

**CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS**  
**Sitting/Acting as (if applicable)**  
**Policy Session Worksheet**

**Presentation Date:** 9-15-15   **Approx. Start Time:** 10:30am   **Approx. Length:** 60 minutes

**Presentation Title:** Clackamas County Extension Education Center

**Department:** OSU Extension Service

**Presenters:** Mike Bondi, OSU Extension Regional Administrator; Alec Holser and John Shorb, Architects with Opsis Architecture, LLC

**Other Invitees:** Clackamas County Extension Building Committee members—Irwin Rogers (chair), Dick Caldwell, Jeff Jorgensen, Patti Jarrett, and Kevin Bartel

**WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?** Commission approval of the “Wetlands” building site on the Red Soils campus for future development of the Clackamas County Extension Education Center.

**EXECUTIVE SUMMARY:** See attached report. Executive Summary on pages 1-4 of Final Report.

**FINANCIAL IMPLICATIONS (current year and ongoing):** Minimal significant financial implication for County, considering scope of project. Extension and 4-H Service District will finance site development costs and direct construction costs. Requesting to have Clackamas County Facilities Management handle the contract supervision for the project. Unknowns include: 1) SDCs for site development—who pays for what?; and, 2) Financing options with County for amount above current savings for project.

**LEGAL/POLICY REQUIREMENTS:** Long-term memorandum of understanding will be needed to clarify the relationship between the County and the Extension District for access to land, monetary transfers from the District to the construction contractors, and to the County, as needed. Also, clarity will be needed on the ownership and maintenance of the building and future implications, if the District would no longer exist.

**PUBLIC/GOVERNMENTAL PARTICIPATION:** The public has been involved in the concept design planning for the Extension Education Center to date, through the Extension Advisory Council, the Building Committee, and the public open house held during the planning process.

**OPTIONS:** If Clackamas County doesn’t believe the Extension Education Center fits in the current or future planning for the Red Soils campus, the Extension District will need to look elsewhere in the county for an available building site.

**RECOMMENDATION:** Approval of the “Wetlands” building site on the Red Soils campus for future development of the Clackamas County Extension Education Center.

**ATTACHMENTS:** Electronic version of Phase I Concept Design Report and 9 hard copies provided.

SUBMITTED BY:  
Division Director/Head Approval   **MB/mb**    
Department Director/Head Approval                                   
County Administrator Approval

## Fiscal Impact Form

**RESOURCES:**

Is this item in your current work plan and budget?

- YES (Have been saving budget resources for capital construction since FY10; total in FY16 budget is \$4.0M)  
 NO

**START-UP EXPENSES AND STAFFING (if applicable):**

None—all expenses will be part of construction budget and/or financed.

**ONGOING OPERATING EXPENSES/SAVINGS AND STAFFING (if applicable):**

All expenses for ongoing operating expenses will be covered as a part of annual budget.

**ANTICIPATED RESULTS:**

Assuming approval for project before end of CY2015, construction expected to initiate by next summer. Completion of construction expected by summer 2017 with move-in two years from now.

**COSTS & BENEFITS:** Costs estimated in Final Report. Benefits include improved service to citizens of County, improved work conditions for staff, and opportunity to grow programs to meet more needs and serve more people.

Costs:							
	Item	Hours	Start-up Capital	Other Start-up	Annual Operations	Annual Capital	TOTAL
<b>Total Start-up Costs</b>							
<b>Ongoing Annual Costs</b>							
Benefits/Savings:							
	Item	Hours	Start-up Capital	Other Start-up	Annual Operations	Annual Capital	TOTAL
<b>Total Start-up Benefit/Savings</b>							
<b>Ongoing Annual Benefit/Savings</b>							



CLACKAMAS COUNTY OSU EXTENSION EDUCATION CENTER  
Clackamas County Policy Work Session, Sept. 15, 2015



*Build stronger and healthier individuals, businesses, and communities making Clackamas County a great place for all of us to live!*





