



6-11-2024 Special Session

Wasco County

2024-06-11 10:45 - 11:45 PDT

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AGENDA: SPECIAL SESSION

TUESDAY, JUNE 11, 2024

WASCO COUNTY BOARD OF COMMISSIONERS, 401 E THIRD ST. THE DALLES or VIRTUALLY @

<https://wascocounty-org.zoom.us/j/3957734524> OR Dial 1-253-215-8782 Meeting ID: 3957734524#

While these virtual options are provided, we cannot guarantee connection or quality of the call.

PUBLIC COMMENT: *Individuals wishing to address the Commission on items not already listed on the Agenda may do so during the first half-hour and at other times throughout the meeting; please wait for the current speaker to conclude and raise your hand to be recognized by the Chair for direction. Speakers are required to give their name and address. Please limit comments from three to five minutes, unless extended by the Chair.*

DEPARTMENTS: Are encouraged to have their issue added to the Agenda in advance. When that is not possible the Commission will attempt to make time to fit you in during the first half-hour or between listed Agenda items.

NOTE: With the exception of Public Hearings, the Agenda is subject to last minute changes; times are approximate – please arrive early. Meetings are ADA accessible. For special accommodations please contact the Commission Office in advance, (541) 506-2520. TDD 1-800-735-2900. If you require an interpreter, please contact the Commission Office at least 7 days in advance.

Las reuniones son ADA accesibles. Por tipo de alojamiento especiales, por favor póngase en contacto con la Oficina de la Comisión de antemano, (541) 506-2520. TDD 1-800-735-2900. Si necesita un intérprete por favor, póngase en contacto con la Oficina de la Comisión por lo menos siete días de antelación.

| | |
|------------|---|
| 10:45 a.m. | CALL TO ORDER |
| 10:45 a.m. | Fairgrounds Rodeo Arena Renovation & Infrastructure Funding Request |
| | COMMISSION CALL |
| | NEW/OLD BUSINESS |
| | ADJOURN |

If necessary, an Executive Session may be held in accordance with: ORS 192.660(2)(a) – Employment of Public Officers, Employees & Agents, ORS 192.660(2)(b) – Discipline of Public Officers & Employees, ORS 192.660(2)(d) – Labor Negotiator Consultations, ORS 192.660(2)(e) – Real Property Transactions, ORS 192.660(2)(f) To consider information or records that are exempt by law from public inspection, ORS 192.660(2)(g) – Trade Negotiations, ORS 192.660(2)(h) – Conferring with Legal Counsel regarding litigation, ORS 192.660(2)(i) – Performance Evaluations of Public Officers & Employees, ORS 192.660(2)(j) – Public Investments, ORS 192.660(2)(m) – Security Programs, ORS 192.660(2)(n) – Labor Relations



WASCO COUNTY BOARD OF COMMISSIONERS

SPECIAL SESSION

JUNE 11, 2024

This meeting was held in person and on Zoom

<https://wascocounty-org.zoom.us/j/3957734524>

Or call in to [1-253-215-8782](tel:1-253-215-8782) Meeting ID: **3957734524#**

PRESENT: Steve Kramer, Chair
Scott Hege, Vice-Chair
Phil Brady, County Commissioner
STAFF: Kelly Walker, Executive Assistant
Tyler Stone, Administrative Officer

Chair Kramer opened the session at 10:45 a.m.

Agenda Item - Fairgrounds Rodeo Arena Renovation and Infrastructure Funding Request

Chair Kramer said he'd like to discuss the Fairgrounds Rodeo Arena Renovation and Infrastructure Funding Request for a project in which they've been awarded Legislature and grant funds. The arena has some safety issues; the Fair Board has received a bid for \$125,307.89 to replace the unsafe fencing, gates, stripping chute, and the roping area. In addition they're short \$400,000 for the long-term infrastructure project currently in progress. He said he would like to arrive at a solution to get bring the facility up to good standards again.

Administrative Services Director Ali Postlewait said she's here to answer any questions anyone might have regarding this funding request. She stated that they had received some funding prior to her employment, possibly around 2019. They worked closely with the construction company, Crestline since 2022 with their original bid and design. They've been in further conversation with a new engineer as well as the Department of Environmental Quality (DEQ) to get the infrastructure project moving forward.

Ms. Postlewait explained that the original pricing sheet was \$2.1 million; the new pricing sheet has a reduction in scope at \$1.4 million with optional items bringing it \$1.8 million; the septic system work is not included on the new pricing sheet. The septic system work would bring the price back up to the original \$2.1 million which is what is being asked for. She added that this was the original design and contract ask.

Mr. Stone said we've been successful in bringing 3 different funding streams

together from the Legislature, State Parks and some lottery funds, as well, at about \$1.6 million out of the \$1.885 million needed. He added that the original contract was north of \$2 million, but they've been value engineering that down, as they were not successful in getting a 4th grant that they had applied for. He said that this request gets the majority of the project completed and moves us forward. He said that there are matching grant requirements on the Oregon State Parks money of about \$83,000.

Mr. Stone explained that we have a current contract price of about \$1.4 million for work that will be completed and some optional items that would bring the full contract price up to \$1.885 million. He explained that he believes Chair Kramer is asking for the funds to make up the difference between the current contract price and the 1.885 million.

