

## Article XI-Q Bond Financing and Other Financing Request Form

Capital Acquisition, Construction or Improvement of Real Property, Equipment or IT Systems

Please return the completed Request Form by **May 13, 2022** to:

**Renee Klein, Capital Finance & Planning Manager**

E-mail to [renee.a.klein@das.oregon.gov](mailto:renee.a.klein@das.oregon.gov)

Department of Administrative Services, Chief Financial Office

155 Cottage Street NE, U10; Salem, OR 97301-3963

If you have any questions, please call Jean Gabriel at (971) 900-7691.

Agency: OREGON STATE FAIR COUNCIL

Contact Person: KIM GREWE-POWELL, CEO

Phone: 971-701-6566

E-mail: [KGREWE-POWELL@OREGONSTATEFAIR.ORG](mailto:KGREWE-POWELL@OREGONSTATEFAIR.ORG)

The Oregon State Fair and Exposition Center (OSFEC) opened its doors to help our Oregon community with their many needs over the past 2 years. Whether it be providing space and services for OHA Medical Facilities; Oregon Department of Education and OSU mask storage; Santiam Canyon Wildfire Evacuee Center; Cold Weather Houseless Shelter; wildfire hazard waste storage and sorting area; and numerous Covid-19 Testing and Vaccination Centers. OSFEC proudly was available to assist in any way necessary. Unfortunately, during these events we were made aware that the Oregon State Fair & Exposition Center does not have what is required to maintain an efficient fully operational Regional Emergency and Evacuee Center. The Oregon State Fair and Exposition Center has limped by with limited resources, but not in the most effective or safe way. We have established a list of requirements based on the feedback received from the National Guard, Marion County Emergency Management, City of Salem, American Red Cross, Salem Health, Church in the Park and many others that have used the grounds. To effectively be a fully functioning Regional Emergency and Evacuee Center, we are in dire need of the requested items to be funded to prepare for the future emergency needs of our community.

Thus far from 2020 to 2022, we were able to invoice and collect \$308,637 for emergency and evacuee building use. The actual rental rates for building use would have been \$1,059,472. This left a deficit of \$750,835. In a moment's notice, laid-off employees were called back, gates were opened, lights on, heat/AC (where available) turned on and doors were opened to be a Regional Emergency and Evacuee Center. Oregon State Fair and Exposition Center's normal rack rates were created to pay expenses and reinvest in the facilities, equipment and operations that enable us to be here for our community and a successful rental facility.

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- In 2020, there were emergency and evacuee operations held at Oregon State Fair and Exposition Center for a total of 236 days, which was 65% of the year.
  - In 2021, there were emergency and evacuee operations held at Oregon State Fair and Exposition Center for a total of 262 days, which was 72% of the year.
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Although these figures are pretty astounding, we of course were happy to help in any way we could. Moving forward, OSFEC wants to be proactive as we look to the future of providing the community with a safe Regional Emergency and Evacuee Center. Investing in our State-owned facilities will benefit the entire State of Oregon. We appreciate your consideration and understanding with our plea for funds to update our dilapidating older facility.

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## CAPITAL IMPROVEMENTS

PRIORITY	PROJECT	LOCATION	DESCRIPTION	ESTIMATED COST
1	Pavilion Roof	Pavilion	Actively leaking. Originally roof was not installed properly, replacement needed with no skylights.	\$2,000,000
3	Alarm System Replacement	Total Grounds	Fire alarm system is outdated and not working properly. Repairing current system is becoming more and more difficult due to age of equipment and lack of parts. System is at the end of it's life and replacement is needed.	\$300,000
4	Stage Structure; Sound Pits; Towers; Railing; Restroom Upgrade	LB Day Amphitheatre	Lighting systems, sound pits and posts/rails are at the end of their life cycle. Restrooms are in need of upgrades to make ADA compliant and gender neutral.	\$590,000
5	Cascade Hall Restroom Remodel and Roof Replacement	Cascade Hall	Upgrade restrooms to ADA compliance and safety. Roof is at end of life, leaking and causing damage to building. Needs replacement.	\$500,000

6	Upper Roof HVAC Units (8)	Jackman Long	Replace end of life HVAC units. Repairs and supplies are getting harder to come by. Performance is hindered due to the age of the units.	\$350,000
7	HVAC Upgrades – Air-conditioning	Jackman Long Columbia Hall    Cascade Hall	Upgrade AC units in each building.	\$600,000
8	Indoor Lighting Upgrade to LED Lights	Replace lights with LED lighting in all building	Lighting systems need to be replaced for safety, security, and cost efficiency.	\$400,000
9	CMU Efflorescence – Administration Office Steel Window Casing Replacement and Replace Windows.	Jackman Long – Administration Office in stairwell, upstairs and downstairs offices	This project upgrades Jackman Long interior walls damaged by efflorescence and long-standing window leaks. Replace all windows.	\$250,000

