



# Long Range Facilities Plan

## COMMISSION BRIEFING State of Facilities Conditions

January 9, 2017



# 1 Headquarters / Hawley Street

CHELAN COUNTY PUD  
*Owned By the People We Serve*



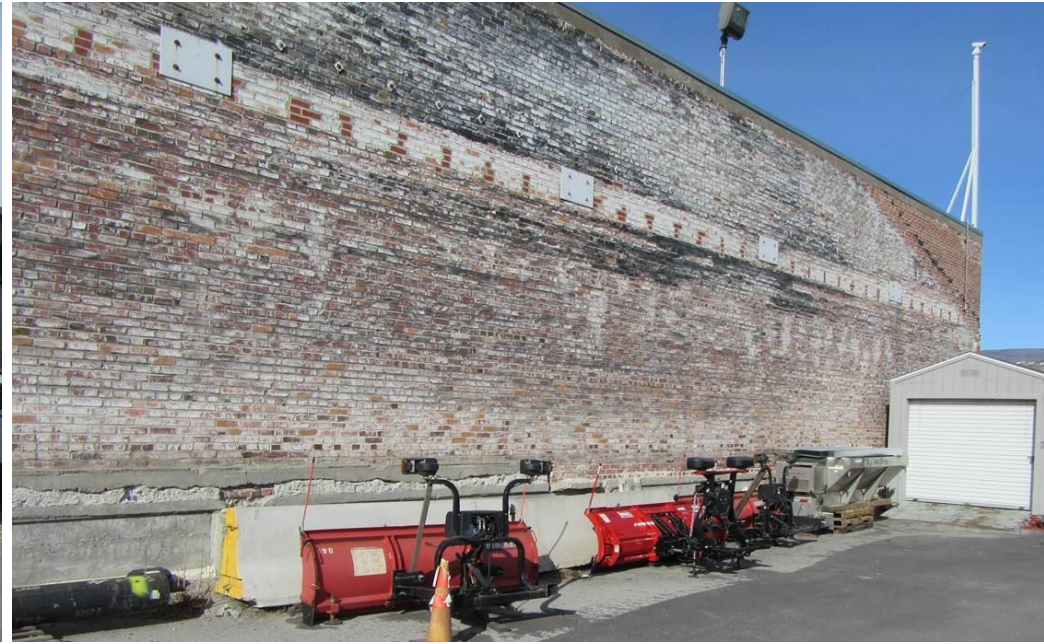
# Downtown HQ Facilities

Existing Conditions



# Downtown / Headquarters - Exteriors

## Existing Conditions



- Site configuration creates congestion, inefficiencies and unsafe conditions.
- Main building requires significant annual maintenance costs and is at capacity.
- Tech Shop is at the end of its useful life.
- Facility environments do not promote operational excellence.

