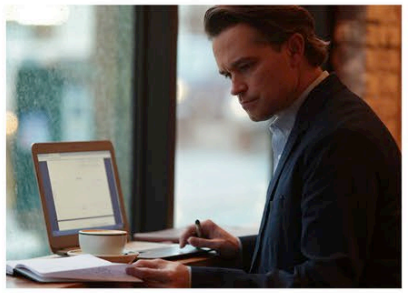
NE Portland Operations Center

January 18, 2022








PACIFIC POWER

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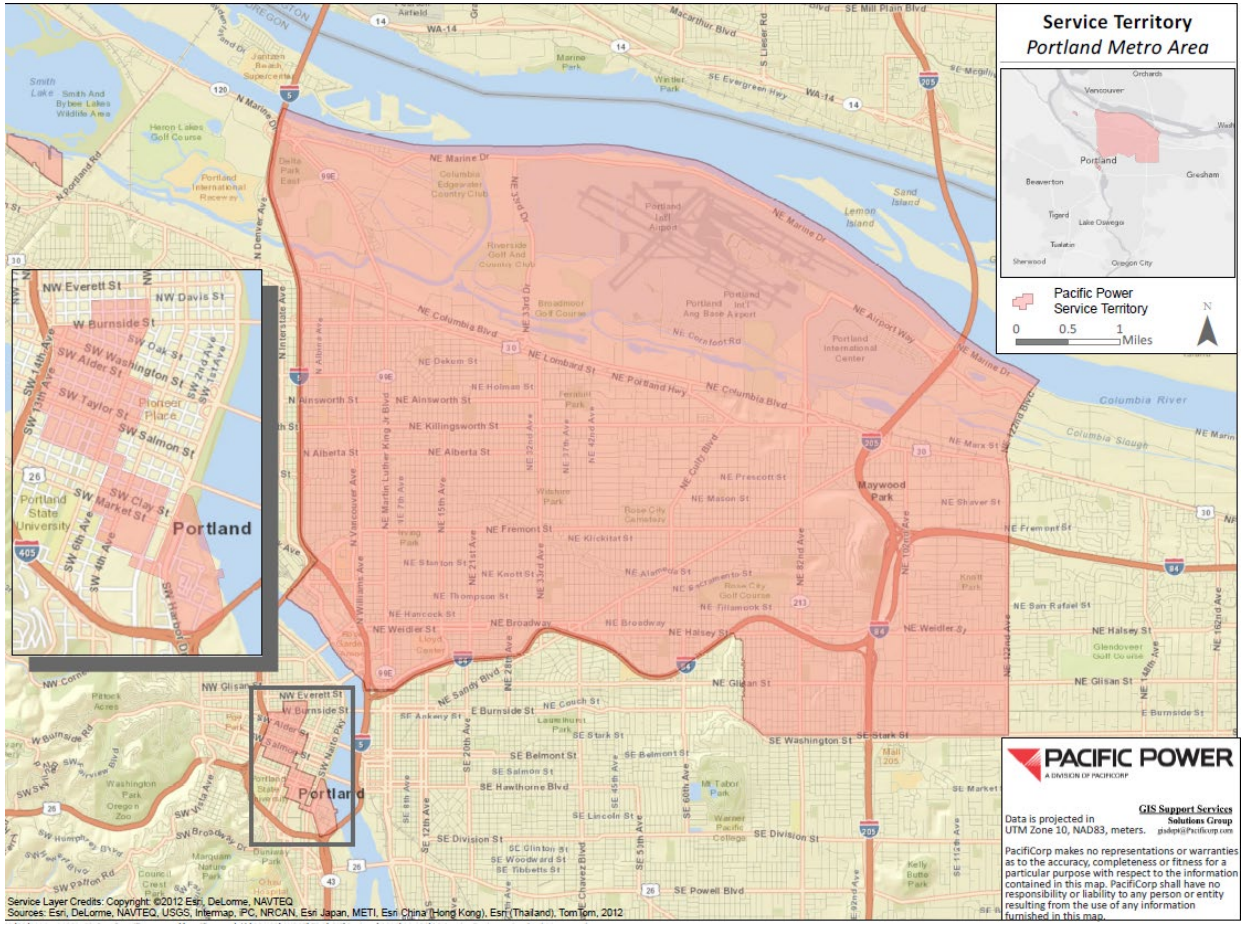
About Pacific Power:

- Introductions of Pacific Power Staff
- Pacific Power is the retail business unit of PacifiCorp, serving Oregon, Washington, and California (243 communities)
- 1,000 employees in Portland
- 80,000 in N, NE and downtown Portland

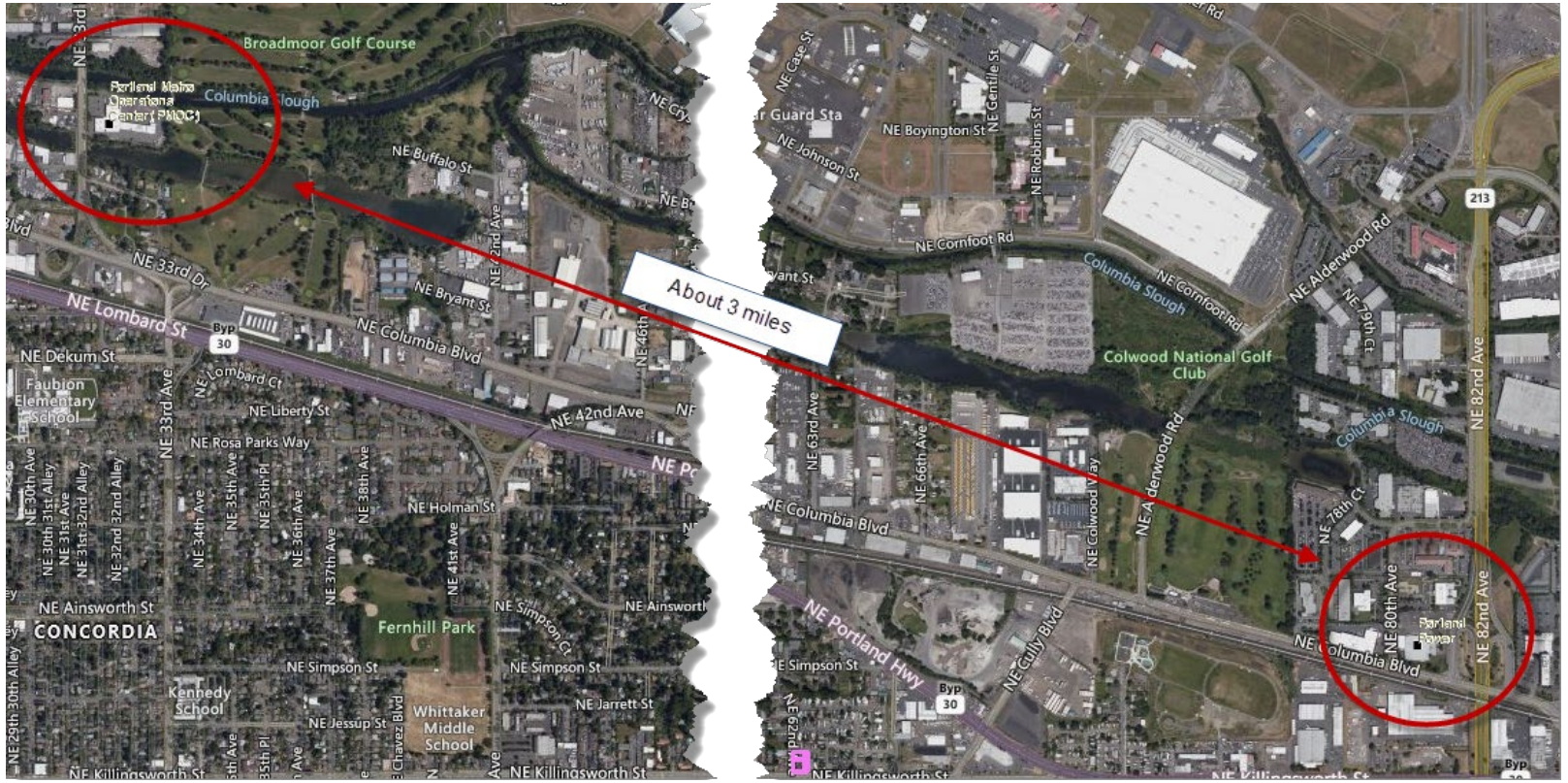


Overview:

