



CHELAN COUNTY

LONG RANGE FACILITIES PLAN

BOARD OF COMMISSIONERS BRIEFING

July 23, 2018





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

Today's Agenda

INFORMATION ONLY – No Action Requested

- The Proposed Property Agreement
- Plans for Public Comment on the Proposed Agreement
- Reasons for the Proposed Consolidation
- Plans for Public Engagement Regarding the Operations & Service Center/HQ
- Redevelopment of Existing PUD Facilities
- Questions



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

Property Agreement Details

Major Elements of the Agreement

- PUD purchases three parcels north of the Wenatchee River from the Port totaling approximately 19 acres
- The Port purchases the two condominium units in the CTC owned by the PUD which results in the Port owning 100% of the building
- PUD leases back the areas currently occupied for an initial term of four years with two one-year options
- PUD to lease 25% stake in the CTC Video Conference Center for 9 year term beginning in 2023
- PUD to lease a portion of Port Industrial Building #5 for 4 years to accommodate immediate space needs and support property development
- PUD to provide exemption to High Density Load upfront charges for the existing HD spaces/uses in the CTC for 10 years
- PUD, Port and City of Wenatchee engage in redevelopment planning effort for existing PUD campus at Fifth & Wenatchee Ave
- Port holds first purchase option on Fifth Street and Hawley Street PUD properties






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



Property Acquisition



Properties Involved in Transaction

-  Undeveloped Port properties totaling 19.05 Acres
-  Port Industrial Building #5 – 26,000 square feet
-  Confluence Technology Center Units LL1 and 201 totaling 19,285 square feet.