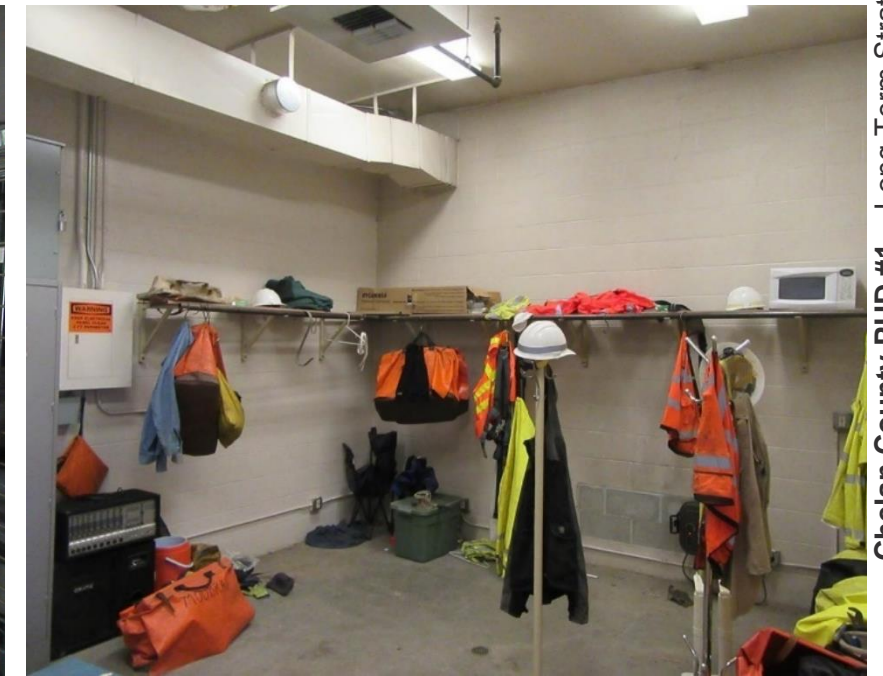


# Downtown / Headquarters - Interiors

## Existing Conditions

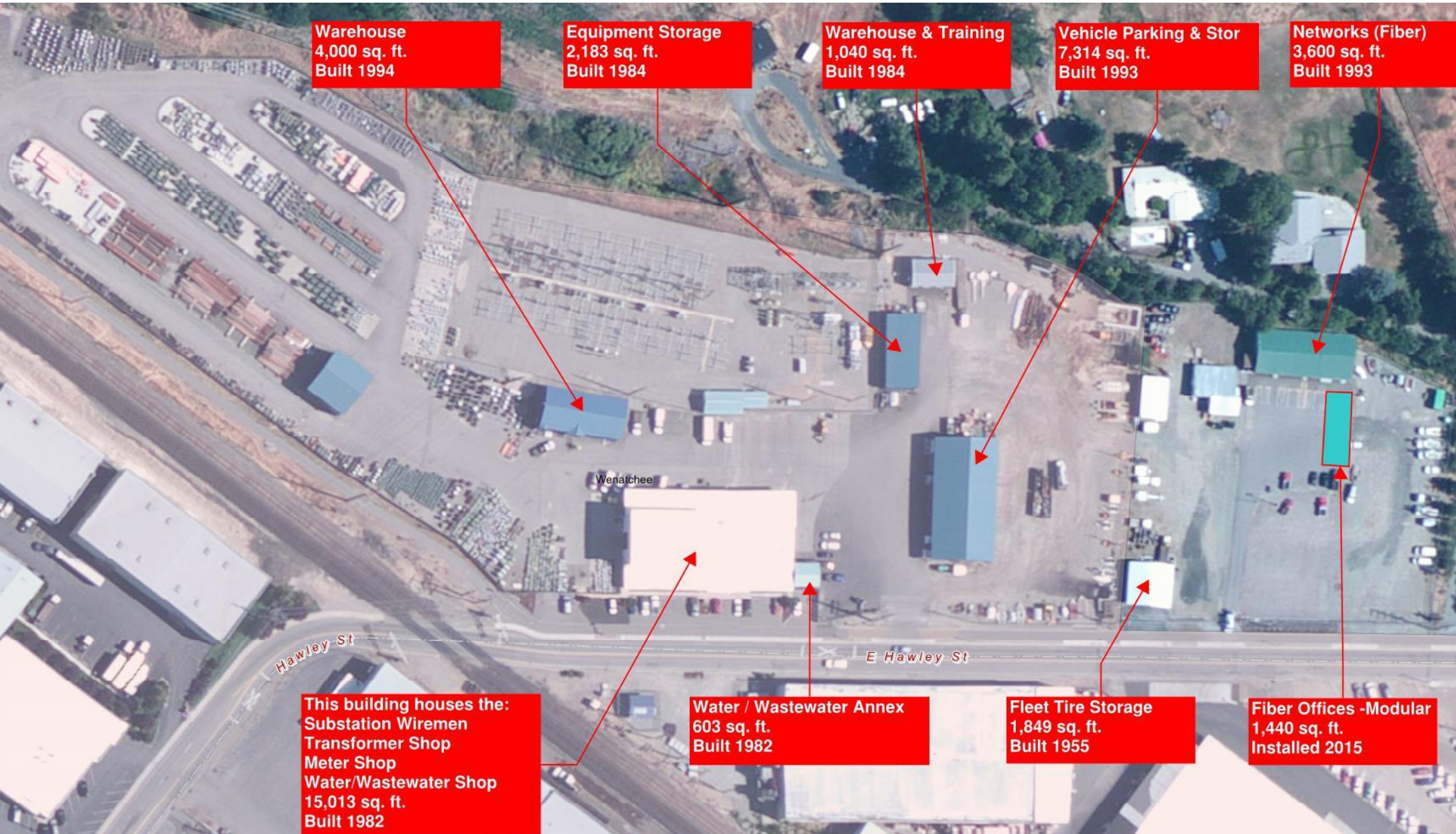


- Fleet Shop spaces are undersized and inefficient.
- Office spaces are at capacity, requiring leased space off site.
- Crew spaces are cramped and inadequate



# Hawley Street

## Existing Conditions



- Site conditions create inefficient work flow.
- General building quality is low. Some buildings are at or beyond useful life.
- Decisions regarding future facilities investments at Hawley Street should be tied to long term District goals.