Commissioner Brady asked for clarification about the item on the pricing sheet "nitrate improvement budget" under septic. Ms. Postlewait replied that as part of the septic permitting requirements; this is for the WCP permit to have restrooms out there. The nitrates have continued to test high; Department of Environmental Quality (DEQ) has allowed them to continue to be permitted with the understanding that this project was in the works.

Vice-Chair Hege asked about the \$97,000 for the nitrate testing just discussed and if that was in the septic field expansions. Ms. Postlewait replied that it was separate. She explained that the outhouse system that gets tested is part of the pumping system that's out there; it would enhance the pumping system. Mr. Stone added this part of the project would not have been part of the original scope, but if this didn't get complete, it wouldn't be approved. He explained that it utilizes the existing septic tanks and his understanding is they put an aeration system inside to keep the material in there moving and oxygenated which addresses the nitrate issue that they have to test for. Vice-Chair Hege asked if this is included in the \$1.4 million. Chair Kramer replied affirmatively. Vice-Chair Hege asked for confirmation that this is in the \$1.4 million identified as the value engineered project costs. Ms. Postlewait replied that it is.

Vice-Chair Hege asked if he took the \$1.41 million and subtracted it from the \$1.8 million, it's around \$285,000. Ms. Postlewait concurred. Vice-Chair Hege asked how that relates to the \$400,000 and then how much funding we currently have for this project. Ms. Postlewait replied that we currently have \$1.6 million. Vice-Chair Hege said then we'd subtract the money we have from the 1.885 million and the deficit is around \$285,000, correct? Ms. Postlewait answered that it's the deficit for the optional items, but if they want to take into consideration the total project cost of \$2.1 million, the difference is \$469,212 and would include the septic expansion. She clarified that the difference is \$469,212 and that they're only asking for

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\$400,000 with the understanding that they can potentially get the additional grant funding for the \$69,000. Vice-Chair Hege asked for confirmation that the grant money is already in the figures and is not part of the request. Ms. Postlewait replied that it's not part of the request.

Ms. Postlewait pointed out that several safety issues have come up several times not only for the public, but also for the animals that utilize the arena. The Fair Board solicited 4 bids for those enhancements and only 1 bid was returned; that bid came out at \$125,307.89 She reported that there was a rodeo incident this weekend on the news here in the State of Oregon.

Chair Kramer said a large group of volunteers have stepped up to help them with the safety issues to reduce the cost, which is greatly appreciated. He said they purchased a new set of bleachers and the concrete pads have been poured for those. He added that their plan is to purchase another set of bleachers and more concrete was poured for that set; this was all done within Americans with Disabilities Act (ADA) compliance. He said they're moving forward the best they can with the amount of funds they have available at this time to provide some amenities for our community. He pointed out that this the County's facility and the County needs to take care of it.

Chair Kramer said there's a couple of Commissioners that want to help him rewrite the ORS 565 Ordinance, as it's outdated and keeps Counties out of it; counties should be involved in County property.

Chair Kramer said that there's a great opportunity here to get things fixed; they're just short a little funds to complete it. He said there are 3 Phases that the Fair Board has been asked to consider and this is Phase I. He explained that back in 2008, the Oregon Fairs Association (OFA) and All County Fairs reduced the County's percentage they received from the Lottery. The 1% that fairs originally received has not been reinstated. He explained that he is working with Association of Oregon Counties (AOC) and OFA to get that 1% of the Lottery funds reinstated which would more than double what we have at this point. He added that the funding request would be a good "shot in the arm" if the Board chooses to make the upgrades that they're working so hard to achieve this year.

Ms. Postlewait pointed out that the Fairgrounds is also the designated emergency evacuation site for South County. She added that we have neighbors that bring their animals to the Fairgrounds, so it has been utilized more than just the 4 or 5 days of the County Fair. Chair Kramer added that the entire month of June is booked with activities. He added that as the Fair Board continues to work on policies, they expect to see more people renting and using the Fairgrounds.

Commissioner Brady said that recently Tonya Bromley gave them a tour of the

Fairgrounds highlighting the arena; it was pointed out how important it is to have continuous railing around the arena with large animals and riders using it. He asked to know more about the Oil Field Drill Stem on the design specification; asked if this is a drill from an oil field being repurposed as a rodeo fence. Chair Kramer confirmed.

Commissioner Brady pointed out that the County is really making a deep commitment to our County, both in the North and South ends; the North end by taking responsibility for Kramer Field and the South end by taking responsibility for improving Hunt Park and the Fairgrounds so it can be a great place for the community to gather, work, and celebrate.

Vice-Chair Hege said he'd like to break this down into 2 elements. He said he'd like to consider the safety elements including the fencing separately from the other request; and added that they can discuss the other, as well.

Ken Polehn, Wasco County Fair Board Vice-President, pointed out that the last time the arena was upgraded and made safe was around 1976, so the equipment is pretty old and beat up; he'd really like to see it safe for the community to use.