**EMERGENCY PREPAREDNESS**

PRIORITY	PROJECT	LOCATION	DESCRIPTION	ESTIMATED COST
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2 (a)	Security Camera Equipment, Wireless Broadcasting/PA System Equipment to Match DOJ, Upgrade/Replace Equipment for WIFI & Security Upgrades, Public WIFI Upgrade Equipment and Server Upgrades. IT Radios/Phone Emergency System Upgrade to Align with State Agencies & Local Jurisdictions	Total Grounds	Provide security and safety to patrons and employees at the Oregon State Fair & Exposition Center; improve storage and networks across grounds; upgrading/replace equipment to provide access for security devices and staff as needed to monitor across the grounds and remotely; installation of a PA system for ground-wide communications.	\$725,000
2 (b)	Digital Messaging Package	Total Grounds	Messaging for emergency use, to be used for evacuation site communications with community members affected by Emergency Evacuations or Threats. Install permanent Reader Boards (6 – Sunnyview, Orange, Pavilion, 17th, Silverton – Yellow, Silverton – Lana). Trailer mounted led solar message boards (2).	\$835,000
2 (c)	HVAC Install – Air-Conditioning	Pavilion	Install AC in Pavilion for use during emergency needs and year-round, building does not have AC.	\$800,000

2 (d)	Parking Lots and Asphalt Improvement to Include Parking Lot Striping and Replace Halogen Lights with LED Lighting Throughout Grounds	All non-paved parking lots – Blue, 17 <sup>th</sup> Street, Orange, Camping Area, Horse Show Barns and Pink Lots and all asphalt lots, Carnival, Jackman Long, Pavilion, and Commercial vendor lot.	Asphalt parking lots and upgrade other site-wide asphalt. Improvements are necessary as many non-paved parking lots are not safe, usable and limit capacity during much of the year due to rain and lack of drainage.	\$2,345,000
2 (e)	17 <sup>th</sup> Street Lit Crosswalk	17 <sup>th</sup> Street	Needed for year-round safety for patrons crossing from the parking to facility on 17 <sup>th</sup> street.	\$150,000
2 (f)	Bring building up to code and useable condition	4-H Exhibit Hall	Replace siding and paint exterior walls; electrical systems; plumbing, structural improvements; install fire/life safety units; heat and air conditioning. Replace current restrooms to ensure ADA compliant and gender neutral.	\$4,000,000
2 (g) <b>Remove.</b> Covered by Grant received through Marion County.	Livestock Office and Livestock Pavilion – Restrooms>Showers	Livestock Office and Livestock Pavilion	Upgrade restrooms and showers for ADA compliance and safety.	\$325,000
2 (h)	Curved Security Fence Panels & Power Gates	Total Grounds	Install fencing and gates to provide safety and security to grounds year- around and during emergency evacuation use.	\$2,000,000

2 (i)	Restore Horse Barns	Horse Barns	Replace exterior siding and paint; stalls and doors; soil footing; roof system and install new restrooms to ensure ADA compliant and gender neutral.	\$1,500,000
2 (j)	Race Horse Barn Upgrade and Repairs	Race Horse Barn	Replace roofing systems; flashing, stall doors; dirt footing, grading for drainage; lighting and fire/life safety units.	\$1,500,000
2 (k)	Water Bottle Filling Stations	Total Grounds	Replace current outdated water drinking fountains with hygienic water bottle filling stations.	\$55,000
2 (l)	Water Container System to Connect to Hose Bibs	Total Grounds	Install water container systems would make access to potable water feasible in case of emergency and events during a heat advisory.	\$75,000
2 (m)	Miscellaneous Needs for Emergency Use	Total Grounds	Install 5 generators for use in buildings. Purchase water buckets; wheelbarrows; shovels; picks, 80 hp tractor with front loader; auger; temporary fencing material; groomer/drag; 2 dump trailers; pens; water tank and 2 UTV's.	\$1,121,000

2 (n)	Vinyl Print Machine & Supplies	Jackman Long Building	On-site banner printing for Emergency Evacuation Site needs.	\$75,000
Capital Improvements Total:				\$4,990,000
Emergency Preparedness Total:				\$15,181,000
Grand Total: Deferred Maintenance, Improvements, Safety and Enhancements Priorities:				\$20,171,000