



Chelan County PUD Tri-Commission Update

December 13, 2022

FIFTH STREET REDEVELOPMENT



CHELAN COUNTY



CHELAN COUNTY



Shortlist Process

August 6

- Provided process instructions to two shortlisted proposers
- Provided specific feedback to address to each proposer related to contents of initial proposal

September 15 - 26

- One proposer notified Port of intent to withdraw from RFP process
- Met with proposer to discuss reasons for withdrawal

October 10

- Interview with final remaining proposer
- Recommendation team discussion of proposal and discussion of team report

Evaluation of Proposal

Review Team Recommendation

- Received letter from Chelan-Douglas Port, City of Wenatchee, Wenatchee Downtown Association and Wenatchee Valley Chamber
- Letter recommended selecting GTS Development and initiating negotiations for sale of property

PUD Concerns

- Economic conditions have materially changed since planning work was completed (2020)
- Withdrawal of second shortlisted proposer eliminated comparative evaluation
- Final developer revised financial offer from \$4M to “negotiated”
- Inability to address/mitigate significant project risks identified by developers



Board Motion – November 21

To direct staff to closeout the Fifth Street Redevelopment Request for Proposal process without selecting a proposer and further direct staff to work with project stakeholders to develop alternatives which are consistent with the identified community vision and present options for Board consideration not later than the Commission meeting scheduled for February 21, 2023.

2023 Major Capital Projects

Rock Island – Major Driver



RI Modernization

- PH1 B1-B4 \$7 million
(Total project \$80 million)
- PH1 B5, B7 & B8 \$1 million
(Total project \$103 million)
- PH2 U1-U8 \$51 million
(Current project budget of \$124 million: design, U5, U7)

RI - Other

- PH1 Gantry Crane \$4 million
(Total project \$8 million)
- Rock Island Draft Tube Gate Cylinders and Hydraulic Power Units \$5 million
(Total project \$9 million)

2023 Major Capital Projects

Facilities – Major Driver

Operations and Service Center

\$49 million (*Total project \$164M*)



RR / Central Maintenance

\$1 million (*Total project \$43M*)



2023 Major Capital Projects

Rocky Reach Tailrace Gantry Crane

- \$4 million (*Total project \$7 million*)

Dryden Wastewater upgrade

- \$5 million (*Total project \$5.5 million*)

Jumpoff Ridge Switchyard

- \$34 million (*Customer funded total project \$86 million*)



2023 Major Capital Projects

Bavarian Substation

- \$2 million (*Total project \$7M*)

North Shore Chelan Substation

- \$3 million (*Total project \$9M*)

Advanced Metering Infrastructure

- \$7 million (*Total project \$15M*)

Fiber Expansion (Public Power Benefit - PPB)

- \$5 million



QUESTIONS