{{Vice-Chair Hege moved to approve funding up to \$125,500 for the proposed replacement of the arena fencing and other accoutrements in this proposal. Commissioner Brady seconded the motion. which passed unanimously.}}

DISCUSSION:

Vice-Chair Hege said it's clear there are safety issues that need to be addressed and knowing that it has been a long time since these things were addressed, it makes sense for us to step up and take care of this. His first concern is that they have only one bid; the easiest way to do a comparison is to analyze multiple bids. He said he knows they've tried to get more bids, but he would like to see more bids, as there are a host of things that challenge him. He said he doesn't know who the bid is from; it doesn't list their name or license information. Also, unit pricing on this bid can't be analyzed because everything is listed in a lump sum. He said for example, the labor estimate is a lump sum of \$44,625; he has no way of analyzing that to know what it means. He said his point is that it's important to be able to analyze the bid for due diligence. He said he would ask if they have a license to perform the work in the State of Oregon. Mr. Stone responded clarifying that a volunteer committee went out and did all this work; a number of other steps have to happen in their contracting work before they get to that point, but that they will go through all those steps with the estimates if this motion is approved.

Vice-Chair Hege said he thinks the Fair Board's procurement process and rules are the same as the County's; the bids from the volunteers should be done in the

same way he'd expect to see from the County, as this is public money. Mr. Stone agreed.

Chair Kramer said that this bid was done by Jon Swaggart from S.E.B. Contracting, LLC; the original bid was \$154,184.18, but they've been working with him to bring that estimate down. He believes S.E.B. is licensed outside of the State of Oregon, but is working on his CCB license for Oregon and should have it by the time work begins. He said he appreciates Vice-Chair Hege's thoroughness and over the years it has taught him a lot.

Chair Kramer opened up discussion on the Infrastructure project.

Vice-Chair Hege said he's been aware of and around this project for a long time and in some meetings with Crestline. He said according to what he's hearing from staff, we have \$1.61 million in grant funds and additional funds that we're providing in match; the current price that the team has negotiated is the value engineering project costs is \$1.41 million. Right now, Crestline is ready to go and we have the funding; we have another \$200,000 in funding on top of that. He said that he understands that we are investing a significant amount of money into the fair, that the staff has worked really hard to identify what the most important things are, and at the same time they've had to value engineer to whittle it down which cuts some things from the projects. He said he's having trouble with putting in \$400,000 into this project above and beyond the remaining \$200,000. He said he thinks since the County has the money, they should use those funds to do some of the optional items on the list, which are the East Road and Parking Lights, the Arena Lights, Grade to New Camp Layout, and Conduit Not Supplied by Co-op. He said he didn't quite understand the last one. Mr. Stone replied that Wasco County Electric Cooperative didn't know if they could get the conduit, so this was another option. Vice-Chair Hege asked if they could get the conduit, would they provide it at no cost. Mr. Stone replied no, they would still charge, so we'd pay for it one way or the other.

Vice-Chair Hege asked for more clarification on the conduit. Mr. Stone replied that this is conduit used for the distribution system in the grounds. Vice-Chair Hege asked what the conduit would be for. Mr. Stone said it would be the conduit that the Co-op would be laying for the Fairgrounds. Vice-Chair Hege expressed confusion over whether the conduit is an optional item.

Mr. Stone said there's a description of the conduit on page 3 of the contract. He reads from the contract, "With limited communication from Wasco County Electric Cooperative prior to submission, it was unclear whether they would have the materials needed to place open ditches as their work progresses. This would be to supply only enough of the conduit needed to support the Co-op with final plan

needs.” Vice-Chair Hege asked if this is based on future needs. Mr. Stone replied that if we’re looking at the RV Park, we’re doing two additional spots, but the master plan calls for an additional 50 spots, they’re going to have that entire piece open and if we don’t have the conduit available...” Vice-Chair Hege said this is for future stuff that’s not being used for today.

Vice-Chair Hege is looking to staff to say which of the optional items has the most value. He said for example, his understanding is that we don’t have the land procured for the septic system drain field expansion. Mr. Stone explained that they are still in negotiations for property; however the septic system isn’t in the funding being requested; it was part of the original \$2.1 million.

Vice-Chair Hege said that the difference between the \$1.8 million and \$1.61 million is around \$285,000, which would fund the options, which is why he doesn’t support authorizing the full \$400,000. Vice-Chair Hege New Camp Layout will create about 25 additional spots and could potentially bring in \$25,000 per year. There’s some justification to invest more money into that, as we’d get that money back. Mr. Stone replied that the Camp Layout does add revenue, but he can’t see digging up the entire campground and putting water in and not at the same time putting in the conduit while the ditch is open; it would cost five times as much to dig it up again. Vice-Chair Hege agreed. Mr. Stone said he the Camp Layout and Conduit are the top two priorities. The east road and parking lot lights are a safety issue as it gets really dark on that side of the Fairgrounds. He added that the Arena lights work now, but some point it would be nice to replace those with energy efficient lighting as they take a lot of power.

Chair Kramer commented that he’d like to see that it’s all done, as everything is there, they wouldn’t have to mobilize again, and pricing is not going down. He said that he gets where Vice-Chair Hege is coming from, but he is confident that we can negotiate the land for the septic system.

Jim Forsman, a Wasco County resident, asked how much the land would be for the septic system and how far into the future do they suppose that would be. He also asked what the harm would be to wait until the land is acquired to fund that septic system; what is the difference of waiting vs. doing it now? Mr. Stone replied that we are not currently considering the septic system under the current price, so it’s not in the numbers being discussed. Chair Kramer said that he was just making a comment and they’re in negotiations regarding the land, so there’s no information that can be given out at this time.

