

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS
Sitting/Acting as (if applicable)

Study Session Worksheet

Presentation Date: March 27, 2012 **Approx Start Time:** 11:00 **Approx Length:** 15 Minutes

Presentation Title: Hoodland Community Center - Update

Department: Business and Community Services, County Parks

Presenters: Jeroen Kok, County Parks & Forest Manager

Other Invitees: Hoodland Women's Club

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD? No action required at this time. The session is intended to provide a project update.

EXECUTIVE SUMMARY: The Hoodland Women's Club has been working to raise funds necessary to construct a new community center to replace the aging and too small Dorman Center. County Parks and the Women's Club last briefed the Board in October 2011. Since that time, several items have been addressed:

- The County has received a preliminary Architectural & Structural Analysis of the existing building. The report identifies major repair work needed. The report assesses costs to convert the building to an open air pavilion, and quantifies the costs to deconstruct the building.
- The County has received a preliminary Site Analysis which identifies site constraints and also identifies improvements that will be required for redevelopment of the site, along with costs.
- The County conducted a public meeting regarding the proposed new community center and solicited input and feedback from the community.
- The County has scheduled a meeting with the local school district to determine if the school can accommodate a pre-school/daycare program, and whether or not the school facility can be utilized by the public on an interim and/or semi-permanent basis due to partial school closure.
- The County and the Women's Club are working on an MOU which details the County's and Women's Club intent and responsibilities to move the project forward and also work toward the development of a Disposition & Development Agreement and Lease.
- The Women's Club would like an opportunity to update the Board on their funding raising and other efforts.

FINANCIAL IMPLICATIONS (current year and ongoing): The County has previously committed a total of \$250,000 of Park Trust Funds toward the new community center, intended as the last piece of the funding effort. A total of \$19,990 has been budgeted toward the above mentioned assessments, analysis and cost estimates. Approximately \$230,000 remains in the project budget.

LEGAL/POLICY REQUIREMENTS: County Park staff, working with County Administration and Counsel will finalize and sign a non-binding MOU outlining roles and responsibilities for developing a Lease and DDA for the Board's consideration later this spring.

PUBLIC/GOVERNMENTAL PARTICIPATION: County Parks will continue to work with the Hoodland Women's Club, its current and potential tenants, and other interested community members as this project moves forward. We will also coordinate with the City of Sandy (Library District) and the Oregon Trail School District.

OPTIONS: The Board will be presented options and recommendations at a later date regarding the effort to construct a new community center as well as options and recommendations regarding the existing building (Dorman Center).

RECOMMENDATION: Direct County Parks staff to continue to work on the subject project and update the Board as necessary, including bringing forward draft agreements, and options and recommendations regarding the various decisions that will need to be made.

ATTACHMENTS:

Draft Architectural and Structural Analysis of Dorman Center (Scott-Edwards Architects)
Draft Site Analysis and Cost Estimate (Harper, Houf, Peterson, Righellis)
Public Meeting Agenda and Meeting Summary

SUBMITTED BY:

Division Director/Head Approval _____ JK _____

Department Director/Head Approval _____ GB _____

County Administrator Approval _____ LB _____

For information on this issue or copies of attachments, please contact: Jeroen Kok, County Parks @ 503-742-4421