



OLYMPIA ARMORY

ARMORY INVESTMENT TO DATE:

\$1,223,500

- City Acceptance of the Armory Building
- \$335,000 Master Plan and Art Interventions
- \$68,500 Building Repairs/Enhancements
- \$820,000 Building Audit (Phase I Design)

GRANTS AND PARTNERSHIPS:

\$2,575,000

- \$75,000 National Endowment for the Arts
- \$1,000,000 WA State Heritage Capital Grant
- \$1,500,000 WA State Commerce Solar Grant
- 8 Nonprofit Anchor Tenants
 - The Bridge Music Project
 - Capital City Pride
 - Community Print
 - Hummingbird Studio
 - TC Media
 - Olympia Lamplighters
 - PARC Foundation of Thurston County
 - Olympia Film Collective



OLYMPIA ARMORY

2025 Capital Project Request

PROJECT SUMMARY

The City of Olympia is transforming of the historic Olympia Armory into the **Armory Creative Campus**, a dynamic space that will serve as a hub for the arts, innovation, and community engagement. This project will preserve a key historical landmark while creating lasting cultural asset that is integral to Olympia’s future.

The design process began with **community visioning**, completed in November 2022, and continued through **NEA-funded Art Interventions** in 2023. Artists, culture bearers, and youth councils have already outlined a vibrant, community-driven future for the space, and **eight nonprofit arts organizations**—including The Bridge Music Project, Capital City Pride, Community Print, Hummingbird Studio, TC Media, Olympia Lamplighters, PARC Foundation of Thurston County, and Olympia Film Collective —are committed to becoming anchor tenants. Together, they will bring the vision to life and serve as the foundation for the campus’s ongoing success.

CURRENT WORK

The first phase of construction is focused on **essential upgrades to the facility** that ensure it meets life safety and accessibility standards while laying the groundwork for future development. Without these Phase 1 improvements, public access to the building is greatly restricted, reducing the ability to serve the community, and leaving a valuable civic resource underutilized.

Key upgrades include:

Accessibility Enhancements: ADA upgrades to all rooms, ramps, elevators, and ADA-compliant bathrooms.

Structural and Safety Improvements: Foundation and structural work, partial roof replacement, fire suppression and alarm systems, electrical upgrades, plumbing, and hazardous materials demolition.

Sustainability Features: Installation of solar panels and battery storage systems to ensure the campus is energy-efficient and environmentally responsible.

PROJECT FUNDING—\$14.5 million

\$9.5 million will be funded by the City of Olympia

\$2.5 million allocated from grants for specific project improvements.

\$2.5 million—2025 Capital Budget request to accomplish currently unfunded critical improvements.

