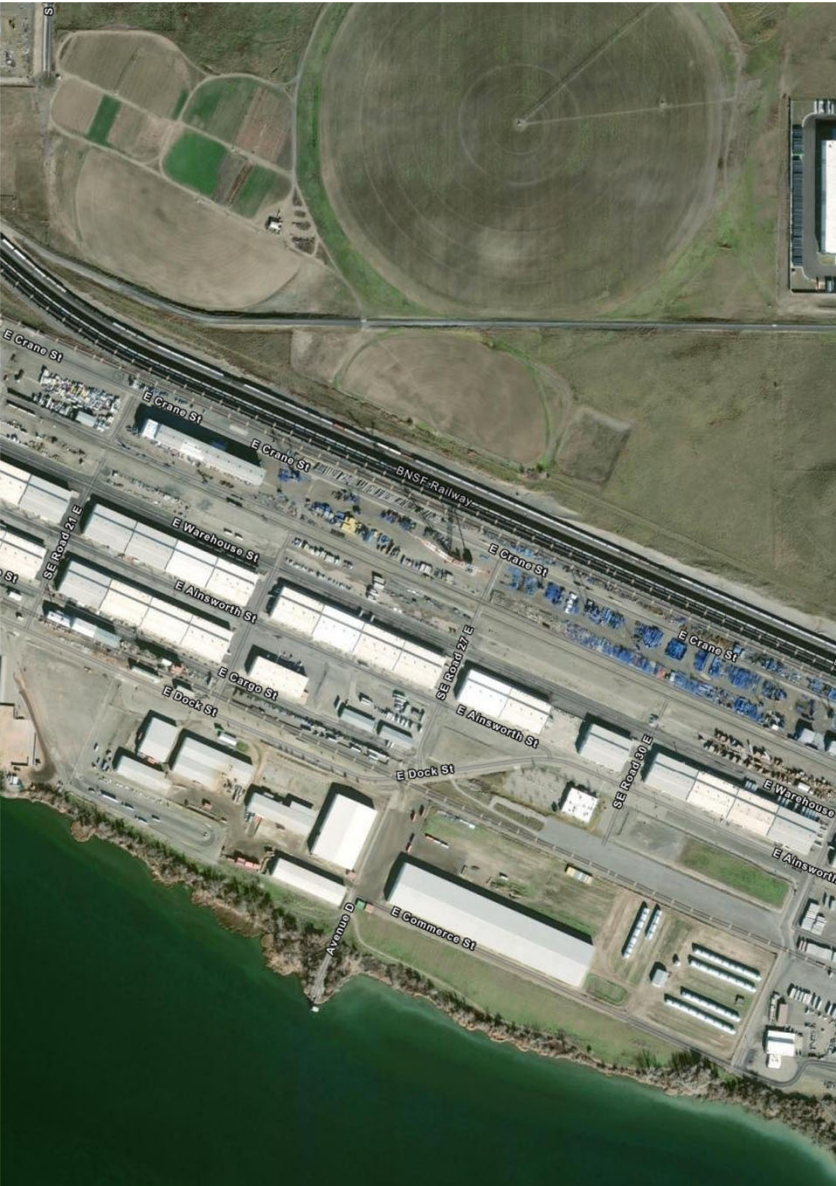
### Design and Construction Timeline

- ▶ Design of East Commerce Street is planned for 2026 with construction scheduled for 2027.
- ▶ Current Road design is not designed and suitable for heavy truck traffic.
- ▶ New road design will meet Department of Transportation (DOT) traffic safety standards and specifications.

## Warehouse Siding

- Siding Upgrade: Transition from Wood to R-Panel.
- The R-panel siding offers enhanced durability and significantly reduces ongoing maintenance requirements.
- Installation will be expertly managed by the Port Mx team, ensuring quality craftsmanship and reliable results.





## BPIC Warehouse Facility Condition Assessment

- Evaluation of Big Pasco Industrial Center warehouses to ensure operational efficiency and safety through a multi-year, phased approach.
- These assessments will guide the Port's capital planning and maintenance strategies, providing a clear roadmap for the long-term viability of these critical assets.
- Assessment Areas:
  - Mechanical Systems
  - Fire Suppression
  - Roofing
  - Structural Integrity
  - Foundation
  - Electrical Systems
  - Ventilation Systems
  - Plumbing
  - HVAC and Heating

