



Eugene City Council

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EUGENE CITY COUNCIL AGENDA

October 16, 2013

12:00 PM **CITY COUNCIL WORK SESSION**
Harris Hall
125 East 8th Avenue
Eugene, Oregon 97401

Meeting of October 16, 2013;
Her Honor Mayor Kitty Piercy Presiding

Councilors

George Brown, President	Pat Farr, Vice President
Mike Clark	George Poling
Chris Pryor	Claire Syrett
Betty Taylor	Alan Zelenka

CITY COUNCIL WORK SESSION
Harris Hall

- 12:00 p.m. **A. COMMITTEE REPORTS:**
Human Rights Commission, Sustainability Commission, Travel Lane County, Human Services Commission, Lane Council of Governments, Metropolitan Policy Committee, Public Safety Coordinating Council
- 12:30 p.m. **B. WORK SESSION:**
Civic Stadium

**time approximate*

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For more information, contact the Council Coordinator at 541-682-5010,

or visit us online at www.eugene-or.gov

CIVIC PROPERTY PROPOSAL COMPARISONS
REVISED REVENUE CALCULATIONS-FINAL OFFERS
 5/17/2011

	EUGENE YMCA						MASTER/POWELL DEVELOPMENT			SAVE CIVIC STADIUM				
CASH OFFERS	\$3,523,000 plus \$243,000 estimated SDC credits						\$4,750,000			no cash offer				
LEASE OFFERS	Housing Component \$170,000/annual 65 years			YMCA Component \$ 113,000/annual plus 15% adjustment every 5 years 99 years			\$330,000 / annual 20 year term w/ option to purchase 15% increase every 10 years			\$70,000 / annual, increasing to \$300,000 40 year with option to purchase plus annual cpi increases (3% per year)				
	Period	Annual	Period Total	Period	Annual	Period Total	Period	Annual	Period Total	Period	Annual	Period Total		
	0-2	0	0	0-2	0	0	0-2	355,000	710,000	.0-2	70,000	140,000		
	.3-20	170,000	3,060,000	.3-7	113,000	565,000	..3	385,000	385,000	3	300,000	300,000		
				.8-12	129,950	650,000	.4-10	330,000	2,310,000	.4-20	309-495,000	6,716,000		
				.13-17	149,440	747,000	.11-20	379,500	3,795,000	20 year total				
				.18-20	171,858	516,000	20 year total			7,156,000				
				20 year total		2,478,000								
TOTAL OF 20 YEAR PAYMENTS	\$5,538,000						\$7,200,000			\$7,156,000				
PURCHASE REVENUE AT END OF 20 YRS	\$3,500,000-\$7,000,000						\$4,750,000 - \$9,500,000			\$3,500,000 -\$6,250,000				
PROPERTY TAX REVENUE TO 4J	Annual		20 year Total				Annual		20 year Total		Annual		20 year Total	
	0		0				\$35,832		\$627,065		\$5,600		\$112,000	
TOTAL REVENUE TO 4J (20 yr lease payments + purchase at 20 yr + property tax revenue)	\$9,038,000 - \$12,538,000						\$11,950,000 - \$16,700,000			\$10,656,000 - \$13,406,000				
PROPERTY TAX REVENUE TO COMMUNITY	Annual		20 year Total				Annual		20 year Total		Annual		20 year Total	
	0		0				\$372,135		\$6,512,362		\$8,280		\$165,600	

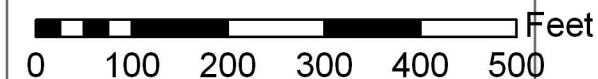
Item B.



-3-

4j Facilities
Management Maps

South Eugene High School



MAP PRODUCED BY:
LCOG
LANE COUNCIL OF GOVERNMENTS

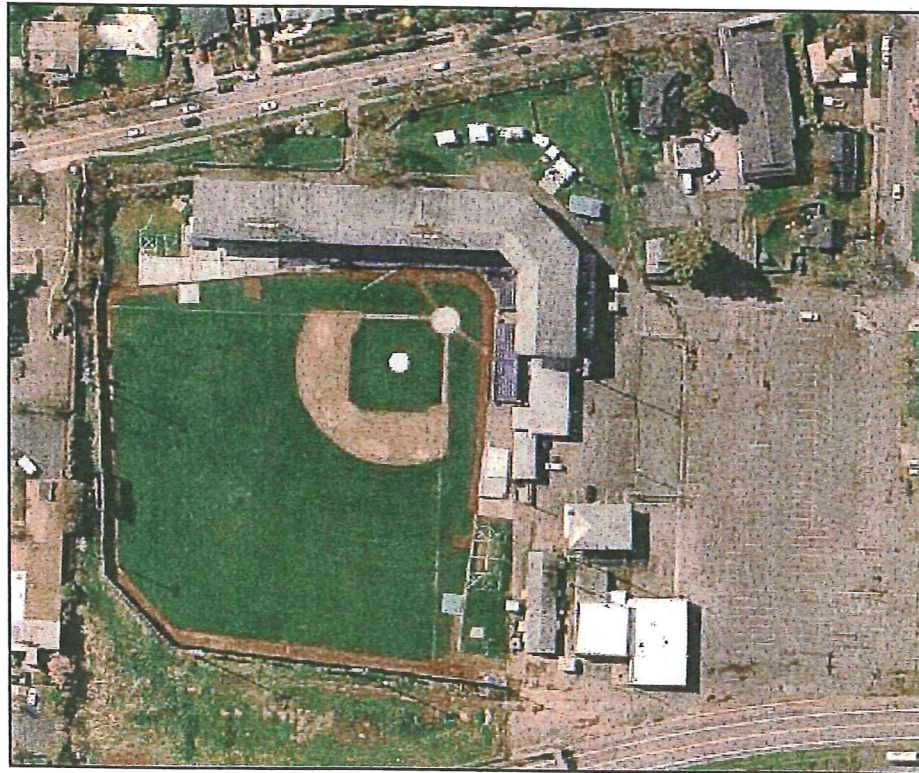


Produced for School District 4J by
Lane Council of Governments
859 Willamette, Suite 500
Eugene, OR 97401-2910
May 2009

Photographs taken in spring 2008.

Item B.

BUILDING INSPECTION REPORT



April, 2009

Civic Stadium Code Issues



City of Eugene
Planning & Development Department
Building & Permit Services
99 W 10th Avenue
541-682-5495

JUN 15 2009

Building Inspection Report

CIVIC STADIUM CODE ISSUES

Civic Stadium was constructed in 1938 and is owned by Eugene School District 4J. The stadium is currently used for various recreational activities including: baseball, soccer, rodeos and is the home of the Eugene Emerald's minor league baseball team.

Eugene School District 4J is looking to the Planning and Development Department to provide a report on the current condition of the stadium. On April 6, 2009 City staff met representatives from 4J at Civic Stadium to perform an inspection of the stadium and associated buildings. The scope of the inspection was limited to state adopted structural, electrical, plumbing and mechanical codes, and did not include a review for compliance with other regulations, such as the Americans with Disabilities Act (ADA) or local health department requirements. The goal of the inspection was to gather enough information to provide Eugene School District 4J with a report that reviewed the structural and mechanical components of the stadium, as well as the overall serviceability of the plumbing and electrical systems.

Conducting an inspection after the work is completed and covered is not typical for city staff, and this review is limited to only what was visible at the time of the inspection. The water service was turned off and the electrical service was not fully operational during this site visit. Additionally, there were some office spaces and closet areas that were not accessible.

State law requires permits be obtained for new construction, alteration or repairs, and that licensed contractors be used. New work will be required to meet current state and local code requirements. Existing work that was legally performed, which will not be altered or repaired, is not required to be updated to meet current code requirements regardless of whether it complies with current code. Existing unaltered work that no longer conforms with codes is referred to as existing non-conforming. Work that has occurred without benefit of permits, either repaired or altered or added may be out-right non-conforming and must be brought into compliance through the permit process.

The report is organized first by an overall assessment of the structural, electrical, plumbing and mechanical systems, followed by inspection comments of specific areas of the stadium. Pictures of specific inspection items are included at the end of the report. Code citations are included with most comments, and correspond to the following:

NEC	National Electric Code
OSSC	Oregon Structural Specialty Code
OPSC	Oregon Plumbing Specialty Code
OMSC	Oregon Mechanical Specialty Code

FOUNDATION, EXTERIOR WALLS & STRUCTURAL COMPONENTS

Structural

General Observations

1. Gutters and downspouts are unattached or are not fully functional promoting dry rot of exterior walls. (OPSC 1101.1.1, 310.1; OSSC 1504)
2. The cross bracing seen on most recent construction plans has been removed to create concessions office space, and other rooms located under the bleachers. There are no plans or permit records to verify the adequacy of the altered conditions. (OSSC 105)
3. Plastic sheathing has been applied to the underside of framing members to deflect the rain away from the storage area located under the bleachers, but this is causing water to drain onto the wood flooring located just outside of this area, promoting dry rot. (OPSC 1101.1.1, 310.1)
4. The under bleacher framing has approximately ten 8" x 8" posts embedded in concrete which are showing severe decay of the lower 36" of the posts. (Plan reference: south of sections 7 and 8.) (OSSC 2304.11.2.7, 2304.11.4.1)
5. The west wall bathrooms have support posts for the bathroom floors which are set on non-treated 2"x 8" blocks subject to decay. These blocks are located in the drainage course for the storm water. (OPSC 1101.1.1; OSSC 2304.11.2.1)
6. The main entrance on the west wall has supports for the floor at the stairs and shows signs of water damage against the concrete wall. (OSSC 2304.11.2.3)

STADIUM, BLEACHERS, SEATING AREA & DUGOUTS

Electrical

7. **Bleachers & Seating Areas:**
Junction boxes under the stadium seating area are missing covers. (NEC 315.8)
8. Conduit and wiring located under the box seating by the home team dugout need to be replaced. The conduit is corroded and not properly supported. (NEC 358.30)
9. Extension cords located under stadium seating need to be removed. Permanent, code compliant wiring should be installed. (NEC 400.8)
10. Low voltage cabling located under the stadium seating lacks code compliant support and is not listed for the location. Abandoned cable needs to be removed or tagged. (NEC 725.2)

Plumbing

11. **Stadium:**
The upper roof horizontal rain drains are required to be supported at 4' spacing. Current piping for rain drains on field side has one support in 20', and the pipe is visibly sagging. (OPSC Table 3-2, 310.1)
12. The rain drains on the outer side of the roof are piped down the outside wall for several feet and then enter the building. Inside, several of these drains discharge to the ground, causing water damage to structure. (OPSC 1101.1.1, 310.1, 304)

13. Rain drains in other locations have been piped to drain ditches or tiled drain lines below ground. Modifications which appear to have been done over time are not code compliant. (OPSC 1101.1.1, 310.1)
14. Because the water service was turned off, the overall integrity of the plumbing systems, including the functionality of the fixtures could not be determined. Per onsite maintenance staff, the water was turned off to repair extensive damage to the water piping as a result of inadequate weatherization.
15. The floor drains located in the dugouts are plugged, resulting in standing water on the floor. The sump pump appears to be functional but was not energized. It has no lid and discharges on the ground under bleachers in the area of the corroding metal seating structures. (OPSC 310.1, 1101.1, 303, 304)

NOTE: Items 16–17 describe work that was done without permits and should be corrected immediately.

16. Several repair patches are on freeze-damaged galvanized and copper pipe and fittings. The patches are of unknown material and may be harmful to people and/or piping. (OPSC 310.1, 604.1)
17. The irrigation piping and the domestic water piping are interconnected without separation. A backflow preventer is required (*unable to confirm at the time of site visit*). (OPSC 603.4.6)
18. Several hose-bibs have been added with no vacuum breakers. (OPSC 603.4.7)
19. PVC pipe has been used to repair and re-pipe failing galvanized and copper piping. PVC pipe is not approved for use inside a structure. PVC pipe is required to be supported at 4' maximum spacing to prevent sagging and failing piping. (OPSC 604.1, 310.1 and PC pipe installation standards)

Structural

20. **Bleachers:**
The wooden bleachers appear to be in fair condition partly due to some recent repair. There is evidence of some dry rot; ongoing maintenance and repair will be needed.
21. The metal bleachers have the most extensive deterioration. Due to a lack of water drainage from the walking surfaces, and the grade below at the footings, the decking and support systems are compromised. (OSSC 1009.5.2, 2203.2)
22. The wall at the east end of the wooden bleachers, about half way up the blue steps, has become detached from the main structure. When pushed outward, the guardrail will separate from the wall at the stair treads approximately $\frac{3}{4}$ to 1". There is evidence of dry rot in the stair treads.
23. The guardrail on the stairs in Section B has a broken weld which is weak for the entire length of the seating section.
24. **Dugouts:**
Wood dry rot and corrosion of the metal supports are present in both dugouts. Additionally there is evidence of settling of the concrete walls in the first base dugout and at the third baseline dugout. There was water accumulation in the first base dugout.

Roofs

25. The trusses appear to be in good condition. There are perkins and sheathing that show evidence of dry rot as the roofing material has exceeded its functional lifespan. It is estimated that approximately 8% to

12% of the sheathing is in need of replacing and new roofing is needed.

26. The light towers are in need of painting to prevent any further corrosion of the bare metal. (OSSC 2203.2)
27. The roof access hatch is loose from the roof surface allowing water to leak into the access enclosure. Dry rot is evident.

CONCESSION STANDS & FOOD PREPARATION

Structural

28. The cross bracing has been removed to create an area under the stadium bleachers for dishwashing, ice machines and walk-in coolers. The walk-in cooler appears to be inoperative and is currently being used for storage of mop buckets and other items. There is considerable dry rot in the area where the ice machines are located, and also in the beer concession stands. This cooler is causing deflection of the floor.

Electrical

29. **Southwest Concession Stand:**
Exposed wiring above light fixture(s). (NEC 110.8)
30. Light fixtures need to be enclosed and supported. (NEC 410.11)
31. **West Concession Stand:**
Panel "C" has missing panel cover screws. (NEC 110.3)
32. Soda machine has exposed wiring. (NEC 110.8)
33. Receptacles on exterior wall(s) have missing covers and need to be rated for a damp location. (NEC 406.8)
34. **Main kitchen:**
Strapping is needed on conduits and MC cable. (NEC 300.11)
35. Knock-out seals needed on boxes (west wall). (NEC 110.12)
36. Remove cable at electrical panel. (NEC 110.8)
37. The beer cooler has a broken conduit and the zip will need to be replaced with code compliant wiring methods. (NEC 110.3)
38. **Food Row (west side of stadium):**
Overhead supports are not properly installed. (NEC 110.3)
39. **North east concession stand:**
Needs proper overhead wiring and disconnect. (NEC 225.6)

Plumbing

40. **South Field Concession:**
Beer tap drains are piped below the floor and dump onto the ground. (OPSC 303, 304, 301.1)
41. A piped sink drain and a condensate drain that are piped are tied into the rain drains, use improper fittings, and have back-graded piping. (OPSC 310.1, 1101.1, 303)

42.	Beverage dispenser draining onto the floor, the floor is rotted. (OPSC 303, 304, 603.4.12)
43.	Several holes in walls and floor, without insect or rodent-proofing. (OPSC 313.12)
44.	The outside sink is not secured to a structure and not protected from freezing or mechanical damage; the drain is piped under the structure and dumps onto the ground. (OPSC 310.1, 303, 313.5, 313.6)
45.	Hose-bib has no vacuum breaker and does not have freeze protection. PVC pipe is not code compliant. (OPSC 310.1, 603.4.7, 604.1, Table 6-4)
46.	Connection to the sanitary drainage system for all drains is required. (OPSC 304)
47.	There is no backflow preventer for the carbonator. (OPSC 603.4.12)
48.	Southwest Concession: An unsecured sink without trap or venting has a drain line tied to the rain drains below the floor. (OPSC 310.1, 304, 1101.1, 303, 407.6, 310.4)
49.	Beer tap and beverage dispenser drains dump onto the ground under the floor. (OPSC 310.1, 303, 304)
50.	Main Kitchen: Improper pipe and fittings used on drain, waste, vent and water piping. (OPSC 310.1, 701.1, 706, 604.1)
51.	Leaks in copper water piping repaired with some sort of mastic. (OPSC 604.1)
52.	Inadequate support of suspended PVC water piping. (OPSC 314, Table 3-2)
53.	A 3-compartment sink and commercial dishwasher were installed with no vent for the sink, no trap for the dishwasher, and an open sewer vent at about head-level in the room. The under-floor piping is draining into the rain drain system. (OPSC 310.1, 310.4, 901, 906, 1001, 304)
54.	There are no floor drains or floor sinks installed as required for commercial kitchens. Indirect waste tubing from equipment or dispensers drains to overflow buckets or pans creating an unsanitary condition. (OPSC 411.2.2, 301.1, 304) <i>This should be addressed immediately.</i>
55.	There are no plumbing vents through the roof. (OPSC 901, 906, 310.1)
56.	There are no insect or rat proofing, no backflow preventers and no food prep sink. (OPSC 310.1, 313.12, 602.3, 801.2.3)
57.	Northeast Concession: Sink draining in ground. (OPSC 310.1, 304)
58.	Water heater not strapped. (OPSC 508.20)
59.	There is no backflow protection where required. (OPSC 602.3)
60.	No rat proofing. (OPSC 313.12)
61.	PVC water piping used. (OPSC 604.1, Table 6-4)
62.	Northwest Concession: Sink drain dumping below floor. (OPSC 304, 310.1)
63.	Beverage dispenser drains to ground below floor and has no backflow device on water supply to carbonator. (OPSC 310.1, 304, 303, 603.4.12)

64. PVC water piping used. (OPSC 604.1, Table 6-4)
65. **Food Service Outbuildings:**
The food service outbuildings were not accessible at the time of inspection. There did not appear to be any plumbing connections or hand sinks in this area. (OPSC 303, 304, 310.1)
66. PVC water piping used. (OPSC 604.1m Table 6-4)

LOCKER ROOMS, RESTROOMS & OUTBUILDINGS

Structural

67. **Locker & Laundry Rooms:**
Exterior deck at locker room entrances has decking material that is pressure treated and in sound condition but the support system is questionable as the decking and fasteners can be pulled up with little effort and walking on the system feels very soft and deflects considerably. (OSSC 2304.11.2.1)
68. The stairs leading to the locker rooms are lacking handrails. (OSSC 1009.10)
69. There are several support posts in the dressing area that have been cut off and repaired with wood blocks. There are no indications of positive connections between the two pieces at each of these repairs. (OSSC 2304.9)
70. Tile shower floor appears to be sloping toward the wall between "home" and "visitors" locker rooms; damage and mold visible. (OPSC 411.4, 310.1)
71. A wall has been built dividing the shower area in two. This wall has rotted about ½ the total height above the shower floor and is floating at the bottom, not attached. (OSSC 2304.11.5)
72. The door from the east shower area to the exterior has a 28" drop to the asphalt surface below. A landing and steps are required. (OSSC 1008.1.5 and OSSC 1009)
73. The roof assembly support ledger located above the laundry room ceiling, and also in the room adjacent to the east, has failed and the roof is dropping.

