

EVENT CENTER ON THE BEACH HOME OF THE CURRY COUNTY FAIR

2020 REDEVELOPMENT PLAN



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2020 REDEVELOPMENT PLAN

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INTRODUCTION

The Board of Directors of the Curry Fair adopted the “Event Center on the Beach Strategic Plan”.

The Strategic Plan established five major goals with Goal 1 being the most critical of the 5. Goal 1 calls for the redevelopment and rehabilitation of the event center/fairgrounds facilities and properties to accommodate future use and growth. This Redevelopment Plan is intended to serve as a “blueprint” for the redevelopment process.

The Board established a priority of repair and new construction projects based on current event center needs. The priority lists established by the Board were used in preparing the list of repair and construction projects and their attendant costs.

Each of the existing structures at the Event Center grounds, as well as certain areas of the site, were reviewed and notes were taken on their existing conditions and necessary rehabilitation and maintenance needs.

Also considered during the review process:

- the structures ability to serve the function housed therein.
- the structures age and remaining useful life.

An order of magnitude cost estimate was prepared for each proposed new facility and each existing facilities rehabilitation and maintenance needs. These estimates are based on current (2020) construction market cost and were undertaken without the benefit of construction drawings. A contingency of 20-25% of estimated cost should be added to the estimated cost until such time as estimates based on actual construction documents are available.

A financial review of the facilities should occur as a next step in the planning process. A review of the income generated (or usefulness) by a facility versus cost to rehabilitate or build new may ultimately establish the priority of projects as it will indicate the return on investment and ability of each project to generate income.

The Board’s priority listings are included in the Appendix of this document. The construction list may be reorganized in the future based upon the financial plan that is planned for as the next step in the redevelopment process. If so, then a review and/or modifications to the priorities established by the Board as a part of this Redevelopment Plan should be completed in conjunction with the financial plan.

SITE AND FACILITIES ANALYSIS

SITE ANALYSIS

SITE

The existing Event Center grounds, approximately 13.8 acres in area, is located between U.S. 101 on the east and the Pacific Ocean on the west. Surrounding the site, on both the north and the south, is intensive commercial development. A Modular/Mobile Home Park to the north and motel developments to the south.

The site consists of two terraces, both sloping toward the ocean, with a steeper connecting bank between the terraces. The undeveloped area closest to the ocean is proposed for development as a new Tent Camping / RV Park.

PROPERTY ACQUISITION

Opportunities to acquire adjacent property appears to be very limited. The Board should, however, if the opportunity occurs, acquire the adjacent land and should also consider acquiring some land east of Highway 101 for additional parking, should it become available. No assessment or valuation of the adjacent land has been undertaken, as timing and possible funding for such acquisition is not currently known.

ADDITIONAL PARKING

A piece of ground owned by the Gold Beach High School District, northeast of the Event Center property on which the High School Track Facility is located, includes an unimproved area west of the track. The Board should strive to reach an agreement with the School District in which the unimproved area is developed into parking with joint use of the area by the School District and the "Event Center". The property is ideally located to accommodate parking. The "Division of State Lands" permit for this area could be completed in conjunction with the RV Park permit, perhaps streamlining the overall process. The property cannot be purchased, as it is necessary for the School District to meet site area standards for the High School.

EXISTING FACILITIES ANALYSIS

EXISTING EVENT CENTER BUILDINGS

The following paragraphs describe each facilities needs in terms of its condition and its relative priority established by the "Board". The Redevelopment Plan Drawing illustrates graphically the recommended changes, modifications and improvements. It is obviously acceptable to change and modify the priority listing as the needs and desires of the Event Center change through time.

RECREATIONAL VEHICLE PARK / TENT CAMPING

A recreational vehicle park and tent camping area located adjacent to the beach on the west side of the Events Center property would greatly enhance the potential for the Events Center to act as a tourism draw. It would also increase the income potential of the Events Center.

The vegetation line separating the Events Center property from the State shore lands should be established in conjunction with the Division of State Lands and Oregon Parks System.