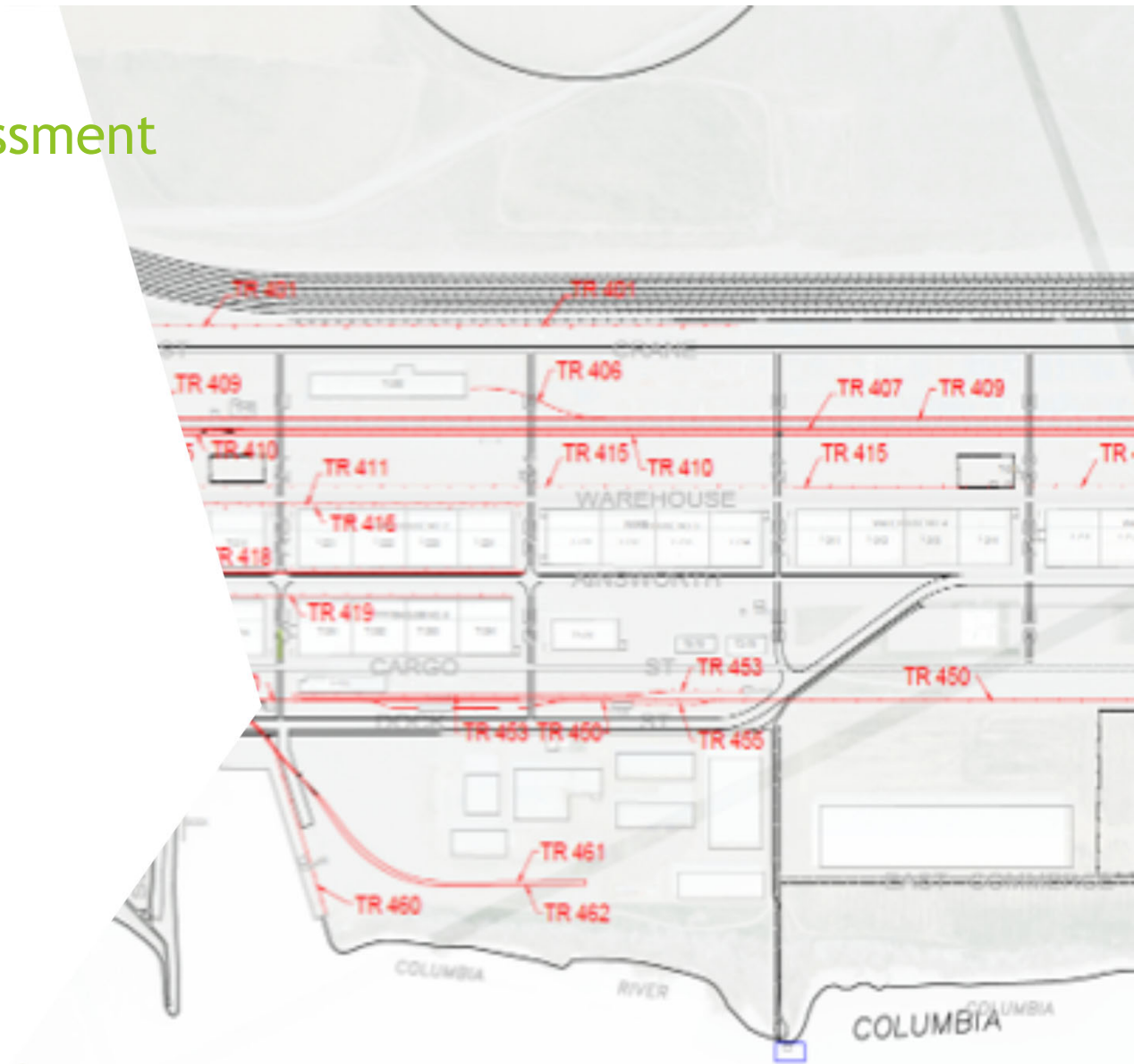
# BPIC Rail Lead Track Assessment

## Project Overview

This project includes a thorough evaluation of all existing rail assets – including crossings, signals, ties, switches, and supporting infrastructure – at the Big Pasco Industrial Center.