# Hawley Street Facilities

## Existing Conditions

- Structure quality is questionable for value of inventory and equipment.
- Site has limited hard surfacing, creating undesirable conditions
- Yard storage



# 2 Rock Island





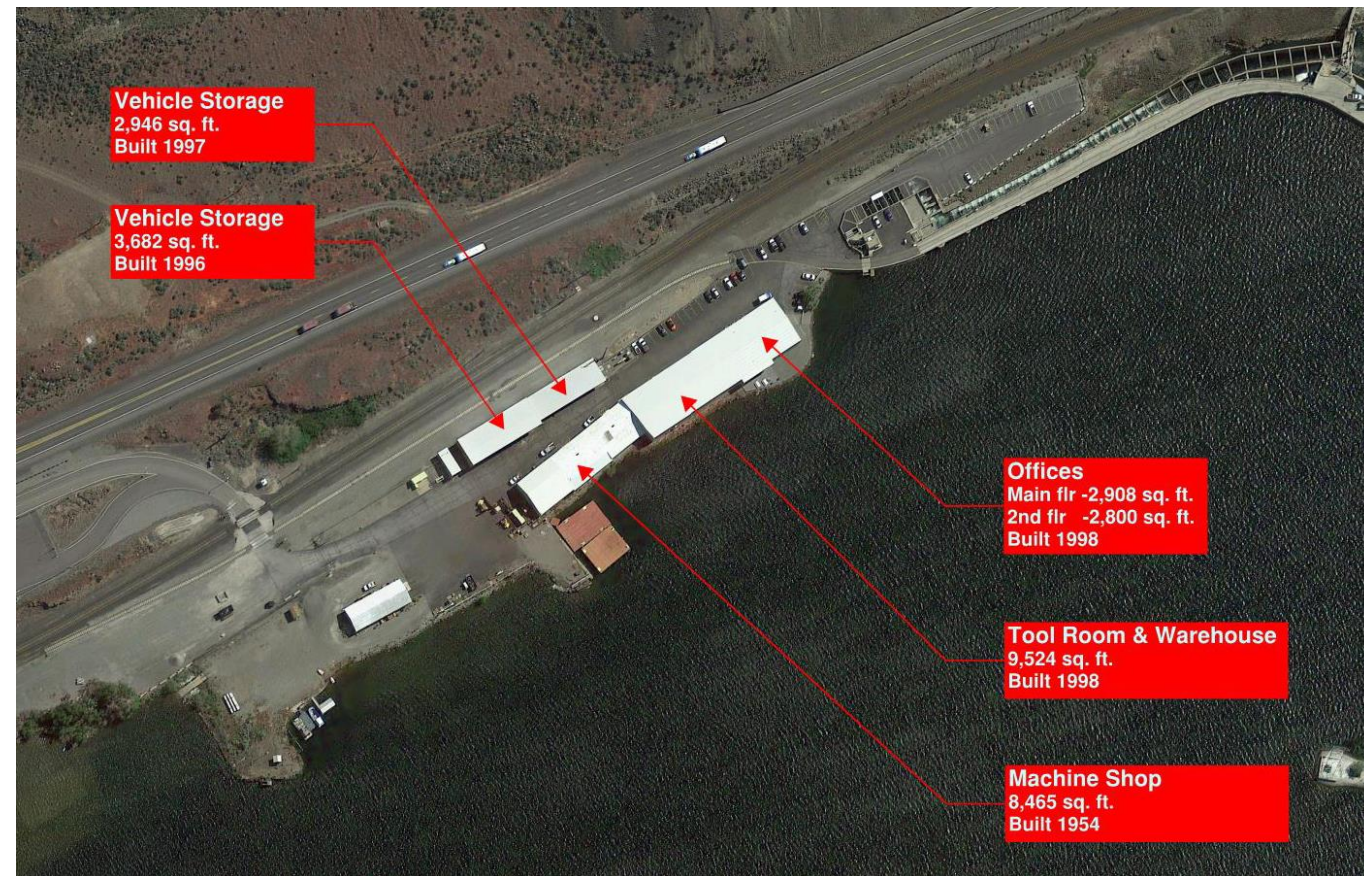
# Rock Island Facilities

Existing Conditions