Plumbing

74. Open grated catch basins in both locker rooms, with no apparent function, could backflow in to room. (OPSC 306, 309, 710.1)
75. Laundry room has a commercial clothes washer with a 3" drain run to a 2" floor drain; improper piping and fittings. This undersized drain could cause backflow and an unsanitary condition. (OPSC 311.5, 310.1)

Electrical

76. The light fixture in the visitors' shower room has a missing lens. (NEC 110.3)
77. Laundry room located off of home locker room needs cover for light fixture and fan. (NEC 110.3)

Structural

79. The west wall bathrooms have support posts for the bathroom floors set on non-treated 2"x 8" blocks. These blocks are in the drainage course for the storm drainage. (OSSC 2304.11.4.1)

80.	Women's Restroom (west): Restroom does not meet ADA requirements. (OPSC 413)
81.	Toilets in stalls do not have required clearance from center to side walls. (OPSC 407.6)
82.	The lavatory is blocking access to two toilet stalls. (OPSC 309)
Plumbing	
83.	The drinking fountain located outside is broken and is not secured to the wall. The drain is tied into the sanitary waste system with no trap and no vent. Traps and vents are required. (OPSC 310.1, 310.4, 901, 1001.1)
84.	There is evidence that the north half of this restroom was altered at some point. The alterations created the following health concerns: <ul style="list-style-type: none"> • There are several open drains and vents below the floor which allow sewer gas, and potentially sewage to enter the structure. (OPSC 310.1, 303, 304, 906, 712.1) • A bank of toilets was installed with drains provided but no vents. The end of the line opens to under floor space. (OPSC 310.1, 303, 304, 906, 712.1)
85.	The old 4" cast iron sewer main located from here to underground appears to be intact and useable. The condition of the underground sewer piping is unknown and may need to be videotaped to determine continued serviceability.
Mechanical	
86.	Laundry Room The laundry room in the east locker room has a gas dryer that needs a gas shutoff valve (OSMC 409.5)
87.	Terminations of the exhaust ducting for the dryers should be to the exterior of the building (OSMC 504.1)
88.	Boiler Rooms The old boiler is not functioning; water and gas piping need to be capped. There is no apparent heat source or steam supply to this building. (OPSC 310.1)
89.	The old boiler has visible flaking asbestos open to the room; the storage tank is covered with asbestos insulation.
90.	New boilers are installed in an outbuilding with open side, with no freeze protection. The tanks are not secured properly to the structure; PVC piping was used; and the required water shut-off valves are not installed. (OPSC 310.1, 310.4, 508.2, 604.1, Table 6-4, 605.2). Seismic restraint and gas equipment shutoff valves should be installed. (OSMC C409.5 OPSC301.15 508.2.)
91.	The old gas supply piping to the abandoned boiler needs to be capped to prevent accidental opening of the valve, which would allow an unregulated flow of gas into a room with sources of ignition.
Electrical	
92.	The electrical panel located in the west boiler room has visible damage due to moisture.
Structural	
93.	Significant roof leak.

94.	Plants and ivy are penetrating the walls and windows.
Electrical	
95.	East Boiler Room: Breaker blanks need to be installed in electrical panel.(NEC 110.12.0
96.	Wiring from panel to disconnect needs to be installed in conduit. (NEC 110.8.)
97.	Time clock on East wall needs cover installed. (NEC 110.12.)
98.	Maintenance Shop: Temporary wiring for lighting should be removed and replaced with proper wiring methods.
99.	The 240 volt cord that runs through the wall needs to be removed and installed properly.
100.	Low voltage cabling needs supports in garage area.
101.	Office Building: South wall second floor closet light fixture needs to be enclosed. (NEC 410.11.)
102.	Outside south wall stair light fixture needs lens installed.
103.	North side overhead feeder too close to upstairs window. (NEC 230.9.)
Plumbing	
104.	Upstairs water heater needs seismic restraints and a temperature and pressure relief valve drain pipe, piped to outside. (OPSC 508.2, 608.5)
Mechanical	
105.	There appears to be an abandoned underground oil tank on east side; vents and fill pipes are visible. Need to confirm that it is pumped out and filled with sand or concrete. (OMSC 1301.5)
Electrical	
106.	Weight Room & Grounds Keeper's Building: GFCI receptacle above whirl pool tubs is loose.
107.	Heaters located throughout need covers.
Plumbing	
108.	Training Room / Maintenance Shed: Therapy tubs and ice machine located in bathroom where toilets were removed but the connection floor flanges have not been plugged; allowing sewer gas and possibly sewage to enter the room. (OPSC 310.1, 712.2)
109.	Therapy tubs and ice machine are draining to the open floor flanges with no air gap; allowing contamination of ice and tubs. A clothes washer is draining into one of the therapy tubs. <i>This should be addressed immediately.</i> (OPSC 310.1, 304, 804.1, 801.2)
110.	A mop sink located at the east end drains through the wall and dumps on the ground outside the building. (OPSC 310.1, 304)
111.	The water heater has no seismic restraints and no shutoff valve on water supply. (OPSC 605.2, 508.2)

Structural

112. The roof on the "grounds-keepers" building has a zero life expectancy; visible leaks.

MISCELLANEOUS**113. Water Valve Vault:**

Has three 3" mains, two protected with backflow preventers and one unprotected. There are no labels to determine what they feed. Appears that when originally constructed the drinking water was protected properly; however subsequent repairs were made and now they are tied together under the grandstands. (OPSC 310.1, 602)

114. Drainage fittings were used where pressure fittings required. (OPSC 606)

115. Leak on domestic main. (Maintenance crew indicated that there has been a leak for many years in the water piping underground near this vault; location not determined therefore not repaired). (OPSC 310.1, 602)

116. Cash Room:

Missing covers on hot water heater (NEC 110.12)

117. Secure MC cable. (NEC 330.30)

118. The water heater serving the kitchen is located in the cash room. There are no seismic straps and no temperature and pressure relief valve drain piping. This is a potential safety hazard. In addition there are open element covers with line voltage wiring connections exposed. (OPSC 310.4, 508.2, 608.5)

119. There is an open sump pit or catch basin in floor, full of dirty water. These are not approved for use inside buildings. It is likely that in the original construction these catch basins were storm drains for underside of grandstands, over the years rooms were built in this space. Carpet is wet. (OPSC 310.1, 303, 304)

120. PVC water piping used throughout. (OPSC 604.1, Table 6-4)

121. Other:

All water heaters need seismic restraints. (OPSC 508.2)

122. East picnic & deck areas (three levels):

Access from one to the other is by ramp and steps. The lower level seems sound with only slight decay in the decking materials. The intermediate level shows considerable decking material decay and loose nails. The upper deck is relatively sound but is built over an existing deck which is at the same level as the intermediate. Judging the condition of the intermediate deck that is visible, the upper deck is subject to the condition of the deck supporting it. The ramps all have plywood surfaces (slick when wet), and the leading edges are in excess of the maximum 1/2" elevation change per the current code. The Guardrail at the third baseline is weak at the intermediate level deck. (OSSC 1109.4.5 1109.7.9)

GENERAL COMMENTS

126. **Electrical Inspector Comments**

The majority of the electrical installations appear to have been code compliant at the time of installation. Recent electrical work has been done without permits therefore not inspected. This work must be verified by an electrical contractor and then legitimized through the permitting process.

127. **Plumbing Inspector Comments**

The domestic water piping system can no longer be deemed potable due to the cross connections, improper pipe, and potential contamination from above and below ground leaks. There are two options for using this system:

1. Fix the leaks, use pre-mixed carbonated beverage canisters at beverage dispensers, and post permanent signs at all water outlets, "Caution: Non-potable water, do not drink", as per OPSC sec 601.2.2. Also, provide backflow device on the unprotected water main to protect the municipal water system.

Or

2. Re-pipe all of the needed potable water lines, provide approved backflow protection devices where required, provide freeze protection for exposed piping and equipment, and determine location and repair the leak below ground near the vault.

The only portions of the waste system that can still be used with minimal work would be the men's restroom at the entrance, and the locker room showers and restrooms. However all open drains and vents in the sanitary drainage system will need to be capped or connected properly with needed vents terminating above the roof, and all other fixtures removed and their piping capped. If any other fixtures in the stadium need to be used, their drains and vents will need to be brought up to code, and they cannot drain to the storm sewer system or on to the ground.

Another area of concern is in the training room building. The open waste lines need to be capped and provide proper indirect waste piping receptors for the ice machine, the clothes washer and the therapy tubs. The other rest room in this building is functional and appears to have been properly piped.

In order to prevent further damage to the structure the rain drains should be repaired as noted, and the other noted items should be corrected to protect health and safety.

All changes will require permits and inspections and be performed by a licensed journeyman plumber.

128. **Structural/Mechanical Inspector Comments**

The wood framed portion of the Stadium appears sound with the exception of the lack of properly functioning roof and storm drain systems, and the removal of cross bracing to add rooms and storage areas under the stadium.

Work done without permits may have contributed to premature deterioration of the structure.

The metal bleachers are deteriorated and may require immediate rehabilitation or replacement to protect the safety of users.

Building Inspection Report



Structural support of metal bleacher seats corroded.



Structural support below metal bleacher section.



Metal stairs and hand rails.



Metal stairs to raised bleacher seats.



Roof downspout drains to grade along foundation.
Visible signs of dry rot.



Roof downspout drains to grade along foundation.
Visible signs of dry rot.



Visible signs of dry rot.



Visible signs of dry rot.



Temporary, non-secured steps to concession stand.



Downspout(s) disconnected from gutter. Gutters are not supported along roof edge.



Unprotected wiring in wooden bleacher section.



Electrical conduit corroded and broken, suspended with electrical wiring.



Alteration to structural framing.



Stadium roof.



Stadium roof.



Stadium lighting located on roof.



Propane accessible and open to the public.



Flexible connectors require quick-connect fittings.



Concession area outside sink not secured to structure, or protected from freezing or mechanical damage. Drain is piped to ground under structure.



Drain of utility sink, drains to ground.



Non-compliant plumbing and garden hose in food prep area.



Leaky plumbing under sink drains.



Plumbing cross connections and improper pipe material.



Plumbing cross connections and improper pipe material.



Urinals installed without venting; old toilet fixtures not properly sealed.



Lavatory sink projects into toilet stall.



Open unvented drains to sanitary sewer system; source of sewer and sewer gas and access point for rats and vermin.



Plumbing cross connections and improper pipe material.



Electrical box cover missing; improper wire termination.



Exposed wiring.



Electrical box cover missing.



Irrigation control box missing cover, fumes from gas can be source of possible ignition.



Unsecured 220 volt outlet; outlet wired from sub panel. Overuse of extension cords.



Wiring from electrical panel feeds 220 outlet



Open and insecure electrical boxes in concessions area.



Over use of extension cords.



Deteriorated weather-proofing.



Carbonation tubing in outlet wiring chase.



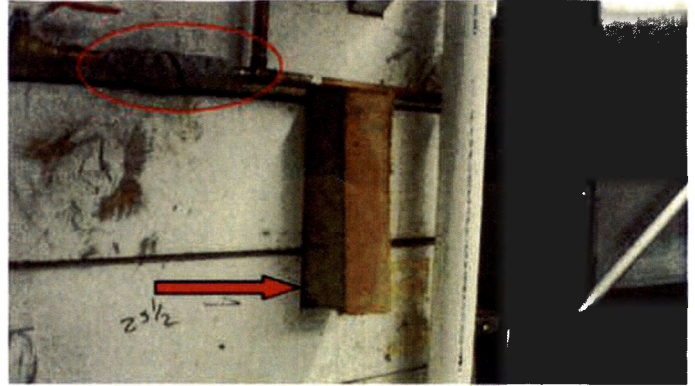
Unattached heater cover.



Corroded plugs.



Repair to structural framing.



Plumbing patch with unknown material; structural element removed.



REQUEST FOR PROPOSALS

ACQUISITION OF THE CIVIC STADIUM
PROPERTIES

Lane County School District No. 4J
Facilities Management
715 West 4th Ave.
Eugene, OR 97402

RFP No. 14_83
Issue Date – October 4, 2013

Due Date & Time – December 3, 2013, 2:00 p.m.

REQUEST FOR PROPOSALS
FOR
ACQUISITION OF THE CIVIC STADIUM PROPERTIES
RFP 14_83

The Lane County School District No. 4J (SD 4J) is requesting sealed proposals from qualified Proposers for the ACQUISITION OF THE CIVIC STADIUM PROPERTIES including land and improvements.

Request for Proposal (RFP) may be obtained on or after October 4, 2013, from the District's website at: www.4j.lane.edu. Proposers must check the District website for all current solicitation documents and any potential addenda. Information regarding the specifications may be secured through an email inquiry at civcrfp@4j.lane.edu or contacting the Capital Improvement Program office at 541-790-7417.

Proposals are due on Tuesday, December 3, 2013, at 2:00 p.m., at Lane County School District 4J, Facilities Management, Attention: Kathi Hernandez, 715 West Fourth Avenue, Eugene, OR 97402. Late proposals will not be accepted.

All Proposers are required to comply with Oregon Revised Statutes and District Board Policy. Attention is directed to ORS 244, Government Ethics; ORS 279A and 279B.

Board of Directors (Board) reserves the right to:

- (1) Cancel the solicitation or reject any or all proposals in accordance with ORS 279B.100; (1) & (2).
- (2) Postpone selection of the apparent successful Proposer for a period not to exceed 90 (ninety) days from the date of Proposal Due Date.
- (3) Waive informalities in the proposal; and/or
- (4) Select the proposal which, in the sole discretion of the Board, appears to be in the best interest of the district.

*PUBLISHED: Oregon Procurement Information Network (ORPIN)
Daily Journal of Commerce
Eugene Register Guard*

*POSTED: Education Center Administration Building
200 North Monroe
Eugene, OR 97402*

DATE: October 4, 2013

1.2 TABLE OF CONTENTS

<u>1.0 INTRODUCTION</u>	Page 2
1.1 Requests for Proposals	Page 2
1.2 Table of Contents	Page 3-4
1.3 Signature Page	Page 5
1.4 RFP Schedule	Page 6
<u>2.0 PROPERTY INFORMATION</u>	Page 7
2.1 Introduction and Overview	Page 7
2.2 Properties Description	Page 7
2.3 Acquisition Options	Page 7
2.4 Reference Documents	Page 8
2.5 Property Inspection	Page 8
2.6 Property Issues	Page 8-9
2.7 Due Diligence	Page 9
<u>3.0 INSTRUCTION TO PROPOSERS</u>	Page 9
3.1 Specific Submittal Content & Proposal Scoring	Page 9
3.2 Property Development Proposal	Page 10
3.3 Revenue	Page 10
3.4 Additional Benefits to SD 4J	Page 10
3.5 Community Benefit of Proposed Use	Page 10
3.6 Preservation of Grandstands for Continued Use	Page 11
3.7 Proposer Qualifications & Experience with Similar Projects	Page 11
3.8 Submittal Format	Page 11
3.9 Conditions / Contingencies	Page 12
3.10 Confidentiality	Page 12-13
3.11 Disclosure of Proposals or Contents	Page 13

3.12	Questions, Clarifications, and Addendum	Page 13
3.13	Expenses	Page 13
3.14	Additional Requirements	Page 13
3.15	Other Requirements/Reservations	Page 14
4.0	<u>EVALUATION AND SELECTION</u>	Page 14
4.1	Evaluation and Selection Process	Page 14-15
4.2	Solicitation Protest	Page 15
4.3	Selection Protest	Page 15

1.3

SIGNATURE PAGE

This page must be completed and included with all proposal submittals.

This proposal is submitted for the acquisition of the property indicated below (select one):

- Combined Properties
- Stadium Parcel Only
- North Lots Only

Proposer acknowledges review of Addenda number (s) _____ through _____

Proposer Acknowledges review of Reference Documents from SD 4J Project Website.

Agreed by:

Legal Name of Proposer: _____

Doing Business As (if applicable) _____

Address: _____

Telephone: _____ FAX: _____

Internet Email Address: _____

Proposer's Signature: _____

Type or Print Officer's Name and Title: _____

1.4 RFP SCHEDULE

<u>Key Action</u>	<u>Scheduled Date</u>
Issuance of RFP	10/4/2013
Property Inspection	10/15/2013
Deadline for Addendum Requests	11/5/2013
Deadline for Addendum	11/12/2013
Proposals Due	12/3/2013
Competitive Range of Proposals and Proposal Scoring Forwarded to Board	1/8/2014
Board Evaluation & Potential Interviews	1/8/2014 through 1/29/2014
Superintendent Recommendation	1/31/2014 (Friday packet)
Anticipated Award	2/5/2014 (Future Action) & 2/19/2014 (Action)

Eugene, Oregon**REQUEST FOR PROPOSALS (RFP)****Title: ACQUISITION OF THE CIVIC STADIUM PROPERTIES****Proposals Due:** December 3, 2013, 2:00PM**2.0 PROPERTY INFORMATION****2.1 INTRODUCTION & OVERVIEW**

The Civic Stadium Properties located near East 20th Avenue and Oak Street in Eugene were acquired between 1938 and 1941 by the School District (SD 4J). The property is not needed for educational purposes and has been designated as surplus property since 2002.