The cost of a R.V./camping park is dependent upon the number of sites that are possible. A design layout of the park should be completed to determine the number of sites possible and probable construction cost. A restroom facility needs to be located within 500 feet of all of the sites. Location, size and cost of the restroom facility will need to be determined during the R.V. park layout process. A laundry should be considered in conjunction with the restroom facility.

A R.V. park plan was started for the fairgrounds in 1996. The 1996 plan had a total of 45 sites and a restroom/laundry facility of approximately 1,860 sq. ft. The requirements for the park and the optimal R.V. sizes, as well as the addition of a tent camping area, should be reviewed and updated to comply with current R.V. sizes and available accommodations in the market area. RV spaces are also currently planned for the carnival area, 6 sites, and the area west of the horse stalls, also 6 sites, making a potential for 57 RV sites.

Estimated Budget:

57 sites @ \$25,000.00 each = \$1,425,000.00
Restroom/Laundry - 1,860 SF @ \$250/SF = \$465,000.00

Tent camping facilities can be constructed in the proposed RV park area until such time as the RV park is constructed or a continued combination of R.V. and tent sites can be considered. Repair and upgrading of the existing restroom should be accomplished in order to provide appropriate amenities for camping.

REGISTRATION/CAMP HOST

A small R.V. Park Registration facility at the southeast corner of the carnival area would provide check-in facilities and space for a camp host. The design should include a small lobby for the public side of check-in, a small public restroom, an employee counter and office and a small one or two bedroom apartment for the camp host. Size would be approximately 700 to 800 sq. ft.

Estimated Cost

800 sq. ft. @ \$200/sq. ft. = \$160,000.00

DOCIA SWEET

The redevelopment plans for Docia Sweet should include:

- Remodel and upgrade of entire building including existing finishes. The remodel should include: mechanical, electrical and technology systems upgrades and new LED lighting.
- A 2-story convention center addition to the north of Docia (cost shown separately)
- A kitchen upgrade to a commercial type kitchen, NOTE: relocation may be required to limit interference with main meeting area
- Separate dining and main meeting area
- Storage area and deck addition at northwest corner of building

The remodel of Docia and the addition of a convention area should accommodate as many different meeting/convention functions as possible, i.e. movable partitions for multiple space sizes and configurations, roll-up doors to accommodate access to interior for display of large items, breakout rooms, separate meeting and eating spaces, and several entries to allow multiple events to occur simultaneously.

Estimated Budget:

• Remodel Docia 15,836 sq. ft. @ \$80/sq. ft.	\$ 1,266,880.00
• Docia or convention center elevator	\$ 100,000.00
• deck and storage addition (420 sq. ft. + deck @ \$200/sq. ft)	\$ 84,000.00
• commercial kitchen equipment	<u>\$ 100,000.00</u>
Total	\$ 1,550,880.00

Included in remodel cost above:

• new lighting - 15,836 SF @ \$8.50/SF	\$ 134,606.00
• new single ply roof - 10,000 SF @ \$3.00/SF (Mechanically fastened)	\$ 30,000.00
• convention center addition - 38,700 SF @ \$250/SF	\$ 9,675,000.00

CURRY SHOWCASE

The exterior siding and fascia at the Showcase facility are in need of replacement, particularly on the south and west sides of the Showcase Building. Roof leaks in several areas also need repairs.

Upgrading of the interior with new lighting, carpeting and paint should be considered during the repair process.

Timing of repair work and upgrades to the Curry Showcase building should be carefully considered and improvement cost kept to a moderate level, as the construction of the proposed convention center, as currently planned, would require the removal of the Showcase structure.

Estimated Remodel Budget

3,600 sq. ft @ \$18/sq. ft. = \$64,800.00

O.S.U. BUILDING

The O.S.U. facility is in need of siding repair in several areas, particularly the northeast corner. O.S.U. would like to use the second floor for additional office space but would need restrooms on the upper level and an elevator to provide an accessible access route.

A remodel plan should be prepared that accommodates usage of the main second floor area for offices while maintaining the west facing windows and view. Locating the elevator and restrooms on the east end of the building would allow offices to be provided but also allow potential for future usage of the western end of the floor as a meeting space.