# Rock Island Facilities

Existing Conditions



## Douglas County Side

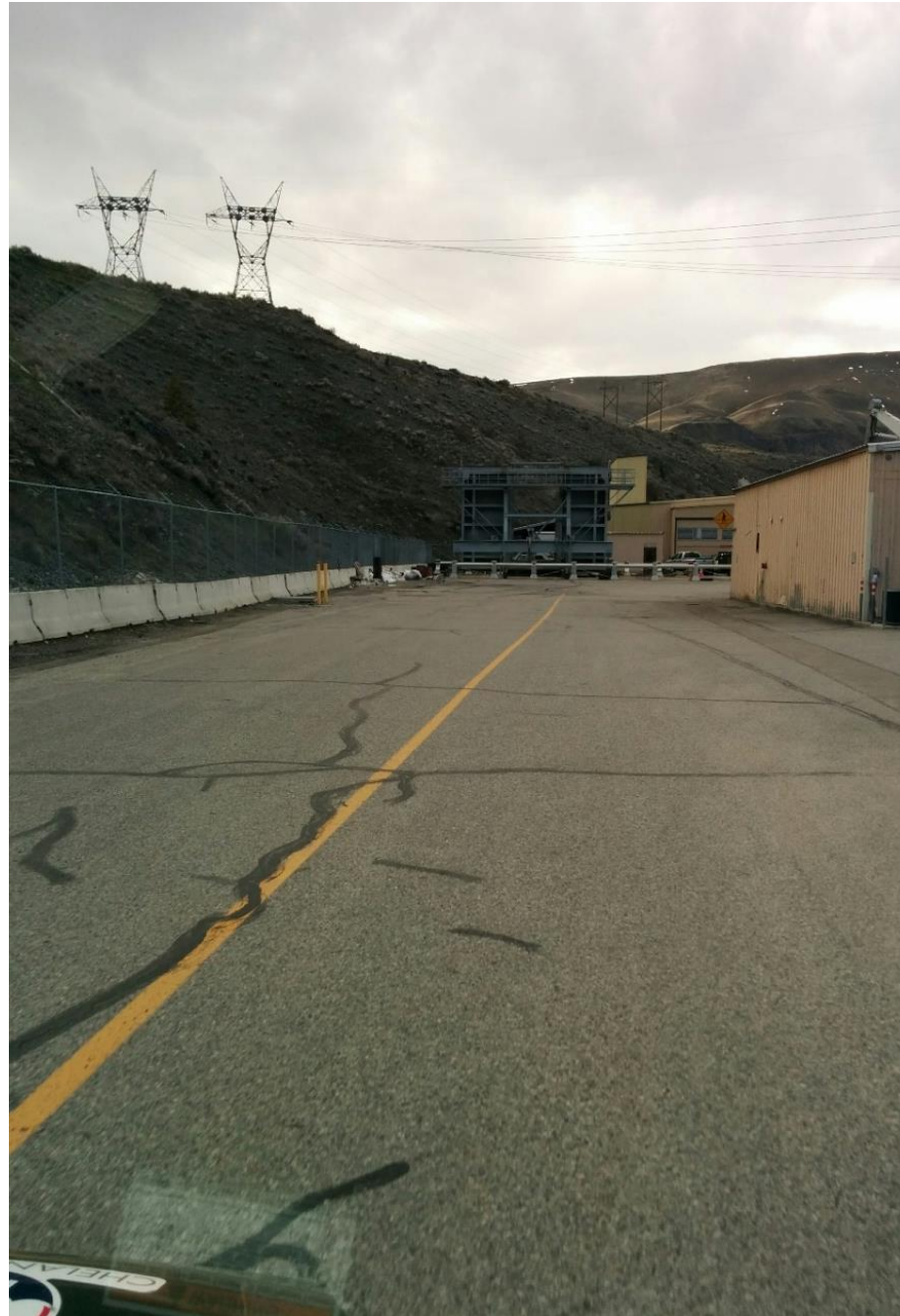
Buildings range in age from the 1950's (machine shop) to the 1990's.

## Chelan County Side

Most buildings are left from the mid 1970's PH2 construction, left behind by the contractors.