In June 2010, the Board approved the superintendent's recommendation "to dispose of the Civic Stadium property and marketing the property for sale, long term lease or trade using a Request for Proposal (RFP) process."

The intent of the RFP process is to allow for the broadest range of proposed uses, including potential preservation of the stadium grandstand, and allow the Board to consider more than the financial bottom line when deciding whether to accept a proposal.

2.2 PROPERTY DESCRIPTION

The Property designated as CIVIC STADIUM PROPERTIES includes the land and all structural and site improvements of the following tax lots:

Tax Map 18-03-06-11

Stadium Parcel:

Tax Lot 8505 ---- 9.43 acres---zoned PL (Public Land)

North Lots:

Tax Lot 7900 ---- 0.49 acres---zoned R-2 (Medium Density Residential)

Tax Lot 7901 ---- 0.19 acres---zoned R-2 (Medium Density Residential)

2.3 ACQUISITION OPTIONS

The Proposer may submit a proposal for acquiring the North Lots only, the Stadium Parcel only, or the Combined Properties. The Proposer may submit a proposal for ground lease, or trade of properties, as an alternative to outright purchase.

Board reserves the right to give preference to proposals for acquisition of the Combined Properties and to proposals for outright purchase or ground lease, as opposed to trade of property.

2.4 REFERENCE DOCUMENTS

The following reference documents are available on SD 4J Project Website:
[www.4j.lane.edu /Civic Stadium/Civic RFP/ Reference Documents](http://www.4j.lane.edu/CivicStadium/CivicRFP/ReferenceDocuments)

- RFP – Acquisition of the Civic Stadium Properties
- Proposed Findings of Fact and Appendices (Findings)*
- Civic Stadium As-Built Drawings
- Civic Stadium Surveys
- Asbestos Information and Survey Report
- Preliminary Title Report

*Proposed Finding of Facts accepted by the Board without modifications on June 16, 2010.

SD 4J makes no representations or warranties with regard to the accuracy of the documents, and shall not be liable to any party for any errors or omissions in such documents.

2.5 PROPERTY INSPECTION

A non-mandatory property site inspection is scheduled for Tuesday October 15 at 10:00 a.m., rain or shine. Inspection meeting will begin at Stadium north entry gate. Proposers may call Larry Massey, District Architect at 541-790-7428 for information regarding the site inspection. Proposers are encouraged to inspect the property.

2.6 PROPERTY ISSUES

The Property And Improvements Are Offered For Acquisition “AS-IS.”

The Revenue proposal must set forth the total payment to be made to SD 4J as compensation for fee ownership of the properties in the “As Is” condition. SD 4J makes no warranties, implied or otherwise, regarding the structural, functional, or environmental condition or viability of the property for proposed uses.

Access Issues with Neighboring Properties

For decades, a number of properties to the west have taken access across the stadium parcel along the Oak Street alignment, projected south from the intersection with 20th Avenue. There is no record of any grant of any access easement, and SD 4J is without knowledge or information sufficient to form a belief as to whether at any time any neighboring owner had permission from the school district, either expressed or implied. According to Oregon case law, publicly owned property is not subject to adverse possession or easements by prescription. Private property owners cannot successfully assert such claims in this situation, in the opinion of the SD 4J. However, alternative access routes for some properties are either problematic or impossible, and SD 4J has had a claim by a neighboring property owner to recognize his legal right to access, based on his claims for adverse possession, prescriptive easement, and equitable estoppel, in 2010. The owner based the claims on his knowledge of his own access from the property onto District property since 1986, when he acquired the property. Resolution of access claims is held in abeyance pending the disposition of the property and the successful Proposer’s plan to address such claims as part of the redevelopment of the site.

Therefore, these access issues should be considered in conjunction with development options and alternatives, particularly with regard to street connectivity issues discussed in the Findings. Because there are a number of potential solutions available to resolve the issue, the future development and/or use of the property and the successful Proposer’s desires will dictate the most appropriate course of action. Since SD 4J recognizes that change in ownership can

potentially highlight the access issue and claims of rights to access by adjacent property owners, SD 4J will coordinate/cooperate with the successful Proposer as needed to clarify the issue.

Utility Easements or Lack Thereof

Existing public utility locations with and without easements, refer to Findings and to Reference Documents – Preliminary Title Report (with attachments)

Environmental Conditions

Underground Fuel Tank removal and Soil Remediation, refer to Findings.

Systems Development Charge Credit

The System Development Charge (SDC) credit that will “travel” with property ownership is provided below. SD 4J continues to work with the City of Eugene to further refine the estimated credit based upon historical records. The estimate provided below is considered to be the minimum credit established at this time.

Transportation.....	\$ 91,669		
MWMC.....	\$ 38,564	Parks	\$ 28,688
PFUs and Other	\$ 47,088	Stormwater	<u>\$ 34,781</u>
TOTAL ESTIMATED CREDIT..... \$240,790			

2.7 DUE DILIGENCE

Each Proposer shall be expected to complete, prior to the submission of its proposal, certain due diligence related to the suitability of the Property for the Proposer’s intended use. Specifically, each Proposer shall complete any soils/geological tests, environmental reports, title examinations and property inspections that it deems necessary or desirable. Any expenses incurred by these evaluations will be the sole responsibility of the Proposer.

SD 4J has posted the Preliminary Title Report on the SD 4J Project Website, as well as supplemental information contained in the Findings regarding environmental conditions, easements of record (and lack thereof), etc. (See: Section 2.4 Reference Documents).

No proposal submitted may be conditioned upon the Proposer’s future approval of a due diligence report described above. Proposals may, however, condition their purchase, lease or trade on the satisfactory resolution of a specified problem identified by a due diligence report previously conducted.

3.0 INSTRUCTIONS TO PROPOSERS

3.1 SPECIFIC SUBMITTAL CONTENT & PROPOSAL SCORING

Provide written responses to each of the following issues. Points to be used by the Screening Committee to rank the proposals to establish the competitive range (“short list”) are shown in parenthesis for each category.

3.2 PROPERTY DEVELOPMENT PROPOSAL (0 POINTS)

Describe type of development and specific use(s), timing of project development and compatibility with existing land use regulations. Provide summary of plans for the stadium grandstands and adjacent baseball field.

3.3 REVENUE (50 PTS)

Economic Benefit to SD 4J / Total Purchase Price for all Properties Included in the Proposal.

Indicate total cash offer for each property or for combined properties, value of traded land, or conditions of ground lease.

Terms of Purchase, Trade or Lease

Indicate proposed terms of purchase, trade or lease..

Sale Conditions/Contingencies and Projected Timeline to Resolve

List all proposed conditions/contingencies and projected time to resolve and remove conditions/contingencies from offer. Offers without conditions/contingencies are invited.

Development Proposal Follow-through Assurance

By establishing preference points for preservation of the stadium grandstands for continued use as a stadium venue, and further establishing preference points for community benefit, the Board has essentially determined that these categories will be an appropriate potential offset to revenue (direct benefit to SD 4J) and other indirect benefits to SD 4J. If the successful Proposer is selected on the basis of these criteria (grandstand preservation and community benefit of proposed use/development) as an offset to property value, SD 4J will require assurance that the use of the property and/or development will move forward as proposed, or protection from loss of revenue based upon difference in value between proposed development and actual development.

Indicate the mechanism(s) proposed to provide this assurance (e.g. performance bond, deed restriction, reversion clause, etc.), or alternatively, how SD 4J will be compensated if the property is not developed or used as proposed, based upon the difference in property value between the proposed development and actual development. The Proposer must indicate if no assurance or protection as described above is offered.

Requirement for Fundraising, and/or Public Contributions or Incentives

If the proposal is reliant upon future fundraising, capital campaigns, and/or public agency participation by way of direct contributions, incentives, or bond measures, specifically describe the conditions and amount of time projected to accomplish.

3.4 ADDITIONAL BENEFITS TO SD 4J (20 POINTS)

If the property acquisition and proposed development is considered to provide additional benefit to SD 4J, either direct or indirect, describe those benefits in sufficient detail for the screening committee to consider them in evaluating this section. Examples of additional benefits may include, but are not limited to, access to the property and improvements for use in support of the district's educational mission, property tax revenue, potential for stabilizing effect on or increase in student enrollment, services to 4J students and schools, etc.

3.5 COMMUNITY BENEFIT OF PROPOSED USE (20 POINTS)

Describe the community benefit, if any, that would be provided by the proposed development. This includes benefit to the larger community as well as to the immediate neighborhood.

3.6 PRESERVATION OF GRANDSTANDS FOR CONTINUED USE (10 POINTS)

Indicate what specific plans are proposed for the historic Civic Stadium grandstands and adjacent baseball field. If the proposal intends to raze, remove, memorialize, or significantly alter the stadium grandstands or field, describe the approach and process to be used to address the "listing" on the National Register of Historic Places. If the proposal intends to preserve the grandstands, but to alter the field use and space, describe what approach will be used to mitigate or address the inclusion of the field in the "listing" for the stadium.

3.7 PROPOSER QUALIFICATIONS & EXPERIENCE WITH SIMILAR PROJECTS (0 POINTS)

Describe similar projects, Proposer's representative, development description, challenges and solutions. Describe the Proposer's financial capability as it relates to the successful completion of the proposed development.

3.8 SUBMITTAL FORMAT

Proposers to submit one (1) clearly marked original proposal and twelve (12) copies of the proposal. Proposals must be in 8-1/2 x 11 paper, portrait format, and typed, minimum font size 11 pt. Include a compact disc or thumb drive with one complete proposal in adobe acrobat (pdf) format.

Submit proposals in three ring binders, containing the following information, tabbed in the order below:

- 1) Copy of RFP
- 2) Cover Letter. Include the following:
 - a) Letter of introduction signed by an authorized principal of the proposing entity;
 - b) Name, address, email address, and phone number of the Proposer (including contact information for each affiliated member if the acquisition team includes more than one entity);
 - c) A brief summary of the proposal, and why the Proposer believes its proposal will best meet the goals of the SD 4J, [as described in Section 4.0 Evaluation & Selection Process and Section 3.0 Instructions to Proposers];
 - d) A statement that, except for the conditions/contingencies stated in response to Section 3.9 Conditions/Contingencies below, the proposal is binding on the Proposer for a period of not less than ninety (90) days.
- 3) Completed Signature Page
- 4) Property Development Description
- 5) Revenue
- 6) Additional Benefits to SD 4J
- 7) Community Benefit of Proposed Use
- 8) Preservation of Grandstands for Continued Use
- 9) Proposer Qualifications & Experience with Similar Projects

All materials must be submitted in a sealed envelope, box, or other wrapping, labeled with the name of the firm and the following title "ACQUISITION OF THE CIVIC STADIUM PROPERTIES" Proposals must be received by Kathi Hernandez, Management Assistant, Facilities Management, Eugene School District 4J, 715 West 4th Avenue, Eugene, OR, 97402, by 2:00 p.m. on December 3, 2013. Late submittals will not be considered.

Proposals may only be delivered via U.S. Mail, courier service, or hand delivery. Electronic or facsimile proposals will not be accepted.

3.9 CONDITIONS/CONTINGENCIES

As described in Section 3.8 Submittal Format above, each proposal shall be considered binding, subject only to conditions expressly designated in the proposal. In addition, Section 2.7 Due Diligence limits permissible conditions related to the approval of certain due diligence reports.

The proposal shall expressly note if there are any material conditions on the Proposer's ability to execute a Purchase and Sale Agreement, long-term lease agreement or property trade agreement consistent with its proposal. The Proposer shall disclose in detail any such material condition(s).

If conditions to closing are stated, the Proposer shall address with specificity how the Proposer intends to satisfy each condition, and estimate the time period within which each condition will be satisfied (or removed).

All other things being equal, proposals without material conditions will have a significant advantage in the selection process.

3.10 CONFIDENTIALITY

The District is subject to the Oregon Public Records Law (ORS 192.410 to 192.505), which requires the District to disclose all records generated or received in the transaction of District business, except as expressly exempted in ORS 192.501, 192.502, or other applicable law. One example of an exemption that could be relevant is "trade secrets" (ORS 192.501 (2)). The District will not disclose records submitted by a Proposer that are exempt from disclosure under the Public Records Law, subject to the following procedures and limitations.

All pages containing the records requested to be exempt under ORS 192.501, or for which the Proposer seeks an exemption under ORS 192.502, shall be marked "confidential" and segregated in the following manner:

It shall be clearly marked in bulk and on each page of the confidential document. It shall be kept separate from the other RFP documents in a separate envelope or package. Where this specification conflicts with other formatting and response instruction specifications, this specification shall prevail. Where such conflict occurs, the Proposer is instructed to respond with the following: **"Refer to confidential information enclosed."** This statement shall be inserted in the place where the requested information was to have been placed.

Proposers who desire that additional information be treated as confidential must mark those pages as "confidential"; cite a specific statutory basis for the exemption and the reasons why the public interest would be served by the confidentiality (ORS 192.502 (4)). ***Should an RFP be submitted in this manner, no portion of it can be held as confidential unless that portion is segregated in the above manner and meets the above criteria. Neither the entire RFP, nor the summary of property development proposal or revenue to the district shall be marked confidential.***

At the time that the screening committee establishes the Competitive Range of proposals for Board review and consideration, a review of information identified as confidential will be conducted. If disclosure of any such information is determined, at the sole discretion of the District, to be essential to the process, the Proposer will be given the choice to agree to the

disclosure of specific information identified, or to withdraw their proposal from further consideration.

Notwithstanding the above procedures, the District reserves the right to disclose information that the District determines, in its sole discretion, is not exempt from disclosure or that the District is directed to disclose by the District Attorney or a court of competent jurisdiction. Prior to disclosing such information, the District will notify the Proposer.

3.11 DISCLOSURE OF PROPOSALS OR CONTENTS

Notwithstanding Oregon Public Records Law (ORS 192.410 to 192.505), proposals will be opened and evaluated so as to avoid disclosure of contents to competing Proposers during the evaluation and selection process. The District will prepare a list of proposals for disclosure which will include, at a minimum, summary of development proposal and revenue to the district, withholding any information identified as confidential by Proposers consistent with Section 3.10 Confidentiality. Proposals will be made available for public inspection after Board review of the Competitive Range of proposals and Intent to Award is issued.

3.12 QUESTIONS, CLARIFICATIONS, AND ADDENDUM

Potential Proposers are encouraged to ask questions and seek clarification of the RFP process. All questions should be directed to civicrfp@4j.lane.edu. No Proposer may rely on any oral answer or clarification, unless confirmed in writing.

It is the intent of SD 4J to post on the Project Website the answers to questions that SD 4J believes to be of value to other Proposers or might unfairly prejudice other Proposers if not equally provided. However, no Proposer or potential Proposer shall have any cause of action against SD 4J for its failure to provide answers on the Project Website, whether due to negligence, mistake, or otherwise. Specific questions related to Proposer's approach or Proposer's submittal will be answered only to the specific Proposer by e-mail to maintain confidentiality

Potential Proposers may submit a request for a change or amendment to this RFP by submitting the request in writing to civicrfp@4j.lane.edu, by no later than November 5, 2013. Include the reason(s) for the request and the proposed changes to the RFP provisions, terms, or conditions.

All changes to the RFP will be made by addendum which will be posted to the Project Website.

3.13 EXPENSES

SD 4J shall not be liable for any of the costs of any Proposer or selected Proposer in connection with preparing a proposal in response to this RFP, surveys or site investigations, broker's finder fees, broker commissions, negotiating with the District, or otherwise participating in this RFP process.

3.14 ADDITIONAL REQUIREMENTS

Deed Restriction - Limitations of use

Upon transfer of title to the property, SD 4J will place a deed restriction to prohibit the uses that may injure public health, safety, or public morals, including but not limited to adult bookstores, adult magazine sales, adult cinemas or theaters, topless or nude bars or eating establishments, head shops (i.e. shops selling or dealing in drug related paraphernalia), medical

marijuana dispensaries, adult shop/sex shops, escort services, online adult services or chat rooms, and adult call centers. This restriction is for the benefit of the Grantor and its successors and assigns.

3.15 OTHER REQUIREMENTS / RESERVATIONS

1. Should the Board modify the method and/or schedule for the selection, then the selection process described in this RFP will be appropriately modified to conform to Board direction.
2. Ratings of individual screening committee members will be based on point scorings. The screening committee may consider individual point scorings, group average scores, individual rankings, or group ranking in developing a committee ranking recommendation.
3. All Proposers are required to comply with Oregon Revised Statutes and District Board Policy. Attention is directed to ORS 244, Government Ethics; ORS 279A and 279B, Public Contracts and Purchasing and State of Oregon Department of Justice Attorney General's Model Public Contract Rules Manual.
4. The District reserves the right to seek clarification of each proposal and, further, the right to negotiate a final contract which is in the best interest of the agency, considering cost effectiveness and the level of Proposer time and effort required for the contract.
5. If a mutually acceptable contract cannot be negotiated Board reserves the right to abandon negotiations with selected Proposer and consider negotiating with another Proposer.
6. Board reserves the right to reject any or all proposals and the right to cancel the solicitation, in whole, or in part.

4.0 EVALUATION AND SELECTION

4.1 EVALUATION AND SELECTION PROCESS

The following process will be used in the evaluation of proposals and selection of the successful Proposer. Board, at its sole discretion, reserves the right to modify the evaluation and selection process and/or schedule as determined by Board to be appropriate or in the best interest of SD 4J.