Vice-Chair Hege suggested funding the optional items minus the arena lights to include the east road and parking lights for safety elements. He said he would include the Grade and New Camp Layout providing it would qualify for the

program, so they don't end up doing only some of the work. Mr. Stone said he needs to have that conversation because the layout puts in the pipe and the sites, but it probably does not include the RV stand with the plug in; those would probably not be in this number and he'll confirm that. Vice-Chair Hege said his motion will be based on the New Camp Layout qualifying and providing revenue. He said this would also include the conduit which makes sense as they'll have the ground open.

Vice-Chair Hege said it would be \$1.8 million of which we already have \$1.6 million in grants; less the arena lights which are estimated to be \$182,000. He said so it would be \$182,000 less than 1.8.

Mr. Stone replied that the figure is \$292,695. Ms. Postlewait said that the optional items total \$474,695 minus \$182,000 total \$292,695. Vice-Chair Hege said it's the difference between the \$1.8 million and the amount we already have which is \$1.6 million and then minus the \$182,000.

Vice-Chair Hege asked if they've already approved the contract and if they hadn't had this discussion, what was already approved. Mr. Stone replied that they were already approved to move forward with the \$1.41 million. Mr. Stone said that Chair Kramer was asking for the full \$474,695 and we're reducing that by \$182,000. Vice-Chair Hege said that Chair Kramer was originally asking for the amount up to the 2.1 million for the septic system expansion. He said that when he does the math, that bottom line price is \$1.7 million including the 3 options discussed, and not including the arena lights. He said the County already has 1.6 in grants so the amount the County would fund would be the difference between those two figures.

{{Vice-Chair Hege moved to approve the additional funding to the Infrastructure Project up to \$1,703,217.80. This would include all of the optional items, not including the arena lights which are priced at \$182,000. Commissioner Brady seconded the motion. Vice-Chair Hege voted aye. Commissioner Brady voted aye. Chair Kramer voted nay.}}

Chair Kramer commented that he voted no, as he wants to see the full amount funded.

Chair Kramer thanked the Commissioners and staff for the good discussion and support of the Wasco County facilities and commented that the Fair Board, the arena folks, the contestants, and fans will be happy with the upgrades for our arena. He said he's looking forward to having an upgraded park for more resources.

Vice-Chair Hege if Chair Kramer had any updates regarding the DEQ Landfill, as the comments are due soon. Chair Kramer said we have time for comments, but the Landfill Permit has nothing to do with the intersection work.

Commissioner Brady asked about the time frame on our contract with Waste Connections. Chair Kramer said usually the County does a 10 year franchise agreement. Mr. Stone replied that there are a couple of opportunities here; one is to highlight the speed issues. He also said that the County could ask them to do some speed monitoring and speed control through the Franchise Agreement, as there are some significant concerns around speed.

Chair Kramer said that there are two issues which are Highway 197 and 5-Mile/Steele Road. He said there is State and County jurisdiction. He said he spoke with Dan Shanahan from Oregon Department of Transportation, who will look into the possibility of a safety corridor and/or reduced speeds on Highway 197 as they look into expansion or correction of that intersection. He's also meeting with Representative Smith on June 26th to talk about the intersection.

Public Works Director Arthur Smith said he received the invitation from Superintendent Jack Henderson. He said he will be at that meeting to support this in any way necessary. If we're looking at speed reduction on the county roads, he'll need to know in order to take forward any application to conduct a speed study.

Commissioner Brady said he's concerned about the 30-year lifetime estimate on the Landfill. He said he's thinking about the future of the community; if we're filling up the landfill too quickly, it will be very costly and we're discounting future costs to gain present benefits.

Vice-Chair Hege said they've had discussions in the past and it's interesting how they calculate these numbers to figure the life-estimate of the landfill. He said he seems to remember that 30 years is a number they use, but fully expect it to be longer. It would be good for them to come and talk to us again about how they come up with these calculations. Chair Kramer said he'd get a meeting with Nancy and Brian and report back.

Chair Kramer adjourned the meeting at 11:53 a.m.


Summary of Actions

MOTIONS


- **To approve funding up to \$125,500 for the proposed replacement of the arena fencing and other accoutrements in this proposal**
- **To approve the additional funding to the Infrastructure Project up to 1.70321780. This would include all of the optional items, not**

including the arena lights which are priced at \$182,000.

Wasco County
Board of Commissioners



Steven D. Kramer, Commission Chair



Scott C. Hege, Vice-Chair



Philip L. Brady, County Commissioner



MEMORANDUM

SUBJECT: Fairgrounds Rodeo Arena Renovation & Infrastructure Funding Request

TO: BOARD OF COUNTY COMMISSIONERS

FROM: KATHY CLARK

DATE: JUNE 7, 2024

BACKGROUND INFORMATION:

The fairgrounds rodeo arena is in urgent need of repairs due to safety concerns. This is a request for \$125,000 to replace the unsafe fencing, chutes, and gates (pictures and bid attached). This funding for the arena will cover all materials and supplies needed for the replacements. Volunteer support for the demolition of old materials and the grading/crowning of the arena has been secured

In addition, \$400,000 is needed to complete the water and electrical work already underway at Hunt Park/Wasco County Fairgrounds. We have previously budget dollars in this fiscal year and next fiscal year

The safety of our citizens, visitors, riders and livestock is our top priority. This project is essential to ensure the well-being of our community and the continued use of this important facility.

