LONG RANGE FACILITIES PLAN
BOARD DIRECTION, IMPLEMENTATION PLANNING
AND NEXT STEPS
April 3, 2017
Today’s Objectives

Board Feedback

1. Support for proceeding with completion of facilities plan?
   • Support overall direction of plan and recommended projects
   • Continue to develop implementation plan incorporating recommended projects

2. Establishment of reserve fund for facilities?
   • If continued development of the plan is supported, should a reserve fund be established to support facilities work?
   • If so, what initial amount should be set aside?

“Shaping our utility to do the best, for the most, for the longest”
Next Steps

Implementation Planning

Major Elements

1. Method of Procurement
   - Analyze relative merits of Design-Bid-Build (DBB) vs. General Contractor/Construction Manager (GC/CM)

2. Schedule
   - Develop implementation schedule consistent with all other plan elements and District goals

3. Resources
   - Determine necessary District and outsourced resources for project development and execution (land acquisition, design, project management, construction management, etc...)

4. Finance
   - Work with Finance to develop spending/financing plan which balances District financial policies/targets with realistic project execution schedule

5. Risk
   - Develop a programmatic risk register for all elements of planning and execution including schedule risk, financial risk, adequacy of District and outsourced resources and communications
**Implementation Planning**

**Major Elements (continued)**

6. **Communication**
   - Work with External Affairs/Communications to develop a robust internal/external stakeholder engagement plan
   - Continue engagement with key local agency contacts (City, County, Port)

7. **Approvals**
   - Identify approvals necessary for execution, both internal and external (Board, Portfolio Review Committee, environmental permits, building permits, etc...)

8. **Pre-design**
   - Move from high-level to detailed programming
   - Complete conceptual site design
   - Complete “pre-schematic” level design (10-15%)
High Priority Projects

Advance high priority projects which meet the plan’s strategic goals

1. Property Selection and Acquisition
   • Complete development of site selection criteria
   • Identify parcels meeting selection criteria
   • Work with land-owners and permitting agencies to secure property and development rights

2. Design and Construction of Rock Island component storage building
   • Complete design
   • Complete construction bid documents
   • Obtain building permits
   • Bid project for late 2017 start

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4 Questions