1. A screening committee consisting of district staff and real property consultant will review and rate the written proposals. Based on the allocation of points as set forth in Section 3.0 Instructions to Proposers, a range of proposals which are deemed to have a reasonable chance of being selected for award (the "Competitive Range"), will be determined. The Competitive Range is expected to consist of no more than three (3) proposals; however, Board reserves the right to expand or reduce the number of proposals to be included in the Competitive Range. SD 4J will notify all Proposers whether or not they have been selected for the Competitive Range (or "short list").
2. The Competitive Range of proposals and the screening committee's ratings of all submitted proposals will be forwarded to the Superintendent and Board for further consideration, review, and evaluation. The Board will determine whether to adjust the Competitive Range of proposals for further consideration. Competitive Range Proposers

may be asked to prepare and deliver a live presentation of their proposal to the Board in Executive Session. The purpose of the live presentations will be to allow the Proposers opportunity to provide supplemental information in order to provide clarification of the proposal contents, as well as to assist the Board in arriving at a decision to ultimately award a contract resulting from this RFP.

3. Each proposal in the Competitive Range will be evaluated by the Superintendent and Board in light of the goals listed below, as well as all other factors set forth in this RFP, including but not limited to Proposer's experience and qualifications, and financial capability.

The primary goal of School District 4J is to dispose of the Property for the highest possible revenue. To the extent that it does not materially and adversely affect the primary goal, SD 4J also has the following secondary goals:

To the extent not inconsistent with SD 4J's primary goal, SD 4J would like to transfer the property to a Proposer that submits a proposal that provides other (non-monetary) benefit to SD 4J, provides community benefit, is compatible with the surrounding neighborhood and proximity to South Eugene High School, and that potentially preserves the Civic Stadium grandstands for continued use by the Proposer.

4. SD 4J reserves the right to require a "Best and Final Offer" from Proposers within the Competitive Range. Revisions of the proposals may be permitted after the submission of the proposals and before award for the purpose of obtaining best and final offers.
5. The Superintendent will provide a recommendation to the Board. The Board will discuss their deliberations in open session at a regular meeting of the School Board, following their evaluation.

The Board will select the proposal, which in the Board's sole discretion, is in the best interests of the district.

6. All Proposers submitting proposals will be notified by facsimile transmission or e-mail of the proposed intent to award that will be issued prior to the Board meeting where the award is scheduled as a Future Action Item. Protests must be received to the SD 4J Project Website within 72 hours of the notification from the District. The Superintendent, or designee, shall consider all appeals and render a prompt and final decision.
7. The Board decision to award will proceed immediately with the Proposer receiving tentative designation of intent to award, and after the protest period.
8. In any instance in which Board determines that impasse has been reached in negotiations with the selected Proposer, Board may terminate negotiations with that Proposer and consider negotiations with other Proposers.

4.2 SOLICITATION PROTEST

Firms interested in formally protesting the terms of this proposal and selection process, and to address any area in which they believe competition is unduly inhibited, may do so by submitting a written signed statement to civicrfp@4j.lane.edu by 4:00 p.m., sixty (60) calendar days prior to Proposal Due Date. No comments or requests for modification will be received or considered after this date and time.

4.3 SELECTION PROTEST

Any firm or individual wishing to protest a Proposer selection may do so by submitting a signed statement in writing to civcrfp@4j.lane.edu within 72 hours after the "Intent to Award" is issued. All Proposers will be notified of Intent to Award.

END OF RFP



Memorandum

Date: October 9, 2013

To: Sarah Medary, Assistant City Manager
From: Neil Björklund, POS Planning Manager

Subject: **2006 Parks Recreation and Open Space Bond Update**

This memo addresses questions you posed regarding the status of remaining funding under the 2006 PROS Bond, and the activities we are currently engaged in to implement that Bond Measure. The short answer is that with the remaining bond funding authority in four of the five designated categories, staff is actively pursuing acquisition and development projects that will utilize the funding as originally designated.

As you know, in November 2006, voters passed a \$27.5 million general obligation bond measure for Parks and Open Space. The 2006 Parks and Open Space bond is organized into 5 distinct categories:

- Neighborhood and Community Park Acquisition
- Golden Gardens Park Expansion and Development
- Natural Area Park Acquisition
- Synthetic Surface Athletic Field Development (in partnership with local school districts)
- West Eugene Wetland Education Center (in partnership with local, state and federal partners)

The remaining funding within each of the above categories as October 1, 2013 is as follows:

	Budgeted	Expended	Remaining	Projects In Progress
Neighborhood and Community Park Acquisition	\$10,500,000	\$4,885,000	\$5,990,000	\$1,750,000
Golden Gardens Park Expansion and Development	\$2,000,000	\$2,000,000	\$0	\$0
Natural Area Parks Acquisition	\$7,750,000	\$5,750,000	\$2,000,000	\$2,000,000
Synthetic Surface Athletic Fields	\$5,000,000	\$4,450,000	\$550,000	\$550,000
West Eugene Wetland Education Center	\$1,750,000	\$0	\$1,750,000	\$0
Totals	\$27,000,000	\$17,085,000	\$10,290,000	\$4,300,000

Item B.

Below is a summary of accomplishments to date, as well as **active** projects for each of the categories.

Neighborhood and Community Park Acquisition

Activity in this category has increased significantly over the last several months, including acquisition of two important parcels in that last three months. The uptick in the economy appears to have prompted many property owners who had been holding their parcels to now place them on the market. Staff is receiving a steady stream of calls from property owners inquiring about selling them to the City for park land. Public Works staff is currently engaged in two additional neighborhood park acquisitions that are in the negotiation phase, as well as several additional sites that are being actively evaluated.

To support the effort to acquire future Neighborhood Park sites, staff is conducting a Geographic Information System (GIS) screening analysis to identify potential neighborhood park sites. As the analysis is completed for each unserved area, POS staff will identify priority sites that will be pursued by real estate specialists in the coming months.

Accomplishments to date include:

- The City closed on the purchase of an additional 17 acres for Santa Clara Community Park on September 20, 2013. This brings the total area of City-owned land at this site to 35 acres. A Council Newsletter item was submitted on this purchase last week, which noted that the City has been pursuing this parcel for more than 10 years.
- The City closed on a purchase of 4.86 acres for a neighborhood park west of Bailey Hill Rd on the south side of Amazon Creek in July 2013.
- In 2009 the City acquired eight undeveloped residential lots totaling 0.9 acre on Lenore Street in the south Santa Clara area.

Golden Gardens Park Acquisition and Development.

Implementation of this portion of the Bond Measure was completed in 2009. Accomplishments include:

- In December 2007, the City closed on 170 acres of property adjacent to Golden Gardens Park. Physical improvements completed at Golden Gardens include grading of the banks of the ponds to improve safety and plant and wildlife habitat, development of a new trail system circumnavigating the ponds (summer 2008), and native plantings on the pond banks (winter 2008-09).

Natural Area Park Acquisition

The approximately \$2 million left in the natural area category is designated for acquiring land along the Willamette River. The City is actively investigating a key riverfront parcel that it hopes will be acquired with the remaining funding in the Willamette River frontage sub-category, identified in the Bond under the Natural Area Park acquisition category. Previous accomplishments under this category include:

- The Willamette River Open Space Vision and Action Plan was completed the spring of 2010, and was endorsed by the Eugene City Council, City of Springfield, Willamalane Park and Recreation District Board, and the Lane County Parks Advisory Committee. The vision and action plan provides advisory guidelines on acquisition in the river corridor, which is one of the categories of natural area acquisition under the Bond Measure.

- Since passage of the 2006 Bond Measure, a total of nearly 900 acres of ridgeline properties for the Ridgeline Trail system has been purchased, utilizing bond funds together with a variety of other funding sources. The Bond funds expended have leveraged more than \$1.4 million in donations and an additional \$2.2 million in grants and other outside funding.

Synthetic Surface Athletic Fields

All of the original synthetic turf field projects have been completed under budget. Eugene Recreation Division and District 4J have agreed that approximately \$550,000 in remaining bond funds in this category will be spent on an additional synthetic turf field at Kelly Middle School, with the balance to be funded by the school district.

- The work to replace the artificial turf fields at North Eugene, South Eugene, Sheldon and Churchill High Schools has been completed. The City split those expenses 50/50 with District 4J, and has paid about \$870,000 from 2006 Bond funds to cover the City's share.
- Eugene School District 4J has completed construction of synthetic fields at Cal Young Middle School, Madison Middle School, Jefferson Middle School and Spencer Butte Middle School.
- Bethel School District 52 has completed construction of synthetic fields at Willamette High School and Meadowview School.

West Eugene Wetland Education Center

- The construction of Phase 1 of the West Eugene Wetland Education Center continues to be on hold pending private fundraising and partner funding from other entities. It has been several years since City staff has observed evidence of an active private fundraising campaign or other agency funding for this project.

BALLOT MEASURE NO. 20-110**BALLOT MEASURE NO. 20-110
REFERRED BY CITY OF EUGENE****Ballot Title:** BONDS FOR PARKS, ATHLETIC FIELDS AND PRESERVATION OF OPEN SPACE**Question:** Shall City of Eugene acquire parkland, develop parks and athletic fields by issuing up to \$27,490,000 in general obligation bonds? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution.**Summary:** If approved, the proceeds from the sale of the bonds will be used for costs related to the purchase of land for parks and open space, and the construction and improvement of park facilities. Projects anticipated to receive funding through the bonds include:

- purchasing land for neighborhood and community parks in the Bethel, River Road/Santa Clara, south Eugene, Willakenzie and Willow Creek areas
- purchasing land to expand Amazon Park and parkland in front of the Shelton-McMurphey-Johnson House
- expanding and constructing park facilities at Golden Gardens Park
- purchasing land for the preservation of natural open spaces near the Ridgeline Trail, the Willamette River and Gillespie Butte
- developing a West Eugene Wetlands Education Center in partnership with other federal and local agencies
- refurbishing existing synthetic-surface ball fields, and developing new fields and related facilities (such as restrooms, lights and bleachers), in partnership with the Eugene 4J and Bethel school districts.

Bond costs are estimated to average about \$0.15 per \$1000 of assessed value per year over the life of the bonds.

RESOLUTION NO. 4869

A RESOLUTION CALLING A CITY ELECTION ON NOVEMBER 7, 2006, FOR THE PURPOSE OF REFERRING TO THE LEGAL ELECTORS OF THE CITY OF EUGENE A MEASURE AUTHORIZING THE ISSUANCE OF A MAXIMUM OF \$27,490,000 OF GENERAL OBLIGATION BONDS FOR PARKS, RECREATION, AND OPEN SPACE PROJECTS.

The City Council of the City of Eugene finds as follows:

A. Parks and open space provide a place for citizens to enjoy time with family and friends and to meet other community members. Parks provide

opportunities for youth and adult recreation that have a positive relationship to community health and public safety. The preservation of natural areas in and around Eugene provides needed habitat for wildlife and places for citizens to contemplate nature and find tranquility in their daily lives.

B. This bond measure is intended to address the most critical needs in Eugene's parks and natural areas. Acquisition of new park land is important to meet future goals related to parks, recreation and open space and avoid lost opportunities due to development pressures. Land should be acquired for neighborhood parks in the following areas of the City: Bethel, River Road/Santa

BALLOT MEASURE NO. 20-110**RESOLUTION NO. 4869 (continued)**

Clara, south Eugene, Willakenzie, and Willow Creek. In addition, land should be acquired to create a community park in Santa Clara, expand Amazon Park and park land in front of the Shelton-McMurphey-Johnson House, and expand and begin construction at Golden Gardens Park. It is the City Council's intent that up to \$600,000 of General Fund contribution to the Golden Gardens Park project be reimbursed with bond proceeds if this measure passes. Land also needs to be acquired for natural area parks, including land near the Ridgeline Trail, the Willamette River and Gillespie Butte. Approximately \$20,250,000 from this measure should be used for these purposes.

C. The West Eugene Wetlands Education Center is an opportunity to partner with other organizations including the Bureau of Land Management, Eugene School Districts 4J and Bethel 52, U.S. Fish and Wildlife Service, U.S. Army Corp of Engineers and the nonprofit organization, Willamette Resources and Educational Network to create and support a world-class education center. The Education Center would focus on celebrating and encouraging stewardship of natural resources through broad-based community involvement and resources. Approximately \$1,750,000 from the measure should be used to help create the Education Center.

D. Joint development of synthetic surface ball fields on school district property and the City park parcel located immediately adjacent to the Meadow View School on Bethel school district property presents another opportunity to partner with other public entities. The City, together with the Bethel and 4J school districts, has a history of working cooperatively with the schools to construct and maintain these facilities in the past. Working together with the 4J and Bethel schools districts would enable the resurfacing of the existing fields as well as the development of new fields on property owned by those districts and on City parkland adjacent to Meadow View School on Bethel school district property. Development of new fields could include auxiliary projects, such as constructing restrooms, lights and bleachers, as well as expanding parking lots. This opportunity is one that may not exist in the future. Approximately \$5 million from the measure should be used for the development of new fields, resurfacing of existing fields and construction of auxiliary projects.

E. The City Council agrees that a measure authorizing the issuance of General Obligation Bonds to finance these parks, recreation and open space projects should be referred to the electors of the City.

NOW, THEREFORE, based upon the above findings,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. A city election is called for the purpose of submitting to the qualified voters of the City a measure authorizing the issuance of a maximum of \$27,490,000 of General Obligation bonds to be used for parks, recreation and open space projects, including purchase of land for parks and preservation of open space, purchase of land and construction of improvements at Golden Gardens Park, construction and resurfacing of all weather sports fields and auxiliary projects on school district property and on City parkland adjacent to Meadow View School, and construction and equipping of the West Eugene Wetlands Environmental Education Center.

Section 2. The City Council orders this city election to be held in the City of Eugene, Oregon, concurrently with the general election on the 7th day of November, 2006, in accordance with the provisions of Chapter 254 of the Oregon Revised Statutes, and the ballots shall be counted and tabulated and the results certified as provided by law.

Section 3. The City Recorder is directed to give not less than ten days' notice of the city election by publication of one notice in the Register Guard, a newspaper published in the City and of general circulation within the City.

Section 4. If approved by the electors, the proceeds from the sale of the bonds will be used only for costs related to parks, recreation and open space projects, including purchase of land for parks and preservation of open space, purchase of land and construction of improvements at Golden Gardens Park, construction and resurfacing of all weather sports fields and auxiliary projects on school district property and on City parkland adjacent to Meadow View School, construction and equipping of the West Eugene Wetlands Environmental Education Center, and payment of bond issuance costs.

Section 5. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution adopted the 22nd day of May, 2006.

/s/ Mary H. Feldman
City Recorder



Eugene Parks and Open Space

Ballot Measure 20-110 □ November 7, 2006

The Eugene City Council placed Measure 20-110 on the November 7, 2006, general election ballot to ask voters if the City should sell bonds to purchase land for parks and open space and construct and improve park facilities.

BALLOT MEASURE 20-110

CAPTION: BONDS FOR PARKS, ATHLETIC FIELDS AND PRESERVATION OF OPEN SPACE

QUESTION: Shall City of Eugene acquire parkland, develop parks and athletic fields by issuing up to \$27,490,000 in general obligation bonds? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution.

SUMMARY: If approved, the proceeds from the sale of the bonds will be used for costs related to the purchase of land for parks and open space, and the construction and improvement of park facilities. Projects anticipated to receive funding through the bonds include:

- Purchasing land for neighborhood and community parks in the Bethel, River Road/Santa Clara, South Eugene, Willakenzie and Willow Creek areas
- Purchasing land to expand Amazon Park and parkland in front of the Shelton-McMurphy-Johnson House
- Expanding and constructing park facilities at Golden Gardens Park
- Purchasing land for the preservation of natural open spaces near the Ridgeline Trail, Willamette River and Gillespie Butte
- Developing a West Eugene Wetlands Education Center in partnership with other federal and local agencies
- Refurbishing existing synthetic-surface ball fields, and developing new fields and related facilities (such as restrooms, lights and bleachers), in partnership with the Eugene 4J and Bethel school districts.