UNFUNDED CRITICAL IMPROVEMENTS

Phased HVAC Installations

Phase 1 - Basement HVAC Upgrade to VRF Systems - \$2.75 Million

Future Phase – Main and Second Floor VRF Systems – \$2.6 Million

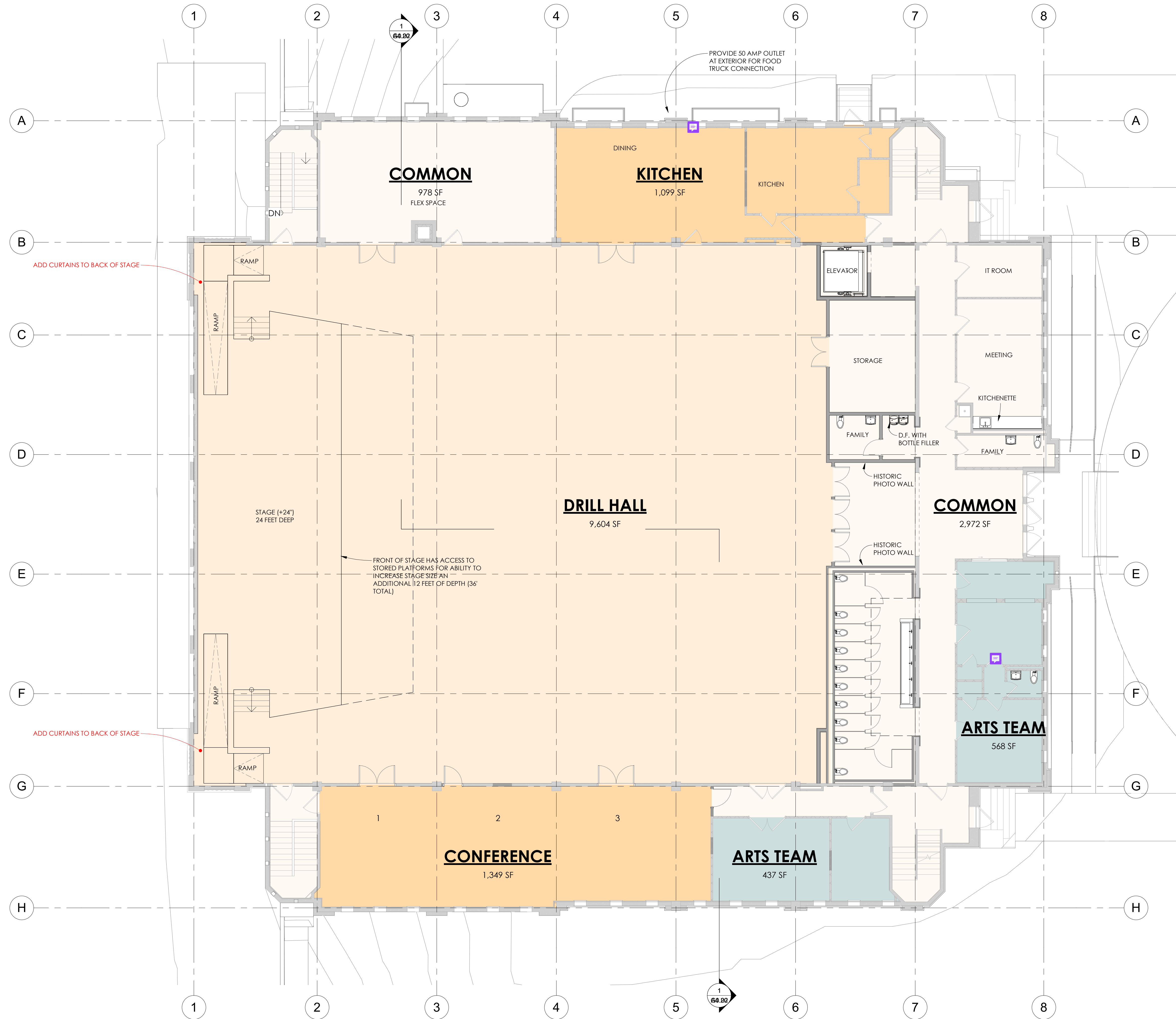
These Phases Include: Demo, New system for basement, controls, commissioning, some general construction (patch and paint, new chases), Fees, markup, 5% contingency, and sales tax.

Estimated scope for the full Armory project is \$24 million.



