



# Event Center Project Newsletter

February 2019

Vol. 6

## Project Update: February

by Washington County Project Manager, Geoffrey Kavulya

Over the past four months, the project team completed pre-construction activities and developed construction documents based on a comprehensive value analysis. Furthermore, the project team has completed the bidding process for major scopes of work and after a detailed analysis for completeness and price leveling; arrived at a guaranteed maximum price (GMP) for Event Center construction services. We presented the information to the Washington County Board of Commissioners in work session on January 15. On January 29, the Board accepted the negotiated GMP of \$40,670,779 and authorized a contract amendment with Swinerton Builders for Event Center construction services in the amount of \$35,670,779. The total project budget is \$51,715,099, which includes \$10,944,320 in soft costs.

The Event Center project financing strategy, includes funding streams from Gainshare, Transient Lodging Tax, City of Hillsboro, proceeds from land swap with Oregon Military Department, Washington County Visitors Association and interest payments. From a schedule standpoint, we are right on track for substantial completion in spring 2020, just ahead of the annual County Fair.

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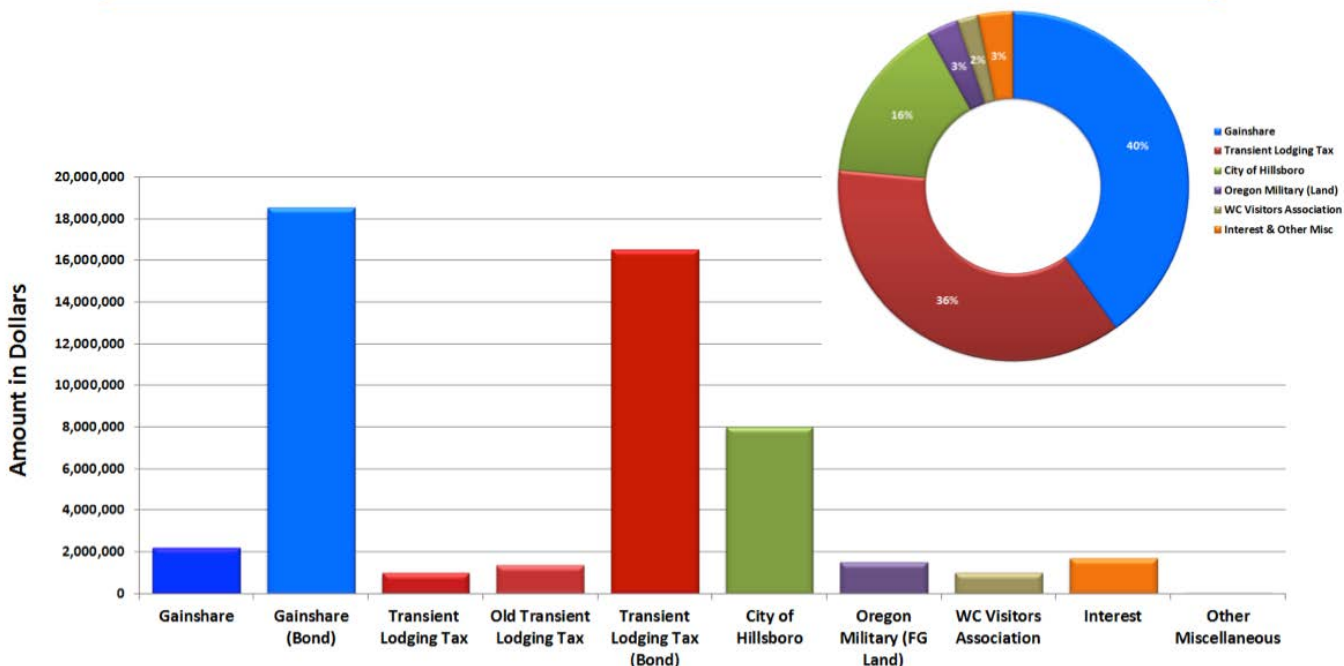
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## Spotlight on...



### Project News:

By Alex Karel  
Associate, Architect NCARB, LRS Architects

In January, the project team had the opportunity to visit the local facility of a globally recognized food service expert to discuss opportunities to optimize the Event Center's kitchen, concession facilities and equipment. The vision for the Event Center is to be able to provide guests with a culinary experience that reflects the agricultural bounty found in Washington County, and more broadly in the Pacific Northwest.

The project team sampled a variety of chef-prepared dishes that demonstrated the capabilities of the state-of-the art equipment and the kind of delicious fresh ingredients that the Event Center hopes to offer in a variety of menus.

New technology makes it possible to provide a healthier and more diverse range of options for event planners and guests to enjoy. New tools also make it faster and for the culinary staff to consistently provide high quality food for events ranging from select professional groups, to large conferences and banquets. The same technology and equipment will enable an expanded concessions menu, featuring nutritionally balanced options in addition to the traditional popcorn, hot-dogs and pretzels (not that we don't all love a good soft-pretzel).



