

LONG RANGE FACILITIES PLAN EVALUATION OF OPERATIONS & SERVICE CENTER/HEADQUARTERS OPTIONS

August 20, 2018

CHELAN COUNTY PUD
Owned By the People We Serve



CHELAN COUNTY



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

Evaluating Alternatives Initial Approach

Scenario 1

Focus on Short Term Strategies:

- Site flow inefficiencies
- Building and site deferred maintenance
- Code compliance work
- Set up for future work

Scenario 2

Long Term Investment at present locations

- Substantial new facilities at present locations
- Renovation of select existing facilities
- Options for phasing
- Requires commitment to long term location

Scenario 3 - 4

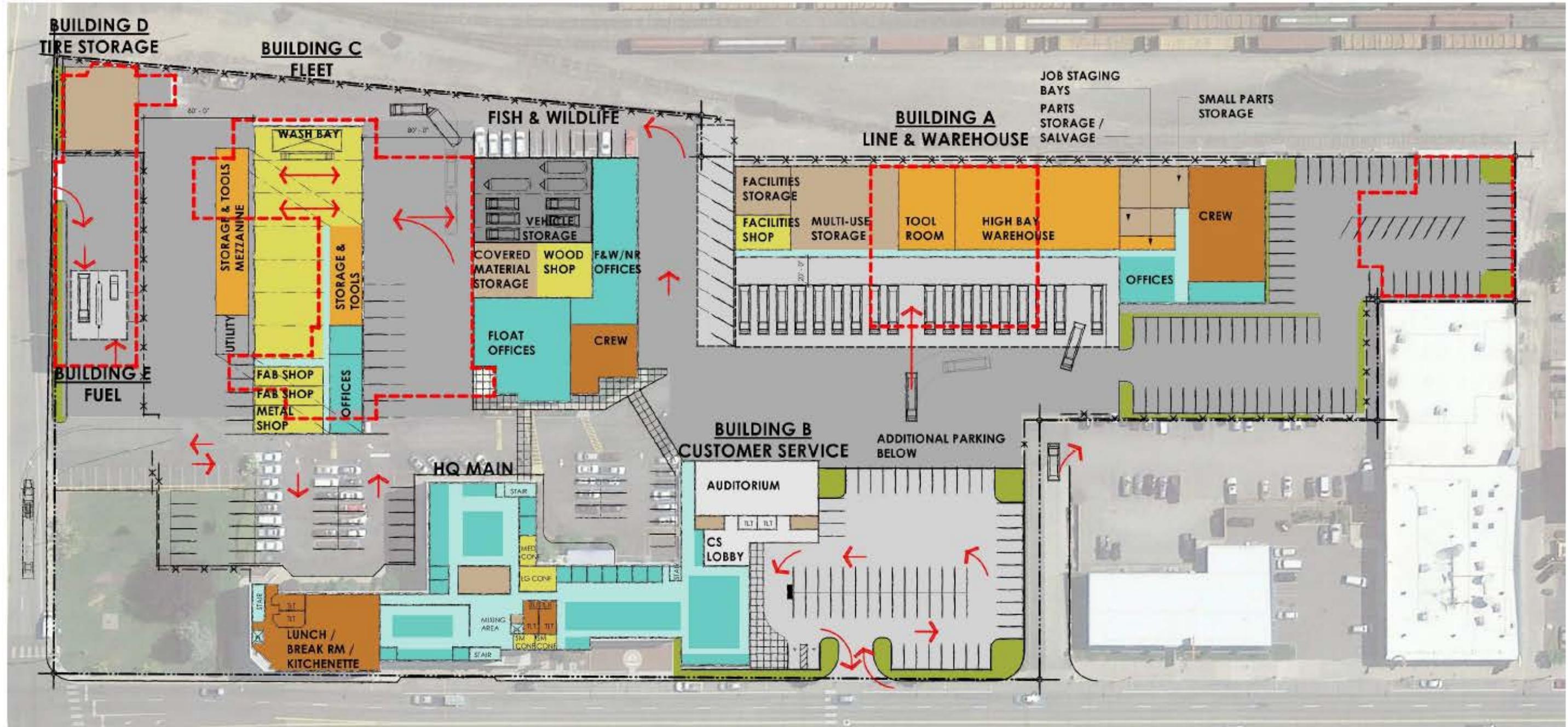
Long Term investment in new locations

- Substantial new facilities in optimum locations



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Evaluating Alternatives Scenario 2 – Fifth St.





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Evaluating Alternatives Scenario 2 – Hawley St.





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HQ Evaluation August 2016

HQ / Downtown Facilities

Scenario 0 emerged as a “Status Quo” reactionary alternative which included building replacement at end-of-useful-life.
Scenario 2 & 4 remained unchanged from initial analysis

Option Finalists	Financial Summary and District Goals for Long Term Strategic Facilities Plan							
	50 year Present Cost (*)	Initial Capital (5-6 years)	10 Year Total Spending	Maximize Productivity	Optimize Service Levels	Increase Cost Predictability	Enhance Safety	Qualitative Evaluation
Scenario 0 Status Quo Facilities	\$116,307,100	\$67.5 Million	\$92.3 Million	Poor	Poor	Fair	Fair	Poor
Scenario 2 Redevelop at Existing	\$130,748,207	\$103 Million	\$134 Million	Poor	Poor	Good	Good	Poor
Scenario 4 Consolidated Facilities	\$114,211,516	\$126 Million	\$126 Million	Best	Best	Best	Best	Best

Notes: (*)

- NPV calculations present the full 50 year financial projections (total spending less savings) expressed in 2016 dollars

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HQ Evaluation March 2017

HQ / Downtown Facilities Option Finalists

Of the seven scenarios developed, analyzed, and evaluated, three (3) Options below are compared as finalists. Note: “Status Quo” assumes no master plan, but new work built to new standards.

Option Finalists	Financial Summary and District Goals for Long Term Strategic Facilities Plan							
	50 year Present Cost (*)	Initial Capital (5-6 years)	10 Year Total Spending	Maximize Productivity	Optimize Service Levels	Increase Cost Predictability	Enhance Safety	Qualitative Evaluation
Scenario 0 Status Quo Facilities	\$116,307,100	\$67.5 Million	\$92.3 Million	Poor	Poor	Fair	Fair	Poor
Scenario 3 Split Facilities	\$112,038,527	\$101 Million	\$109,282,826	Good	Good	Good	Good	Fair
Scenario 4 Consolidated Facilities	\$107,385,925	\$114 Million	\$116 Million	Best	Best	Best	Best	Best

Notes: (*)

- NPV calculations present the full 50 year financial projections (total spending less savings) expressed in 2016 dollars