## The Assessment will:

- ▶ Develop a Master Rail Lead Track Map
- ▶ Identify and assess opportunities for expansion to accommodate future tenants
- ▶ Evaluate multimodal connections (barge operations, loading docks, truck facilities, and freight infrastructure)
- ▶ Provide design and engineering recommendations for new track, crossings, and infrastructure improvements
- ▶ Compile and prioritize deferred maintenance items





# The Wharf

S 8th Ave

S 8th Ave

W River St

Use Drywall

The Granite City

W Washington St

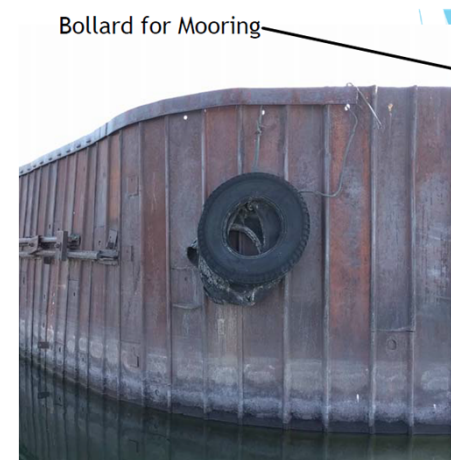
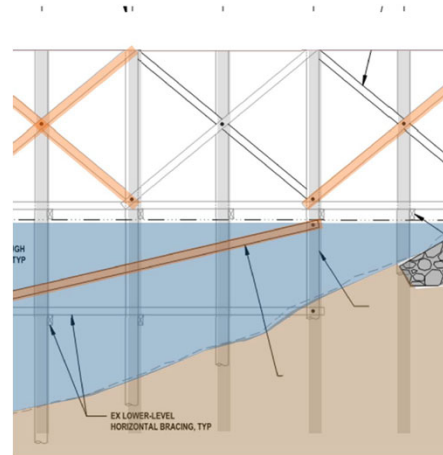
W Washington St

W River St

# Wharf Rehabilitation/ Dolphins Study

## Project Overview

- Geotechnical & Seismic Conclusions.
- Construction Cost Estimate.
- Explore Alternatives.
- Design to Restore existing Wharf 1 deck.
- Explore capabilities for river cruise vessels.



# Reiman Industrial Center (RIC)





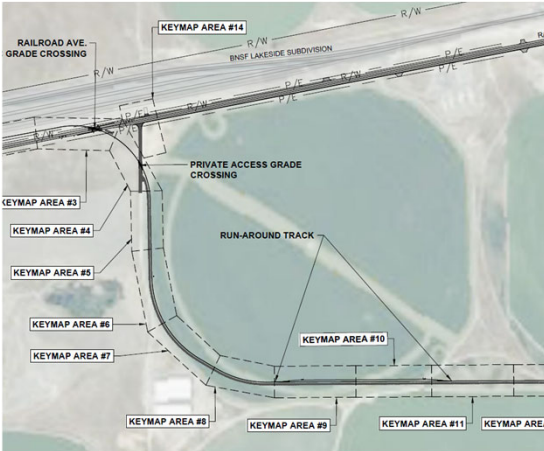
# RIC Phase 1 Rail Lead Track Construction

## Notice to Proceed/Construction Start Date

- ▶ The official Notice to Proceed (NTP) for the RIC Phase 1 Rail project was granted on October 20, 2025.

