

Proposed Benton REA Complex West Richland

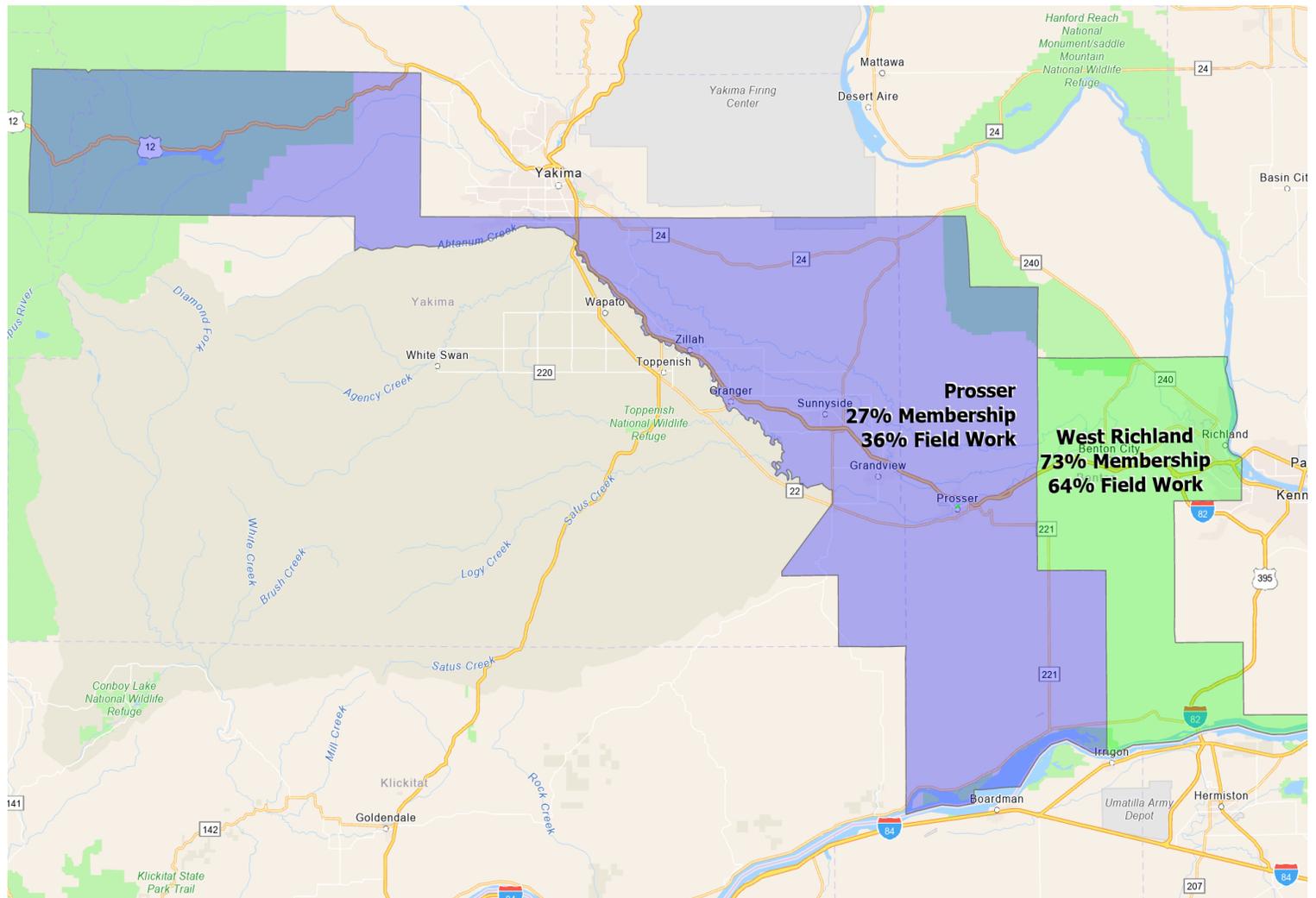
July 2024

In 2021, Benton REA purchased 17 acres of land for future development located in West Richland on Cooperative Way just off Keene Rd. This is the site for the proposed complex.

By moving to West Richland the main administrative offices and line crews will be closer to where the bulk of new services are being developed and where 73% of our membership is now located.



PERCENTAGE OF MEMBERS & FIELD WORK IN PROXIMITY TO FACILITIES



About Benton REA:

Members: 11,933

Accounts: 16,089

Service Area: 620 square miles

Employees: 73



BENTON
RURAL ELECTRIC
ASSOCIATION

Proposed Benton REA Complex - West Richland



Why a new complex?

- Aging facilities in both Prosser and West Richland have increased costs to address maintenance and repair issues
- Current HVAC failing - increased frequency of service calls and cost
- Electrical issues causing internal loss of power, overloading circuits
- Run down facilities due to age and increased traffic
- Consolidated facilities will eliminate crews stopping at 2-4 locations to get material before they leave job sites or outage locations

All members benefit from future property improvements.