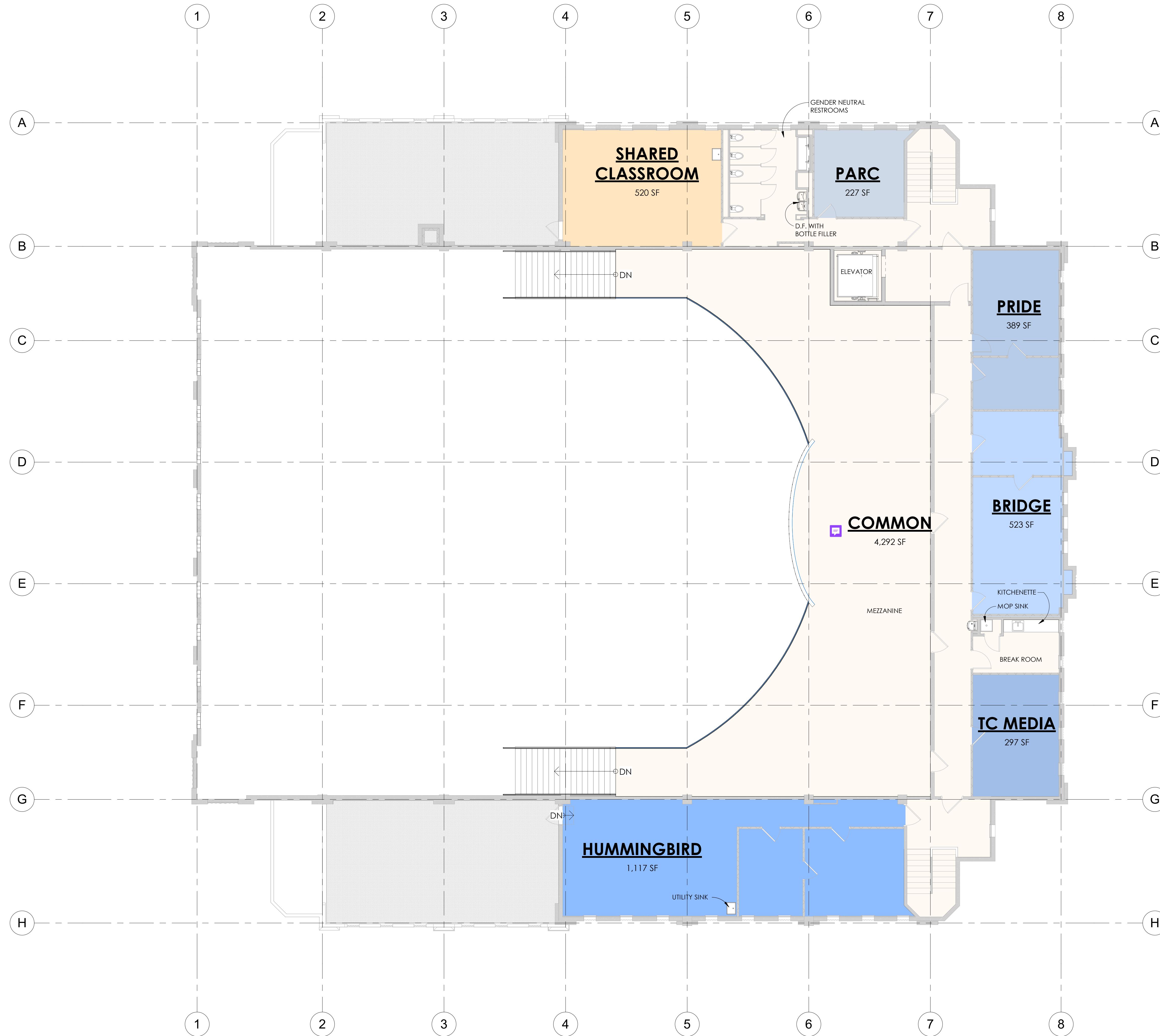
ARMORY TENANTS

- ARTS TEAM
- COMMON
- COMMUNITY SPACE
- SHARED NEW MEDIA CLASSROOM
- STORAGE
- BRIDGE
- COMMUNITY PRINT
- HUMMINGBIRD CAFE
- LAMPLIGHTERS
- OLY FILM