FAIR OFFICES

A two-story office expansion is also planned for the east end of the O.S.U. Building in conjunction with a new entry gate system. This expansion would allow for the street alignment proposed for the RV Park expansion and allow for the removal of the existing office facility. The new elevator can serve both O.S.U. and the office addition.

Estimated Cost

Remodel for Restroom

12' x 20' = 360 sq. ft. @ \$200/sq. ft. = \$ 48,000.00

Elevator Addition = \$100,000.00
\$148,000.00

Siding Repair

\$16/sq. ft. x 40 lin. ft. x 20' high = \$6,400.00

Two-Story Office Addition

1,800 sq. ft. @ \$200/SF = \$360,000.00

ARENA RESTROOM BUILDING

The Arena Restroom should be remodeled and an addition added to increase capacity. The restroom is central to the property and if sized correctly would help to eliminate the lineups and stress on the facility during peak usage periods i.e. fair time.

An addition to the south of the existing facility could roughly double the facilities current capacity. The addition and remodel should be designed to incorporate accessible facilities for the handicapped.

Estimated Budget

Addition size - 30'x30' = 900 sq. ft.
900 sq. ft. @ \$250/sq. ft. = \$225,000.00

Remodel existing
900 sq. ft. @ \$100/sq. ft. = \$ 90,000.00

Total: \$315,000.00

HORSE STALLS & COVERED HORSE ARENA

The events committee has determined that there is a market for the rental of horse stalls and a covered riding area. Horse enthusiasts from the I-5 corridor desire to come over and use the beach area for recreational riding and also need a covered exercise area when the weather is inclement.

The current stalls located at the northwest portion of the grounds are in fair condition, but have a couple needed upgrades. The translucent panels providing daylighting to the interior of the stalls need replacement. The sliding barn door hardware on each stall needs to be replaced.

Additional stalls are proposed on the south side of the existing paddock area. Thirty 12' x 12' stalls could be provided in a 34' x 185' long building, (6,290 sq. ft.) with a 10 ft. wide center aisle and with openings at each end.

The covered exercise area at the east end of the existing paddock is proposed at 65' x 80'.

Estimated cost for the new stalls

6,290 sq. ft. @ \$125/sq. ft. = \$786,000.00

Estimated cost for cover

65' x 80' = 5,200 sq. ft. @ \$125/sq. ft. = \$650,000.00

FLORAL BUILDING

The Floral Building is the oldest building on the Event Center campus and has reached the end of its useful life, however, it does have a recently completed new roof which should protect the building for the next 10 to 15 years. A new floral building with second story space for housing, or other designated use, is proposed for the area occupied by the current building. The second story portion could be used to house judges and performers at fair time and/or be rented out to supplement income. The presence of occupants on site would probably also reduce the potential for theft and vandalism on the property.

A two-story structure would screen the performance area from north wind and provide a good visual screen from the trailer court also to the north. The facility would be approximately the same length as the existing floral building, but approximately 30' wide. Size 195' x 30' x 2 stories equals 11,700 sq. ft.

Estimated cost

$$\begin{array}{rcl} 30' \times 195' \times 2 \text{ stories} & = & 11,700 \text{ sq. ft. @ } \$200/\text{sq. ft.} = \$2,340,000.00 \\ \text{Elevator} & & = \underline{\$ 100,000.00} \\ & & \$2,440,000.00 \end{array}$$

SHOP / STORAGE LEAN-TO

The current shop area is woefully inadequate as a shop and/or a garage to house current event center vehicles. The current shop area should be put to use as a storage facility until such time as the convention center is constructed. A new shop can be located on the west side of the arena building. The new shop should be large enough to accommodate six vehicles. Three 16' wide garage doors and a man door should be included in the plan. A 30' x 20' area, 600 sq. ft., should be provided for tools, a work area and a restroom. The building should be approximately 2,400 sq. ft. in area and be insulated and heated. Additional storage space should also be included in this addition to the arena building.

