



Event Center

Project Newsletter Vol. 1

September 2018

Dreaming Big Dreams

by Washington County Board Chair Andy Duyck



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Project Scope:
Build a state of the art Event facility at the Washington County Fair Complex that includes approximately 40,000 square feet of exposition space and a 14,000 sf, state-of-the-art, conference center, complete with commercial kitchen, concessions and offices.

It's no secret that I've long dreamed of a comprehensive strategy to fully utilize this important piece of public land—known as the Washington County Fair Complex—to the very best of our ability. The recent groundbreaking for the long-awaited Event Center is a milestone which will change the course of how we interact with this legacy property and bring many new and exciting opportunities to our community.

The evolving story of this almost-100 acre plot of ground is intertwined with the long, rich history of our early pioneers who settled in the Tualatin Valley, raised their families, tended their farms and held the first-ever Washington County Fair, way back in October of 1854. Over the generations, forward-thinking leaders of the day purchased and developed a series of parcels of public land that would each serve as the County fairgrounds for a time.

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Design & Permitting
January- August 2018

Groundbreaking:
Fall 2018

CM/CG Selection Process:
July 2018

Construction Completion
Spring 2020





CM/CG Awarded Partnership

By William Silva, Preconstruction Manager and Jon Ciepela, Project Manager

Swinerton has been delivering project excellence and peace of mind for our clients in Oregon since 1973. Our clients enjoy the convenience of a local team combined with the stability of a \$4 billion national company. As a 100% employee-owned company, pride of ownership drives us to deliver innovative solutions that go beyond the expected. Every day we earn our stripes because we thrive on making things better than before for every client and opportunity.

Washington County is home to several of our employees, employees that grew up going to the fairgrounds and participating in 4-H. Our team's passion to build the new event center extended beyond winning another project. We are honored to bring our local expertise and diligence to the Washington County Event Center (WCEC) and provide our community with an amazing building that future generations can enjoy.

The excitement extends beyond our employees, the vendor and subcontractor communities are overwhelming enthusiastic. We are happy to convey that some of the most trusted and established local subcontractors are working hard to put their professional touch on this milestone project. We are confident that all involved in this process are eager to deliver the highest quality product to Washington County, City of Hillsboro, the community and the rest of our other stakeholders.

In the coming months, we will be providing updates on the construction process, how it will affect the community, and highlighting some of the team members who work hard to fulfill the mission and goals set forth by your community leaders.

Sincerely,
Swinerton WCEC Team

CONTINUED FROM COVER: DREAMING BIG DREAMS

From the site of the first fair in what is now Forest Grove, to a tract of land near Hillsboro's Shute Park, to its current location along NE 34th Avenue and Cornell Road, the Washington County Fair has evolved into one of the most popular and highly respected fairs in the region. Even so, way back in the late 1960's, Fair Board leaders first dreamed of adding a large "expo center" as part of their future plans.

It's been quite a journey since then, including the work and recommendations of the Fairgrounds Revitalization Task Force in 2007 and 2008, as well as input from the Fairgrounds Advisory Committee, Fair Board, Washington County Visitors Association, City of Hillsboro and many other stakeholders over the years. Finally, we're in a position to realize the vision brought forward from the last generation to enrich the lives of those living in Washington County today, as well as provide opportunities for those who will come after us.

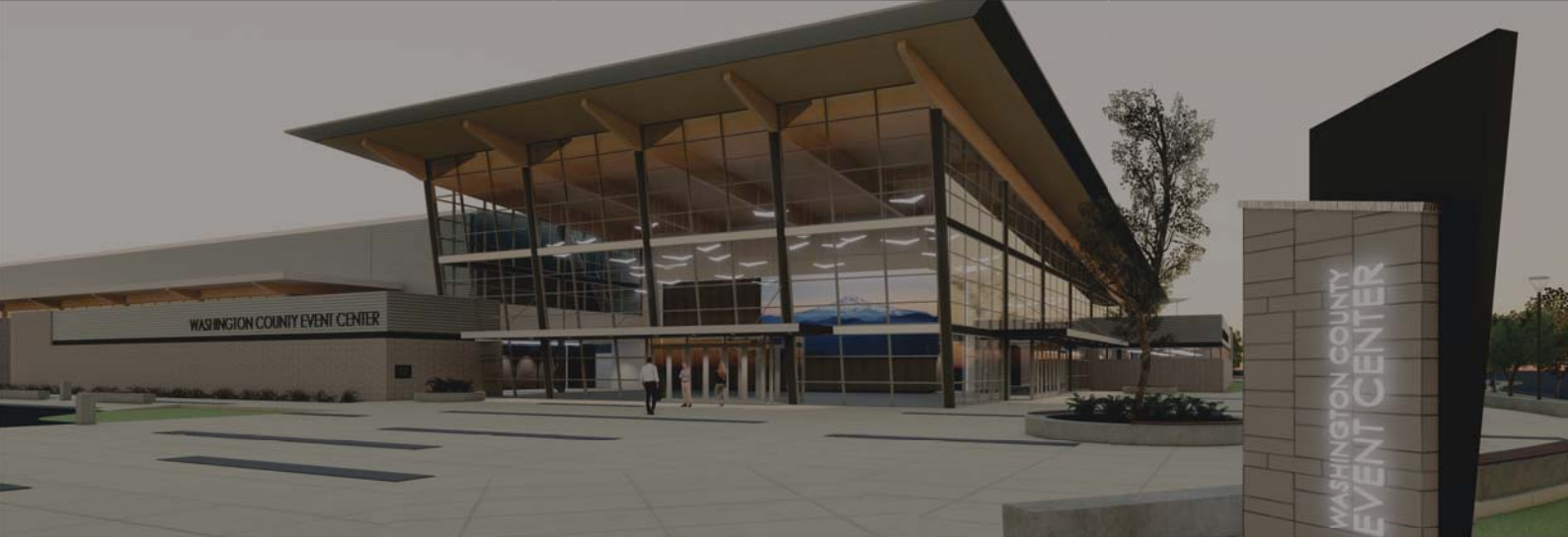
It is has been my pleasure and my honor to have played a part in bringing this dream to reality and I look forward to watching the Washington County Event Center take shape over the coming months.



Chairman Andy Duyck was sworn into office as the Washington County Board Chair in January 2011. He was elected as a Washington County Commissioner in 1994 and served 16 years as the District 4 representative.

Term
January 2015 - December 2018





Washington County
Visitors Association



Contact us:

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www.co.washington.or.us/Fair/washington-county-event-center.cfm



Project Milestones



Accomplishments

- Development Review approval from City of Hillsboro- 5/ 2018
- Planned Unit Development Approval- 4/2017
- Service Provider Letter (Clean Water Services) -3/ 2018
- Agreement on Transportation Development Tax
- Partnership Inter Governmental Agreement w/ City of Hillsboro – 2/2018
- Award Construction Management /General Contractor to Swinerton Builders- 7/ 2018
- Right of Way (ROW) Vacation (NE 34th Ave)- Board of Commissioners 7/ 2018

In Progress

- Construction Documents Development
- Public Utility Easement
- Design Review and Approval by City
- Pre-Construction services contract
- Wetland Mitigation Design
- Public Infrastructure /Private Utility Permits