Attachment: Fairgrounds Rodeo Arena Project Bid and Photos

| Contract/Project Name | | | | | |
|---|-------------------------------|------|----------|-------------|--------------|
| Tygh Valley Rodeo Arena | | | | | |
| Project Location | | | | | |
| Fairgrounds Rd, Tygh Valley, OR, 97063 | | | | | |
| Project Description: | | | | | |
| To Re-build the existing timed event arena with all 2 7/8" Oilfield drill stem, with a five rail design that will include one top rail welded at a 6' elevation, and four rails below it cut to length between each post and structurally welded to give a 100% welded out arena. The linear footage is approximately 980' with five rails this amounts to 4,900' of pipe that will be installed to replace the current condition of the arena. We will also be replacing all the gates in the timed event area with powder river pre-fabricated 6 rail gates. This estimate also includes the replacement and installation of the roping boxes, and stripping chute. The roping boxes and stripping chute will be pre fabricated by Chute -help, All Posts, Boxes, and chutes will be set in concrete to ensure longevity and quality. | | | | | |
| Item | Description | Unit | Quantity | Unit Price | Cost Amount |
| 1 | Mobilization | EA | 1.00 | \$4,245.72 | \$4,245.72 |
| 2 | Labor | EA | 1.00 | \$44,625.00 | \$44,625.00 |
| 3 | Equipment | EA | 1.00 | \$16,575.50 | \$16,575.50 |
| 4 | Consumables | EA | 1.00 | \$5,462.92 | \$5,462.92 |
| 5 | Material (2 7/8" Pipe) | EA | 1.00 | \$36,645.75 | \$36,645.75 |
| 6 | Gates | EA | 1 | \$4,260.00 | \$4,260.00 |
| 7 | Roping Boxes/ Stripping Chute | EA | 100% | \$9,645.50 | \$9,645.50 |
| 8 | Concrete | EA | 100% | \$3,847.50 | \$3,847.50 |
| 9 | | | | | \$125,307.89 |
| Notes: | | | | | |



Panels not attached to post and baling twined



Fence panels not continuous.