Estimated Shop Budget

$$80' \times 30' = 2,400 \text{ sq. ft. @ } \$175/\text{sq. ft.} = \$420,000.00$$

Estimated Storage Budget

$$30' \times 40' = 1,200 \text{ sq. ft. @ } \$125/\text{sq. ft.} = \$150,000.00$$

LIVESTOCK BUILDING

The livestock building has repair needs similar to those of the arena building. They are:

- repair and protect insulation
- replace rusted man doors
- replace damaged roll-up door
- replace rusted girts at south end of building
- replace lighting with LED lights
- repair rusted metal siding around building
- concrete floor

The building is used to generate income by doubling as a vehicle storage facility when not otherwise in use. Providing a concrete floor would enhance this use of the facility. Interior floor drains should be provided in conjunction with this improvement.

The north end of the livestock building is set up as a dormitory that is used by the 4-H and as emergency fire crew housing.

A livestock building office and additional shower and restroom facilities are proposed as additions to the livestock building.

Estimated Budget

Office and shower / restroom facilities

525 sq. ft. @ \$250/sq. ft. = \$131,250.00

Concrete floor

18,000 sq. ft. @ \$8.50/sq. ft. = \$153,000.00

Repairs to existing structure

20,000 sq. ft. @ \$12/sq. ft = \$240,000.00

ARENA BUILDING

The Arena Building requires a number of improvements in order to continue to function successfully and house motorsport events as well. The building as originally designed may not have contemplated motorsports. The ventilation within the facility should be upgraded significantly.

Other improvements should include:

- repairing gutters and downspouts
- replacing translucent panels
- repairing the south 1/3 of the metal roofing
- replacing doors
- replacing and protecting damaged insulation
- replacing rusted siding
- replacing outside air louvers
- provide new LED lighting

The area in front of the seating floods during heavy rains. A raised concrete slab could be provided to alleviate this problem.

Estimated Costs

Replace gutters and downspouts - 600 lin. ft of gutter @ \$15 =	\$ 9,000.00
Repair drainage system - further site investigation required =	unknown
Repair metal roof - 30' x 195 sq. ft. @ \$18/sq. ft. =	\$105,300.00
Replace translucent panels - 1,012 sq. ft @ \$6/sq. ft. =	\$ 6,072.00
Replace doors - 6 pairs @ \$7,500 each	\$ 45,000.00
3 overhead @ \$10,000 each	\$ 30,000.00
Replace outside air louvers plus add 2 add't louvers - 8 @ \$1,500 each=	\$ 12,000.00
New lighting - 40,000 sq. ft @ \$8.50/sq. ft. =	\$ 340,000.00
Concrete slab at seating - 8' x 160' x \$4.70/sq. ft. =	\$ 6,016.00
Exhaust fans - 2 additional @ \$2,500/each =	\$ 5,000.00

STAGE

The existing stage design with the column located at center stage and the limited proscenium space interferes with performances, in addition, the stage location could be improved. A new stage located behind the O.S.U. building in the southwest corner of the open area is proposed. An acoustic consultant should be retained when the stage is designed to ensure quality acoustic standards.

Estimated Budget

800 sq. ft. @ \$200/sq. ft. =	\$160,000.00
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FORESTRY BUILDING

The Forestry Building should be remodeled to reflect a façade that will be in keeping with the remodeled Curry Showcase and Docia.

The area to the south of the Forestry Building collects water which then infiltrates thru the wall and floor causing interior wetness and finish problems. The site drainage issues should be corrected and then the interior finishes repaired.

The entry gate just to the south of the Forestry Building should be developed to reflect the main entry area south of Curry Showcase.

Estimated Façade Cost

90 lin. ft. @ \$180/lin. ft. - \$16,200.00

Drainage Repair

Regrade and pave 30' x 90' area

2,700 sq. ft. @ \$5/sq. ft. = \$13,500.00

2 catch basins = 2 each x \$1,200.00 = \$2,400.00

Trench and fill 250 foot pipe to daylight = \$1,287.00

Pipe @ \$40/lin. ft. x 250 ft. = \$10,000.00

Total = \$27,187.00

Timing of repair work and upgrades to the Forestry Building should be carefully considered and improvement cost kept to a moderate level, as the construction of the proposed convention center, as currently planned, would require the removal of the structure.

