Rocky Reach Facilities Update

Commission Board Meeting
August 17, 2020

Presented by Casey Hall
Why we are here

Project Update:
1. Central Maintenance (CM) Facilities Construction
2. Discovery Center Facilities Construction

Information only
No Commission action requested today
CM Facilities
Previous Board Actions:

• Oct. 19, 2018, Board approved moving forward with allocation of funds for the Rock Island and Rocky Reach Hydro operations improvement projects.

• Feb. 4, 2019, Board approved resolution to enter into a contract with Lydig Construction for pre-construction services for the support facility construction at Rocky Reach.

• Aug. 1, 2019, Board approved a resolution to amend the Contract for the Phase 1 site work.
Actions Taken At 100% Design Development To Meet Budget

• Value Engineering
  – Pre Engineered Metal Building Finishes
  – Reduction in floor finishes
  – Wall finishes

• Program Modification – Combined CM24 and CM21

• Budget reclaimed with value engineering and program modification efforts $2.1 Million
Central Maintenance program
August 2020

CM21 and CM24 combined to create one three story building.

PHASING & DEFERRED SUBMITTAL NOTES:
1. Site Utility Work to be a Deferred Submittal, work scheduled for July 2020.
2. Foundation Work to be a Deferred Submittal, work scheduled for July 2020.
3. Building to be done by this Permit, work scheduled for June 2020.
### Project Cost Summary

<table>
<thead>
<tr>
<th>Rocky Reach Central Maintenance Facility Project</th>
<th>Approved Total Project Cost</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved Project Budget</td>
<td>$41,500,000</td>
<td></td>
</tr>
<tr>
<td>Spent to Date</td>
<td>$7,500,000</td>
<td></td>
</tr>
<tr>
<td>Phase 2 Construction – Based on current bid prices</td>
<td>$35,935,855</td>
<td></td>
</tr>
<tr>
<td>Includes $400k COVID costs $1.8 M project contingency</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>$43,435,855</td>
<td></td>
</tr>
<tr>
<td>Budget over/under forecast:</td>
<td>Over $1,935,855</td>
<td></td>
</tr>
</tbody>
</table>
Steps Being Taken To Meet Budget

Phase 2 Project divided into 20 bid packages.
11 bid packages over budget. Three bid packages significantly over budget.

• Reviewing over budget bids for re-bid or scope modification.
• Identify further value engineering options.
• Identifying potential program scope reduction.
• Program scope reduction will cause the project to absorb additional costs associated with program re-design, construction escalation, and contractor delay costs.
Discovery Center
Previous Board action

- June 26, 2017, PPB Fund Allocation:
  Fish viewing windows

- June 4, 2018, PPB Fund Allocation:
  Lobby-level exhibits

- June 4, 2018, Board direction/allocate 2019 budget
  - Exhibits and tenant improvements on theater level
  - Floor infill

- April 1, 2019, Board direction/allocate 2019 Budget
  - Capital: Café upgrades lobby level; entry improvements, lobby level; roof extension, lobby level budget increase; building Improvements and “New Story” exhibits

- December 2, 2019, Board approved
  - Capital: HVAC replacement
  - O&M: Building electrical replacement
Discovery Center program
August 2020
# Project Cost Summary

<table>
<thead>
<tr>
<th>Rocky Reach Discovery Center Project</th>
<th>Approved Total Project Cost</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Project Budget (O&amp;M, Capital, PPB)</td>
<td>$7,724,644</td>
<td></td>
</tr>
<tr>
<td>Project cost based on bid prices</td>
<td></td>
<td>$8,089,260</td>
</tr>
<tr>
<td>Includes $321,949 in construction contingencies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Budget Over/Under forecast:</td>
<td></td>
<td>Over $364,616</td>
</tr>
</tbody>
</table>
Steps Being Taken To Meet Budget

• Reviewing over budget bids for re-bid or scope modification

• Value engineering finishes
## Project schedule

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHASE 2 CENTRAL MAINTENANCE FACILITY CONSTRUCTION</td>
<td>Const. Start</td>
<td>CM 22 &amp; 24 Complete</td>
<td>CM 17 Complete</td>
</tr>
<tr>
<td>DISCOVERY CENTER CONSTRUCTION</td>
<td>Const. Start</td>
<td>Sub. Completion</td>
<td>Project Complete</td>
</tr>
</tbody>
</table>
Next steps

• Continue to work on cost savings options to meet budget.