# PROGRAMMING THEMES

## BOARDWALK



INTEGRATED  
OUTDOOR  
SPACE



GREENHOUSE

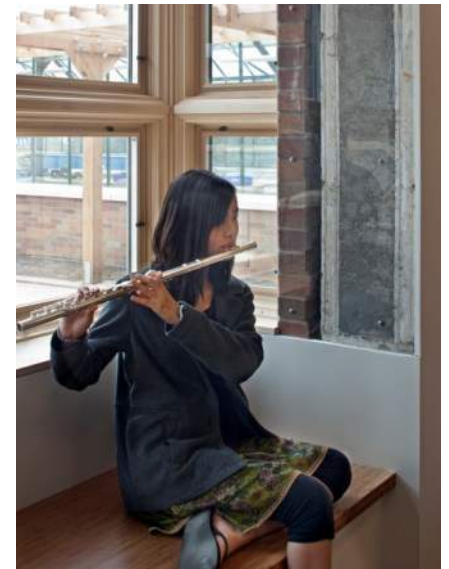


# PROGRAMMING THEMES

SUSTAINABLE  
SYSTEMS



OUTDOOR  
LEARNING





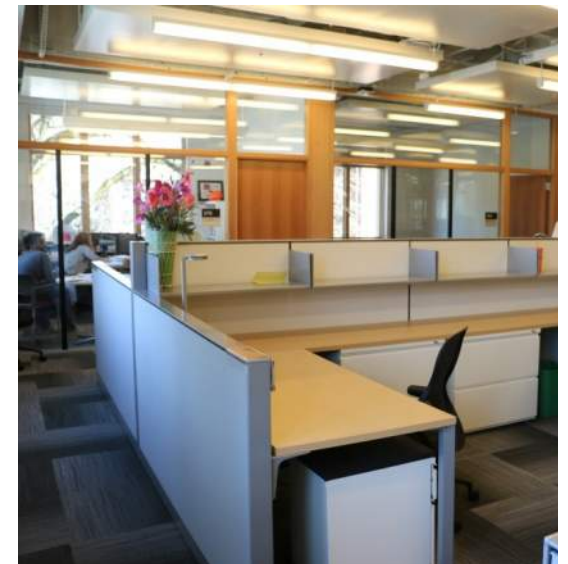
# PROGRAMMING THEMES



FLEXIBLE



COLLABORATIVE  
WORK



# EXEMPLARY SUSTAINABILITY

## *The center will serve as an educational resource for*

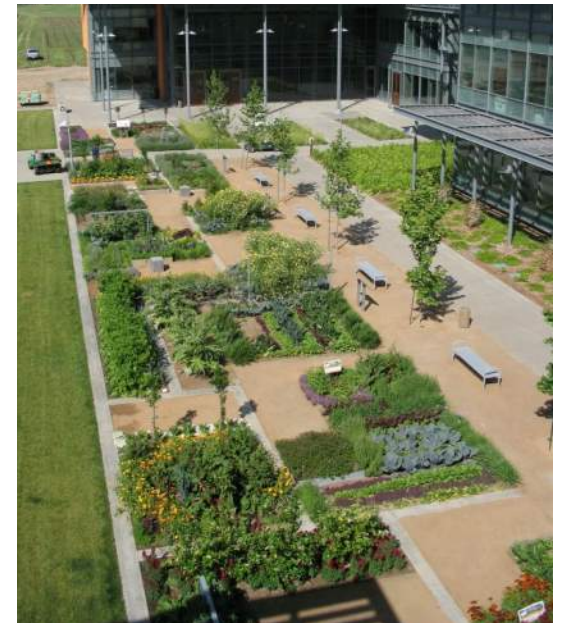
- Environmental learning, research and hands on discovery for youth and adults
- Conservation and management of forest, agriculture and natural resources
- Education about and implementation of sustainable gardening
- Food, nutrition, community food systems, and healthy living
- Extension volunteers

## *Design will embody purpose by*

- Creating connections between the OSU Extension Service, the community and the natural world
- Using and celebrating natural and local materials
- Supporting spaces that are flexible, daylight, and welcoming
- Involving stakeholder and client input

## *The center's design must incorporate or account for*

- Red Soils standards
- Minimum LEED Silver certification (TBD)
- Onsite solar
- Budget and financial realities





