

FIFTH STREET REDEVELOPMENT HQ BUILDING: NEXT STEPS

October 7, 2024

Presented to Chelan County PUD Board of Commissioners

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CHELAN COUNTY

Today's Objectives

- Project Look Back
- Project Status Update
- Recommendation for next steps on Fifth Street Redevelopment Project

Our goal today is to inform Leadership and move forward with planning based on your approval.

No formal action required today.





Project Lookback – Creating a Vision

- New Service Center in Olds Station prompted community visioning for the existing HQ site
- Goal to develop a new neighborhood complementary to downtown
- Electric Avenue Neighborhood
 - Wenatchee Valley YMCA
 - Music Theatre of Wenatchee
 - Gateway to Downtown Wenatchee



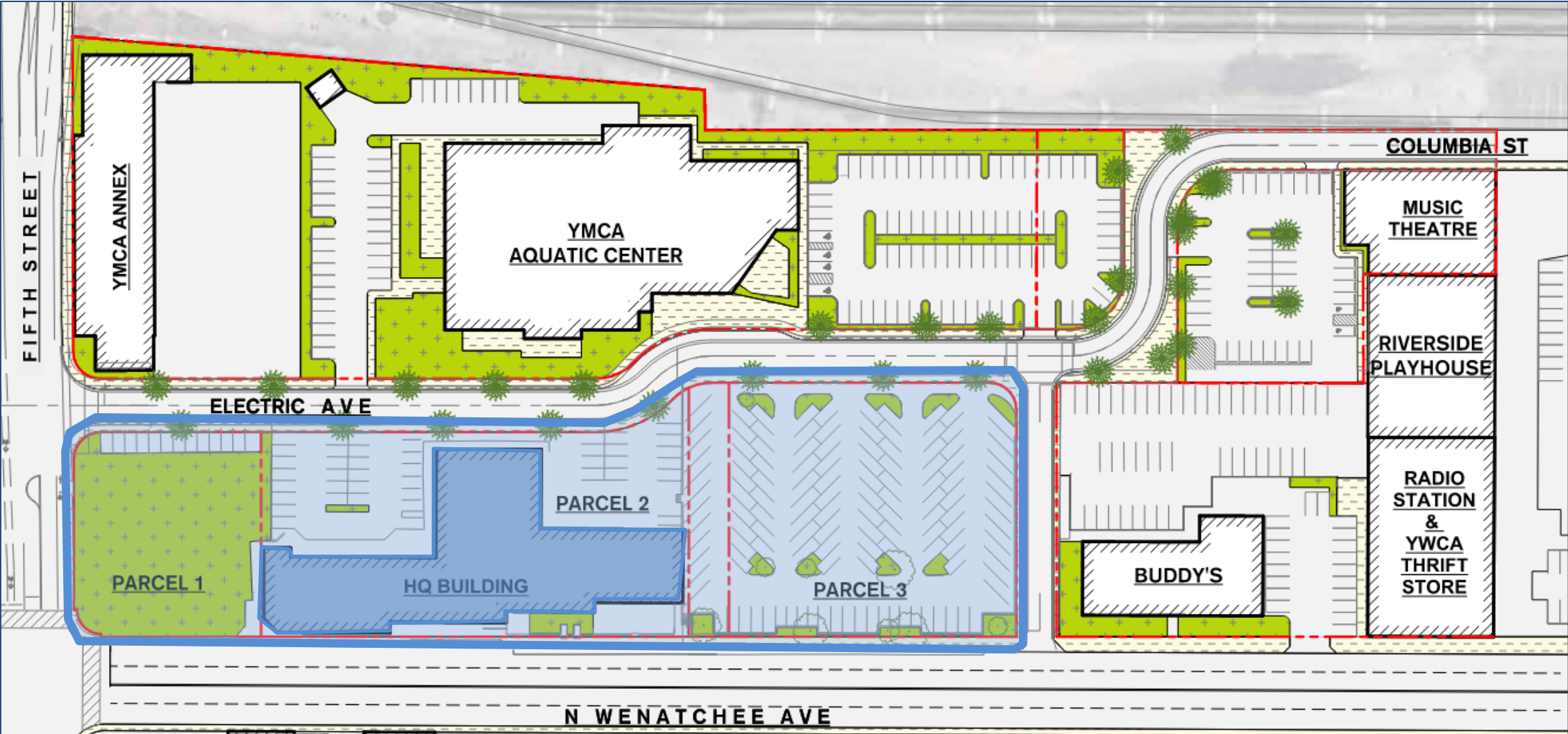


Project Status – Where Are We Now

- Phase 1 – Electric Avenue - In Progress:
 - YMCA demolition complete in preparation for construction Spring 2025
 - Electric Avenue – Out for bid and construction ready
 - Fish & Wildlife Building Modifications – submitted for permit
- Phase 2 – Old Headquarters Building
 - Decommissioned technology systems
 - Explored conceptual designs for achieving community vision
 - Next steps for old HQ Building and remaining parcels



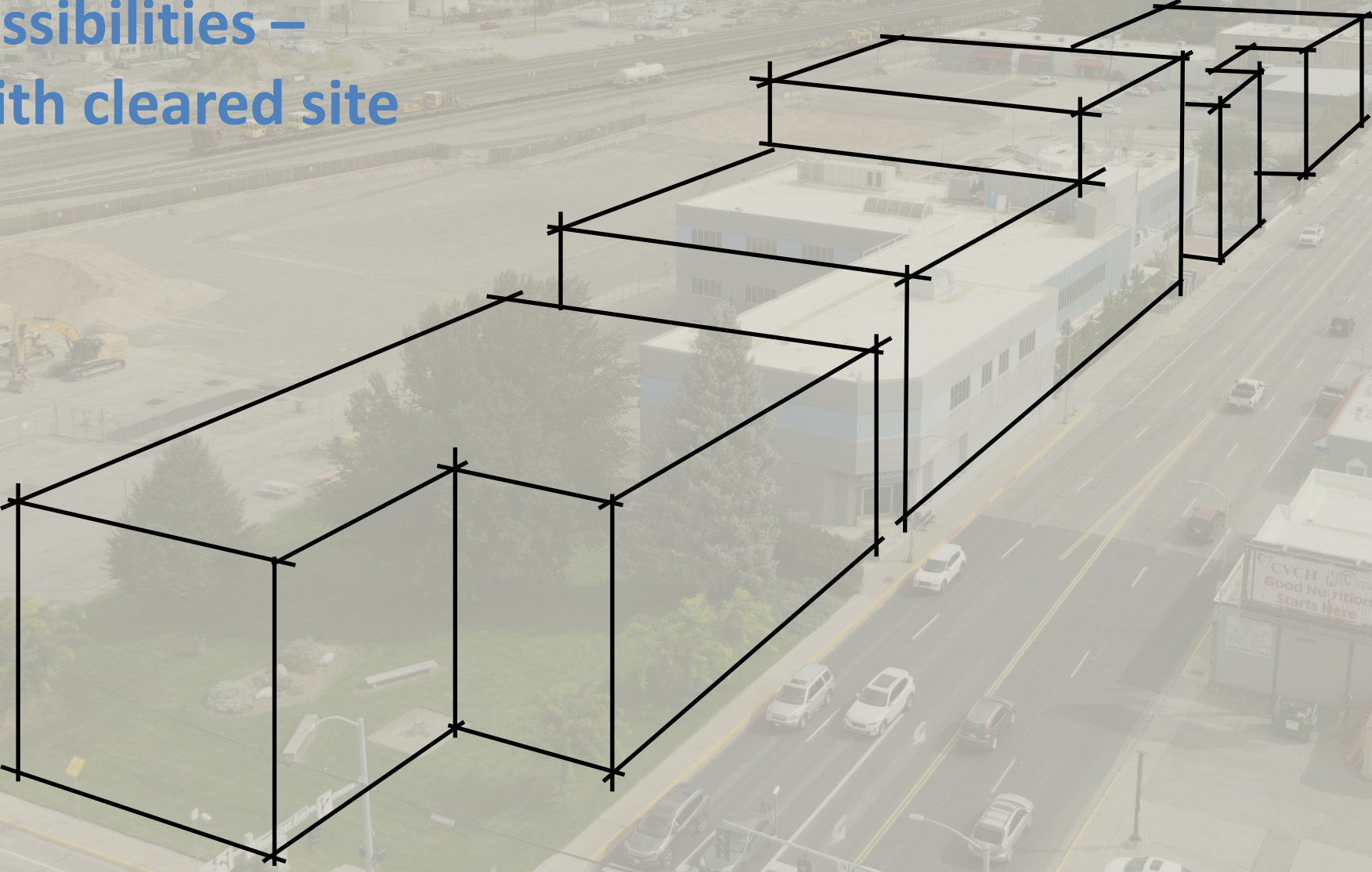
FUTURE STATE – ELECTRIC AVENUE & ANCHOR USES

