

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Study Session Worksheet

Presentation Date: 9/16/2014 **Approx Start Time:** 1:30 p.m. **Approx Length:** 30 Min

Presentation Title: Clackamas County Event Center – Livestock Building Replacement/Update of Master Plan

Department: Business and Community Services – Clackamas County Fair

Presenters: Staff: BCS Director, Gary Barth

Other Invitees: BCS Deputy Director Laura Zentner, Event Center Executive Director Laurie Bothwell, Assistant County Counsel Chris Storey, Finance Director Marc Gonzales, Facilities Manager Jeff Jorgenson, Purchasing Manager Lane Miller

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Approval to proceed with Request for Proposal to determine replacement options for the now deconstructed Livestock Building at the Clackamas County Event Center.

Approval to begin RFP process for Master Plan Update of the Clackamas County Event Center using Lottery funds to determine long-term strategic plan for this site.

EXECUTIVE SUMMARY:

In February 2014, the Livestock Barn at the Clackamas County Event Center was closed due to structural concerns. After a heavy snow event, an updated structural evaluation was requested. In May 2014, the updated review, conducted by Jay Raskin and Associated Consultants Inc., concluded the structural concerns were greater than before, and public safety concerns remained. Staff was given direction at that time to develop a scope of work for demolition options and an additional engineering analysis. In June 2014, after securing demolition bids and an additional structural review by WDY Inc., staff was given direction to proceed with demolition of the livestock barn. Demolition was completed in July, 2014.

The 2014 Clackamas County Fair was held August 12 - 17, 2014. Two temporary T-Structures were rented and set up at the end of July to replace the loss of square footage used in the Livestock Barn. The large rental (100 X 200) will remain in place through the end of October to cover currently scheduled events. The smaller structure (100 X100) has been removed.

Public reception of the two temporary structures during the 2014 Clackamas County Fair was quite positive. Patrons remarked on the airiness of the buildings, and the increased site line through the structures to other areas of the fairgrounds. Positive comments also reflected on the increased airflow with a nice cross breeze.

In preparation for the 2015 County Fair and to prepare for the short-term (next 5 – 8 years), replacement options will need to be evaluated. If a replacement structure is

desired, opportunities exist to rent, lease-to-own, or purchase the structure. The structure, if purchased/leased and installed year-round, will provide additional opportunities for revenues for times outside of the Fair. The County Event Center is also deemed an emergency shelter for humans and pets, and the square footage of the Livestock Barn was vital to this designation. Thus, a purchase or lease-to-own option may be more desirable to accommodate the emergency shelter needs of Clackamas County throughout the year. If desired, staff will move forward with an RFP to determine the most efficient option for replacement of the Livestock square footage in preparation for the 2015 County Fair.

An additional need for the Clackamas County Event Center is a Master Plan that addresses all of the buildings and the Event Center as a whole and determines a strategic plan for the entire site. To aid in that effort, staff has requested an appraisal of the current land and buildings. It should be noted that this is only research for further strategic discussions with the County Administrator and the Board. The Board has not given any direction on the future of the site being anything other than the County Fairgrounds. As such, this appraisal is only intended to inform and educate as we proceed with long-term planning.

The appraisal will be funded with lottery dollars due to the potential for economic development and will provide the value of the buildings and structures as they exist today and the potential value of land if rezoned commercial employment land and marketed as such.

The County Fair Fund accounts for the annual operations of the Clackamas County Event Center. The primary revenues include revenues from the annual County Fair, which can vary depending on the weather and transient room tax. These revenues have historically been sufficient to fund the annual operations of the Event Center and Fair. Unfortunately, funding for the Livestock Barn replacement, as well as repair and replacement of other existing structures, continues to be an issue for the County Fair Fund itself. The County Fair Fund has approximately \$300,000 in fund balance that can be used toward the replacement of the Livestock Barn. Once the RFP proposals are received, staff will be able to make a determination about how to fully fund the replacement structure and if the County may need to assist with the replacement costs.

FINANCIAL IMPLICATIONS (current year and ongoing):

Two T-Structures were rented for the 2014 Clackamas County Fair to replace the lost square footage due to the demolition of the Livestock Barn. These rentals covered the County Fair and other scheduled events through mid-October and will cost approximately \$57,757. The cost for two T-Structure rentals for the 2015 Clackamas County Fair is estimated to be \$58,000 to \$73,000.

County staff did some initial, very preliminary work regarding the estimated cost of various building replacement options with the intent of verifying the ability of the County Fair Fund to absorb these costs.

- Lease-to-own options range from \$264,000 to \$415,000 for one to two T-Structures.
- Purchase of one temporary 100 x 200 T-Structure is estimated to be \$250,000 - \$275,000.
- Purchase of a permanent 100 x 200 structure is estimated to be \$400,000 and up.

The results of the RFP will provide staff with the needed information to make a more informed determination about how to proceed with replacement of the building and what option will provide a short term (5 – 8 years) solution for the operation of the County Fair.

LEGAL/POLICY REQUIREMENTS:

Due to the potential dollar amount of the contract for replacement of the building, a formal RFP process will be required.

PUBLIC/GOVERNMENTAL PARTICIPATION:

NA

OPTIONS:

1. Issue a Request for Proposal (RFP) to determine options for replacement of the Livestock Barn with goal of providing a short-term solution for the County Fair. Also, issue a RFP to develop a Master Plan for the Event Center and begin discussions about the long-term strategy for the land and buildings at the Event Center.
2. Issue a RFP to determine options for replacement of the Livestock Barn with a goal of providing a short-term solution for the County Fair.
3. Issue a RFP to develop a Master Plan for the Event Center and begin discussions about the long-term strategy for the land and buildings at the Event Center. Rent structures for the 2015 Clackamas County Fair.

4. Issue no RFPs. Rent structures for the 2015 Clackamas County Fair.

RECOMMENDATION:

Staff recommends Option 1:

Issue a Request for Proposal (RFP) to determine options for replacement of the Livestock Barn with goal of providing a short-term solution for the County Fair. Also, issue a RFP to develop a Master Plan for the Event Center and begin discussions about the long-term strategy for the land and buildings at the Event Center.

This option will provide a short-term solution for the annual operation of the County Fair and Event Center and will also provide a long-term strategy for the land and building at the Event Center site.

ATTACHMENTS:

SUBMITTED BY:

Division Director/Head Approval _____
Department Director/Head Approval _____ Director BCS
County Administrator Approval _____ Administrator BCS

For information on this issue or copies of attachments, please contact Laura Zentner @ 503-742-4351