# Rock Island Facilities



## Existing Conditions

- Bridge Deck Congestion & “wind-shield time” creates significant work inefficiencies
- Severe lack of adequate shop and storage facilities creating additional inefficiencies
- Many buildings are at or near the end of their useful life.
- Limited available land at lower site level.



# Rock Island Facilities

## Existing Conditions



- Main Crew Building is a repurposed contractor building from mid 1970's.
- Hazardous Materials containment facilities should be improved
- Machine shop facilities are deficient in size, location, and configuration
- Facility environments do not promote a culture of operational excellence.

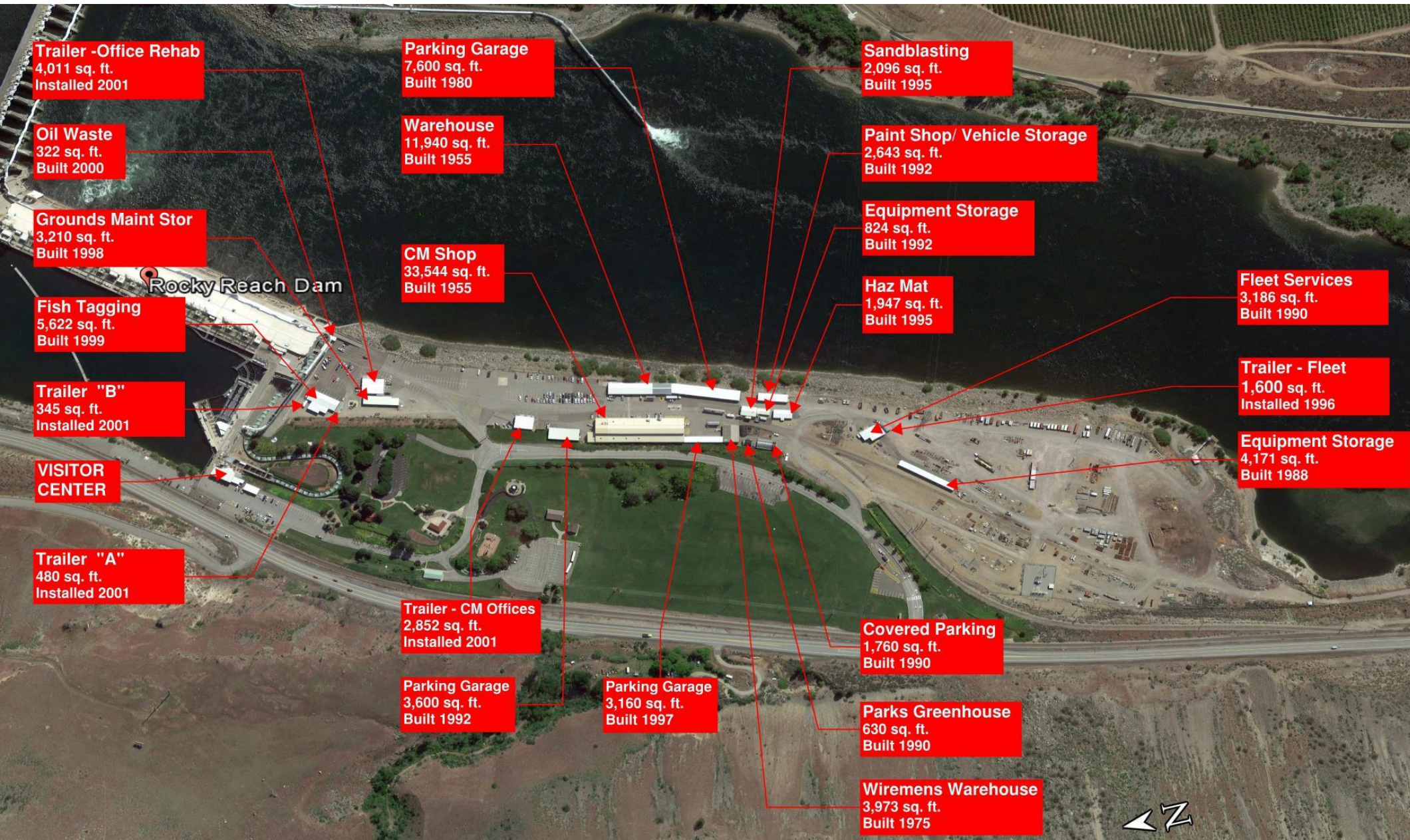


# 3 Rocky Reach/Central Maint.



# Rocky Reach – Central Maintenance

## Existing Conditions



- Most buildings are at or near the end of useful life for systems and functionality
- Site congestion due to building layouts is problematic and creates unsafe conditions