# PROGRAM

- 4-H
- Horticulture
- Forestry
- Family and Community Health
- Front Office

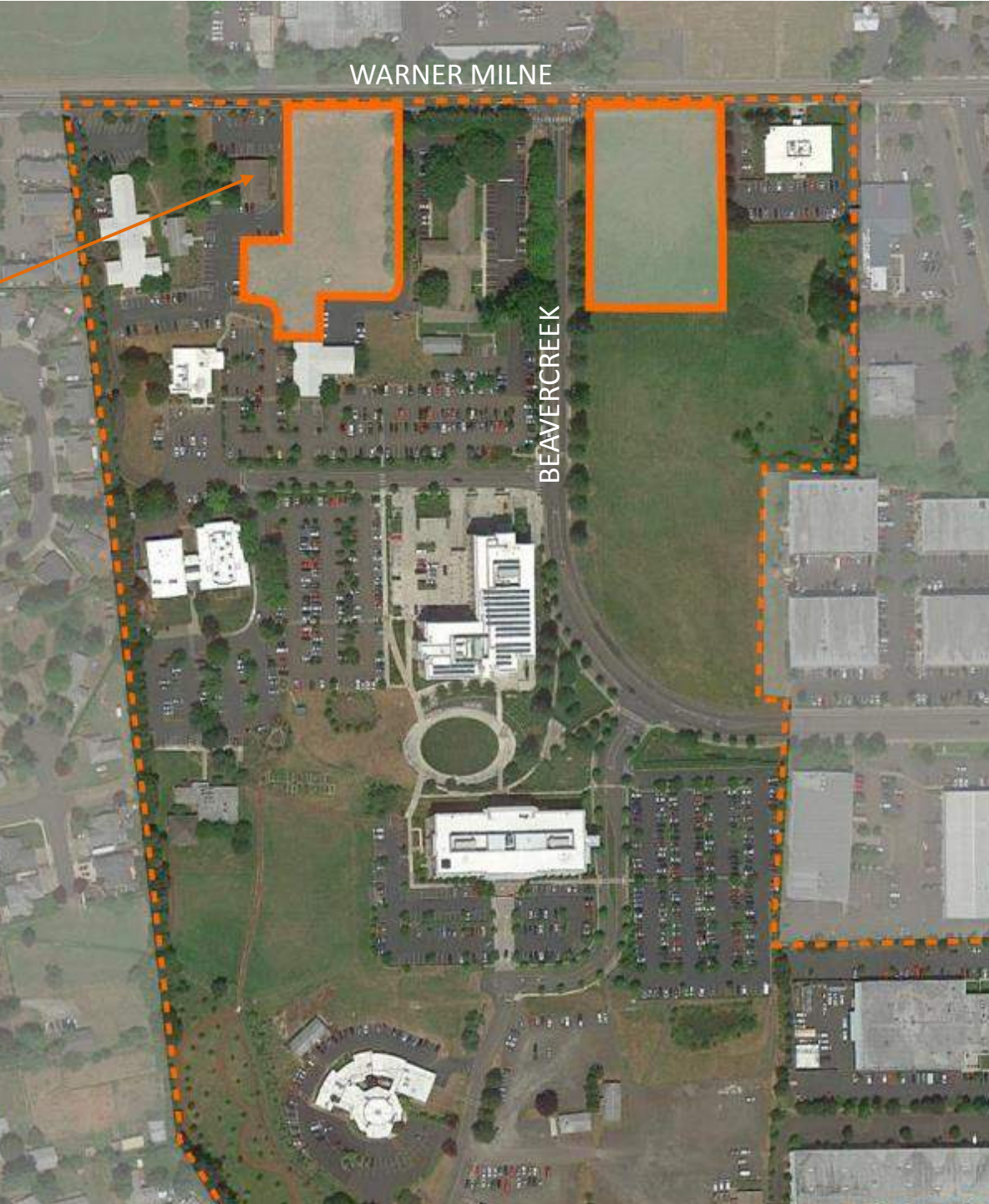
- Conference / Meeting space
- Teaching Kitchen
- Master Gardener Public Clinic
- Public Lobby
- Faculty and Staff Offices