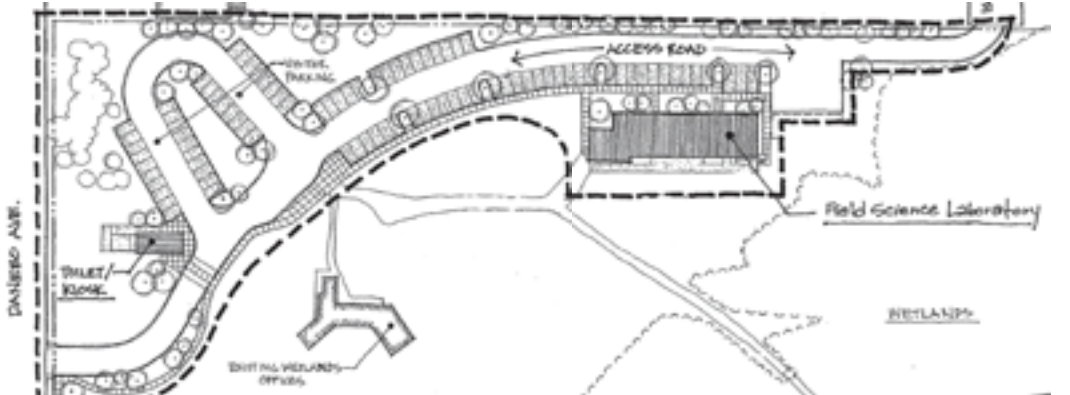
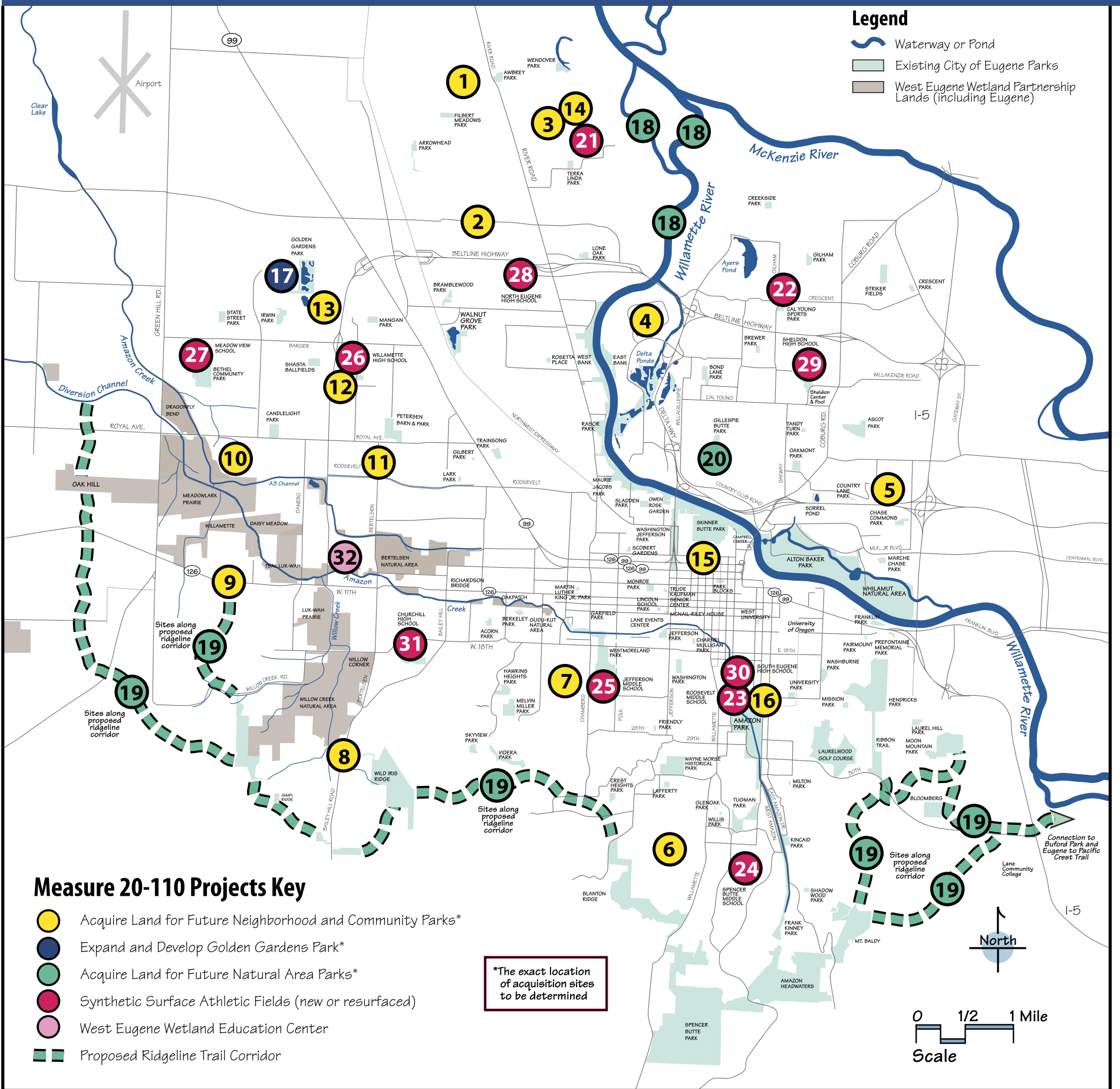
What is the financial impact to taxpayers?

The estimated tax rate for the measure over a 20-year period is 15 cents per \$1,000 of assessed property value. This would cost the owner of a home assessed at \$200,000 an average of \$30 per year.

Why is this measure proposed now?

This measure is primarily intended to fund projects for which the opportunity may be lost if action is not taken. As a result, the majority of funds are specified for property acquisition and partnership opportunities. Obtaining property for future parks is included to maintain pace with development activity in the community. Partnership-oriented projects are included to provide community services by leveraging additional funds from other agencies.

Eugene Parks and Open Space Projects—Ballot Measure 20-110



All-season synthetic surface athletic field, left, and West Eugene Wetland Education Center, above.

Acquisitions *(numbers correspond to map items at left)*

- ACQUIRE LAND FOR NEIGHBORHOOD AND COMMUNITY PARKS** **\$10,500,000**
 - 1-13 Neighborhood park sites (13 sites totaling approximately 52 acres)
 - 14 Santa Clara Community Park site (approximately 40 acres)
 - 15 Expand Skinner Butte Park to preserve views and access to the Shelton-McMurphy-Johnson House (approximately .3 acres)
 - 16 Expand Amazon Park north of Hilyard Community Center (approximately .8 acres)
- EXPAND AND DEVELOP GOLDEN GARDENS PARK** **\$ 2,000,000**
 - 17 Acquire additional land at Golden Gardens Park and begin development of park features such as bike paths and walking trails, playground, and natural areas (approximately 100 acres)
- ACQUIRE LAND FOR NATURAL AREA PARKS** **\$ 7,750,000**
 - 18 Willamette River Frontage (approximately 30-45 acres)
 - 19 Ridgeline Trail Corridor (approximately 60-100 acres)
 - 20 Improve access to Gillespie Butte (approximately 1.7 acres)

Partnerships *(numbers correspond to map items at left)*

- SYNTHETIC SURFACE ATHLETIC FIELDS** **\$ 5,000,000**
 - 21-27 Develop all-season synthetic surface athletic fields in partnership with Eugene 4J and Bethel school districts

<input type="checkbox"/> Madison Middle School	<input type="checkbox"/> Cal Young Middle School
<input type="checkbox"/> Roosevelt Middle School	<input type="checkbox"/> Spencer Butte Middle School
<input type="checkbox"/> Jefferson Middle School	<input type="checkbox"/> Willamette High School
<input type="checkbox"/> Meadow View Middle School	

Exact number and locations based on partner funding availability.
 - 28-31 Replace synthetic surface of existing athletic fields in partnership with Eugene 4J school district at:

<input type="checkbox"/> North Eugene High School	<input type="checkbox"/> Sheldon High School
<input type="checkbox"/> South Eugene High School	<input type="checkbox"/> Churchill High School
- WEST EUGENE WETLAND EDUCATION CENTER** **\$ 1,750,000**
 - 32 Develop a West Eugene Wetland Education Center in partnership with other federal and local agencies

BOND ISSUANCE COSTS	\$ 490,000
TOTAL	\$27, 490,000

Partnerships for Community Facilities

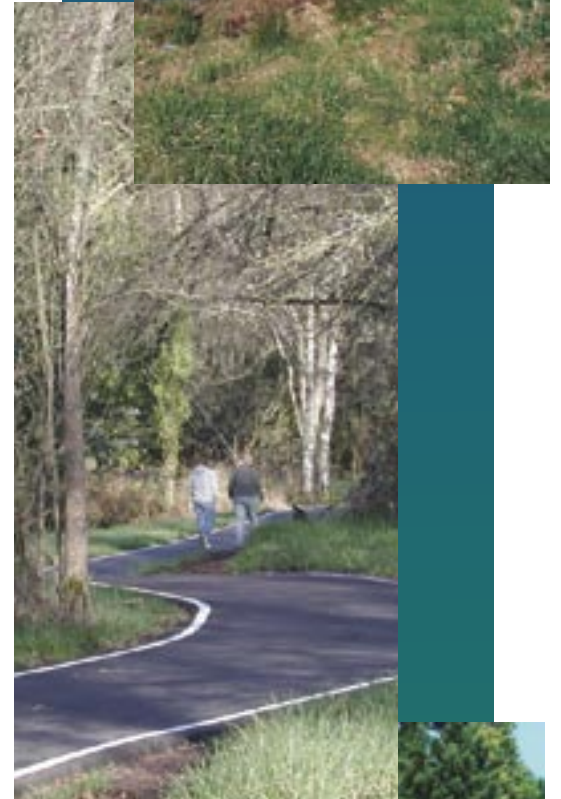
\$6,750,000 of bond funds are specifically identified for projects that include partnership opportunities with other local, state and federal agencies. These funds represent the City’s share of the following projects:

All-Season Synthetic Surface Athletic Fields

In partnership with Eugene 4J and Bethel school districts, the construction of new synthetic surface playing fields is proposed. The fields would be constructed on school district property and be available for community use. Field development may include additional amenities such as lighting, parking and restrooms where appropriate. Up to seven new fields are proposed; the exact number and location of fields is contingent on the availability of partner funding from local school districts. Funding for the replacement of synthetic surfaces of four existing athletic fields is also included.

West Eugene Wetland Education Center

This is an effort of multiple local, state and federal partners to construct a regional education center in the West Eugene Wetlands. The \$1.75 million identified in this bond represents the City of Eugene’s share of the funding needed to plan and develop Phase 1 of the project. The conceptual illustration (opposite page) shows the proposed Phase 1 layout of the campus which includes the field science laboratory and classroom. At the field sevice laboratory, students and community members would apply natural science principles in a field and classroom setting.



Measure 20-110 At a Glance

<i>Acquire land for neighborhood and community parks</i>	\$10,500,000
<i>Expand and develop Golden Gardens Park</i>	\$ 2,000,000
<i>Acquire land for natural area parks</i>	\$ 7,750,000
<i>Synthetic surface athletic fields</i>	\$ 5,000,000
<i>West Eugene Wetland Education Center</i>	\$ 1,750,000
<i>Bond issuance costs</i>	\$ 490,000
Total	\$27,490,000

Property Acquisition for Parks and Open Space

Approximately \$20 million of bond funds are targeted for acquisition of priority projects as identified in the Parks Recreation and Open Space Project and Priority Plan, adopted by the City Council on May 22, 2006. If this measure passes, the City Council intends to use the funds for the following acquisition projects:

Neighborhood and Community Park Acquisition

- ▣ 13 new neighborhood park sites across Eugene. Parks site acquisitions would be targeted for the following neighborhoods: Bethel, River Road/Santa Clara, South Eugene, Willakenzie and Willow Creek.*
- ▣ A new community park in Santa Clara. Existing funds would be supplemented to acquire a 35- to 40-acre site to provide active and passive recreation opportunities.*
- ▣ Expansion of existing community parks including Skinner Butte Park to preserve access to the Shelton-McMurphy-Johnson House, Amazon Park to address space limitations, and Golden Gardens Park to improve safety and recreation opportunities.

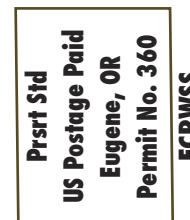
Open Space Acquisition

- ▣ 60 to 100 acres along the Ridgeline Trail corridor to work towards completion of an open space and trail system connecting Fern Ridge Reservoir to Mt. Pisgah.*
- ▣ 30 to 45 acres of frontage along the Willamette River to expand the riverfront park and bikepath system.*
- ▣ Land adjacent to Gillespie Butte to improve access.

* Specific sites are not currently identified.



Measure 20-110 will appear on vote-by-mail ballots to be mailed to registered voters in Mid-October. The measure would apply only to residents of Eugene, and only City residents may vote on the measure. Ballots must be received at official Lane County Elections locations by 8:00 p.m. on Tuesday, November 7.



Eugene Parks and Open Space

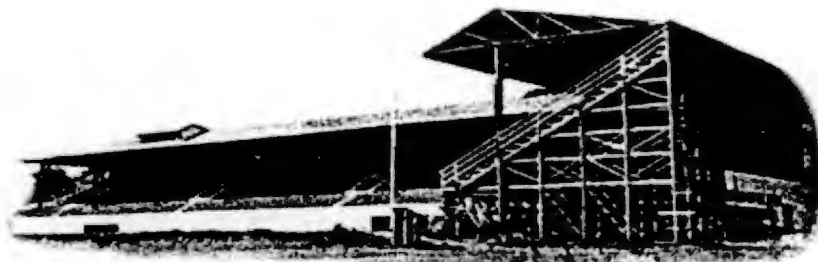
Ballot Measure 20-110 ▣ November 7, 2006

For more information:
visit the City's website at www.eugene-or.gov
or call the City Manager's Office at 682-5010

This informational brochure was authorized and published by the City of Eugene, 777 Pearl Street, Eugene, OR 97401.

CITY OF EUGENE
Parks and Open Space
1820 Roosevelt Boulevard
Eugene, OR 97402

RESIDENTIAL CUSTOMER



FRIENDS OF CIVIC STADIUM

Box 50622 Eugene OR 97405

FriendsOfCivicStadium.org

Dear Eugene City Councilors, Eugene Mayor and Eugene City Manager,

Thank you for being willing to look into the possibility of working with 4J to find a way to preserve the Civic Stadium legacy. Friends of Civic Stadium would like to help in any way we can. We have done a great deal of research on how Civic can once again become the welcoming, affordable place for the community's families to gather that it once was.

In this document you will find:

- A fact sheet on Civic Stadium
- Site maps
- A list of lessons learned from other cities about their stadiums
- A summary of the Vox report on the viability of soccer at Civic
- A summary of the Friends of Civic Stadium feasibility report on sustainable operations.
- Examples (both positive and negative) of stadiums in other communities from which we gleaned lessons that can help Eugene have a successful Civic Stadium.

We hope these materials might help you in your efforts. We stand ready to assist in any way possible to keep Civic Stadium as a community legacy, landmark and asset. Please call on us.

Thank you again for taking this on.

Sincerely,

Dennis Hebert, President; Joyce Berman; Nancy Classen; Brandon Grilc; Trey Imfeld;
Christine Thompson; Jim Watson

Friends of Civic Stadium Board of Directors

Fact Sheet for Civic Stadium

Opened	Ownership	Construction	Status
1938	Eugene School District 4J	Wood (WPA)	Unused, at-risk

Civic Stadium Notes:

- The total site is 10.02 acres. 3.75 National Register listed (grandstand and field). Remainder of site: 6.27 acres (including .69 acre north lots and 0.5 acre right of way).
- National Register Listing: October 6, 2008, NRIS Number: 08000183
- Zoning: PL (Public Land – 9.33 acres) and R-2 (Medium Density Residential – 0.69 acres - north lots only).
- Metro Plan Designation: Medium Density Residential (entire 10.02 acre site).

Advantages and Disadvantages:

- Civic Stadium is one of the very few wooden ballparks still standing and one of only three built by the WPA. Its historic value is also enhanced by the massive old-growth timbers in the structure and the way the community came together in tough times to raise the money to get it built.
- Two feasibility studies have documented the sustainability of Civic Stadium as a sports and entertainment venue.
 - Vox Public Relations used focus groups to confirm a large and growing regional base (not just South Eugene) of support for soccer at Civic Stadium. (Appendix A.)
 - Friends of Civic Stadium documented the feasibility of a multi-event venue at Civic based on research of community needs and comparable operations in other communities. (Appendix B.)
- The City has indicated a willingness to creatively consider parking requirement options, public right-of-way delineation (size and location), and required zoning changes.
- Engineering reports indicate that, although repairs are required, the structure is “in remarkably good condition” (KPFF Consulting Engineers, 2010) largely due to the protection provided by the roof. A 2004 assessment by M. R. Richards Engineering, for example, estimated only \$25-30,000 in repairs necessary for safe operation. Historical Research Associates reported in 2010 that “overall, the condition of Eugene Civic Stadium appears to be good, with limited structural concerns. Most required repairs appear to be due to deferred maintenance. These can be easily mitigated and avoided in the future with a scheduled maintenance program.”
- Because of its proximity to eight field sports fields Civic Stadium in an ideal location to host the centerpiece games of soccer, rugby, lacrosse, field hockey and other tournaments bringing hundreds of out-of-town visitors to Eugene.

Civic Stadium Site Maps

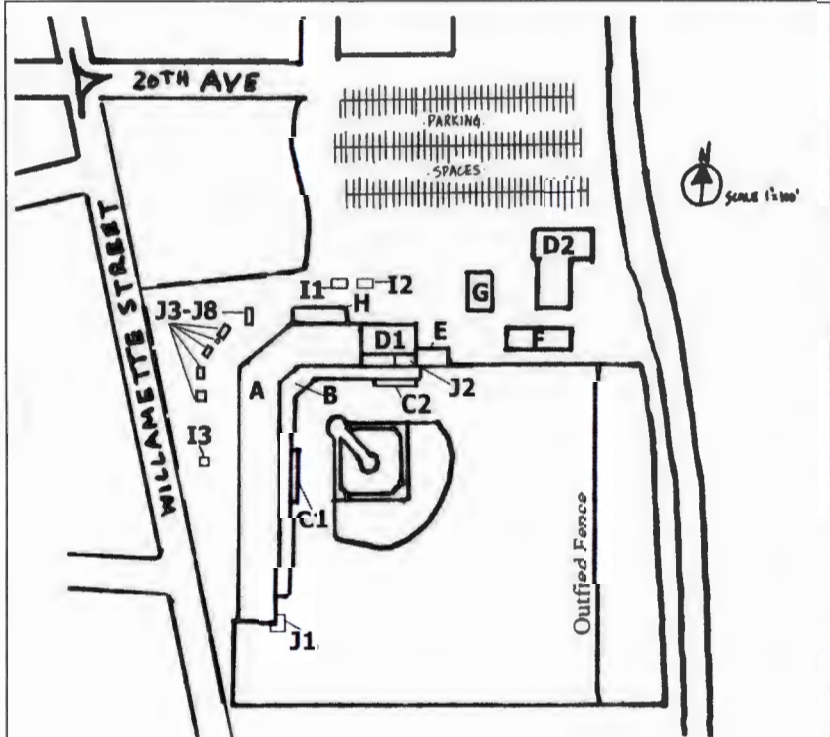


Figure 2.2: This site map depicts tax lot #1803(611 08505, and all structures located within the tax lot. They are A) Grandstand; B) Metal Riser Seating; C1&2) Dugouts; D1&2) Bus Barns (D2 is scheduled for demolition); E) Heating Plant; F) Maintenance Office; G) Garage and Living Quarters; H) Public Restrooms (added c. 1969); I1-3) Ticket Booths; J1-8) Concession stands. Prepared by Natalie Perrin, April, 2008. Not to scale.