STORAGE BUILDING (FORMER SHOP)

The former shop building should have its exterior remodeled to blend in with the Forestry Building and complement the new Floral Building.

Estimated Façade Cost

60 lin. ft. @ \$160/lin. ft. = \$9,600.00

Timing of repair work and upgrades to the storage building should be carefully considered and improvement cost kept to a moderate level, as the construction of the proposed convention center, as currently planned, would require the removal of the structure.

SITE IMPROVEMENTS

Several locations within the event center grounds require upgrading.

Surfacing

The carnival area, the space between the livestock building and the arena building and the area south of the horse arena become saturated and quite wet during the winter months. The storm water runoff from the building and the storm sewer system should be upgraded to divert water away from these areas. Grading and paving of the surfaces would allow for better storm water control and provide an appropriate travel surface for vehicles. Both areas currently suffer damage from vehicle traffic during wet periods. The drive surfaces thru out the event grounds and in the proposed RV Park should be provided with a storm water drainage system and be paved. Permeable paving, or other water quality measures, should be considered to offset impermeable surface storm water treatment requirements.

Communications

A campus wide PA system, or other form of alert system, should be provided to allow event and/or fair staff to communicate with all of the Event Center's facilities and grounds should the need arise. In addition, each of the facilities should be tied into a campus wide technology/wi-fi system.

Street Alignment

The existing offices and caretaker's house should be removed at the same time as the RV Park is constructed. At that time, the entrance to the Event Center should be aligned with 10th Street. This change would allow better traffic flow at fair time. A temporary light to facilitate peak traffic flow periods should be discussed with the Oregon Department of Transportation. This change would also allow for additional parking south of Docia Sweet. Signage and/or a reader board should be considered when this entrance upgrade occurs or sooner if possible.

Charging Station

A vehicle charging station should be constructed on site in one of the parking areas. Timing for the improvement can be based on demand or included in the convention center addition work.