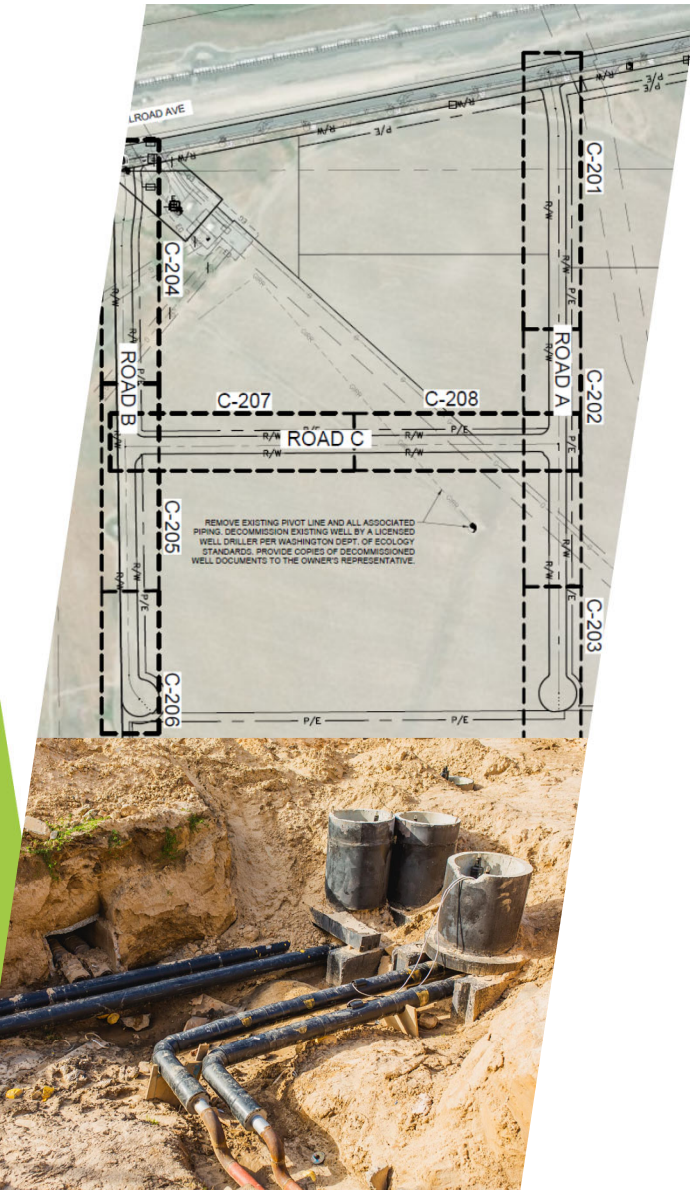
## Project Significance

- ▶ The rail project is expected to improve transportation infrastructure and regional connectivity. Project consist of 7,000 plus feet of track connecting into BNSF's primary lead track, roadbed construction, drainage, (2) turnouts, Railroad Ave. rail crossing with crossing signal and switches.