TOTAL: 16,500 SQUARE FEET



# AERIAL OF SITES

EXISTING OSU  
EXTENSION OFFICE





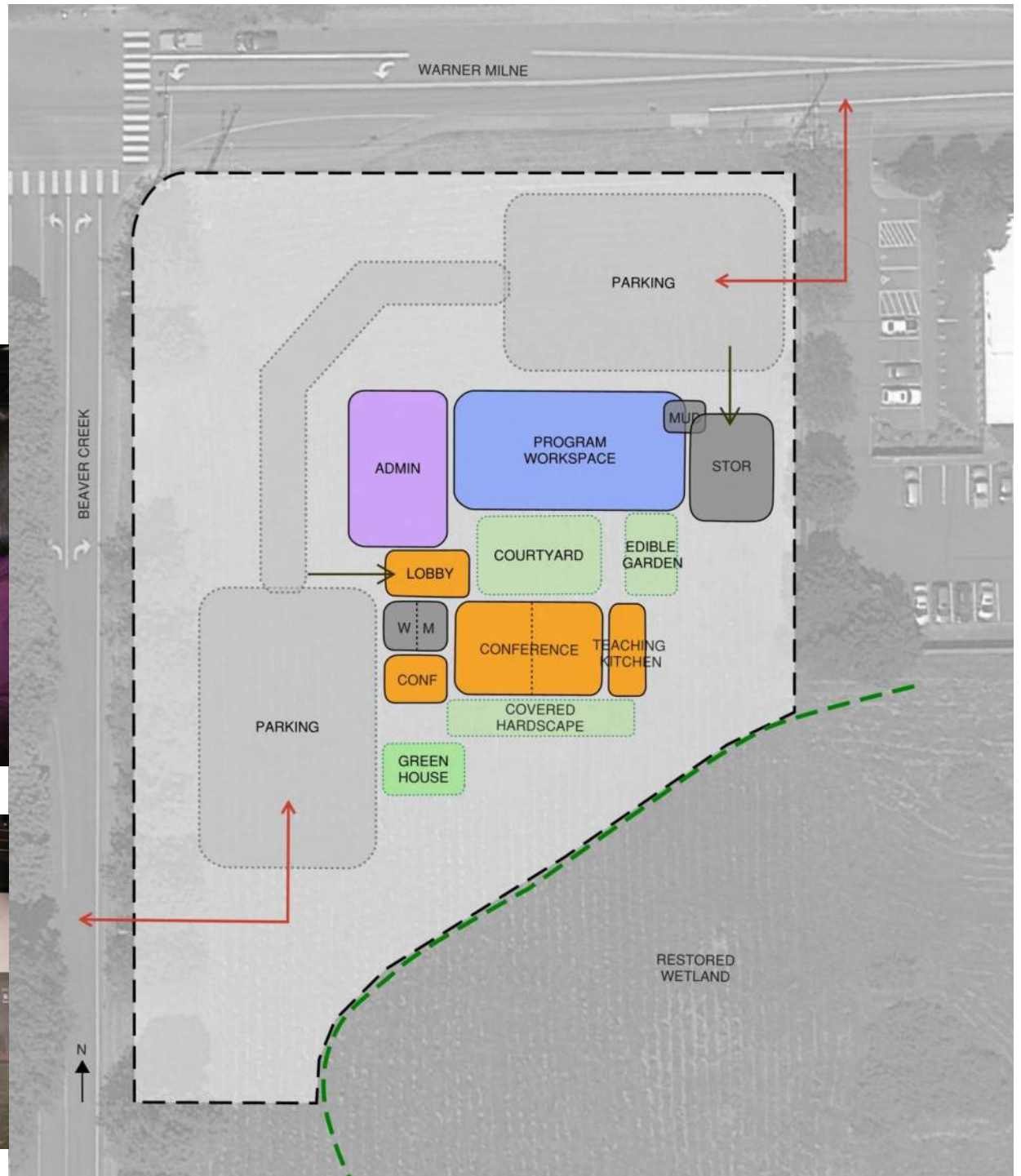
# RED SOILS MASTERPLAN





# WETLANDS

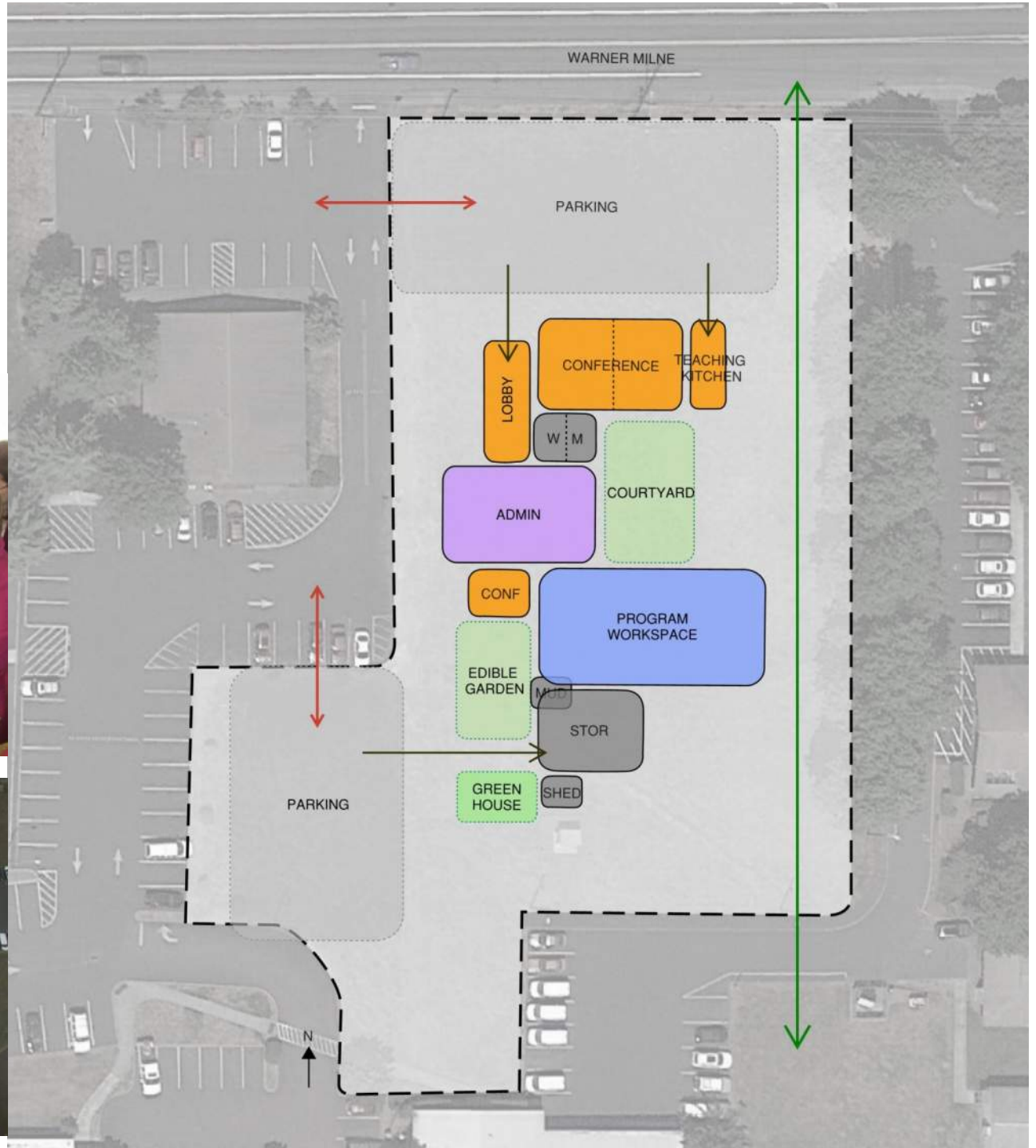