East Gates



East Gates



Back Pens – Baling Twine



Rope Box 1



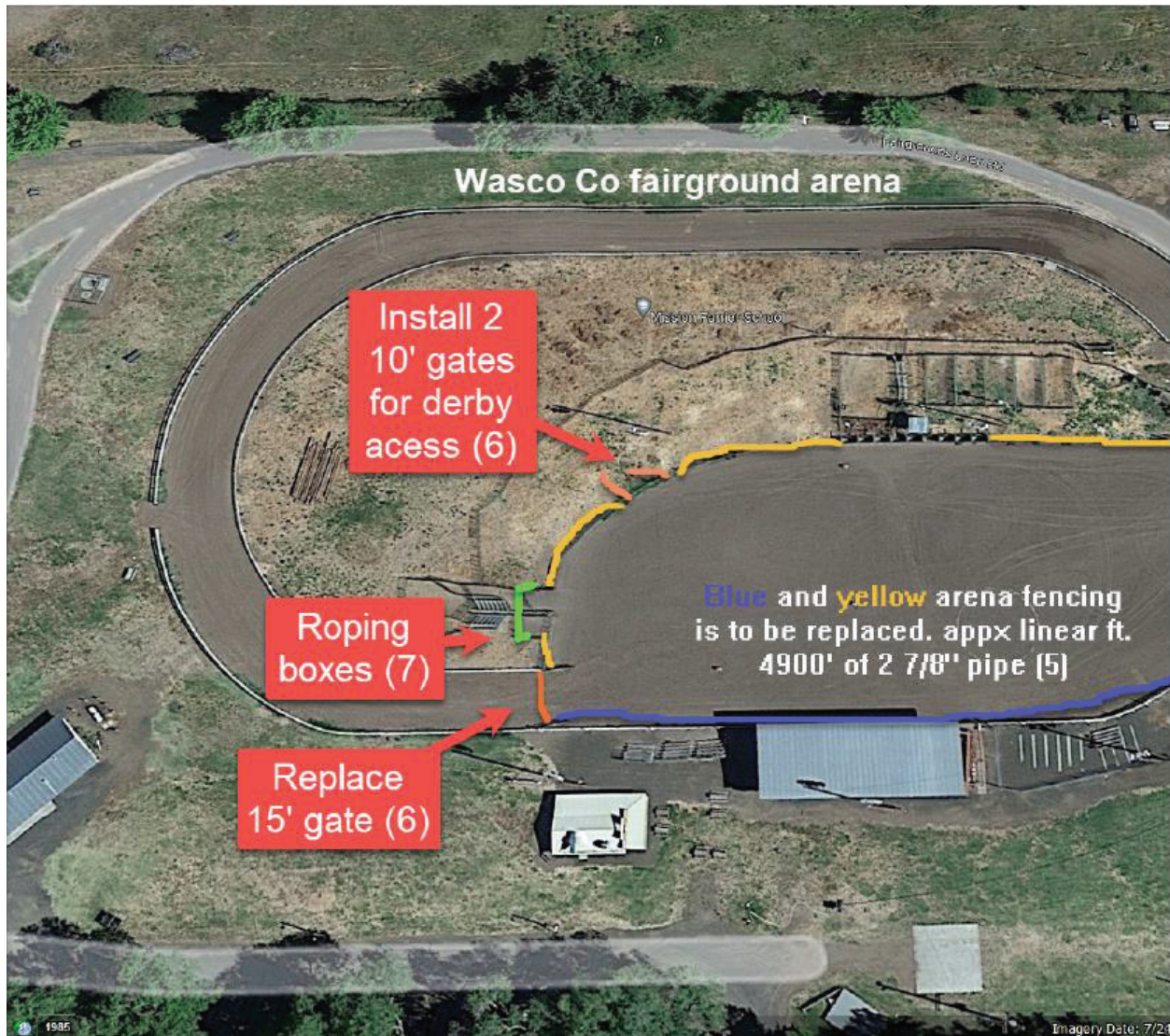
Rope Box 2



Striping Chute Inside View



Striping Chute



Phase 2 of project will be to re-stabilize the livestock pens behind the bucking chutes and permanently attach panels so they cannot be re-designed by arena tenants or renters of the arena pens behind the roping chutes which the group felt could be built with the removed arena panels and additional drill pipe for posts. A permanent stripping chute pen needs to be built.



MEMORANDUM

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TO: BOARD OF COUNTY COMMISSIONERS

FROM: KATHY CLARK

DATE: JUNE 7, 2024

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In addition, \$400,000 is needed to complete the water and electrical work already underway at Hunt Park/Wasco County Fairgrounds. We have previously budget dollars in this fiscal year and next fiscal year

The safety of our citizens, visitors, riders and livestock is our top priority. This project is essential to ensure the well-being of our community and the continued use of this important facility.

Attachment: Fairgrounds Rodeo Arena Project Bid and Photos

HUNT PARK AND FAIR GROUND UPGRADES 5.31.2024



Crestline Construction Company, LLC

3600 Crates Way, Suite 100

The Dalles, OR 97058

Contact: Matt Smith

Phone: 541-506-4000

Fax: 541-506-4001

Submitted to: Stephanie Krell
Company Name Wasco County
Address 511 Washington Street, Suite 101
 The Dalles, OR 97058
Phone 541-506-2550
Fax 541-506-2551
Email

Job Name: Wasco County RFP for Fair and Hunt Pa
Plan Sheets: None
Date of Plans: 4/10/24
Addenda:
Soils Report: None

Scope of Work is Detailed Below

| ITEM | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | AMOUNT |
|------------------------------|-------------------------------------|----------|------|------------|-------------------|
| HUNT PARK | | | | | |
| 10 | CONNECT SEWER EXISTING SITES | 2.00 | EA | 4,100.00 | 8,200.00 |
| 20 | SEWER @ RECONFIGURED SITES | 3.00 | EA | 2,645.00 | 7,935.00 |
| 30 | CARE GIVER SEWER | 1.00 | LS | 48,950.00 | 48,950.00 |
| 40 | RV SITE GRADING | 3.00 | EA | 4,931.00 | 14,793.00 |
| 50 | RV SITE ELEC. UPGRADES | 1.00 | LS | 114,113.00 | 114,113.00 |
| 60 | ELECTRICAL TRENCHING AND BACKFOLL | 3,500.00 | LF | 2.25 | 7,875.00 |
| 70 | WATER LOOP | 600.00 | LF | 72.00 | 43,200.00 |
| 80 | RV WATER SERVICE | 13.00 | EA | 581.00 | 7,553.00 |
| 90 | RE-FEED POWER TO SITES OFF PROPERTY | 1.00 | LS | 2,024.00 | 2,024.00 |
| 95 | ENGINEERING | 1.00 | LS | 49,981.00 | 49,981.00 |
| 100 | MOBILIZATION | 1.00 | LS | 28,677.00 | 28,677.00 |
| SUBTOTAL HUNT PARK | | | | | 333,301.00 |
| FAIR GROUNDS | | | | | |
| 1000 | WEST SITE ELEC. UPGRADE | 1.00 | LS | 115,661.00 | 115,661.00 |
| 1100 | ELECTRICAL TRENCHING AND BACKFILL | 400.00 | LF | 33.00 | 13,200.00 |
| 1200 | WATER MAIN | 2,200.00 | LF | 23.00 | 50,600.00 |
| 1300 | WEST WATER SERVICES | 28.00 | EA | 2,875.00 | 80,500.00 |
| 1400 | 4" WATERLINE | 3,240.00 | LF | 46.00 | 149,040.00 |
| 1500 | 1" WATERLINE | 680.00 | LF | 72.76 | 49,476.80 |
| 1600 | MISC CONNECTIONS TO EXISTING | 1.00 | LS | 6,625.00 | 6,625.00 |
| 1700 | TIE TO EXISTING | 2.00 | EA | 2,412.00 | 4,824.00 |
| SUBTOTAL FAIR GROUNDS | | | | | 469,926.80 |
| SEPTIC | | | | | |