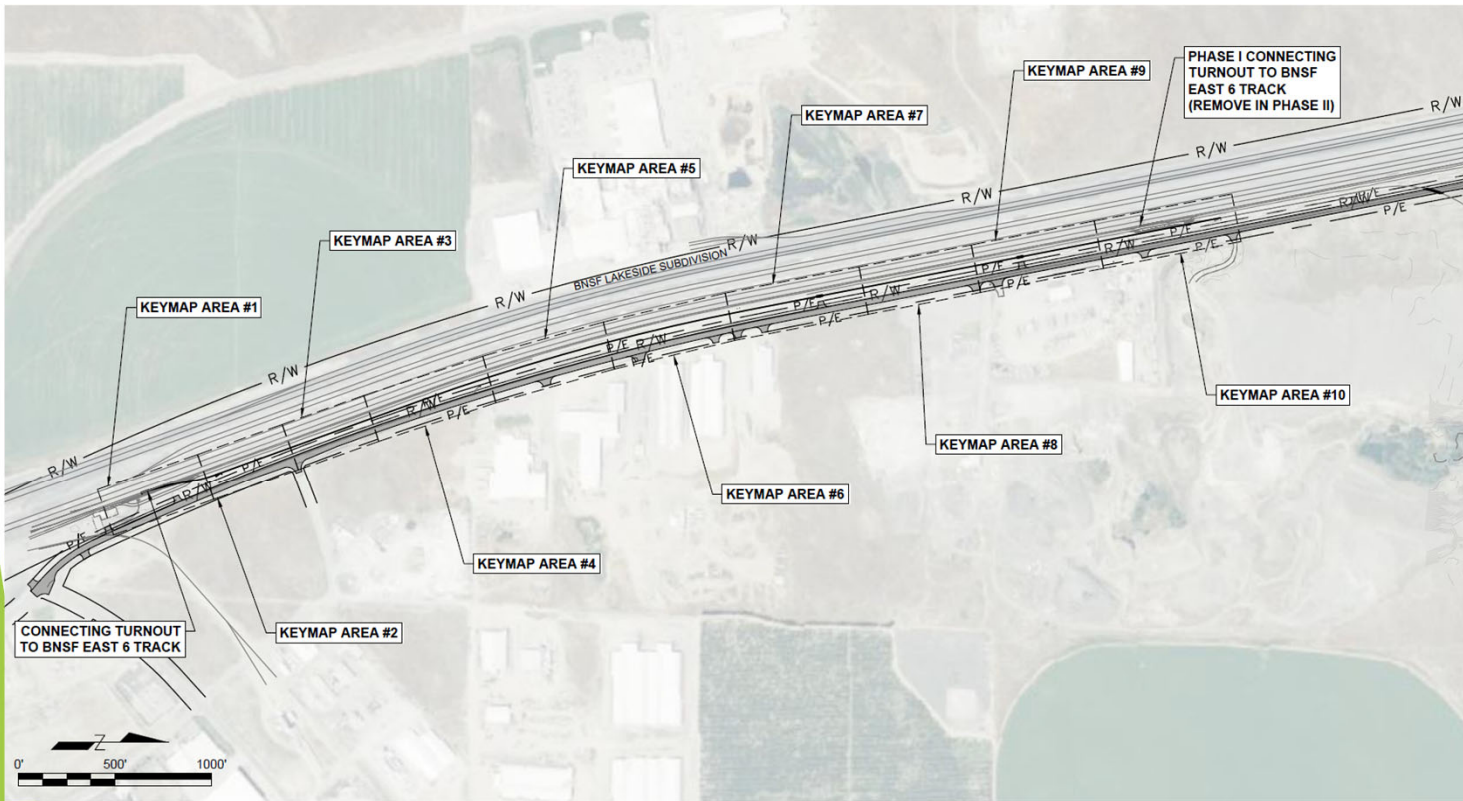


# RIC North Industrial Center Development

- ▶ Subdividing Plat design, infrastructure development and road design.
- ▶ Project element: Septic testing Franklin County Health District, Utility location, Williams, FCPUD, Cascade Natural Gas, Lumens, City of Pasco.
- ▶ Platting coordination with Port on County
- ▶ Water and Rodway Design
- ▶ 161 Acres of Development.
- ▶ Active Purchase Sales Agreements underway.



# RIC Lead Track Last Mile



## Project Overview

- The proposed project would construct an approximately 6,100-foot lead track.
- Provide BNSF rail service to the Darigold site and future food processing and manufacturing companies at the Reimann Industrial Center.



## Land Purchase

- ▶ Multi-Year Land Purchase Approach (active Purchase and Sales Agreement)
- ▶ 72 Acres in 2025
- ▶ Future Development Opportunities
- ▶ Industrial Development

# Tri-Cities Airport



# Terminal Expansion

- ▶ Larger Outbound Baggage Facility
- ▶ Expansion of Gate 2
- ▶ Renovations of Gate 5
- ▶ Three (3) new Passenger Boarding Bridges