# A



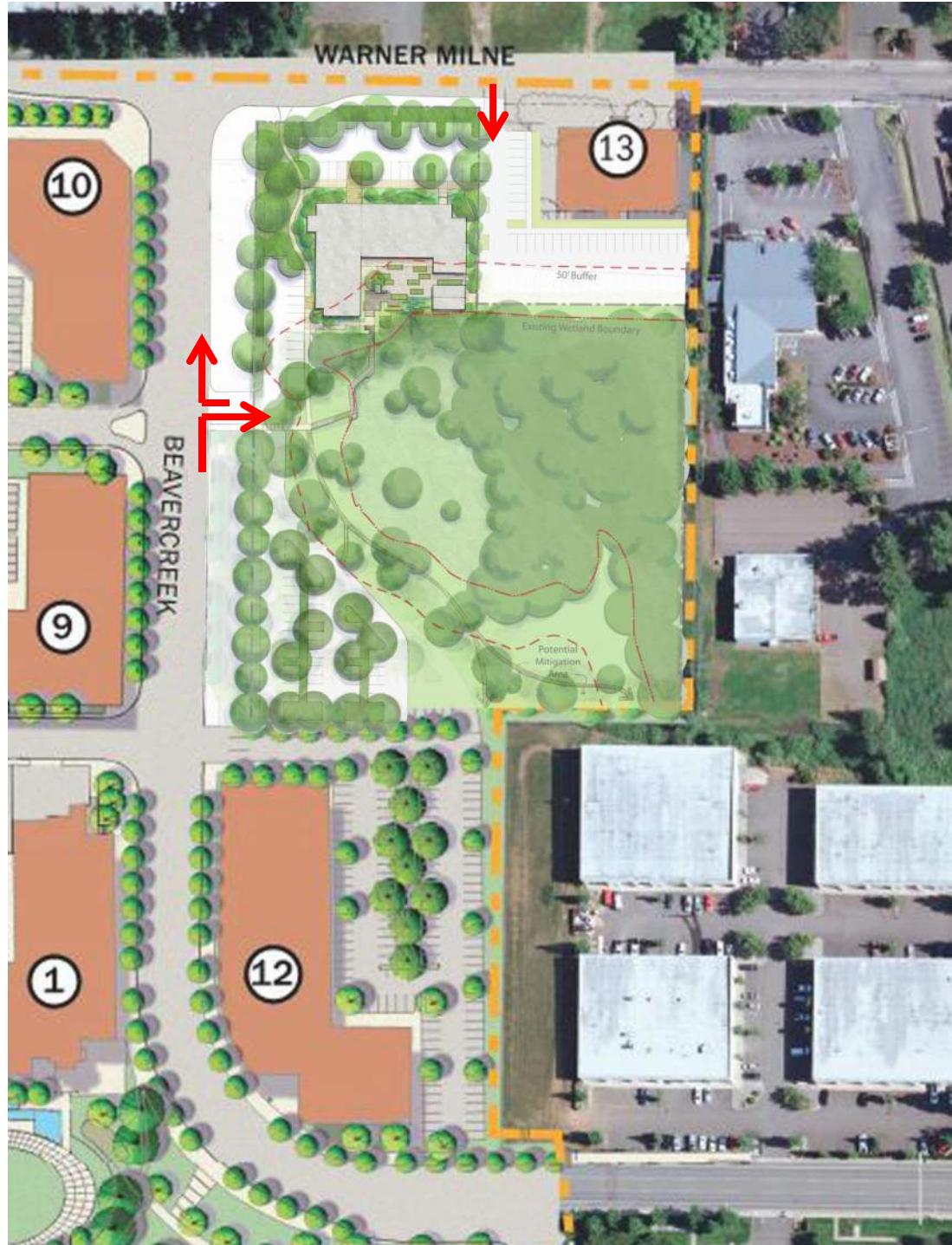


# WARNER MILNE

## B



# WETLANDS SITE

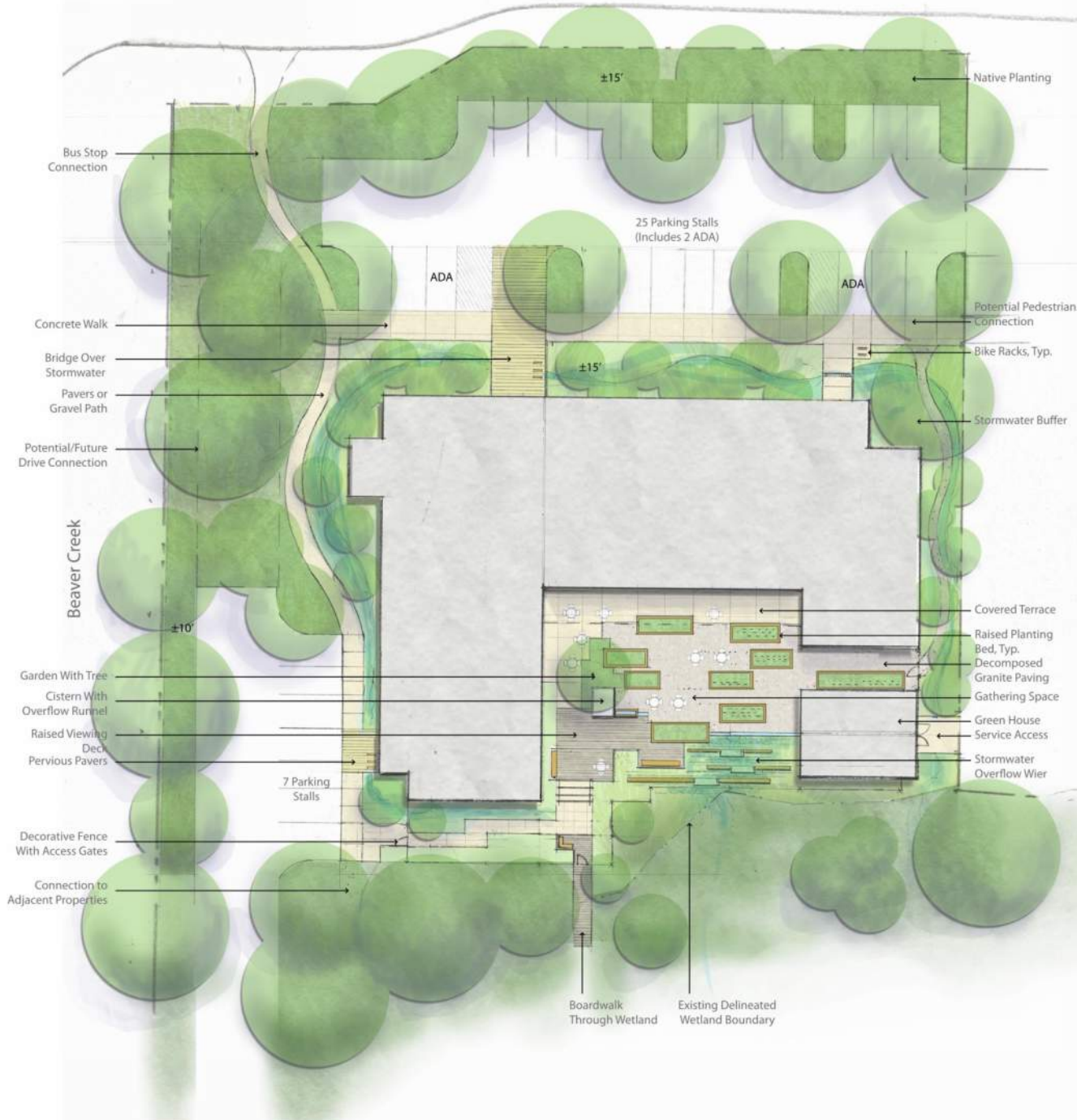




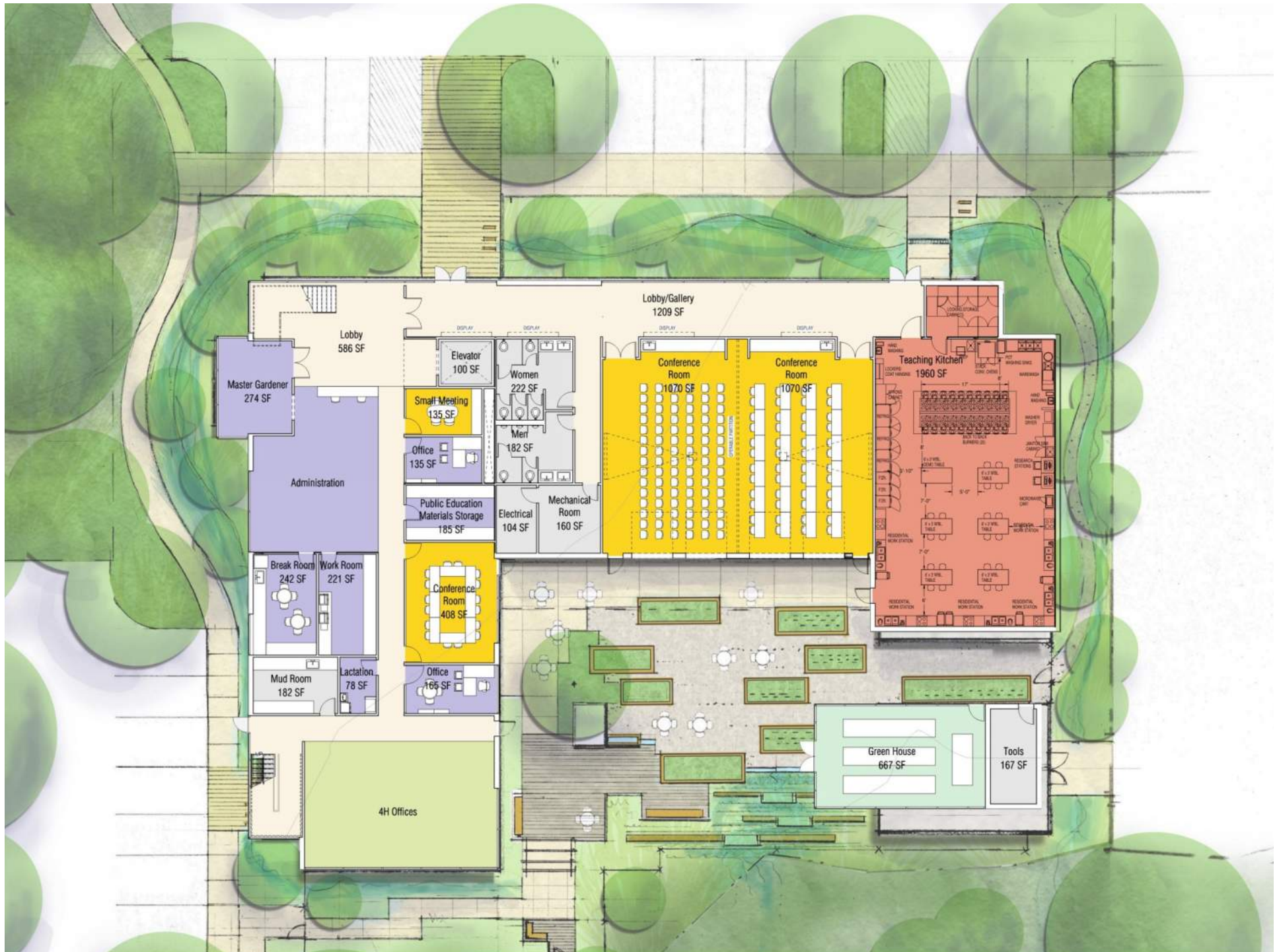
# NEWELL CREEK WETLAND MITIGATION



Warner Milne