• Return Sept. 8 with a resolution for board consideration to issue a Guaranteed Maximum Price (GMP) Amendment to Lydig Construction for the phase 2 Central Maintenance & Discovery Center Building Construction.

• Return Sept. 8, with a resolution for board consideration to enter into a negotiated material contract with Pacific Studios for the creation and Installation of the new Discovery Center exhibits.

Questions?
Appendix

• Central Maintenance building renderings
• Discovery Center exhibit renderings
• Discovery Center Funding Detail
CM-17 – Warehouse, Long Term Hydro Storage, Wireman Shop, Dive Shop
CM22 – New Shop
CM22 – New Shop Interior
CM24 – New Crew Building / CM, EPM, Asset Management Office
Section 3.03 Taking Care of the Columbia: Wise Energy Choices Interactive

Main Message: Chelan County PUD is taking care of the river and its surrounding ecosystem.

Description:
At the center of the terrace, visitors are able to play a simple, fun, and educational game that challenges them to make wise energy choices in their everyday life. Visitors begin at the center of the game board, by answering a question about sustainable power sources. From there, visitors are directed to move left or right, answering new questions about their own daily habits each time they advance along the game board. When a game player answers the question by selecting a wise energy choice, they move to the right, towards the “happy earth.” When they make a less wise energy choice, they move to the left, towards the “sad earth.” The game is over when the player reaches either end of the board.

Path of game is painted directly on deck using Masterseal Traffic 1500 System from BASF
Colors to be mixed into TC225 topcoat.
The Columbia River is one of the world’s greatest sources of hydroelectric power.

Want to know why?

1 Water Flow

The Columbia’s vast supply of water (flow) plus the significant drop along its path (head) create ideal conditions for generating hydropower.

The river runs 1,243 miles from Columbia Lake in eastern British Columbia to the Pacific Ocean at Astoria, Oregon.

On average, 192 million acre-feet of water pour out of the Columbia and into the Pacific each year. That’s enough to cover Texas more than a foot deep!

2 Drop

The Columbia begins at 2,656 ft—about 4.5 Space Needles—above sea level and ends at sea level.

The Columbia River drops 2.25 feet per mile along its winding path.
Discovery Center Salmon Mobile

Description:
A spiral-shaped fish mobile hangs from the inside of the skylight that is located on the Level 1 terrace. The mobile is built from a spiral shaped aluminum frame and has dozens of translucent, iridescent profile-cut salmon hanging from the frame. The mobile descends through Basement Level 1 and hangs 7' above the floor in Basement Level 2.
## Discovery Center Funding Allocation

<table>
<thead>
<tr>
<th>DISCOVERY CENTER BUILDING IMPROVEMENTS FUNDING ALLOCATION</th>
<th>FUNDING TYPE</th>
<th>APPROVED BUDGET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Café Improvements</td>
<td>Capital</td>
<td>$450,000</td>
</tr>
<tr>
<td>Entry Improvements</td>
<td>Capital</td>
<td>$128,000</td>
</tr>
<tr>
<td>Roof Extension w/ Mezzanine</td>
<td>Capital</td>
<td>$738,000</td>
</tr>
<tr>
<td>Building Improvements &amp; Exhibits for New Story and Museum Move</td>
<td>Rollup</td>
<td>$6,408,644</td>
</tr>
<tr>
<td>Museum Move Tenant Imp. 2nd floor, Electrical &amp; Pluming Replace.</td>
<td>O&amp;M</td>
<td>$3,258,644</td>
</tr>
<tr>
<td>Floor Infill 2nd Floor</td>
<td>Capital</td>
<td>$185,000</td>
</tr>
<tr>
<td>VC PPB New Story</td>
<td>PPB</td>
<td>$1,125,000</td>
</tr>
<tr>
<td>VC HVAC Replacement</td>
<td>Capital</td>
<td>$840,000</td>
</tr>
<tr>
<td>VC PPB Lower level improvements (Total funding $1,000,000-$500,000 allocated for Fish Viewing Window Project)</td>
<td>PPB</td>
<td>$1,000,000</td>
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</table>

**TOTALS** $7,724,644.00