Excerpt from Eugene Civic Stadium: History, Historic Structures Review, and Preservation Pitch By Natalie K. Perrin

Lessons Learned from Stadiums in Other Cities

1. Location is important

- Stadiums near downtown are worthwhile community assets
- City center locations benefit both stadiums and downtowns
- Stadiums on outskirts keep fans away from downtown
- Demolition of a city's historic stadium diminishes the city

2. Community ownership of venues is a big plus

- Community control helps assure the use reflects community desires
- Community ownership in the stadium enhances attendance and interest
- Creative community solutions can solve site problems like parking

3. Viability depends on effective management and giving the community what they want

- Grants and donations are available for projects like Civic, especially through City auspices
- Renovation can be affordable if properly scaled and phased in
- Effective professional management is key to successful operation
- Soccer has excellent potential, especially in the Northwest
- Venues that host multiple events are more sustainable
- Historic structures attract tourists no matter what the events

Please see Appendix C for details about some of the cities we learned these lessons from.

Appendix A

Summary of Vox Public Relations Report Soccer at Civic Stadium

Vox Public Relations was commissioned in 2012 to survey community members in order to test the assumption by *Friends of Civic Stadium* that the community would support soccer at Civic Stadium. The short answer by respondents was, "Yes, soccer would be a good use of Civic under certain conditions." The major findings:

- Professional soccer is a good fit for Eugene. Its popularity is fed by the growth of youth soccer and an immigrant population for whom soccer is the favorite sport.
- The electric atmosphere at Major League Soccer games in Portland and Seattle shows the Northwest to be fertile ground for the sport.
- Professional soccer would diversify the area's sports offerings.
- There would be financial benefits to the community though arguably not as great as Hayward Field's.
- A renovated Civic Stadium would be a community asset for the events to be held there as well as its historic significance.
- Sponsorships have benefit potential for local businesses.
- The use of Civic Stadium as a sports and entertainment venue is seen as being of greater benefit to the larger community than the other RFP submissions (the YMCA and Fred Meyer.)

Conditions:

- The events at Civic should be family friendly and reasonably priced.
- A refurbished Civic Stadium should host a wide variety of sports and entertainment events.
- Professional soccer at Civic cannot succeed with just the support of south Eugene residents - outreach to all Eugene-Springfield area neighborhoods is needed.
- Healthy food options and a variety of transportation opportunities should be offered.
- A realistic and viable financial plan is essential. Tax dollars should not be necessary.

This is a summary of "Interviews & Focus Group Series Research Analysis", by Vox PRPA, January 26, 2012. The full report can be downloaded at FriendsOfCivicStadium.org.

Appendix B

Feasibility Report Summary for Civic Stadium, Eugene OR

September, 2013



Eugene's historic Civic Stadium is a gem worth saving. After years of neglect it is currently a gem in the rough but its real beauty is ready to be unveiled. Civic is one of the very few remaining wooden ballparks built by the Works Progress Administration (WPA). Our organization, Friends of Civic Stadium (FoCS), a 501(c)(3) non-profit corporation was founded in 2008, has the goal of saving the historic structure as a multi-sport, multi-event and entertainment venue and a gathering place for the community.

There are many reasons why Civic Stadium should be preserved and adapted for continued use by the public. With the rapidly rising popularity of soccer and other field sports like lacrosse, field hockey and rugby; with a proven location; with strong community support for preservation of this historic landmark; and given a clean bill of health surprising for a 75-year old, Civic stands ready to rise again as a great place for affordable family sports and entertainment.

In 1938, in the midst of the Great Depression, the community dug deep to come up with the financing. We can do the same to preserve it. Those of us who spent summer evenings watching the kids having a great time and the moon rising over the hills in the east know that people who come once are sure to return – whatever is happening on the field. But it isn't nostalgia that makes Civic Stadium worth a rebirth; it's just common sense. Cities spend millions building sports venues near downtown to provide a spark to renewal. We've got a historic stadium in a perfect location already. Why would we let that go?

Civic Stadium is owned by School District 4J but has been unused since 2009 and is listed as surplus property. There are those who would like to buy the site, tear down the stadium and build office or retail space or apartments. We will as vigorously oppose those efforts as we stand ready to lend our strong support to purchasers who see the potential of the site as the recreational and entertainment venue it has been since 4J received it for those purposes for one dollar in 1938.

The entity that steps forward to acquire Civic Stadium from 4J will have a willing and able partner in Friends of Civic Stadium. FoCS would love to play a part in doing what needs to be done to get the grandstands in great shape for the families who can hardly wait to sit in them. If FoCS were to take the lead in this capital improvement phase, we would raise the \$2.8 million required through grants, donations and memberships. We estimate it will take two years to raise the funds and complete preparation of the stadium for use. Our figures are based on estimates from Turner Construction, a highly regarded, experienced firm that, for example, repurposed Jeld-Wen Field in Portland for major league soccer and did a major upgrade to Lambeau Field in Green Bay, WI.

The Historic Preservation League of Oregon and Natalie Perrin of Historical Research Associates, Inc. have given invaluable assistance in assuring that the work we do is in compliance with US Department of the Interior historic preservation standards, the Americans with Disabilities Act, and state of the art fire suppression and energy conservation systems.

To assure ourselves of the viability of such a venue, FoCS has also done research into the local market and analyzed comparable venues including: Starfire Sports in Tukwilla, Washington, a non-profit soccer complex with a layout that is similar to the complex of fields around Civic Stadium; Corvallis Sports, an indoor soccer facility; Rickwood Field, an historic ballpark in Alabama; Olympic Stadium, a virtual twin of Civic owned by the city of Hoquiam, Washington; Lambeau Field in Green Bay, Wisconsin; and Eugene's WOW Hall.

Based on data collected from those venues and other sources, we conclude that a revitalized Civic would be viable. In summary, our three-year financial projections anticipate costs of about \$190,000 and revenue of \$216,000 in 2015 rising to costs and revenue in 2017 of \$264,000 and \$274,000. Revenue would be derived from already formed premier soccer teams (Azul, Mundial, Lane United), youth and adult community sports, Northwest Christian University soccer and field sports, Lane and University of Oregon club sports, concerts, festivals and community gatherings and events.

The entity that steps up to acquire Civic will have the energy and gratitude of FoCS. Its members and supporters have their sleeves rolled up and are ready to pitch in to bring Civic Stadium back to its place as an important and historic community asset!

www.friendsofcivicstadium.org

dennis@savecivicstadium.org
 P.O. Box 50622, Eugene OR 97405
 541-844-8077

The full report from which this summary was derived can be downloaded from the FoCS Links section at FriendsOfCivicStadium.org.

Renderings of the Refurbished Civic Stadium



HISTORIC CIVIC STADIUM ENTRANCE

CAMERON
McCARTHY



HISTORIC CIVIC STADIUM

CAMERON
McCARTHY

Appendix C – Cities with Lessons for Civic Stadium

1. Rickwood Field; Birmingham, Alabama

[website](#)

Opened	Ownership	Construction	Status
1910	City of Birmingham	Concrete and steel	Amateur baseball venue

Rickwood Field Notes:

- Rickwood’s neighborhood struggles with poverty and blight and is four miles from the city center.
- Rickwood has managed to carry its baseball past into the present. Visitors feel they've gone back in time.
- They’ve generated enough revenue to keep the stadium maintained and to make progress in taking care of deferred maintenance.
- They book 200 baseball games a year and draw 20,000 visitors.
- Friends of Rickwood manages Rickwood with only one paid employee.
- The City of Birmingham includes a line item to assist in maintenance of Rickwood.
- The Birmingham Barons play one game a year at Rickwood as a fundraiser.
- Concrete and steel construction.
- It features a walkway under the grandstands.

Advantages and Disadvantages:

- Rickwood’s survival is an inspiration to those who value places like Civic.
- Baseball is a blessing and a curse for Rickwood. While it attracts lots of “baseball pilgrims”, being locked in to baseball only limits the use of the stadium and requires continual promotion to keep the venue booked.
- The fact that it relies on the city for some revenue keeps Friends of Rickwood on tenderhooks.

Lessons for Civic Stadium:

- A historic stadium can co-exist with a new venue that takes its minor league baseball team.
- Relying on baseball alone is insufficient for a self-sustaining ballpark with no team.
- It is advantageous that Civic is in an established neighborhood.
- Even though baseball may not be the main draw, paying attention to the minor league baseball history in its redevelopment would bring to the area “ballpark pilgrim” tourists.
- An Ems benefit game in some form at Civic would be an excellent fundraising opportunity.

Lessons to Be Learned from Other Cities' "Civic Stadiums"

2. Breese Stevens Field; Madison, Wisconsin

website

Opened	Ownership	Construction	Status
1926	City of Madison	Concrete and steel	Multi-event venue

Breese Stevens Field Notes:

- Originally built for high school football (as was Civic Stadium), later used for minor league baseball (as was Civic), Breese Stevens is now without a baseball team (again like Civic).
- But, unlike Civic, since losing professional baseball, Breese Stevens has hosted a wide variety of events: circuses, midget car racing, ice skating, track and field, band competitions, concerts, and boxing and wrestling events.
- It is currently the home field for two soccer teams and has recently hosted state soccer tournaments even an exhibition match of Australian football.

Advantages and Disadvantages:

- From the "Madison Parks" website: "As one of the most utilized athletic fields in Madison, Breese Stevens Athletic Field is also one of the city's most historic pieces of land. This premiere soccer facility, (a) 4,000 seat stadium, has served as the site for a number of Wisconsin state high school soccer tournaments."
- From Ballpark Reviews website: "While no longer used for baseball, it apparently still gets plenty of use as a soccer and football venue (and it is) nice to see that an old ballpark like Breese Stevens Field is being preserved. It is definitely worth a look if you're in the area."

Lessons for Civic Stadium

- Historic ballparks that once were home fields to professional baseball teams can be successfully repurposed as multi-event city park venues that are much loved and well used.
- The range of events that can be hosted in venues the size of Civic Stadium (also about 4000 seats) is limited only by the imagination.
- The appeal of Civic Stadium to tourists would likely be greater than that of Breese Stevens because of its connections to the timber industry, the WPA and a longer history of minor league baseball (40 years and 200+ future major league players).

Lessons to Be Learned from Other Cities' "Civic Stadiums"

3. Olympic Stadium; Hoquiam, Washington

website

Opened	Ownership	Construction	Status
1938	City of Hoquiam	Wood (WPA)	In multi-event use

Olympic Stadium Notes:

- Olympic is a near twin of Civic; built the same year, by the same WPA, out of the same old growth fir.
- Though Hoquiam is less than a tenth the size of Eugene, the city considers the stadium important enough to the community to willingly own, maintain and manage it.
- Olympic is well-used by local sports teams as well as for festivals and events.
- Hoquiam does not actively promote rentals so it must supplement rental income with city funds.
- The stadium was renovated with a \$400,000 historic preservation grant in 2006.

Advantages and Disadvantages:

- The value the community and city government places on Olympic seems to assure its continuation as a local landmark.
- Hoquiam is off the beaten track, keeping Olympic from being the tourist destination it deserves to be.
- Low population in the area makes usage inconsistent.

Lessons for Civic Stadium:

- Hoquiam shows us how cities can honor historic community assets and keep them as legacies.
- We need a different business model because steady, consistent rental will be a requirement to sustainable operation of Civic. Therefore, professional management will be needed to recruit users and promote events.
- Self-sustaining operation should be much easier in Eugene than in Hoquiam because the population base is ten times as great.
- Grants can be obtained for historic preservation of structures like Civic Stadium

Lessons to Be Learned from Other Cities' "Civic Stadiums"

4. Jeld-Wen Field; Portland, Oregon

[website](#)

Opened	Ownership	Construction	Status
1925	City of Portland	Concrete and steel	Major League Soccer Venue

Jeld-Wen Field Notes:

- Also called Civic Stadium (1966-2000), Jeld-Wen is without doubt the most successful baseball to soccer conversion ever.
- The Portland Timbers were still a minor league team when the renovated stadium opened as Jeld-Wen in 2011 but the huge and wildly enthusiastic fan base elevated them to major league in 2012.
- While owned by the city, Jeld-Wen is professionally managed by the organization that owns the Timbers.
- It will also be the home field of a new MLS women's team.

Advantages and Disadvantages:

- The conversion to a soccer field displaced Portland's minor league baseball team, a move that alienated area baseball fans.
- The success of Portland, Seattle and Vancouver BC MLS franchises gives the Northwest a claim to being the center of US soccer.

Lessons for Civic Stadium:

- Soccer is strong and growing in the region.
- In Eugene it was the Ems leaving and not Civic Stadium that alienated baseball fans. While Portland baseball fans stay away from Jeld-Wen, according to many in Eugene, they are anxious to come back to Civic for soccer and other events.
- The \$30 million expense of the conversion of Jeld-Wen was due to the need of major reconfiguration that will not be necessary at Civic Stadium, which was built for football and soccer. Civic can be repaired and improved for \$2-2.5 million (including replacing the field.)

Lessons to Be Learned from Other Cities' "Civic Stadiums"

5. AutoZone Park; Memphis, Tennessee

website

Opened	Ownership	Construction	Status
2000	Foundation	Concrete and steel	Minor league baseball venue

AutoZone Park Notes:

- This nearly new ballpark is located downtown close to the famous blues clubs on Beale Street.
- AutoZone replaced Tim McCarver Field as the home of the AAA Redbirds. McCarver was 5 miles from downtown.
- Cost to build: \$80 million.
- There is no parking at the stadium. Parking for fans who do not use public transportation is on the street or in private parking lots used for downtown business and shopping.
- Owned by the Memphis Redbird Foundation similar to the ownership structure of Green Bay's Lambeau Field,
- Fun fact: the architecture firm that designed the park is named Looney Ricks Kiss.

Advantages and Disadvantages:

- The ideal location of AutoZone was made possible when the city waived parking requirements.
- AutoZone adds activity to downtown. Average attendance ranks in the top half of the 16-team Pacific Coast League (often 2nd or 3rd.)

Lessons for Civic Stadium:

- Civic Stadium's location in relation to downtown is similar to that of AutoZone; a location that brings commercial activity to the city center.
- Parking and transportation are issues that can be handled without surrounding a downtown stadium with blacktop.

Lessons to Be Learned from Other Cities' "Civic Stadiums"

6. Lambeau Field; Green Bay, Wisconsin

[website](#)

Opened	Ownership	Construction	Status
1957	City of Green Bay	Concrete and steel	NFL stadium

Lambeau Field Notes:

- While the city owns Lambeau, the NFL Packers take care of all costs, including the seven extensive renovations that have expanded the stadium.
- The Packers team is the only NFL franchise publicly owned. When they need money, they sell shares in the team.
- The city of Green Bay receives \$500,000 in rent annually from the Packers.
- Packer shares cost \$250 each but have no market value. It is pride of ownership rather than any promised return on investment that motivates their purchase.

Advantages and Disadvantages:

- The people of Green Bay and, in fact, people throughout Wisconsin and the US, have a strong connection to Lambeau and the Packers because, as shareholders, they own the team.
- When shares are put on the market, they sell out almost immediately.
- Even in the Packers' bad years the fan base stays steady and strong.

Lessons for Civic Stadium:

- A community ownership model has many benefits. Like farms that sell shares of their as-yet unharvested crops in CSAs (Community Supported Agriculture farms), community ownership spreads the obligations and provides a predictable revenue base.
- Loyalty to Civic Stadium makes an arrangement of member ownership possible.
- Lambeau Field draws fans from a wide region. It is important that a repurposed Civic Stadium be a regional not just a neighborhood attraction.

Lessons to Be Learned from Other Cities' "Civic Stadiums"

7. Cooper Stadium; Columbus, Ohio

website

Opened	Ownership	Construction	Status
1931	Private developer	Concrete and steel	Undergoing renovation

Cooper Stadium Notes:

- Cooper hosted the AAA Clippers until 2008 when the minor league team moved downtown to Huntington Park the stadium was abandoned and demolition seemed likely.
- The new stadium cost \$70 million.
- Franklin County sold the stadium to SPARC Ohio, a controversial developer that will preserve the grandstands but turn the field into a NASCAR race track despite fierce opposition in the neighborhood.

Advantages and Disadvantages:

- The developer's revenue would appear to allow the historic grandstand to survive although it is not clear that its historic features will be retained.
- The sale to a private developer and county approval of the NASCAR track created much animosity for the developer and county commissioners in the community.

Lessons for Civic Stadium:

- Columbus traded a desirable historic ballpark for a desirable location downtown. Eugene's desirable historic stadium is already in a great location blocks from downtown.
- Columbus's 2008 downtown park cost more than ten times what a restored Civic Stadium would require.
- In going for maximum revenue, Franklin County may have turned a community asset into a community nuisance.

Lessons to Be Learned from Other Cities' "Civic Stadiums"

8. Sulfur Dell; Nashville, Tennessee

[website](#)

Opened	Ownership	Construction	Status
1927	City of Nashville	Concrete and steel	Demolished

Notes:

- Six years of valiant efforts to preserve Sulfur Dell followed the Vols departure. In the end it was demolished in 1969.
- The site was covered with asphalt.
- City Councilor Buster Boguskie's explanation, "The city just couldn't afford the upkeep."

Advantages and Disadvantages:

- The neglect of the stadium finally got to the point that supporters didn't think they could successfully rehabilitate Sulfur Dell.
- The layout of the field did not lend itself to other uses besides baseball.

Lessons for Civic Stadium:

- Though neglected, Civic Stadium is still structurally sound and rehabilitation will not be a major undertaking if it is begun soon.
- The site is very flexible for myriad uses.
- In a loving remembrance, Sulphur Dell historian Nelson Eddy quoted lines of Joni Mitchell's song "Big Yellow Taxi": "They paved paradise and put up a parking lot" and, "You don't know what you've got 'til it's gone."



A 501(C)(3) CORPORATION

Business Plan
For the Management of
Civic Stadium



TABLE OF CONTENTS

MISSION	3
EXECUTIVE SUMMARY	4
STRATEGIC PROCESS & TIMING	4
SITE USE PLAN	5
OPERATING STRUCTURE	8
ON-GOING OPERATIONS	8
STADIUM COMPLEX RENOVATION	9
CAPITALIZATION AND TIMING	11
APPENDICES	13

MISSION

United Stadium Group is a 501c(3) (application in process) corporation committed to enhancing the quality of life for the residents of Lane County by renovating, managing and maintaining historic Civic Stadium and thus fostering community interaction and entertainment. Working in affiliation with a multi-team soccer club as an anchor stadium tenant will assure that Civic Stadium remains an accessible venue, providing recreation and entertainment for all — a place for residents to play, learn and grow.





