

MEMORANDUM

Date: February 23, 2018

To: Washington County Fairgrounds Advisory Committee

From: Leah E. Perkins-Hagele, Fair Complex Manager

Re: Facility Assessment

In November 2017 the Fair Complex engaged with Scott Edwards Architecture to update their 2009 Facility Assessment. Attached is the Executive Summary from the overall assessment.

The updated assessment recommends removal of the Main Exhibit Hall, Milk Parlor, Former Sheep Barn and Livestock Restroom. These recommendations are due to the extremely poor condition of the buildings and severe life safety hazards due to significant structural deficiencies.

County staff met with the team from Scott Edwards Architecture on February 13, 2018 to discuss these findings and at that point immediately closed access to the buildings and cancelled rental contracts.

The following are options for these structures with a brief plan of action and timeline depending on the direction recommended:

Main Exhibit Hall

- 1. Removal** – Working with County Purchasing, staff would quickly solicit bids for demolition and removal prior to the beginning of the outdoor rental season on June 1st and the 2018 Washington County Fair. The site would be graveled and electrical, water and sewer connections would be retained for future event use. During the County Fair vendors displaced from the inside of the building could be located in tents and the carnival could expand into part of this area. 4-H & FFA exhibits, which were also housed in the Main Exhibit Hall, could be relocated to the Cloverleaf building.
- 2. Leave as is without use** – The facility could remain shuttered and temporary perimeter fencing 30' from the building would be installed until the building is removed prior to occupation of the Event Center (estimated for fall 2020) as required by the City of Hillsboro.
- 3. Repair** – Repair costs would be substantial and would take time to complete. Both are significant variables given that the building will be decommissioned prior to occupation of the Event Center (estimated for fall 2020).

Former Sheep Barn

- 1. Removal** – Demolition of the structure would occur prior to the 2018 4-H Horse Fair scheduled for late June. The site would be improved with new fill dirt, and updated electrical and water connections. During Horse Fair and the County Fair this building could be replaced with a similarly sized temporary tent structure to house Horses and Beef Cattle. Please note when we had to remove the swine barn in 2009 we replaced it with a tent for the Fair and that is still the practice today.
- 2. Repair or replace** – Costs would be significant (SEA estimate is \$340,000 for repair and \$680,000 for replacement). Previous experience shows that a temporary tent structure is a more effective solution.

Milk Parlor

- 1. Remove and replace or repair** - Working with a small group of the Milk Parlor users, investigate the possibility of temporarily and inexpensively shoring up the milk parlor so it can be used for the 2018 County Fair. If this type of temporary fix is not possible, access to the Milk Parlor would not be allowed and staff would either rent or purchase a portable milking machine to milk the cows during the upcoming Fair. After this year's fair staff would begin investigating the options for either replacing or repairing the milk parlor in its existing location, retaining the existing milking equipment and adding some necessary updates. We are committed to retaining and/or displaying this historic equipment if at all possible.

Livestock Restroom

- 1. Removal** – Demolition of this structure would occur after the Fair in 2018. The site would be either grassed or paved and the electrical, water and sewer connections would be retained for use during future events. During the County Fair, extra portable restrooms would be rented for this location. Please note that the showers in this structure were disconnected and walled off in 2016. Livestock exhibitors needing showers now use the shower facilities in the Cloverleaf building.
- 2. Repair or Replace** – SEA estimates repair costs at \$80,000 and replacement costs at \$280,000. Portable restrooms have become a more effective, flexible, safe, and cost-efficient solution.

Staff is recommending the proposed action be recommended by the FAC to the Board of Commissioners for approval:

Proposed Action: Recommend to the Board of Commissioners:

- a. Removal of the Main Exhibit Hall (anticipated in FY17-18 prior to the 2018 County Fair)
- b. Removal of the Sheep Barn (anticipated in FY17-18 prior to the 2018 County Fair)
- c. Removal and Repair/Replacement of the Milk Parlor (anticipated no later than FY19-20)
- d. Removal of the Livestock Restroom (anticipated no later than FY18-19)