

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: May 16, 2017 **Approx Start Time:** 11:00 A.M. **Approx Length:** 30 Min

Presentation Title: Clackamas County Extension Service Building Project

Department: Finance, Facilities Management, County Procurement

Presenters: Marc Gonzales, Jeff Jorgensen, George Marlton, Chris Storey

Other Invitees: Michael Bondi, Oregon State University (OSU) Extension Regional Administrator - Clackamas

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

This presentation is to inform the Board of progress in the planning process to create a new building to house the Clackamas County Extension Service; to answer questions about the proposed structure; and to describe the proposed path to funding the project. One requested outcome is an indication from the BCC about which option for the building they support – a building of 1^{1/2} stories, a 2-story structure, or building with three full floors. Each concept bears a different square footage and a different estimated cost.

EXECUTIVE SUMMARY: In November 2015, the Board of County Commissioners approved the location and initial design concept for a new building to house the OSU Extension Service and their programs in Clackamas County. Historically, the County has provided the office space for Extension. For over 100 years Extension and the County have cooperated to bring programs to local residents focused on supporting the agricultural economy and the health and well-being of County families and positive youth development through 4-H.

The building project to create a new Extension Center began with a conceptual design from the original architect, and is in its second phase, leading to furtherance of the design process, permitting and site work, and ultimately, construction.

In preparation for this project, the Extension and 4-H Service District has created a reserve for construction resources by setting aside tax revenues since the creation of the District in 2008, in cooperation with the Extension Service Advisory Board. This reserve will reach \$5 million by June 30 of this year.

The new extension Education Center will be the first building designed specifically for delivering Extension's programs and services, with a significantly larger meeting space for educational programs and events, a teaching kitchen, and more workspace for Master gardener public clinics and outdoor teaching areas – designed to meet the community's needs for the next 50 to 100 years.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

What is the cost?

Depending on the size of the building, the cost is approximately estimated at:
\$7.87 million (1^{1/2} Floors) \$10.1 million (2 Floors) \$14.3 million (3 Floors)

What is the funding source?

The County will build and own the structure, working closely with Extension to meet their needs, and the 4-H and Extension District will provide funding for the County to finance all of the design and construction costs. Resources from annual levy inflows for the existing 4H and Extension District will support in total any financing activity undertaken by the County to create the building project. Future operating costs for the programs of the Extension Service will be drawn from the District as tax resources arrive, as intended for the purposes of the District.

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department's Strategic Business Plan goals?
The presenting departments are bringing this information forward in support of the Board's prior approval of the project concepts and the designation of a portion of the County campus for this purpose.

- How does this item align with the County's Performance Clackamas goals?
The County's support of the agricultural industry and the training and development of residents and youth in self-sufficiency tools such as gardening, food preservation and 4-H align with the goals of growing a vibrant economy, ensuring safe, healthy and secure communities, and honoring, utilizing, promoting and investing in our natural resources.

LEGAL/POLICY REQUIREMENTS: County Counsel is generating Intergovernmental Agreement(s) between the County and the 4-H and Extension Service District for consideration by the Board of Commissioners which will detail the responsibilities and rights of both agencies.

PUBLIC/GOVERNMENTAL PARTICIPATION:

Extension is seeking to accept public and business donations in support of various facility elements such as the Demonstration and Training Kitchen, large Training/Conference Room, Green House structure, Demonstration Gardens and Flower Beds, and wetlands park benches, among others. Also, the emerging importance of Cross Laminated Timber (CLT) as a construction material is to be incorporated, as appropriate, into the design.

OPTIONS: The Board could consider the following options:

1. Approve one of three project options:
 - a) 1-1/2 Floors – Will support all training and education goals, but only allows for office space to house current staffing requirements with minimal growth potential and virtually no storage space. Storage space for the OSU Extension Service Programs is currently provided in the Development Services Building Basement, but this space has been requested for use by County departments.
 - b) 2 Floors – This design supports all training and education goals and allows for the future staff growth as well as providing adequate storage space for the various OSU Extension Service Programs.
 - c) 3 Floors – The 3rd Floor of a three-floor design would be designated for County use and would not be required to support OSU Extension Service requirements.

2. Not approve the OSU Extension Service Project for the proposed location on the Red Soils Campus.

3. Not approve moving the OSU Extension Service Project forward.

RECOMMENDATION:

Staff respectfully recommends that the Board approve proceeding to second phase activities for design, pre-construction and construction services as described in **Option 1 b)**, a 2-floor design which will create sufficient space for both expansion over the long term and allow for storage space for the Extension Service functions.

Thank you for your consideration.

ATTACHMENTS:

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____

For information on this issue or copies of attachments, please contact _____ @ 503- _____