EXECUTIVE SUMMARY

United Stadium Group seeks to manage the renovation, operation and maintenance of Civic Stadium on behalf of the stadium's owner. Whether that owner is the City of Eugene, the 4J school district or private owners, this will benefit the community in many ways including the following:

- (i) Comprehensively redeveloping a 75-year-old historic, community landmark that is now listed on the national list of historic places and is part of Eugene's heritage.
- (ii) Providing a unique, multi-use sports and entertainment venue.
- (iii) Providing a home venue for local professional teams in the country's fastest growing professional sport, soccer.
- (iv) Maintaining the present "green space" that now exists between the heavily commercial Willamette Street corridor to the north (18th street north) and south (24th street south.)

USG intends to be involved with only that portion of the site necessary for the stadium complex and the minimum amount of parking necessary. USG is flexible in terms of its obligations, but is prepared to:

- (i) Manage the design and construction process of the stadium complex renovation.
- (ii) Manage the operation of the venue on a daily basis including marketing, solicitation and scheduling of sporting, educational and entertainment events.
- (iii) Maintain the facility and its upgrades.

Though this plan assumes a lease, USG can work with the owner in a number of ways including a land and facilities lease or a management contract. If leased, USG can pay monthly rent plus a share of revenues generated by activities in the stadium. If hired as a manager, all revenues would accrue to owner and USG would charge a monthly management fee.

If a choice is made to utilize the complex to its maximum extent, USG feels it could rent the stadium 365 days per year, mornings, afternoons and evenings. Though facilities like this exist in many other cities, like Tualatin, Medford and even Springfield, there is nothing similar in Eugene. What is most important to USG is to maintain the site's land use for benefit of the citizens of Lane County.

STRATEGIC PROCESS & TIMING

1. Incorporation

United Stadium Group was incorporated on October 1, 2012 and has applied to the IRS for 501(c)(3) status as a charitable non-profit organization.

2. Contract with Stadium Owner

An agreement will be negotiated with the stadium's owner that obligates USG to manage the process of design, finance, renovation, operation and maintenance of the stadium complex. USG is flexible in terms of the agreement's structure. It can be a lease, management contract or similar arrangement that works for both parties.

3. Stadium Renovation

To execute the site use plan, extensive renovation will be necessary. Though they are incomplete, plans and construction estimates have already been provided by a large, experienced building contractor to renovate the stadium as a sports and entertainment venue. USG will work with the owner to further develop these plans, including the selection of an architect and contractor. USG can assist in raising the necessary funds for the renovation, which can be obtained through a number of sources including:



- Strategic relationships with large organizations such as Nike or adidas
- Historic preservation and other grants and incentives
- Tax credits
- Municipal bond underwriting, if eligible
- Private or commercial loans
- Sponsorships and facilities naming rights
- In-kind donations of construction materials and labor

4. Stadium Operation

A small, efficient staff, including scheduling, maintenance, accounting and marketing personnel, will be hired to operate and maintain the stadium. Annual budgets will be prepared and shared with the stadium's owner. A program to manage asset depreciation will be developed to keep the property in top shape.

SITE USE PLAN

Once operations commence, the business will be self-supporting. Revenue will be generated through leases on the stadium facilities, fees for use and percentage of gate and concessions. Expenses will include payroll, maintenance and marketing plus normal operating costs like utilities and insurance.



10% of any budget surplus will be used to fund a renewal reserve to prevent the accumulation of deferred maintenance. And since USG is a non-profit corporation dedicated to maintaining the health of Civic Stadium for the benefit of the people of Lane County, the site's owner will not be contributing to the wealth of any local individuals by contracting with them.

- Lane United FC

The anchor tenant of Civic Stadium will be Redsidies Sports, LLC. This private company owns Lane United Football Club and a franchise to compete in the Premier Development League of the United Soccer Leagues, LLC. The PDL is a nationwide league of over 60 semi-professional soccer teams that play in eight geographic divisions and compete for a national championship. LUFC will begin play in the northwest division of the western conference of the PDL in the summer of 2014. Two "friendlies" have already been played and the response has been fervent, with over 1,000 spectators viewing the two games.

The men's PDL team will be the first of several Redsidies' teams that will play at Civic. The USL has a women's league (W-League) and a professional league (USL-PRO) that is just below Major League Soccer in quality of play and attendance. Future plans include the formation of teams in these leagues.

An enthusiastic supporters organization already exists here called the "Lane United Supporters Trust" that is dedicated to raucous promotion and support of the team.

According to a 2009 U.S. Census bureau report, soccer is the third most played team sport in the country, behind only basketball and baseball/softball. At its highest professional level (MLS,) soccer has the third highest average attendance of any sport in the U.S., according to Wikipedia. Franklin Floer wrote in 2011,



“The United States is about to take its place in the global soccer community... For several generations the United States has been the curious exception to the world’s mania for the beautiful game... we are witnessing the globalization of the United States — multinational corporations and big media are all pushing for soccer’s success here, even if it comes at the expense of our national pastimes. .. Soccer may have already passed a cultural tipping point here. U.S. players have begun to flood the ranks of European teams. The Walt Disney Company — the owner of ABC and ESPN — is deeply invested in the promotion of the game. Its television networks broadcast the World Cup in spectacular fashion and now broadcast English Premier League games weekly. And U.S. billionaires have discovered the financial opportunity represented by the game. In recent years they have gobbled up shares of clubs like Manchester United, Arsenal, and Liverpool.”

There is little doubt soccer has established itself as the country’s fastest growing sport.

As a market for professional soccer, Eugene seems well suited. In 2010, “G2 Strategic,” conducted a study of Civic Stadium’s potential. G2’s principal is Marshall Glickman, former president of the Portland Trailblazers and prime mover in Portland’s renovation of their old, downtown ballpark, Civic Stadium. As noted in G2’s analysis, “...Eugene’s demographic make-up, market size, lack of professional sports competition (only Eugene Emeralds single-A baseball team), presence of a major university and strong undercurrent of soccer support (Eugene Metros Football Club, AYSO, Kidsports, etc) collectively, will be enough to nurture and sustain an enthusiastic and robust fan base.”

Market research further validates that soccer will be supported in this area. A study conducted by Vox Public Relations in 2012 included a series of three focus groups with homogenous populations and interviews with influential community leaders. Results showed that professional soccer is a good fit for our community. Area businesses would find sponsorships beneficial. Many said that repurposing the site as a sports and entertainment venue would be better for the community as a whole compared to other options like a new Y or commercial shopping center, which would primarily benefit only South Eugene.

It is important to note that Redsides must have a home stadium . Though a “bridge” facility will be sought for their league games beginning next spring, a permanent facility must be found. Though Civic Stadium is their preferred venue, Redsides must insure they have a first class facility in the long run as they prepare to move up to the USL-PRO level in the coming years. Redsides is in discussion with the City of Springfield, which has shown interest in providing a new stadium for the teams, perhaps within their downtown area. Springfield has noted the economic benefits a team and stadium would bring to the city.

- Youth Sports Providers

Eugene Metro Futbol Club (EMFC), a local, non-profit youth club, is interested in leasing the stadium complex for practice, games and tournaments. Kidsports, the area’s largest youth sports provider is also interested in using the stadium for events in soccer, football and lacrosse. Though no discussions have occurred yet between USG and AYSO, it is anticipated that this youth soccer organization would also be interested in using the field.

- Home Venue for College Soccer

The Northwest Christian University (NCU) men’s and women’s soccer teams are seeking a home field to replace their current location in Springfield. They have expressed keen interest in leasing Civic if it becomes a soccer stadium. College and professional soccer have complementary seasons, which would enable both to use the site when they need it. NCU is willing to pay a competitive annual fee to lease the field and facilities. Any revenues generated from admission and concession sales would be shared.



- Sports Tournaments and Local Recreation

The field will be marketed as a venue for Oregon's state high school soccer, football and lacrosse championships, bringing people from around the state and their tourism dollars to the area. It will also be available to youth sports organizations for championship games in regional tournaments. Adult city leagues can use the field during the evening for soccer and other field sports.

- Festivals, Community Events, Stage Shows

Civic Stadium is an ideal venue for concerts and other stage performances. For these events it could seat approximately 4,500. The stadium is also ideal to host outdoor festivals and community events that will benefit the entire county and adjacent neighborhoods. With the future of the fairgrounds in doubt, Civic Stadium could host many local weekend events. The field will have controlled entries, portable modular staging, power, locker rooms, storage and restrooms. There will be no need for set-up /take-down of temporary facilities. Creative promoting can bring in stage events like comedy shows for adults and live shows for kids. Neighborhood impact will be considered and there will be a binding "Good Neighbor Agreement," with provisions for limiting the number of concerts annually, an agreeable time that events must end and lights extinguished. Parking accommodations will be negotiated as well.



OPERATING STRUCTURE

United Stadium Group is governed by a volunteer policy-making board of directors. Additional board members with experience and expertise in relevant disciplines will be added.

USG Board of Directors

- David Galas - President
- Ron Crasilneck - Secretary and Treasurer
- John Galas
- Dan O'Brien
- Frank Nakatsuma
- Jessica MacMurray Blaine
- Joe Hawes

Once a contract is completed, staff will be hired. An executive director experienced in venue management will be hired by the board and will manage day to day operations. He or she will phase in hiring of additional staff to conduct business.

The staff structure could look like this:



ON-GOING OPERATIONS

Revenue will be generated by leases on the stadium facilities, fees for use, and a percentage of the gate and concessions and sponsorships. Relationships with local media will be profitable. Expenses will include payroll, maintenance, marketing and normal operating expenses like utilities and insurance. 10% of any budget surplus will be used to fund a renewal reserve for future site development and maintenance.

USG will manage the daily operation and maintenance of the stadium, including event scheduling and preparation. It will attract and contract other events for the stadium including festivals, live shows, concerts, and tournaments. It will manage concessions, advertising and media contracts.

STADIUM COMPLEX RENOVATION

The stadium and field will be renovated to meet league standards and satisfy historic preservation requirements.

Construction can begin as funds become available with the highest priority on adding the new playing surface. Construction that does not interfere with events will continue after operations begin.

Project objectives will include the use of green and sustainable design, materials, operating practices and energy use.

Though subject to change, the planned elements of the renovation include:

1. Historic Grandstand

The historic grandstand will be renovated to include engineered structural improvements, new seating, and restoration of its original exterior appearance.. All plumbing facilities will be removed. The outdoor food court and concession facilities will be similar to what existed when the Emeralds played at Civic. Landscaping the surrounding area is planned.

2. Field Improvements

The current dirt and grass field will be replaced with an engineered artificial turf field meeting USL requirements in size and materials. New, improved drainage will be engineered. An electronic scoreboard will be installed, the design of which will allow for the later addition of an HD video board. New, economical field lighting will be added.

3. New seating on east side of field

There will be seats constructed along the east side of the field, opposite the historic grandstand. This seating may be little more than a grass slope or temporary metal stands. It could also possibly be a full concrete or metal structure.

4. Service Building

A projected 9,500 square foot, two story service building will be erected either on the north end of the pitch, between the grandstand and the east stands or at the south end of the historic grandstand. It will house public restrooms, home and visitor locker rooms, referee locker room, a ticket office and staff offices.

5. Parking Lot

Unless a parking variance can be obtained, surface parking for over 300 cars will be provided, including lights and landscaping. The parking area will retain the current capacity (about 312 spaces) as allowed by the city land use code for renovations that do not result in a change to the existing use or seating capacity. The parking area, however, will be improved to meet current land use code design standards (eg., layout, access, and landscaping). Improvements could occur in a phased approach.

6. Land Use

The proposed land use will remain the same for the renovated stadium complex. Therefore, the existing PL Public Land zoning will be retained unless an H-Historic zone is deemed more appropriate. Any portion of the property that is used for other purposes shall ensure compatibility with the stadium use and other



adjacent uses (primarily residential, school, and park). Shared uses must conform with either the stadium zoning (PL or H) or the underlying metro plan allowed medium density housing zoning.

7. Remainder of Site

The Civic Stadium site includes 10.2 acres. The stadium complex does not require all of it. Depending on the final design of the renovated stadium complex and requisite parking configuration, there could be as many as three or four acres of land adjacent to the complex available for complementary development. Light retail, a restaurant, a tavern, indoor field house, apartment buildings are all possibilities.

The site's owner could develop this area themselves or sell it off to a developer. Though partition and rezoning would be required, the biggest obstacle to this, neighborhood objection, would be mitigated. It is safe to say the neighborhood would be in favor of limited development of this type if the site were to stay in the possession of the public.

The funds generated by such a sale could almost equal the price paid for the entire site. This is because the renovated stadium complex would add value due to the increased activity it brings to the site.



CAPITALIZATION AND TIMING

1. USG's Pre Opening Development Expenses

- Funds Needed

It is projected that less than \$100,000 will be needed during the first year to fund start-up expenses prior to any significant revenue generation for USG.

- Funding Strategy

The majority of funding for this will be charitable donations from individuals and businesses in the community.

Another source of funds will be grants. One example is The Oregon Community Foundation. This long time supporter of local business provides grants to fund start-up operations like this. Specific needs, like personnel are usually detailed in the grants.

As a 501(c)(3) non-profit corporation, funds obtained through donations will be tax deductible. Any funds generated in excess of what is needed for pre opening will be applied to the capital campaign for site renovation.

2. Capital for Stadium Complex Renovation

- Funds Needed

Estimated costs to redevelop the stadium complex are based on limited architectural plans developed by Gensler Sports and Entertainment Group and bid by Turner Construction in 2010. Gensler's president is Ron Turner, who has led design teams over three decades, including 13 NBA/NHL facilities and the 1970 renovation of Yankee Stadium. In a letter to Glickman in April of 2010, after touring the site, Mr. Turner wrote, "Overall, we think rehabilitation of the grandstand, together with additional new buildings that can activate the site year-round, is a very special redevelopment opportunity that can be a model of sustainability, historic preservation and economic success."

Turner Construction is well known in their field. They were general contractor and construction manager of Portland's Rose Garden and PGE Park renovation. Terry Shugrue, a Eugene resident, is a Turner project executive and helped formulate this estimate. KPFF Consulting Engineers of Seattle also examined the old grandstand and made recommendations regarding renovation.

Estimates were further refined by Shugrue in 2012. The estimated cost for the project as described above would total about \$7 million.

Additional designs and construction estimates would be obtained in conjunction with the site's owners and will further define the exact costs.

Construction could begin as soon as permits and funding are obtained. The renovation will be phased and operations can begin before the project is complete.



- Funding Strategy

Capital for construction will be raised from the following sources:

- Major Charitable Donations

Individuals and businesses with long standing ties to the community will be asked to help preserve our heritage by supporting efforts to save and reuse one of the area's most iconic venues.

- Government Grants

Groups like the Historical Preservation League of Oregon (HPLO) support historic preservations with grants in the \$2,500 to \$25,000 range. Many grants are matching, requiring charitable contributions. This can be helpful in soliciting individual and corporate donors.

Economic development grants, from groups like the Oregon Community Foundation and others can help fund projects that provide jobs and other benefits to the community. OCF grants can be used for a broad range of preservation activities, though some of the most common grant-funded projects include architectural and engineering studies and plans for rehabilitating historic properties and 'Brick-and-mortar' rehabilitation work on National Register buildings.

- Tax Credits

Historic and New Market tax credits are available to finance a significant portion of the project. ECONorthwest has studied USG's plan and concludes these complex instruments can be effectively used.

- Small Municipal Bonds

The Oregon State Treasury has a department called the Oregon Facilities Authority (OFA.) According to its web site,

The Oregon Facilities Authority (OFA) helps charities of all sizes secure low-cost financing to remodel, expand, construct, or purchase new facilities, through the use of tax-exempt conduit revenue bonds.

The OFA was created in 1989 and is empowered to issue bonds that assist with the financing of property and facilities for health, housing, educational and cultural uses. The Authority reviews proposed projects and makes recommendations to the State Treasurer about the issuance of bonds.

In addition to OFA's traditional bond program, the Authority offers a streamlined program for simple (and generally smaller) transactions, called the 'SNAP Bond Program'.

The amount that can be raised through the SNAP program is limited to the debt service that can be supported by operations.

- Loans from donors and commercial banks

Loans with favorable terms can be solicited from local commercial banks, many of whom work closely with local businesses. Some donors and local foundations may be willing to provide favorable loans as an alternative to outright gifts or grants.

- Business sponsorships and facilities naming rights

The renovated complex will provide a number of opportunities for name attachment. Businesses, both local and national, and individuals will be offered a chance to expose or memorialize their name in the community by purchasing naming rights. As an example, naming rights to the Timbers' Jeld-Wen

Field in Portland sold for about \$10 million. The high tech turf field, the scoreboard, and the stadium itself will be offered for naming rights. Other naming opportunities will be pursued including signage in the concession areas.

- In-kind construction materials and services

Like many projects of this kind, the companies involved in design and construction will be invited to make a charitable contribution by way of in-kind materials or services. By discounting their product or service, they can reduce USG's cash expenses compared to budget. This is as valuable as a cash donation. The original construction of Civic Stadium in the late 1930's was accomplished largely through in-kind donations by the community.

- A City Bond Election

Should the city of Eugene choose to purchase the property, it is USG's opinion that a small bond election be scheduled for 2014. This would provide funds to reimburse the city for the site purchase price plus finance the construction of the renovated stadium complex.

The amount of funds needed would be quite small compared to other bond elections and would have a relatively small effect on individual property tax rates. An enthusiastic group of volunteers would work hard to pass the measure to insure the restoration of the Civic Stadium site.

Should the measure fail, the city can follow through with the plan as laid out here, which still provides a cash flow to the city and frees it from having to maintain the facility. But if it passes, the process of repurposing the site would become easier to accomplish and, more importantly, demonstrates it is truly the will of the people of Eugene since they are willing to pay for it themselves.