- West Richland complex allows for multiple properties in Prosser and West Richland to be sold
- District office and crew will remain in the Prosser area to serve members closer to it
- Operational efficiencies result in more work time, faster response time = better service

Proposed Benton REA Complex - West Richland



Board of Trustees and staff hired consultants to evaluate options to improve and expand facilities. After several years of consideration, the results are:

Option 1. Renovate existing: Lowest cost (costs millions) but significant inefficiencies remain

Option 2. Expand existing: not reasonably feasible

Option 3a. Build New in Phases: Most expensive, years before efficiencies fully realized

Option 3b. Build New: Best long-term option with immediate efficiency gains

- Board Considering Option 3b - Build New West Richland Complex
- All options have rate impacts

Impact on Rates

- Benton REA rates will be impacted by all facility improvements considered, including the new complex in West Richland
- The estimated impact on rates is 5% over time, which equals less than \$7 a month for the average residential bill
- This number could be affected by the sale of current properties and cost savings

Benton REA is accepting comments from members on the construction of their new complex until August 12.

Members can visit the web page below to learn more about the project and leave comments:

www.BentonREA.org/complex



Scan the QR code to take you directly to the web page

A CREW'S PATH TO GATHER MATERIALS FOR JOB SITE

Current Prosser Facilities vs. New West Richland Complex

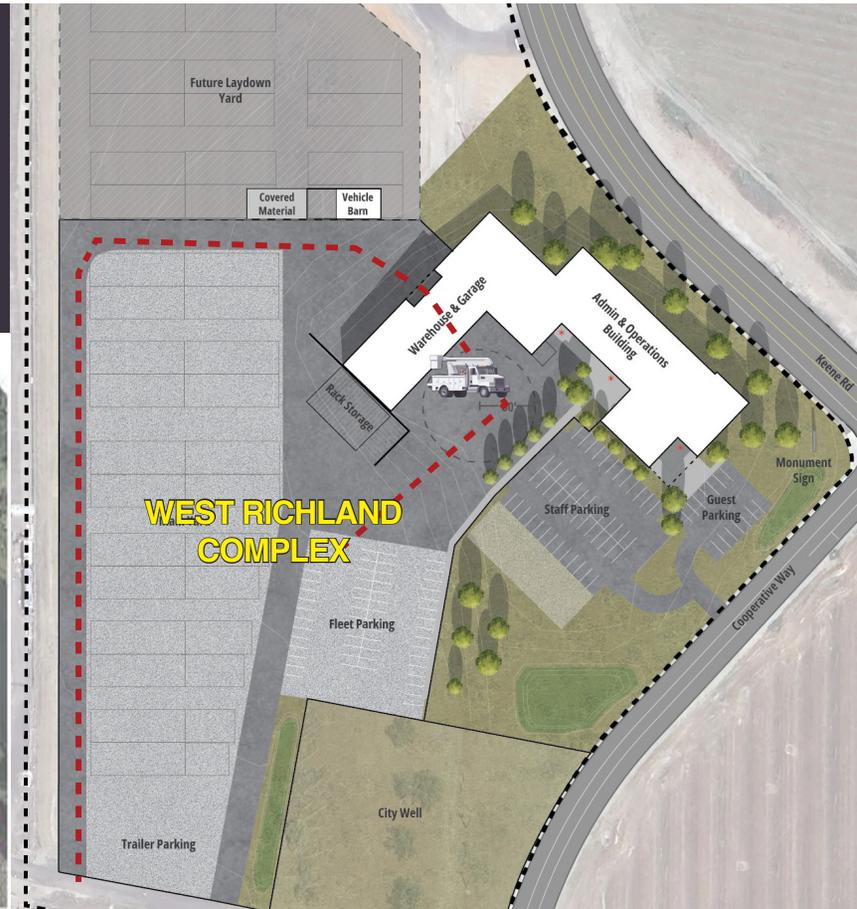
Current Prosser Facilities: *Below*

1. Enter locked gate at Operations center, turn off security alarm, get vehicles and leave for Warehouse.
2. Enter locked gate at Warehouse, turn off security alarm, load materials, exit out of locked gate, leave for Warehouse 2.
3. Enter locked gate at Warehouse 2, load materials, leave for Warehouse 3
4. Enter locked gate at Warehouse 3, load materials, leave for job site.



RESULTS OF COMPARISON **West Richland Complex**

Less time getting vehicles and material.
More time on the job site to get work done.
Faster response for members.



New West Richland Proposed Complex: *Above*

1. Enter locked gate at West Richland Complex, get vehicles, gather materials, exit locked gate, leave for job site.

Want more information? Visit BentonREA.org/Complex