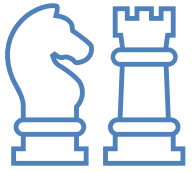


Limited Development Potential
– with existing HQ building



**Greater Development
Possibilities –
With cleared site**





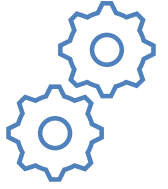
Continuing the Vision

What is needed to achieve the Vision?

Recommendations:

- Advance design to 100% and validate budget
- Board approval to proceed with surplus and demolition
- Demolish HQ building
- Prepare HQ parcel for future development
- List and market remaining three parcels





Executing the Vision

- Demolition Challenges
 - Shared site with simultaneous active projects
 - Abatement
 - Grade Separation along Wenatchee Ave
- Construction / Demolition Scope
 - Construct retaining wall or shoring system
 - Demolish structure
- Finished Product
 - Gravel surfacing at building footprint
 - Pedestrian safety improvements along sidewalk
 - Green Space to remain on corner until sold





Executing the Vision - Timeline

- Design 30% Complete
- 30% Estimate

2024 Q3 –
Q4



- Design 30-100%
- Adopt Budget
- Submit for Permitting

2024 Q4 –
2025 Q1



- Board Decision to Proceed
- Permitting Complete
- Advertise to Bid

2025 Q2 –
Q3



- Demolition of Building

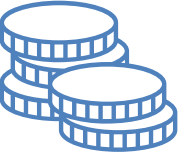
2025 Q3 –
Q4



- Site Clean Up
- Site Ready for Future Development

2026 Q1





Continuing the Vision

What funding is needed to set the stage for future development?

| | |
|-----------------------------|---------------------|
| Design and Permitting | \$100,000 |
| Building Prep and Abatement | \$200,000 |
| Shoring and Demolition | \$2,000,000 |
| Site Improvements | \$ 200,000 |
| Subtotal | \$2,500,000 |
| Contingency 40% | \$ 1,000,000 |
| Total Estimate | \$ 3,500,000 |





Proposed Next Steps

- Engage engineering firm for full design to demolish building
 - Develop full scope and budget
- Allocate \$3.5M for Project Execution in 2025 Budget
- Final Board decision to surplus and demolition in Spring 2025
- Engage brokerage firm for marketing property



Comments and Discussion



PROJECT PHASING

| Projects | 2024 | | | | | | | | | | | | 2025 | | | | | | | | | | | |
|------------------|---------------------|--------|---------------------|---|---|------|---------------------|---|--------------|-------|---|---|--------------|---|---|---|---|--------------------------|---|---|---|---|---|---|
| | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D |
| Service Building | VACATE | | | | | DEMO | | | | | | | | | | | | | | | | | | |
| Tech Shop | VACATE | | | | | DEMO | | | | | | | | | | | | | | | | | | |
| Fleet Shop | | | VACATE | | | | | | | DEMO* | | | | | | | | | | | | | | |
| New YMCA | DESIGN & PERMITTING | | | | | | | | | | | | | | | | | CONSTRUCTION (BY OTHERS) | | | | | | |
| Fish & Wildlife | | VACATE | DESIGN & PERMITTING | | | | | | CONSTRUCTION | | | | | | | | | | | | | | | |
| Electric Avenue | DESIGN & PERMITTING | | | | | | CONSTRUCTION | | | | | | | | | | | | | | | | | |
| Old HQ Demo | | | | | | | DESIGN & PERMITTING | | | | | | CONSTRUCTION | | | | | | | | | | | |