| ITEM | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | AMOUNT |
|--------------------|---|----------|------|------------|---------------------|
| 2000 | NITRATE IMPROVEMENT BUDGET | 1.00 | LS | 97,045.00 | 97,045.00 |
| | SUBTOTAL SEPTIC | | | | 97,045.00 |
| | VENDOR UPGRADES | | | | |
| 3000 | VENDOR ELECTRICAL | 5.00 | EA | 7,030.00 | 35,150.00 |
| 3100 | POLE LIGHT UPGRADES | 1.00 | LS | 45,245.00 | 45,245.00 |
| 3200 | WATER SPICKETS | 3.00 | EA | 2,498.00 | 7,494.00 |
| | SUBTOTAL VENDOR UPGRADES | | | | 87,889.00 |
| | SERVICE UPGRADES | | | | |
| 4000 | CO-OP SERVICE 1 | 1.00 | LS | 54,820.00 | 54,820.00 |
| 4100 | CO-OP SERVICE 2 | 1.00 | LS | 36,500.00 | 36,500.00 |
| 4200 | CO-OP BUILDING SERVICES 3&4 | 1.00 | LS | 93,914.00 | 93,914.00 |
| | SUBTOTAL SERVICE UPGRADES | | | | 185,234.00 |
| | OTHER | | | | |
| 5000 | MOBILIZATION | 1.00 | LS | 88,557.00 | 88,557.00 |
| 5050 | ENGINEERING | 1.00 | LS | 10,394.00 | 10,394.00 |
| 5100 | EROSION CONTROL | 1.00 | LS | 22,410.00 | 22,410.00 |
| 5200 | POLLUTION CONTROL PLAN | 1.00 | LS | 675.00 | 675.00 |
| 5300 | POTHOLING | 25.00 | EA | 485.00 | 12,125.00 |
| 5400 | SURFACE RESTORATION | 1.00 | LS | 28,068.00 | 28,068.00 |
| 5500 | ELECTRICAL ALLOWANCE UNFORSEEN CONDITIONS | 1.00 | LS | 29,748.00 | 29,748.00 |
| 5600 | CIVIL ALLOWANCE UNSEEN CONDITIONS | 1.00 | LS | 29,550.00 | 29,550.00 |
| 5700 | RECONNECTION OF EXISTING | 1.00 | LS | 15,600.00 | 15,600.00 |
| | SUBTOTAL OTHER | | | | 237,127.00 |
| | DESIGN TOTAL | | | | 1,410,522.80 |
| | OPTIONAL ITEMS | | | | |
| 6000 | EAST ROAD AND PARKING LIGHTS | 8.00 | EA | 3,445.00 | 27,560.00 |
| 6100 | ARENA LIGHTS | 35.00 | EA | 5,200.00 | 182,000.00 |
| 6200 | GRADE TO NEW CAMP LAYOUT | 1.00 | LS | 236,385.00 | 236,385.00 |
| 6300 | CONDUIT NOT SUPPLIED BY CO-OP | 1.00 | LS | 28,750.00 | 28,750.00 |
| | OPTIONAL ITEMS | | | | 474,695.00 |
| GRAND TOTAL | | | | | 1,885,217.80 |

NOTES:

SCOPE OF WORK

Civil Scope

New Campground:

- o Connection of 3 existing sites to septic system.
- o Install of (1) tank and sewer, water, power, and pad for 2 reconfigured sites.
- o Water and power upgrades to 28 camps per new site layout.
- o Reconnection of existing camp sites that fall outside of new layout.

- o New septic tank and pump for care takers residence piped to existing drain fields.

Old Campground:

- o New water service to the existing 13 site, and reconnection of 3 sites across roadway

Fair Ground Water Upgrades:

- o New 4" HDPE water line to service existing buildings and yard hydrants as shown on the approved drawings.

Septic:

- o Septic is a budget number for future Nitrate reduction system, this item is not designed or approved by DEQ. Allowance only.

Vendor/Grandstands:

- o The addition of Yard Hydrants behind grandstands

Co-op services:

- o The Co-op did not price the latest design.
- o New campground (4000) and Building service (4200) pricing based on previously supplied price with increase for time.

Easement required for new campground service as planned.

- o Old campground (4100) is strictly a budget number.
- o Co-op price is subject to T&M and increase or decrease based on work performed.

Other:

- o Pricing is based on the use of native material as backfill in areas outside of roadways.
- o Price assumes the use of common trench as possible.
- o Civil allowance - without comprehensive records of the grounds' existing conditions (ie. pipe routes, unknown utilities, and other unforeseen conditions) this item will be used to resolve those issues.
- o Electrical allowance - many electrical items throughout the site have been modified over the years without record and regard to code. This item will be used to resolve any existing systems not for seen to be affected by upgrades.
- o Surface restoration of gravel and grass seed. Grass seed type TBD.

Optional Items

East road and parking lights:

- o Remove (8) existing overflow parking pole mounted flood lights.
- o Remove existing overhead wires serving (8) overflow parking flood lights.
- o Provide and install new underground conduit and circuit to re feed new overflow parking flood lights.
- o Provide and install (8) 1000-watt HID equivalent LED flood lights.

Arena Lights:

- o Remove (35) existing arena pole lights.
- o Provide and install (35) 1000-watt LED stadium lights feed from existing circuits.

