

2018-2023 SBP Action Plan Update

Action Plan #10 – A

1. Short summary of the project/program

Part 1: Summary of Project (Original Scope).

1. **North Operations Complex “Must Do”** – Construct bathroom, shower, and locker facilities at Haller Lake; replace two office trailers that are in a state of disrepair; repair the pavement and roof at the North Operations Center (NOC); and design and build a dewatering facility.
2. **North Operations Complex Phase 1** – Purchase property adjacent to the NOC; permit, design, and construct storage for warehouse items, vehicles, and materials.
3. **North Operations Complex Phase 2** – Plan, design, and begin constructing the balance of the campus which includes tearing down the old NOC building and finishing the yard. Most construction costs occur after 2023.

Part 2. Targeted Commitments & Actuals (2018-19).

North Operations Complex (NOC) “Must Do”

Facilities improvements to add bathroom, shower and locker facilities were completed in May 2018. Office trailer replacement was completed in November 2019. Dewatering facility at Haller Lake has been modified in current form to increase functionality with the addition of a cover. A redesign analysis is not planned until South Operations has a completed dewatering facility.

North Operations Complex Phase 1

Property purchase was not selected as an investment for improvements for North operations.

North Operations Complex Phase 2

Haller Lake

Due to the ownership and multi-tenant issues currently involved with the Haller Lake site, a multi-department team was created for analysis of the Haller Lake site. This team consisted of FAS, SDOT and SPU. Each of these being a main user of the site. The goals of this interdepartmental team were to understand the existing conditions and campus needs of all parties. A consultant was hired by the team to determine the criticality of the site to the city, the ability to relocate uses from the site and the urgency of developing a site master plan.

The study results found that the site is a critical asset in a favorable location. The size, land use and location are rare and would be difficult to replace. Current site and development conditions dictate that a solution for some of these issues needs to be developed in a short time frame. The first step in moving forward would be a developing a coordinated approach to a master plan as soon as possible. The study was presented to all department executives. It was noted during the presentation that future planning should acknowledge each department’s varying funding streams and budgetary constraints, the CBO would need to be engaged on future steps and SPU would need to be able to account for this investment in our Strategic business plan.

North Operations Complex (NOC)

A seismic study has been completed on the NOC facility to determine risk, possible solutions and options analysis for the structures currently on site. That analysis is complete and will be presented to the utility in January 2020.

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Part 3. Financial Plan & Actuals for 2018-2019.

Project	2018		2019		2020		2021		2022		2023		2024		2025 Plan	Act + Plan
	2018 Plan	Actuals	Plan	Actuals	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan				
North Ops	\$6,575,000	1,596,723	500,000	1,012,513	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000	12,000,000			\$23,609,237		

Note: the data for 2020-2023 is based on the projections developed in 2017. Revised projections are not ready at this time. However, the revised projections will generally follow the projections as shown.

2. Have there been any significant changes in scope or assumptions since this action plan was approved in 2017? If so, please describe.

Yes, there are significant changes from the original scope.

North Operations Complex. The timeframe for the expenditure and completion of the site at NOC and Haller Lake is delayed and potentially will be changed in scope and investment level. The ability to develop the site at Haller Lake for optimal use needs further analysis. Property acquisition and smaller scope development will be researched further as well.

3. Do we anticipate this investment continuing in the next strategic plan? Will funding and targets be above or below 2018-2023 levels? Why?

This investment will continue in the next phase of our plan. The size of the investment during this period is planned to be at or below planned levels. There is some risk in lowering the expense of this item until options analysis is complete for the NOC site and a path forward for the critical site is set. A SPU wide facility strategy update is planned for 2019-2020 that will confirm and determine facility capital strategy.