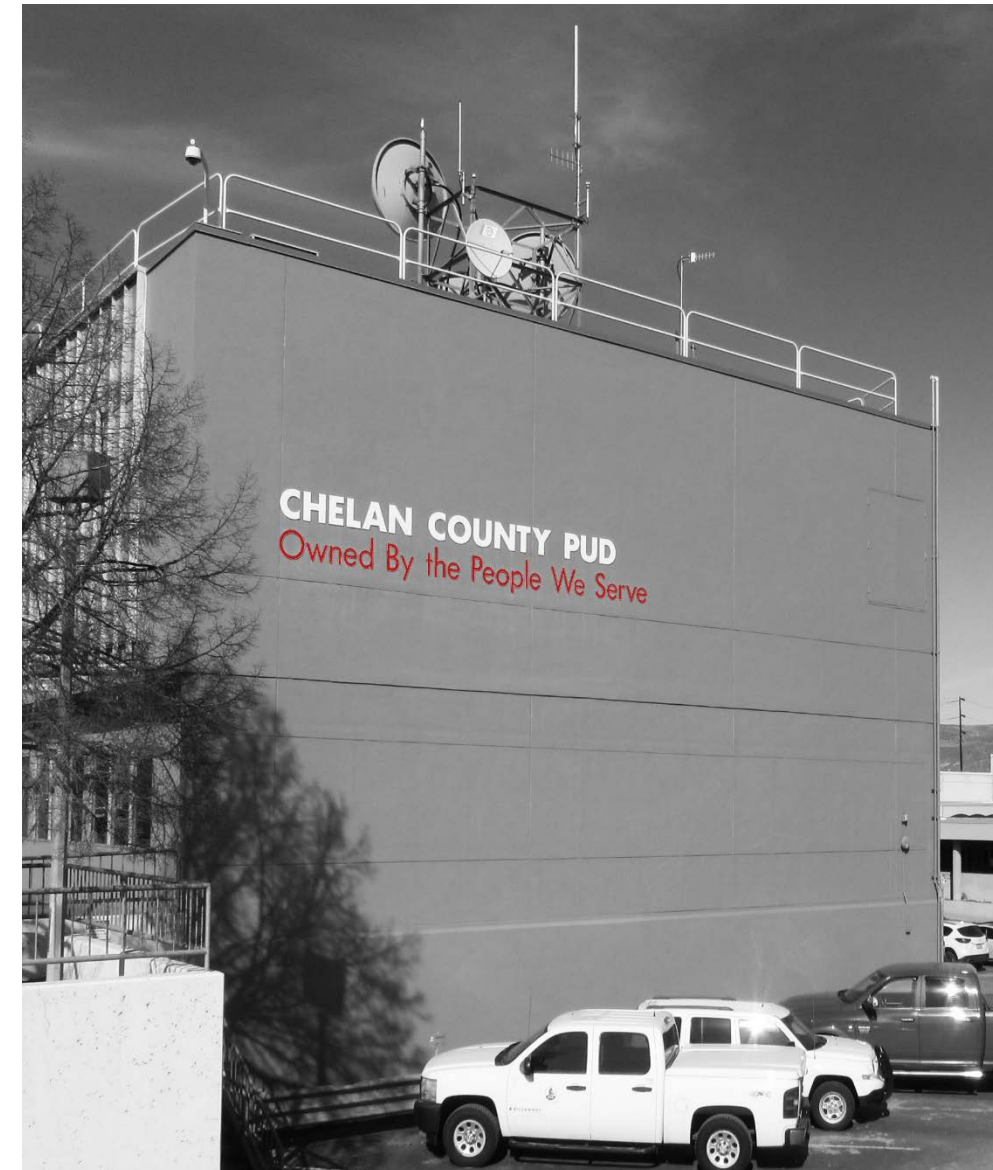


“Shaping our utility to do the best, for the most, for the longest”

Property Agreement Public Outreach

The PUD and Port are seeking input from the Advisory Committee and our customer-owners

- Detailed press release of terms is available on our website at www.ChelanPUD.org
 - Ability to leave online comments concerning the proposed agreement
- Presentation of the agreement to the Chelan County PUD Board of Commissioners and the Port of Chelan County Board of Commissioners in the coming weeks





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

Meeting Strategic Facilities Plan Core Goals

- **Maximize Productivity**
 - Consolidate people, equipment and materials in purpose-built facilities on one site near the center of their work
 - Major reduction in travel time (North Wenatchee Ave.)
- **Optimize Service Levels**
 - Provide a convenient one-stop-shop for all customer interactions
 - Provide optimized response from central location
- **Produce Best Financial Value**
 - Lower cost compared to reinvesting in older and inadequate existing facilities over the long term
- **Provide Cost Predictability**
 - Energy efficient buildings constructed around pro-active asset management strategies
- **Enhance Safety**
 - Facilities built in current era of heightened focus on safety
 - Take advantage of current technologies and enable adaptability for future advancements

Proposed Consolidation Why?

2015 Strategic Plan Goal

*“Our first priority is reinvesting in our core, value-creating assets: the hydropower projects, distribution systems, **facilities** and people”*



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

Operations & Service Center/Headquarters Planning Process

Over the next several months the PUD’s design team will be developing concepts for a new Operations & Service Center/Headquarters campus

- Work with PUD staff to develop design requirements and facility characteristics
- Provide visual exhibits depicting various site development alternatives
- Provide architectural renderings of potential building exteriors including location on site, building size, materials, colors etc.
- Provide “drone view” renderings to evaluate the impact of the development on the surrounding landscape

Public involvement in design process

- When work has progressed enough to provide alternatives to the public, we will be engaging in a multi-avenue outreach effort
 - Provide customer evaluation portal on PUD Website
 - Renderings of buildings and site
 - Potential for interactive displays
 - Ability to provide feedback on proposed alternatives
 - Host a series of public meetings across the county to detail options and receive input from customer-owners
 - Provide Employee feedback opportunity



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

Conceptual Site Plan Consolidated Campus



- ### Operations and Service Center/ Headquarters
- Operations and Customer Services Building
 - Administration
 - Transmission, Distribution and Networks Line Dock and Warehouse
 - Fish & Wildlife Operations
 - Fleet Services Shop
 - Tech, Transformer, Substation, Meter, Water/Wastewater Shops
 - Customer Utilities and Fiber Storage Yard
 - Fueling Station
 - Decontamination/Wash Station



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

The Goal of the PUD/Port/City team is to provide opportunity for economically viable redevelopment of the HQ property which complements downtown businesses

- Engage a highly qualified urban redevelopment planning firm
- Conduct analysis of viability of existing buildings for reuse
- Conduct economic analysis of uses complementarity to existing downtown businesses and environment
- Engage advisory committee, business community, employees and general public in planning process
- Select best strategies for redevelopment and pursue detailed estimates of feasibility and development costs

Existing Facilities Redevelopment Planning

- PUD to seed a redevelopment revolving fund to ensure that improvements necessary to realize redevelopment strategies can be completed
- Sell the properties to the public or private entities best suited to meet the redevelopment goals

Hawley Street Property

- Expanding existing electric distribution infrastructure (new substation) to support emerging redevelopment in Hawley and North Miller area
- PUD to work with City, property owners and customer-owners to support the City’s North Wenatchee Master Plan build-out

Questions