- Project:
  - Entered into contract in early December 2021
  - Developing Project Plan (very early in process); no site design work; conceptual design targeted by March 2022
  - Will combine two existing service centers – efficiencies, collaboration

- Intent for this meeting:
  - Provide examples of centers we have built or are building elsewhere
  - Show general building elements; outside design approach
  - Answer questions where possible

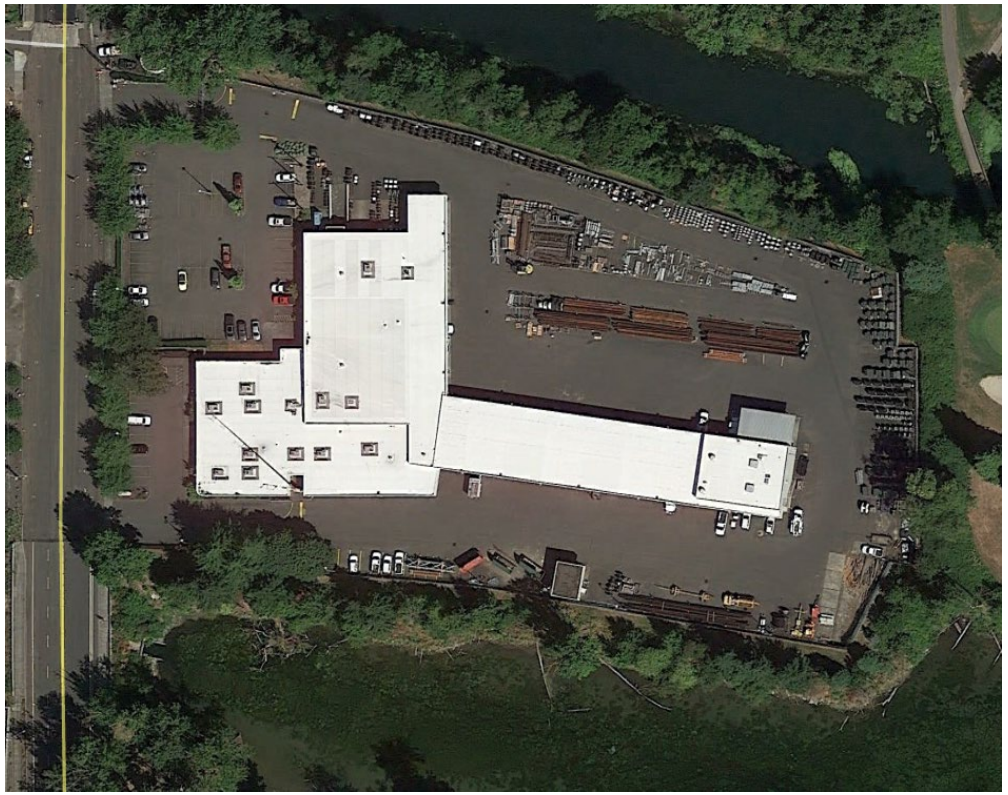
Existing Operations Centers in NE Portland



Portland Operations

Portland Metro Operations Center:

- Poles & Wires: maintenance, repair/restoration

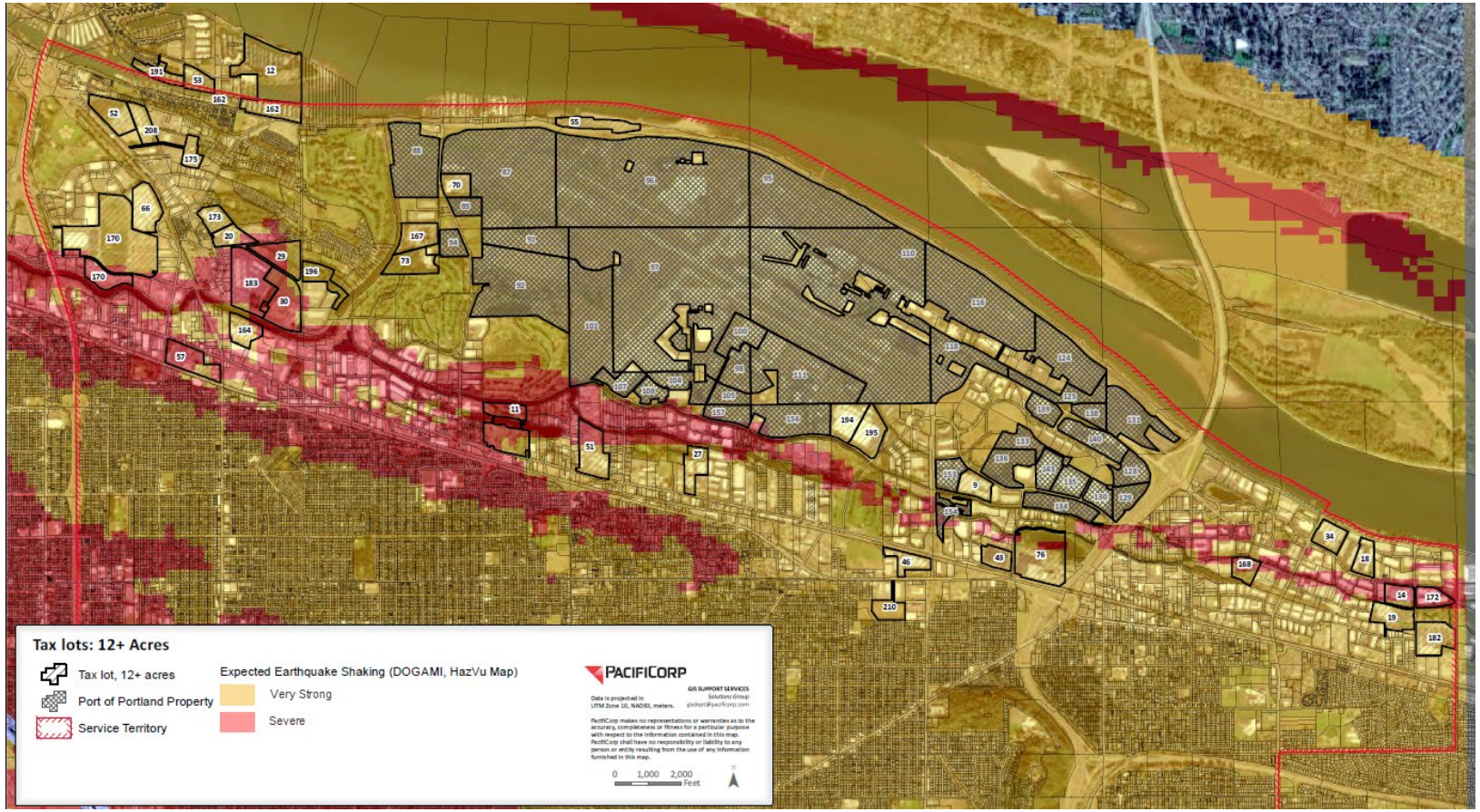


Portland Substation Operations:

- Substations: maintenance, repair/restoration

Property Siting Approach & Requirements:

- In service territory
- Minimum of 12 acres
- Good access to our service area
- Not in ‘Severe+’ earthquake zone
- Not in flood plain/wetlands
- Zoning



Combined Portland Operations:

- Operations Buildings: ~ 85k – 90k square feet:
  - Administrative/Office Areas, Warehouse
  - Garage (pull-through) for up to 60 trucks
  - Mechanics shop (~2500 sf for onsite vehicle servicing)
- Approximately 85 employees
- Approximately 235 vehicles:
  - Bucket trucks, crane, trailers, forklifts, service trucks, employee vehicles
  - Delivery vehicles (trucks/semi's)
- Operating Hours:
  - Normal: 7a – 5p
  - After hours/night-time as needed for storms, outages, and material deliveries to support events
  - After Hours Outages: Average 7-10 per month
- Outside material storage/laydown areas:
  - Transformers, poles, and other utility equipment