Grade to new Campground layout:

- o Grade And Gravel to new camp site layout for the sites receiving electrical and water upgrade within the new campground area. These area spots 28 through 53.

Conduit not Supplied by Co-op:

- o With limited communication from Wasco Electrical Co-op prior to this submission, it is unclear whether they would have the material needed to place in open ditches as the worked progresses. This is for the supply only of the conduit needed to support Co-op future cabling based on the final plan needs.

Electrical Scope

Reconfigured Campground

- o New 800-amp service and distribution for RV spots
- o Provide and install (32) new 50-amp 120/240-volt RV pedestals.
- o Provide and install (6) 200-amp 120/240-volt underground feeders for RV pedestals.
- o The existing campsites at the reconfigured campground location are to remain and will be re fed with power as necessary utilizing the existing electrical service.

Old Campground

- o New 800-amp service and distribution for RV spots, existing native American building, and Mobile home at main entrance
- o Provide and install (17) 50-amp 120/240-volt RV pedestals (to include 3 spots across Fair grounds Rd.)
- o Provide and install (4) 200-amp feeders for RV pedestals.
- o Install new overhead feeder across Fair Grounds Rd. for (3) RV spots.

Building loop

- o Service #1 New 800-amp service and distribution for buildings #6, #7, and (6) Fair board 50-amp RV pedestals

- o Service #2 New 800-amp service and distribution for buildings #1, #2, #3, #4, #5, #8, #9, #10, #11, #12, #13
- o Provide and install new 125-amp 120/208-volt 3 phase main lug panels in buildings #1, #2, #3, #4, #5, #6, #7, #8, #9, #10, #11, #12, #13.
- o Provide new plug on style circuit breakers for existing circuits in buildings #1, #2, #3, #4, #5, #6, #7, #8, #9, #10, #11, #12, #13.
- o Connect existing branch circuits to new panels.
- o All existing wiring, fixtures and equipment inside the building listed above are out of the scope of work.

Vendor Corridor

- o Remove existing overhead lines for existing vendor panels.
- o Remove existing vendor panels.
- o Provide and install (3) 50-amp 2 pole and (6) 60-amp 2 pole breakers for existing distribution panel at vendor parking area, to serve new vendor panels and twist lock receptacles.
- o Provide and install underground conduit and circuits for (6) 120/240-volt vendor panels, and (3) 120/240-volt 50-amp twist lock receptacles.
- o Provide and install (6) 60-amp 120/240-volt Vendor panels and (3) 50-amp 120/240-volt twist lock receptacles.

Stadium lights and vendor parking/midway

- o Remove (8) existing stadium pole lights
- o Provide and install (8) 1000-watt LED stadium lights fed from existing circuits.

Septic

- o Provide and install conduit and (1) 20 amp 240-volt circuit fed from existing panel at lift station.
- o Provide and install (1) 20-amp 2 pole breaker in existing panel at lift station.
- o Make necessary electrical connections for lift stations.

Electrical permits

NOTES:

Wasco Co Rodeo grounds meeting 10/ 15/ 23.

Attendees: Tyler Alsup, Shawn Brumley, Ken Polehn, Butch David, Tonya Brumley, Rana.

Phase 1 Safety issues identified-

- Remove and replace arena RR tie posts with 6" well casing. Permanently adhere and re-install all panels to posts.
- Replace two 8' damaged bucking chute bow gates.
- Replace arena/ track gates - east end of arena.
- Arena grade leveling needed, pull dirt back into arena, add sand?
- Address announcer box stairs (too steep). Widen box 3+' on each side to allow more space.
- Address roping chute/ box needs. 2 gates needed to replace panels used.
- Address loading chute so stock can be delivered efficiently, effectively, and safely for livestock. Build?

Phase 2-

- Replace arena hog wire fencing w/ panels and well casing.
- Address and replace wire fencing at base of grandstands.
- Correct man gates into arena beside the grandstands.
- Replace track fencing.
- Replace track gates.
- Re-organize/ adhere rough stock arena. Make permanent so arena users stop re-arranging. NO MORE twine attached.

Concerns found-

- Long term horse boarding identified in rough stock area causing pen erosion. Pens need re-filled, graded. Horse boarding should be in horse barns.
- Rough stock arena panels removed and remade into makeshift horse stalls behind arena.
- Horse poop piled up and some spread out behind cattle chutes. It should be hauled away to the animal waste bins as required by the fair youth.

Rodeo Arena purchase list

| Number | Phase 1 | Expected Costs | Notes | | Labor needs |
|--------|--|----------------|---|--|--|
| 2 | 8' bow gates- | | To replace broken ones at bucking chutes | | Welder equipmnt w/ welder |
| 2 | 16' gates- roping chutes | | To close off chutes when not used rather than drag panels | | Grader and operator |
| 2 | 16' gates- Track/ return lane | | | | Personnel to remove panels, stack, refit |
| 1 | 6 or 8' gate- stripping chute | | | | |
| 2 | Butt swings or 2 sliders- Roping chutes? | | | | |
| ? | Bow gates for stripping chutes? | | I had a note for this but unsure if covered elsewhere | | |
| 315' | 6" well casing (1 stick = 29-33' long) | | 9' post/ 35 posts if 1 each side, 55 posts if cntr post | | |
| 44? | Powder river phlanges | | 2 for each post | | |