## Tri-Cities Airport Quick Turn Rental Car Facility

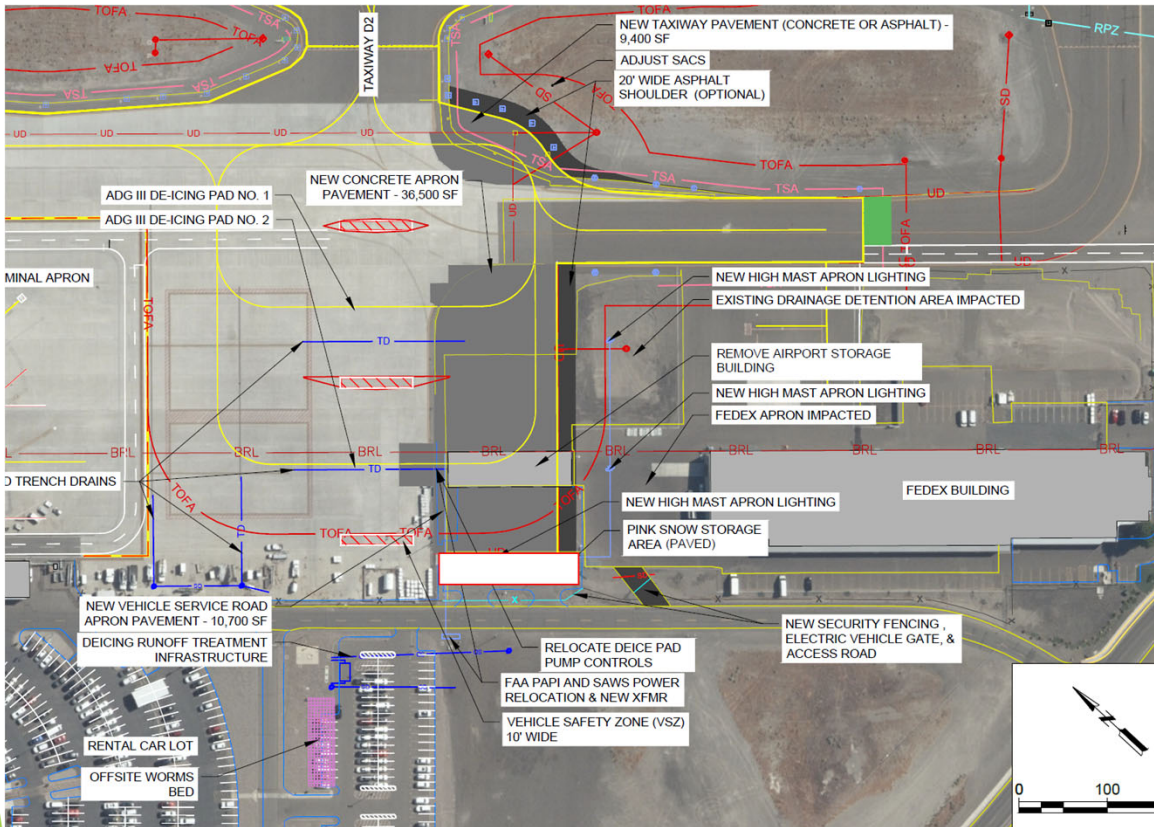
### Current Construction Stage

- ▶ Wash Bays, fueling station and overflow parking for car rental facilities
- ▶ Vertical construction of the rental car facility at Tri-Cities Airport is actively underway.

### Project Schedule

- ▶ The construction project is on schedule for timely completion of April 2026.

# Deicing Facility Expansion



- ▶ Expand Deicing Facility (Design)
- ▶ Provides the airlines more room for deicing operations
- ▶ Enhances Safety in Aircraft Operations
- ▶ Allows for on time departures during winter season

# AIM Aerospace Innovation and Manufacturing Center

- ▶ Market Industry Analysis
- ▶ Job Analysis: Aerospace/Aviation, Manufacturing, Research and Development, Educational Institutes, Restaurants and Boutiques.
- ▶ Amenities Analysis: Community Spaces, Education Centers, Parking, Sidewalks and Bike Lanes, Airport Development, Landscaping and Beautification.
- ▶ Analysis on businesses that specialize in Aerospace, Innovation and Manufacturing specialties.





## Terminal Area Plan Study

- ▶ Master Plan Update
- ▶ Forecast enplanement growth
- ▶ Facilitate Common Spaces
- ▶ Enhance Passenger Travel Experience



# Airport security cameras upgrade Project

## RFP Draft Completion

- ▶ With the development of the Terminal Expansion, QTA facility and on-going expansion projects, the airport is in need to add new security cameras, but most importantly, provide a software application that can monitor and be compliant with Transportation Security Regulations (TSA).
- ▶ The Request for Proposal for upgrading airport security software has been finalized.

## Project Advertising Timeline

- ▶ The project to upgrade airport security software will be advertised May 2026



## Airport Industrial Park Building Purchase

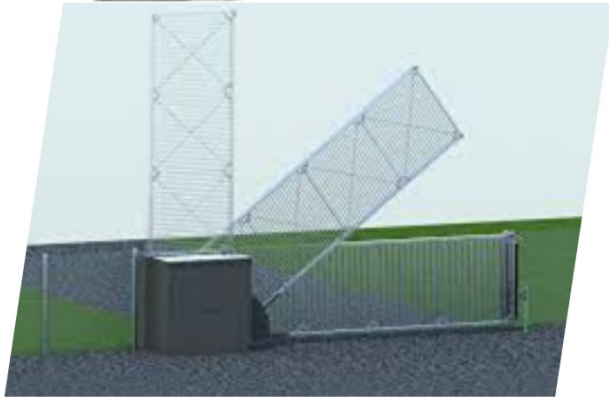
- Purchase of a 2,500 SF steel structure.
- Increase the Port's ownership of facilities.
- Closing is expected no later than January 16, 2026.