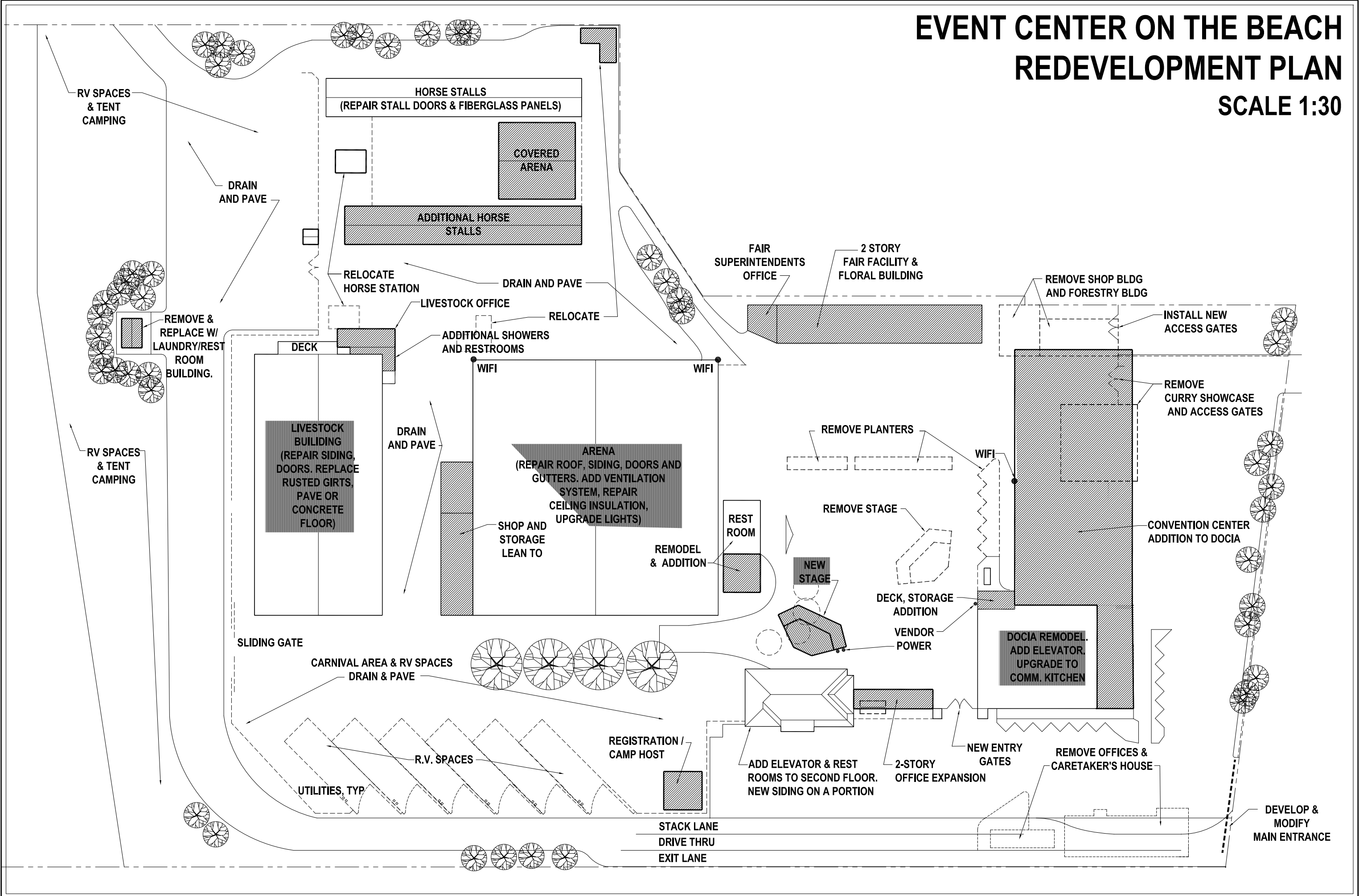
UTILITIES

A review of primary utility infrastructure should occur prior to the initiation of any new construction. The existing storm drainage system should be upgraded and repaired at the same time or before surfacing of the lower terrace areas.

The sanitary sewer system should be adequate for connection of any new structures as a city main is located just to the south of Docia and then traverses the lower terrace heading north to a pump station.

Electrical service should be reviewed once the electrical load for any new construction (particularly the convention center) is established.

EVENT CENTER ON THE BEACH
REDEVELOPMENT PLAN
SCALE 1:30



APPENDIX

- Project priority list
- Repair work priority list

CONSTRUCTION PRIORITY LIST

Task	Priority
Replace Front Sign	1
Tent Camping / R.V. Park	2
Convention Center	3
Docia Elevator	4
Resurface Grounds Lower	5
OSU Upgrades	6
Upper Arena Restroom	7
New stage location/vendor power	8
Resurface Grounds Carnival	9
Covered Horse arena	10
Docia Storage North	11
Horse Stables	12
Resurface Grounds Upper	13
Floral Building	14
Arena Area Storage and Main Shop	15
Access Gates	16
South Office Building	17
Livestock Office	18
Relocate Horse Station	19
Rv Restroom	20
Manure Storage	21
Charging Station	22

REPAIR PRIORITY LIST

Task	Priority
DOCIA ROOFING	1
SHOWCASE INTERIOR PAINTING	2
SHOWCASE FLOORING	3
EXTERIOR PAINTING BUILDINGS	4
DORMS (4H FUNDS)	5
ARENA ROOF SIDING/INSULATION/GUTTERS	6
FRONT LANDSCAPE	7
ARENA LIGHTING	8
ARENA VENTILATION	9
DOCIA LIGHTING	10
SWOCC INTERIOR	11
REPAIR CURRENT HORSE STABLES	12
CENTER LANDSCAPE	13
LIVESTOCK BUILDING SIDING	14
LIVESTOCK BUILDING DOORS	15
OFFICE ROOF	16
CONCRETE LIVESTOCK FLOOR w/ indoor 4h Animal wash station.	17
DOCIA WALKIN REFRIGERATION/FREEZER	18
New Property Fencing / Gates	19