# Rocky Reach – Central Maintenance

## Existing Conditions

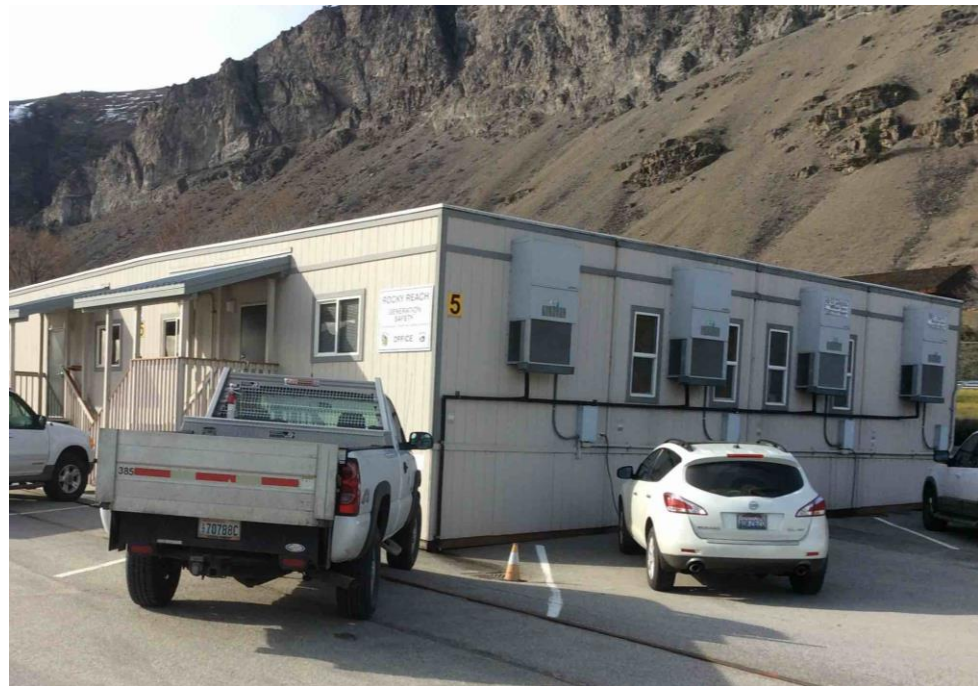


# Rocky Reach/Central Maintenance

## Existing Conditions



- Exterior Envelope of CM 17 should be replaced, also requiring asbestos abatement
- CM 5 Office Modular is beyond its useful life
- Building placement creates daily inefficiencies, congestion, and safety concerns