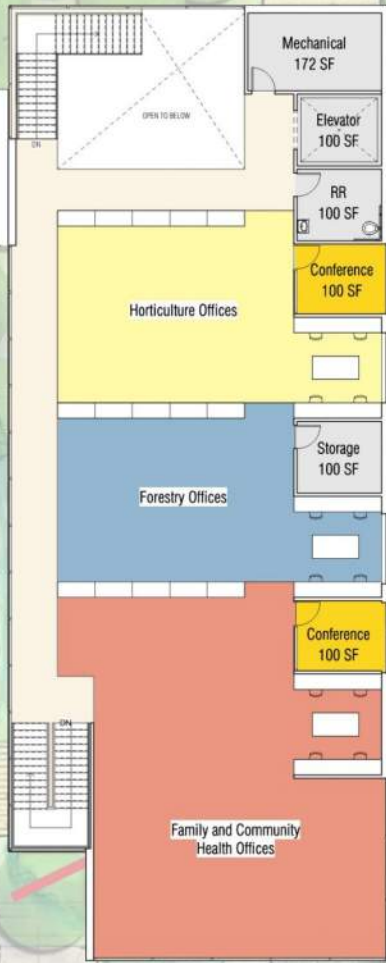






Department Legend

- Circulation
- Family and Community Health
- Forestry
- Horticulture
- Meeting
- Support



LEVEL 2  
5083 GSF



# CONCEPT MODEL



## ESTIMATE

	Square Feet	Cost/SF	Estimated Cost
Building	16,656	\$367	\$6,117,084
<u>Sitework/Utilities</u>		<u>\$53</u>	<u>\$887,001</u>
TOTAL HARD COSTS			\$7,004,085
<u>TOTAL SOFT COSTS</u>			<u>\$1,865,817</u>
<b>TOTAL PROJECT COSTS</b>			<b>\$8,869,902</b>

## BUDGET

FY 2016 OSU Extension Building Funds	\$4,000,000
Additional Financing for remainder	





**Oregon State**  
UNIVERSITY **OSU** Extension Service  
Clackamas County

**opsis architecture** <sup>LLP</sup>