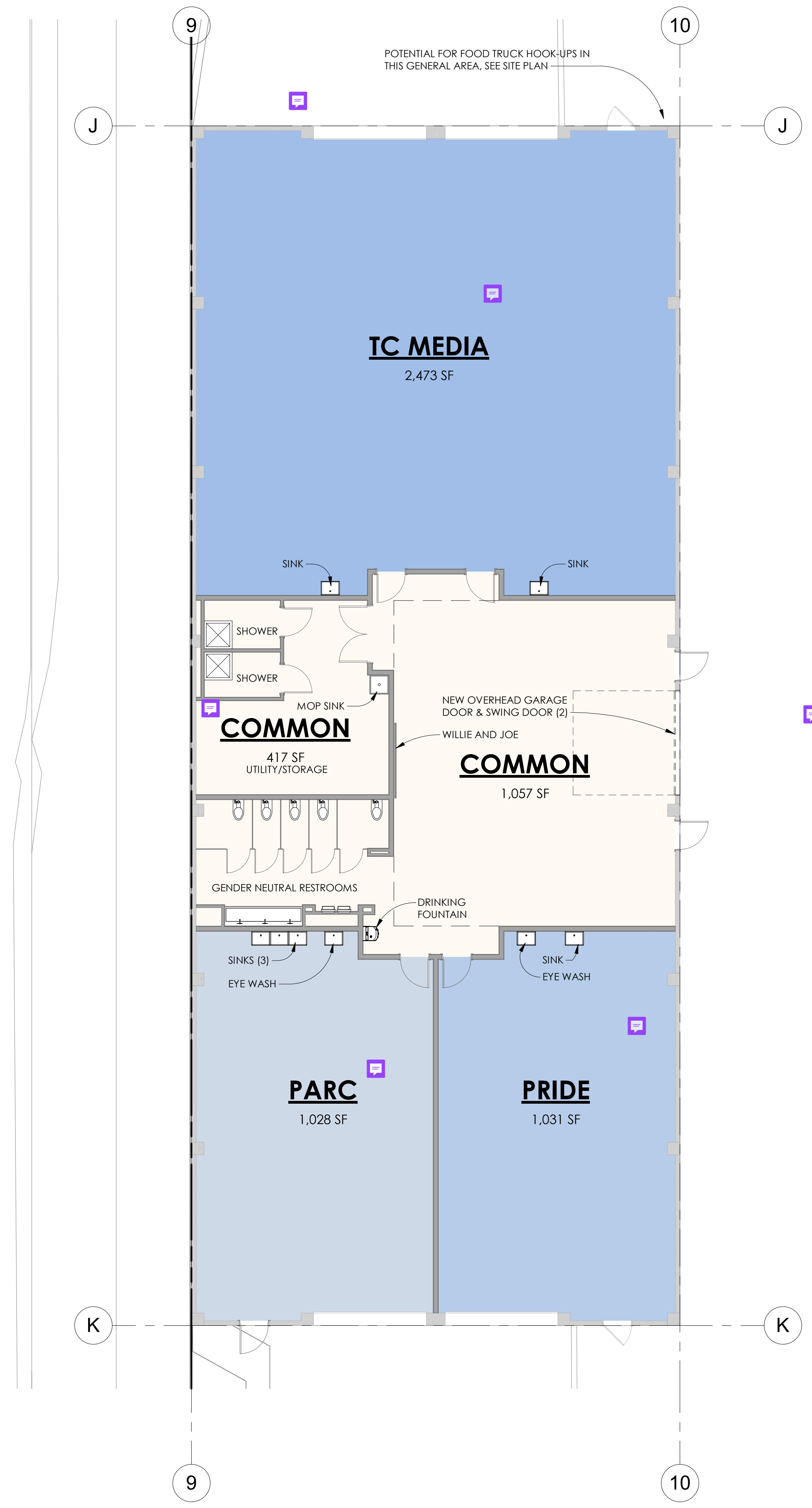


ARMORY TENANTS

- ARTS TEAM
- COMMON
- DRILL HALL
- CONFERENCE
- KITCHEN



- ARMORY TENANTS**
- COMMON
 - SHARED CLASSROOM
 - BRIDGE
 - HUMMINGBIRD
 - PARC
 - PRIDE
 - TC MEDIA



ARMORY TENANTS

- COMMON
- PARC
- PRIDE
- TC MEDIA

1. RUN GAS LINE TO ANNEX FOR TENANT USE (PARC)
2. ADD 50 AMP EXTERNAL OUTLET ON NORTH END FOR FOOD TRUCK USE. WOULD LIKE HOOK-UPS FOR 1-2 FOOD TRUCKS AT NORTH END OF ANNEX.

1 ANNEX
1/8" = 1'-0"