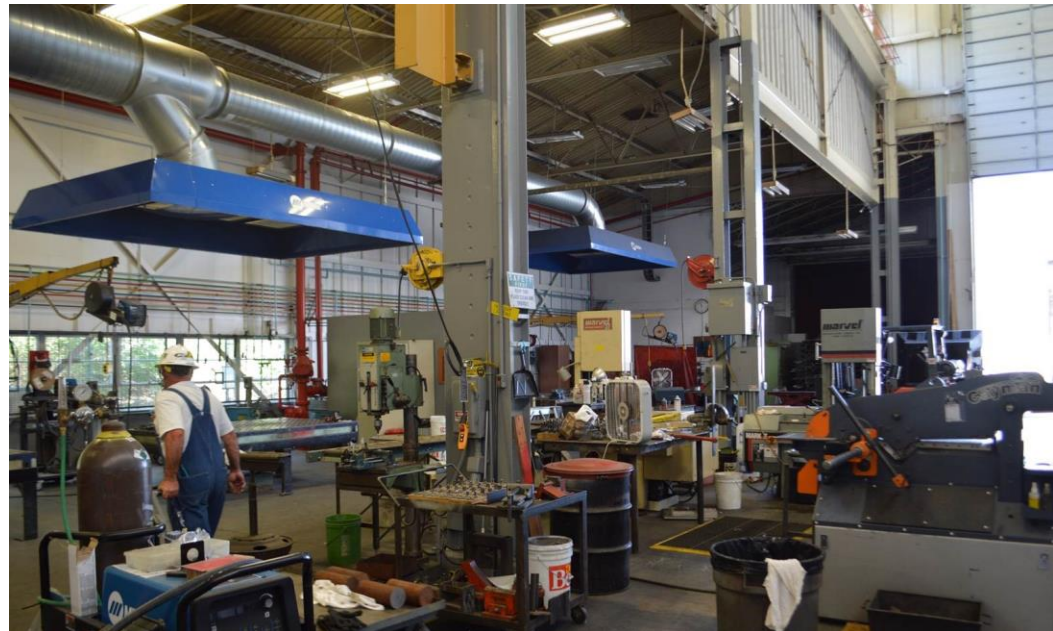
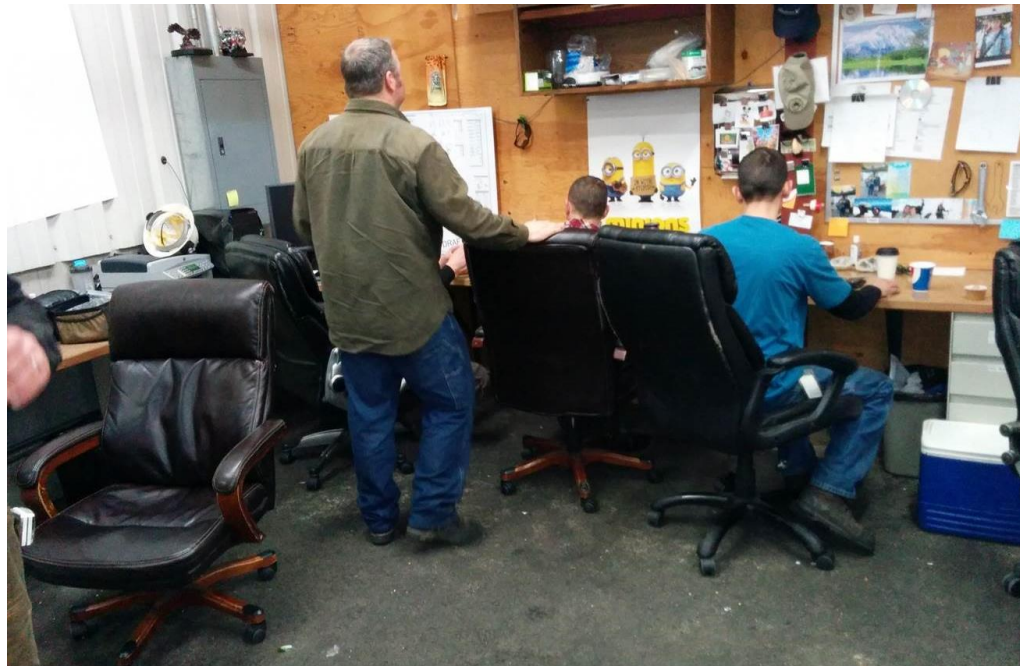




# Rocky Reach – Central Maintenance

## Existing Conditions

- Most crew and shop related spaces are deficient in size and configuration, and require significant systems upgrades
- Facility environments do not promote a culture of operational excellence.



