



Conceptual exterior rendering: earth-covered campus with central solar-topped tower

THERMAE COMPUTATIO | PARTNER BRIEFING

Integrated Data Center and Resource-Reuse Campus

Pierce County, Washington | 10 MW initial sellable IT capacity | Planned expansion to 20 MW

Thermae Computatio is a planned high-density, liquid-cooled colocation campus for AI, high-performance computing, and other power-intensive customers. The project is designed to combine resilient digital infrastructure with onsite low-carbon power, water treatment, heat recovery, and commercial reuse of thermal energy. The near-term objective is to develop a technically credible 10 MW first phase while preserving a practical path to 20 MW.

10 MW INITIAL IT CAPACITY	20 MW PLANNED BUILDOUT	AI / HPC PRIMARY USERS	Pierce Co. TARGET REGION
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Integrated campus strategy

LIQUID-COOLED COMPUTE Support high-density workloads while improving heat capture.	ONSITE POWER Evaluate dependable low-carbon generation with grid redundancy.	THERMAL REUSE Direct captured heat toward useful campus and commercial loads.
WATER TREATMENT Explore high-recovery treatment with minimal liquid waste.	PHASED DELIVERY Develop the campus in financeable modules rather than one oversized build.	COMMERCIAL FLEXIBILITY Serve colocation, wholesale, AI, and strategic infrastructure customers.

What Thermae Computatio is seeking

Experienced companies and technical leaders that can help convert the concept into an engineered, permitted, financeable, and constructible project. Potential relationships include supplier agreements, feasibility studies, engineering services, pilot projects, strategic partnerships, joint development, and long-term operating support.