The City of Hillsboro been a key partner in support of a modern and efficient first-class commercial kitchen that will serve community events held at the Event Center for many years to come. Partnerships with the City of Hillsboro and the Washington County Visitors Association have allowed for investments in the food service capabilities of the Event Center in a way that would not have otherwise been feasible.

*-The project team is presented the Rational Cook System*

### LRS Architects- Gail Sargent:

By Alex Karel  
Associate, Architect NCARB, LRS Architects

Gail Sargent is LRS Architects' Project Manager for the Event Center and has been an integral part of the design team since the conceptual and schematic design began in 2016. She has over 30 years of experience in architecture and planning, with broad experience across many project types, from residential to commercial and civic. In addition to recognition as a LEED Accredited Professional, Gail has a deep interest in historic preservation and adaptive reuse. She is a former member of both the Architecture Foundation of Oregon Board of Directors and the State Advisory Committee on Historic Preservation.

Prior to joining LRS Architects in 2015, Gail was an entrepreneur with her own architectural firm in Hermiston, Oregon. A highlight of Gail's time spent practicing architecture in eastern Oregon was the opportunity to work on the prestigious Pendleton Round-Up renovation and Centennial Grandstand project.

Gail was born and raised in Washington County and is proud to have the opportunity to contribute to this landmark project in the community. When she is not practicing architecture, Gail is a world traveler – one of her favorite buildings (aside from the Event Center) is the Pantheon, in Rome, Italy. Thank you Gail for your leadership and expertise on this project!



Gail Sargent, AIA, LEED AP  
LRS Architects



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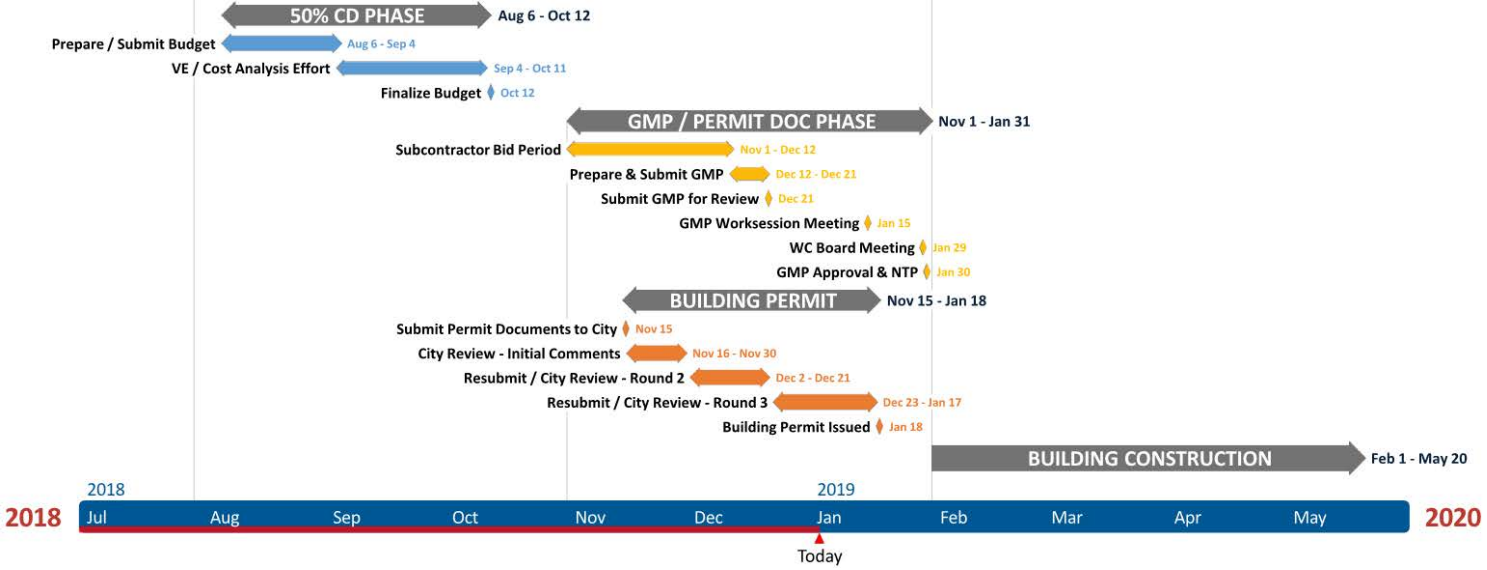
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**Archive Issues:**

[www.co.washington.or.us/Fair/washington-county-event-center.cfm](http://www.co.washington.or.us/Fair/washington-county-event-center.cfm)

**Project Schedule**



**Watch the project:**

<https://app.oxblue.com/open/washingtonco/eventcenter>