Example: In-design Bend Combined Operations

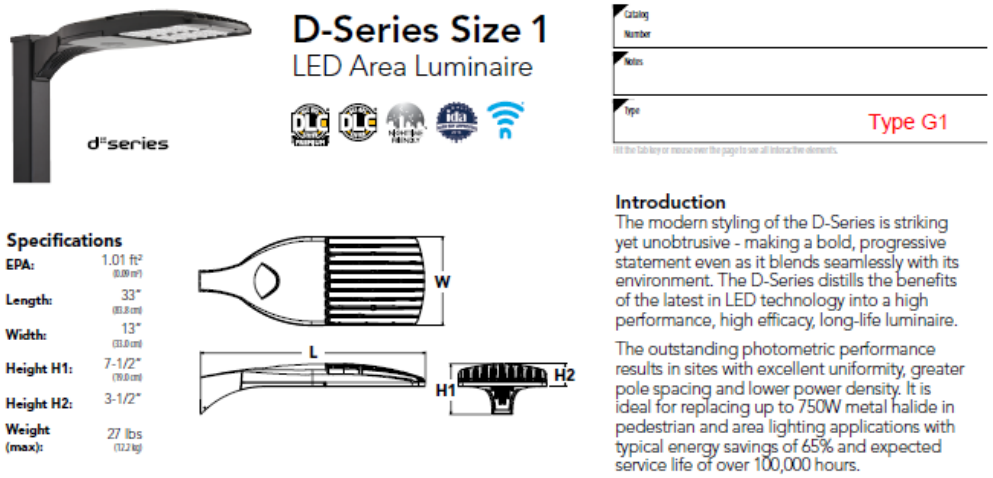
Vehicle Overview

- Company Vehicles & Equipment:
  - ~135
  - EV/Hybrid: 7 currently; potentially add 5 more in next two years (larger vehicles)
  - Modulating white noise back up alarms which are quieter and more effective
- Contractor vehicles (current):
  - 3-4 vehicles - crew
- Delivery vehicles
  - ~ 2 semis/week (larger material deliveries)
  - During office hours
- Employee/Customer parking:
  - Likely around 100 spaces

Count of Category		
Fuel Type	Category	Total
⊟Electric	Cars	1
	Warehouse Forklifts	3
Electric Total		**4**
⊟Gas	Bucket Trucks - Small	9
	Cars	2
	Off Road Equipment	1
	Pickups (1/2 to 1.5 ton)	39
	SUV's	27
Gas Total		**78**
⊟Hybrid	Cars	5
	SUV's	1
Hybrid Total		**6**
⊟N/A	Specialized Equip	1
	Trailers	22
N/A Total		**23**
⊟Diesel	Bucket Trucks - Large	4
	Construction Equip	2
	Line Trucks	6
	Pickups (1/2 to 1.5 ton)	6
	Specialized Equip	1
	Trailers	2
	Warehouse Forklifts	1
Diesel Total		**22**
⊟Propane	Warehouse Forklifts	2
Propane Total		**2**
Grand Total		**135**

Design Mitigation Features

- Lighting:
  - LED, down lighting
  - Sunset to sunrise
- Roofing Materials:
  - Do not use shiny metal roofs
- Efficient Design Elements:
  - Incorporate efficiency in designs; possibly Leadership in Energy and Environmental Design or similar standard
- Backup alert systems for vehicles:
  - Per Portland code, most do not have backup beepers, instead, they emit a static noise; volume increases depending on surrounding noise levels.
  - Workflow designed to minimize need for backing
  - Delivery trucks and contractor vehicles may have beeping