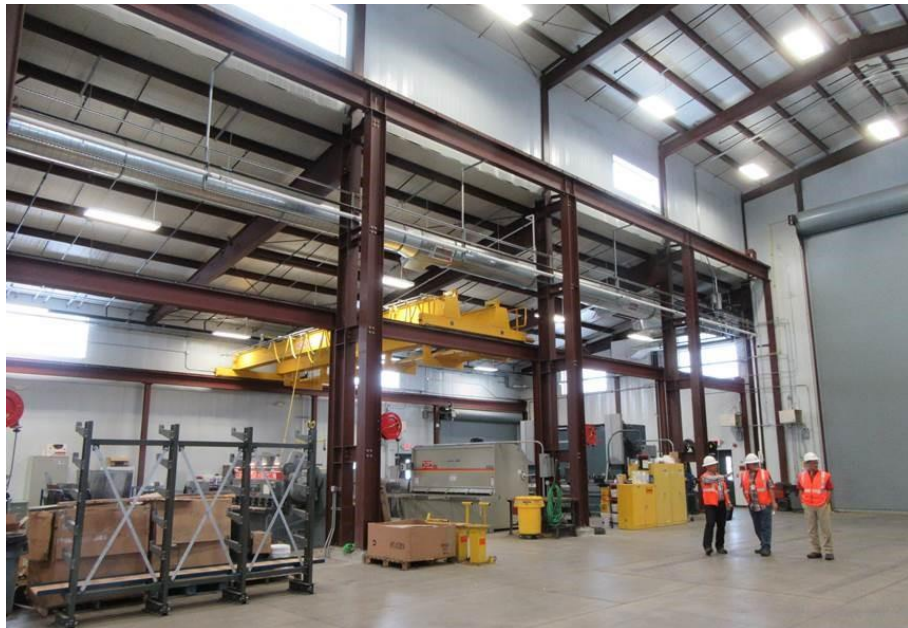
# Recently Completed Wanapum Facilities

## Existing Conditions

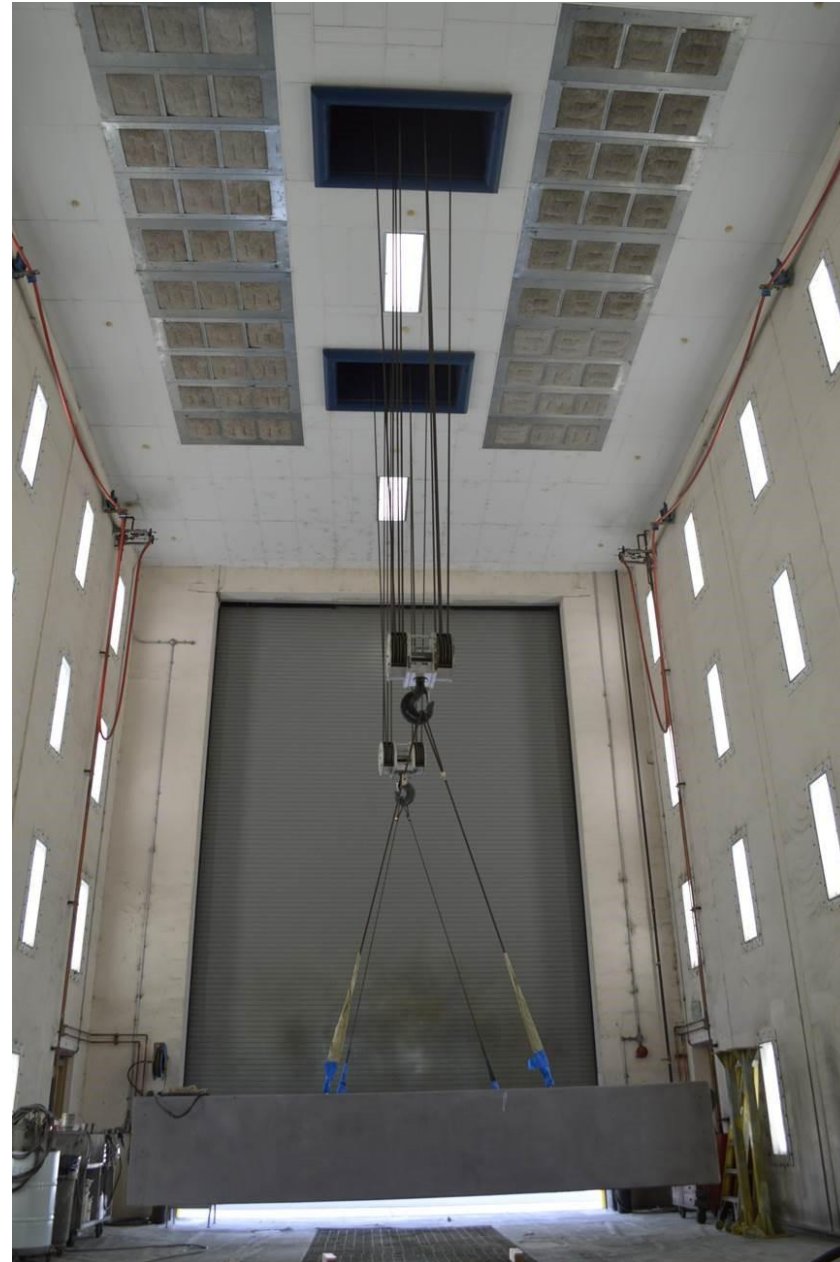
- Renovated and New CM Shops
- New Warehouse Facilities
- New Sand Blast/Paint Facilities
- New Office / Crew Facilities
- New Visitor Center



Blast/Paint Building



Fabrication Shop



Paint Bay



Warehouse

# 4 Questions