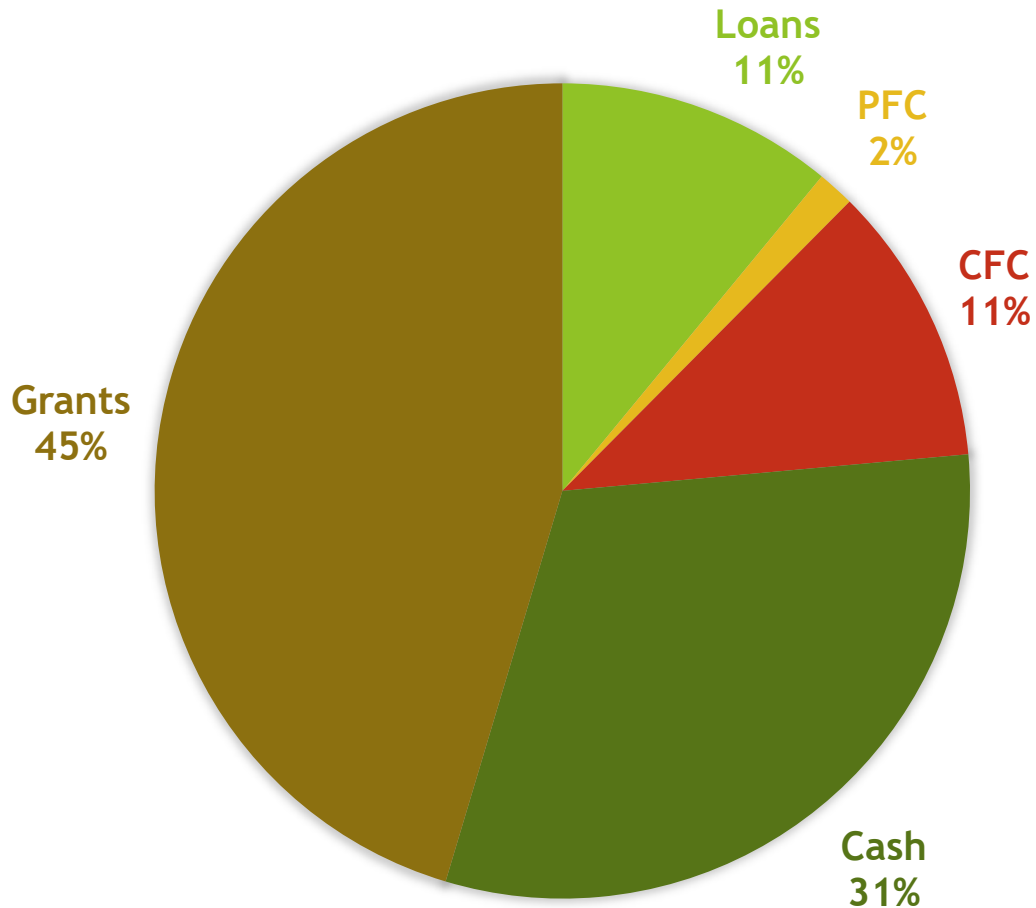




## Airport Perimeter Gate Purchase

- ▶ Vertical Operation (Gate 26)
- ▶ Enhances Security and Operation to Airport Operations (AOA) Area entry
- ▶ TSA Approved
- ▶ Vehicle Friendly





## Funding Sources

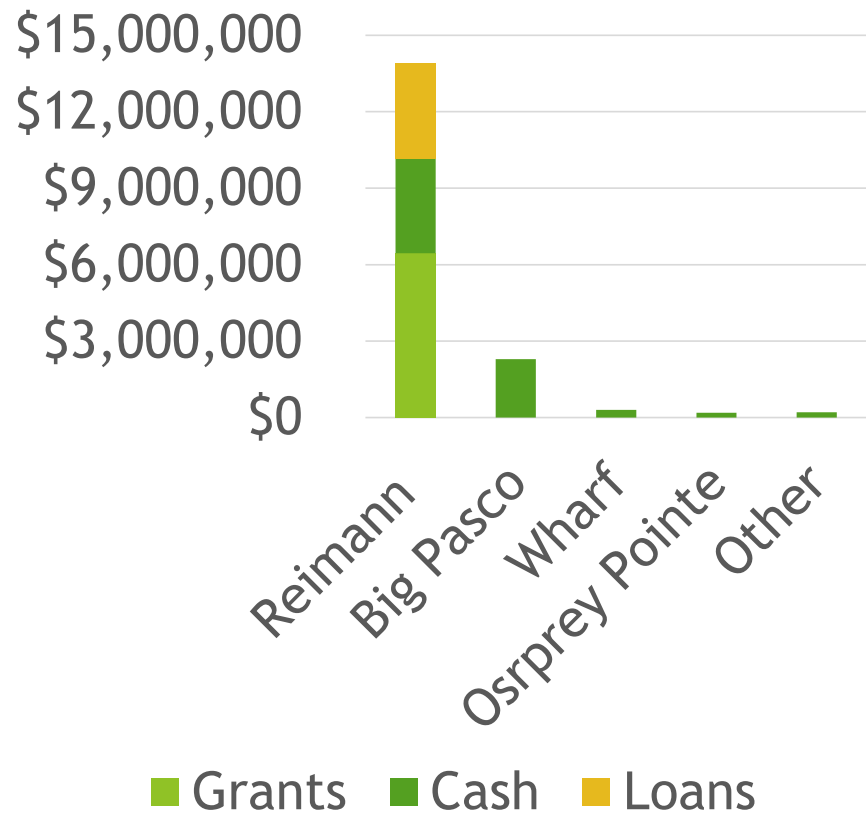
\$34,159,461

- Grants
- General Fund Cash
- Customer Facility Charges (CFC)
- Loans
- Passenger Facility Charges (PFC)