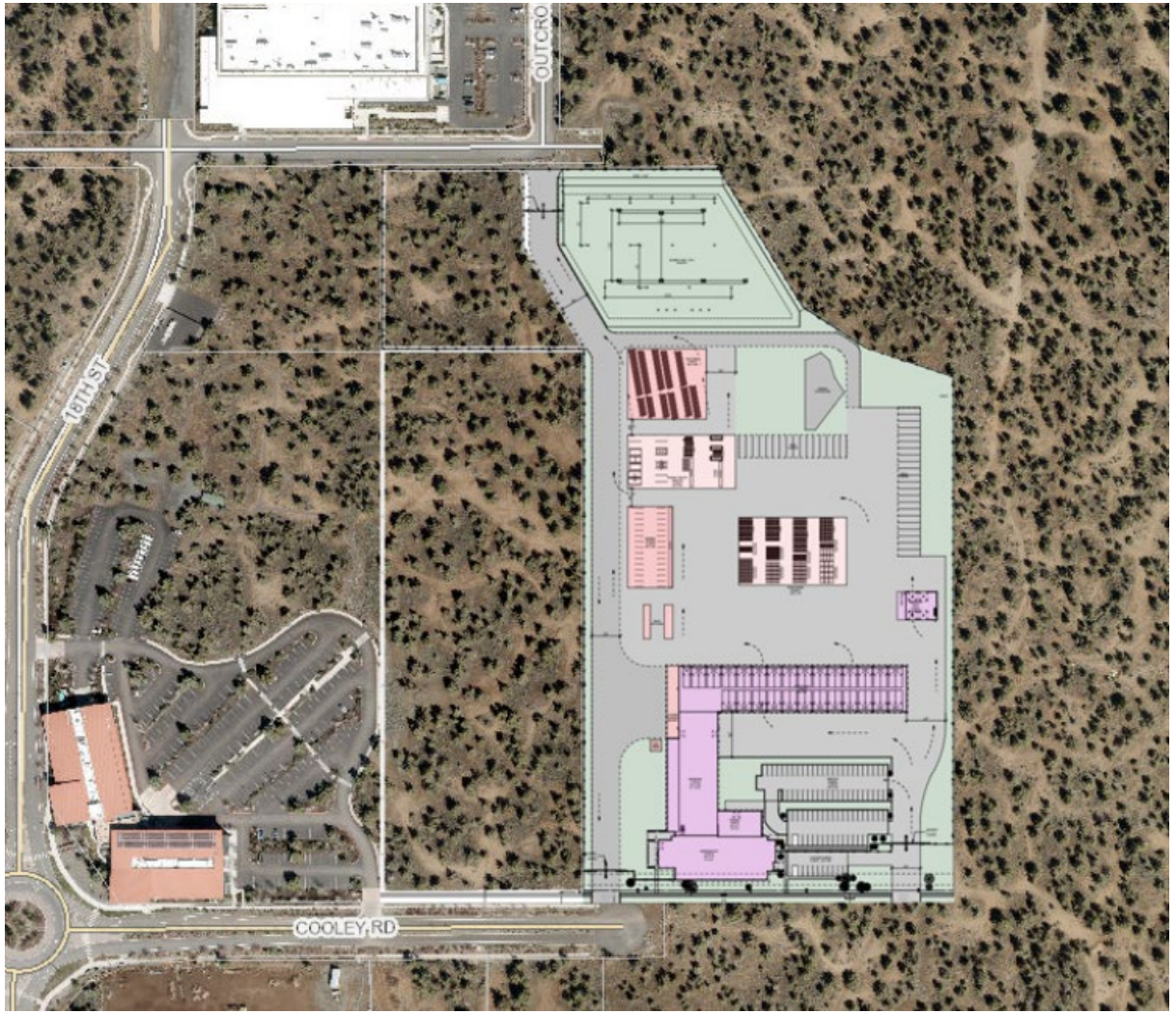


Examples:

Klamath Service Center

Examples:

Bend Operations Center – In Design



Bend Operations Center (Example – In Design)

Bend Operations Center (Example – In Design)

Bend Operations Center (Example – In Design)

Wrap Up:

- Next Steps:
  - Conceptual Design by March 2022
  - Meeting with neighborhood once completed

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    - (503) 813-7282

- Questions?