# Port Capital Projects

▶ **\$16,833,000**

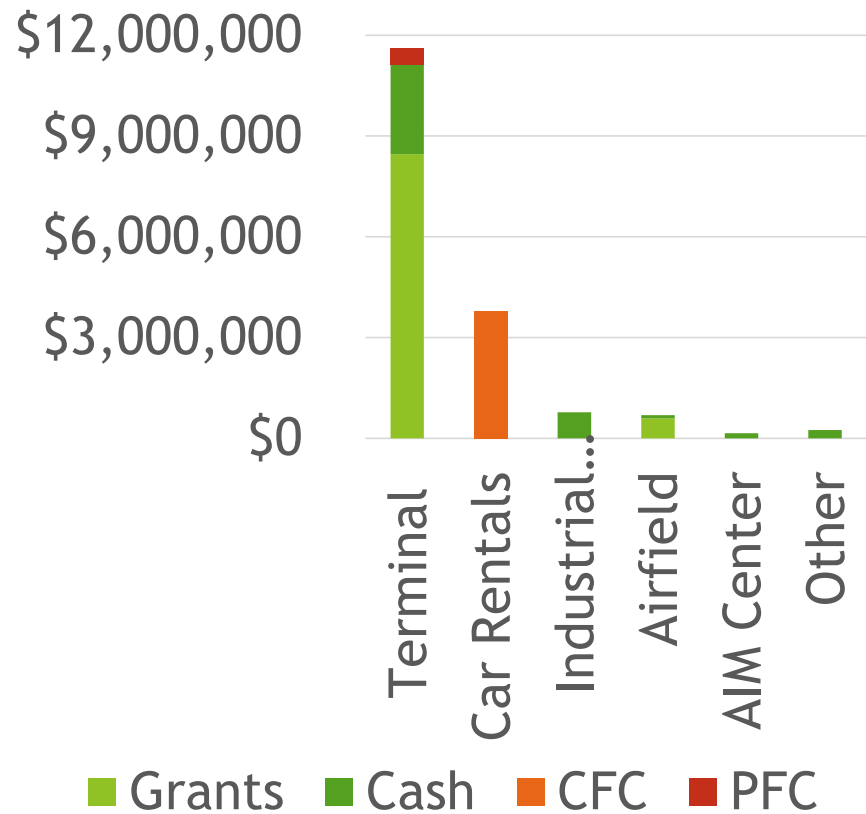
- ▶ Grants \$6,450,000
- ▶ Cash \$ 6,683,00
- ▶ Loans \$3,750,000



# Airport Capital Projects

▶ **\$17,276,461**

- ▶ Grants \$9,551,000
- ▶ Cash \$3,925,461
- ▶ Customer Facility Charges (CFC) \$3,800,000
- ▶ Passenger Facility Charges (PFC) \$500,000





# 2025 Completed Capital Projects Overview

## BPIC Facility Improvements

- WH1B1 Canopy Project
- WH2B1 Canopy Project
- WH2B3 Canopy Project
- WH2B3 Concrete Dock Project
- ✓ WH8B2 Re-Roof Project
- BPIC Propak Topo Survey and Design
- Osprey Point HVAC Replacement
- Clean Building Energy Project- Osprey and T1-2010
- Port Apprentice Utilization Plan
- Pump House River Intake Barge Slip Inspection
- WH7&WH8 Truss Repairs Structural Upgrade
- WH6 Waterline Improvement Project
- BPIC 8 Dock Design Project
- Employee Badge Project

# 2025 Completed Capital Projects Overview

## Reimann Industrial Center

- RIC Phase 1 Rail Construction (Design, NTP Construction commencement)
- RIC North Infrastructure (100% Design, Water line, Road design)
- RIC Last Mile (60% Design)



# 2025 Completed Capital Projects Overview

## Tri-Cities Airport

- Airport Security Camera upgrade (Draft RFP)
- Bergstrom Aircraft Re-roof Project
- Quick Turn around Rental Car Facility ( NTP, Construction commencement)
- Building 92 HVAC replacement
- Building 52 HVAC replacement
- East GA Apron
- Runway 12-30 Shift
- TSA Checkpoint Electrical
- Ticket Counter Expansion
- Admin Roof Repair
- Bag Claim Garage Doors
- Greeter Furniture
- Industrial Building Demo
- Roads
- Building Improvements
- Aircraft Rescue Fire Fighting Building Roof Replacement
- Aircraft Rescue Fire Fighting (ARFF) Truck Procurement
- Airport Business Center Sign Procurement