APPENDICES

A. Brief professional back grounds of the board of directors and consultants

- David J. Galas, President. Works for marketing Hawes Financial Group and in general management for Redsides Sports, LLC. David studied mathematics and biology at the University of Oregon with a focus on Non-linear Dynamics. He developed computer software and hardware while working at Los Alamos National Lab, UO Neuroscience labs, and PMC-Sierra. His last management position at PMC-Sierra involved leading a team of engineers to create a new testing paradigm which was adopted company-wide after the product went to market with no functional revisions. He has been an avid soccer fan and player since living in Europe as a child.
- Ron Crasilneck, Secretary/Treasurer. Semi-retired businessman. 40 years experience with Fortune 500 companies and start-ups. Former owner and manager of National Steelcrafters of Oregon, a \$10 million manufacturing company. 25 years in non-profit board management. For full vitae, www.marmana.com
- John R. Galas, Board Member. John received his MBA in Football Industries from the University of Liverpool, where he also interned as a coach with the Liverpool F.C. Academy. A former coach with the women's soccer programs at Florida State, Oregon, and Arizona, John was also a coach with the USL-Pro Portland Timbers and former Director of Goalkeeping Coaching at the Real Salt Lake Academy. He is currently Player Performance



Analyst with the Portland Timbers and Thorns as well as Assistant Coach for the Thorns. John also serves as a Senior Consultant with FMMI and Scout7.

- Dan O'Brien, Board Member. A graduate of Santa Clara University with a Bachelor of Arts Degree in Communication & Marketing in 1990, Dan was also a member of the university's Men's Soccer Team. He currently works as the Sales Manager of KEZI-TV, the ABC affiliate in Eugene, OR (DMA Market 121). He previously owned and ran TNT Specialty Advertising, a local promotional advertising company which catered its services to local manufacturing companies including Country Coach Motorcoaches, Pepsi Bottling and International Paper.
- Frank Nakatsuma, Board Member. Frank has been a resident of Eugene, OR since moving from Los Angeles in 1989. He earned a BS in Mechanical Engineering from USC and has worked and lived in numerous Asian and Latin American countries, including Singapore and Brazil while working for General Electric. Frank's current focus is in manufacturing engineering. He owns two companies which distribute, sell and support top level software for the industry throughout all of Latin America. Fluent in English, Spanish, and Portuguese, he also consults for startup businesses providing background expertise and planning. A soccer player since a young age, he still plays on two teams in two leagues in Eugene, one of which he manages.
- Jessica MacMurray Blaine, Board Member. Director of Marketing and Communications at Marche Restaurant. An MS degree in journalism from the University of Oregon, Jessica was an editor at Black Dog & Leventhal Publishers. She was instrumental in the recent successful campaign to construct a skate park under the Washington-Jefferson bridge.
- Joseph Hawes, Board Member. President of the Hawes Financial Group, a credit and financial company based in Springfield, Oregon. With an MBA from the Lundquist College of Business Administration at the University of Oregon, Joe directs the company's executive and management teams.

B. Consultants

ECONorthwest - see www.econw.com

Appendices found in other files

C. Among the statements of support for the rehabilitation of Civic Stadium are letters from:

1. The United Soccer Leagues
2. Kidsports
3. Eugene Metro Futbol Club (EMFC)
4. Nate Jaqua, professional soccer player from Eugene
5. Joseph Womack, President, Northwest Christian University
6. Jon Jaqua, philanthropist



D. Vox Study

E. Architectural Renderings by Cameron McCarthy

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Civic Stadium

Meeting Date: October 16, 2013
 Department: Central Services
www.eugene-or.gov

Agenda Item Number: B
 Staff Contact: Sarah Medary
 Contact Telephone Number: 541-682-6877

ISSUE STATEMENT

On September 25, the City Council directed the City Manager “to prepare for Council’s consideration a plan for the City of Eugene to acquire the Civic Stadium property from 4-J School District via land swaps; purchase; lease-to-buy; a combination of these; or any other means the city manager deems feasible. If Council approves any such plan, the proposal shall be submitted to 4-J in the School District’s RFP process, in which proposals are currently due by Dec. 3, 2013.”

The purpose of this work session is to review the information and options that the City Manager has developed in response to the September 25 motion and to decide whether the council wants to direct the City Manager to submit one of the options to 4-J as part of the RFP process.

BACKGROUND AND HISTORY

The City of Eugene and School District 4J have a long history with Civic Stadium that dates back to 1938. Together with the community, funds were raised to build a shared athletic facility that remained in active use through 2009. In 2002, the school district determined the property was no longer needed for educational purposes and declared it as surplus property. In 2009, the Eugene Emeralds made a decision to move their operations to the newly constructed PK Park at the University of Oregon and in 2010, 4J released a request for proposals for the sale, long-term lease or trade of the property.

In response to the RFP, 4J received three proposals that outlined cash and lease offers for the property. The details of their offers are provided in Attachment A. In summary, both the YMCA and Powell/Master development provided cash offers of \$3,523,000 and \$4,750,00 respectively. The Save Civic Stadium proposal did not provide a cash offer. All three proposals provided lease offers that ranged from \$5.5 to \$7.2 million in revenue over a 20-year term. After careful consideration, the school board did not accept any of the offers. The board members who voted to decline the proposals cited the importance of the neighborhood impact, community impact, financial viability, traffic issues and other factors.

In the fall of 2012, the school district began a community conversation about how to prioritize their financial and space needs and when to replace or renovate buildings that no longer serve their students well. All 4J facilities, including reserve and surplus properties such as Civic Stadium, were included in these discussions about long-range facilities planning. A consultant proposed building a new Roosevelt Middle School at the Civic Stadium site; however, that proposal was declined after public input and board discussion. Roosevelt will be rebuilt on its current site.

SITE INFORMATION

The property consists of three tax lots, totaling approximately 10 acres. An aerial photo of the site is included in Attachment B along with a tax lot map which shows the individual parcels as they currently exist today. The three tax lots are generally referred to as the Stadium Lot (9.33 ac) and the two North lots (.49 and .19 ac).

The field and grandstands are located on the stadium lot and have been inspected and monitored a number of times for the purposes of determining both safety and renovation requirements. In 2009, 4J requested assistance from the City of Eugene in conducting an inspection and report on the current condition of the stadium. That report is included as Attachment C and includes general observations, code citations and photo documentation of the existing conditions in 2009. Members of the Eugene Chamber of Commerce conducted an additional walk-through and provided a high level cost estimate (Attachment D) for restoring the facility to a level that would support minor league baseball. The Eugene Chamber shares a long history with the stadium as they were the original private fundraiser for the initial construction of the stadium in 1938.

The 2009 report identifies the long-term capital costs needed for the stadium and field. The long-term investment was projected at approximately \$10 million. While this is the most recent information available from 4J on potential costs, their 2010 findings of fact noted that “there does appear to be a more recent acceleration of decline as the stadium edges closer to the end of its useful life (as defined by cost to replace versus cost to repair and the resulting projected lifespan for each).” It is likely that the additional three years of exposure have resulted in more decline and potentially higher costs for restoring or renovating the structure and/or field.

There are additional items to be noted on the site beyond the grandstand and field. In the 4J RFP documents they call attention to a few items that are either part of the “as is” condition of sale or something to be resolved through the process. The most significant of those appears to be related to access and properties to the west of the site. The RFP states that “for decades, a number of properties to the west have taken access across the stadium parcel along the Oak Street alignment, projected south from the intersection with 20th Avenue. There is no record of any grant of any access easement, and School District (SD)4J is without knowledge or information sufficient to form a belief as to whether at any time any neighboring owner had permission from the school district, either expressed or implied.”

RFP PROCESS

4J issued a new request for proposals (RFP) on October 4, 2013, with a deadline for responses set for December 3, 2013, at 2:00 p.m. The full RFP is included as Attachment E. For the purposes of the initial City Council discussion, a few of the highlights include:

- The Proposer may submit a proposal for acquiring the North Lots only, the Stadium Parcel only, or the Combined Properties.
- The Proposer may submit a proposal for ground lease, or trade of properties, as an alternative to outright purchase. Board reserves the right to give preference to proposals for acquisition of the Combined Properties and to proposals for outright purchase or ground lease, as opposed to trade of property.
- A non-mandatory property site inspection is scheduled for Tuesday, October 15, at 10:00 a.m. Proposers are encouraged to inspect the property.
- Proposals will be scored on a 100 point scale. Categories include revenue (50), additional benefits to 4J (20), community benefit of proposed use (20) and preservation of grandstands for continued use (10). The RFP also requests a description of the proposal and a proposer’s qualifications and

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experience, but does not allocate points to those areas.

The process suggests that the screening committee will narrow the RFP's to a group of no more than three considered the "competitive range" that will be forwarded for further evaluation by the superintendent and board. In the RFP, the primary goal of School District 4J "is to dispose of the Property for the highest possible revenue. To the extent that it does not materially and adversely affect the primary goal, SD 4J also has the following secondary goals:

To the extent not inconsistent with SD 4J's primary goal, SD 4J would like to transfer the property to a Proposer that submits a proposal that provides other (non-monetary) benefit to SD 4J, provides community benefit, is compatible with the surrounding neighborhood and proximity to South Eugene High School, and that potentially preserves the Civic Stadium grandstands for continued use by the Proposer."

ACQUISITION OPTIONS

As stated in the RFP, 4J will consider offers for purchase, trade or lease of some or all of the properties.

Purchase – In 2010, offers of \$3.5 million to \$4.75 were made for the purchase of the entire site. If the council wanted to acquire the entire site, both an amount and funding source would need to be determined.

Park Bond Funds - In previous communications, one source of funding that was discussed for consideration was the Parks and Open Space Bond funds. The 2006 parks bond measure authorized up to approximately \$27.5 million in bonds. Of that amount, staff estimates that approximately \$4 to \$5 million has not been spent or planned for in negotiations for a future purchase (Attachment F). The city attorney has advised that the bond funds could legally be used to purchase Civic Stadium, but only if the property is then used as a public park.

There are several issues the council may want to consider in deciding whether to direct the City Manager to submit to 4J an offer to purchase Civic Stadium using the parks bond funds.

- First, would the use of the bond funds be consistent with the voter's intent in approving the bond measure? Attachment G is a copy of the resolution the council passed referring that bond measure to the voters, the ballot title for that measure, and the neutral information the City provided to the voters before the election.
- Second, use of the park bond funds for this purpose could preclude alternative uses and community and council priorities as outlined in Attachment F.
- And third, although the bond funds could lawfully be used to **purchase** the property, those funds could not be used to either renovate Civic or to pay for the potential on-going "mothball" or maintenance costs.

Existing City Funds – The City Council could also choose to utilize existing General Fund reserves for the purchase of the property. Possible sources would include the reserve for revenue shortfall (\$4.9 million) or the facility reserve (\$7.9 million). The facility reserve is currently dedicated for the replacement of City Hall and the reserve for revenue shortfall is at 3.8 percent, well below the target level of 8 percent of expenditures.

New Funds – Another option the council could consider is asking the voters, through a new bond, to fund the purchase and/or renovation of the property and grandstand. At the earliest, this option could be placed on the May 2014 ballot. If the council chooses to pursue this option, a strategy would need to be identified to respond to the RFP requirements by the December deadline.

Lease - Park bond funds cannot be used to lease property. State law limits what general obligation bonds can pay for, and leasing property is not one of the authorized uses. Therefore, if the council chose this option, general fund dollars would need to be allocated for this purpose. To be competitive (in the RFP process), any offer would need to be for a long-term lease, thereby requiring a long-term commitment of general fund dollars. In 2010, the lease payments offered by the three respondents ranged from \$70,000 to \$330,000 annually with the \$70,000 offer increasing to \$300,000 in year three.

Trade - In order for a land trade to work, the City would need to own a parcel of land that would be beneficial to 4J for future school use or possible sale. The City does not have any surplus property that would meet the needs of 4J, so we would need to identify existing park and open space land that could be considered. This could be challenging, if not impossible, to identify prior to the RFP deadline of December 3. For example, Striker Field was mentioned as a possibility since that parkland is adjacent to undeveloped property that 4J currently owns. The council recently considered whether Striker Field should be slated to be a neighborhood park and may want to consider neighborhood involvement before proposing a possible trade with 4J. Staff has had initial conversations with 4J regarding Striker Field and do not believe this property would be a priority for the district.

FINANCIAL CONSIDERATIONS

For each of the acquisition options, the preliminary financial issues to consider include:

- 1) Acquisition costs - In 2010, the purchase offers for the site ranged from approximately \$3.5 to \$4.75 million.
- 2) Renovation costs - In 2009, the Chamber's trade member analysis projected a needed capital investment of \$10 million to restore the stadium to minor league baseball standards. Given the additional four years of decline, staff considers this to be a conservative estimate.
- 3) Holding costs - Staff has not yet conducted a walk-through or inspection of the site to determine the minimum ongoing maintenance costs associated with owning the 10-acre site.
- 4) Cost recovery - Currently, staff knows of two potential proposals (Attachments H and I) that anticipate saving the stadium. While both of those anticipate fundraising and revenue to operate the facility, it is unlikely that either would be able to reimburse the up to approximately \$15 million that would be needed to purchase and/or restore the stadium to an operational capacity.

COUNCIL OPTIONS

- 1) Direct City Manager to bring back additional details and possible deal points for one or more of the acquisition options identified above.
- 2) Take no further action.

ATTACHMENTS

- A. 2010 RFP Proposal Comparison
- B. Aerial Photo and Taxlots
- C. 2009 Building Inspection Report
- D. 2009 Civic Stadium Needs Projection
- E. 2013 Request For Proposals
- F. Parks and Open Space Staff Memo
- G. 2006 Parks Bond Information
- H. Friends of Civic Stadium Proposal
- I. United Stadium Group Proposal

FOR MORE INFORMATION

Staff Contact: Sarah Medary
Telephone: 541-682-6877
Staff E-Mail: sarah.j.medary@ci.eugene.or.us

CIVIC STADIUM NEEDS PROJECTION

Preliminary Estimate

October 2009

The following Needs Projection Estimate was compiled by construction trade members of the Eugene Chamber of Commerce. Working with 4J staff, the team developed the scope of work assumptions for upgrading Civic Stadium.

The estimate assumptions below include architectural, structural, plumbing and electrical upgrades to restore the stadium, playing field, and adjacent grounds to meet current building code compliance and minor league baseball requirements.

Any redevelopment/preservation approach to Civic Stadium will vary in scope and overall costs. The attached estimate represents the magnitude of a comprehensive needs projection using square footage and volume projections, but is not based on a refined scope or precise construction documents.

Assumptions

1. Demolition: The removal most existing plumbing and electrical that exists in the stadium and an allowance for possible asbestos not included in the roofing.
2. Field Improvements: Replace existing outfield infield fences with no provision for replacing advertising. Level the field and provide drainage for a playfield similar to the practice fields at the U of O Autzen Stadium. This will require a concrete wall along the outfield fence. Two banks of field lights will be relocated so they are not on the stadium roof. The infield and the warning track will be brought up to league standards.
3. Parking Lot Modifications: Replace existing parking lot to meet City standards.
4. Stadium Structural Repairs: Repair the stadium structure as recommended by the Building Inspection report and other consultants. Provide for code changes such as wind, seismic and snow loading.
5. Box Seating: Remove and replace box seating. (approximately 1000 seats) No allowance for salvage.
6. Picnic Areas: Repair foundations, floors and handrails as necessary.
7. Dugouts: Remove and replace dugout walls and roofs. Provide for drainage in dugouts.
8. Roofing: Remove and replace all roofing on the stadium roof. Provide for proper disposal of asbestos roofing materials. Provide new roof sheeting for improved strengthening of roof and three tap composite shingles.

9. Painting: Paint stadium and other structures similar to the existing system.
10. Concession: Provide a new kitchen for food and beverage storage and food preparation. Provide three new concession stands for distribution.
11. Restrooms: Provide three new restrooms that meet code. (capacity of 6,800)
12. Locker and Shower Rooms: Provide new locker and shower rooms that meet code and league standards and include office, laundry, equipment, training and area for umpires.
13. Administrative Offices: Upgrade to meet code and fire life safety, ADA and new roofing.
14. ADA Improvements: Insure that facility responds to ADA requirements. The addition of an elevator for access to the press box and announcer's booth may be required. The elevator is included in the budget.
15. Space Conversions: Replace existing opening with door and hardware consistent with the existing structure and convert areas for storage and other uses. (There are spaces that need to have bracing replaced where it has been removed for convenience, locker rooms and kitchen.)
16. Historic Preservation: An allowance for cost associated with possible historic preservation requirements. (approximately 2%)
17. Plumbing: Includes a new water service to the site and the EWEB SDC's and the rerouting of rain drains so that storm water does not go under the stadium.
18. Fire Protection: A new fire sprinkler system (dry system) in the stadium with fire extinguishers.
19. Electrical: Egress lighting in the stadium for emergencies, upgrade low voltage systems in the stadium (communications, intercom, internet and broadcasting). A new electrical service including EWEB SDC's

Civic Stadium						
Eugene, Oregon						
REMODEL AND RESTORE TO MINOR LEAGUE AND BUILDING CODES						
Oct-09						
		Qty	Unit	Unit \$	Total	Division Total
1	Demolition					\$82,000
	Plumbing	1	LS	\$12,000.00	\$12,000	
	Electrical	1	LS	\$20,000.00	\$20,000	
	Asbestos Removal Allowance (other than roofing)	1	LS	\$50,000.00	\$50,000	
2	Field Improvements					\$768,960
	Replace Outfield Fence	700	LF	\$25.00	\$17,500	
	Replace Infield Fence	460	LF	\$16.00	\$7,360	
	Level Field (percolation field)	1	LS	\$130,000.00	\$130,000	
	Retainng Wall at Fence	700	LF	\$125.00	\$87,500	
	New Drainage System	1	LS	\$150,000.00	\$150,000	
	Warning Track	9,000	SF	\$2.00	\$18,000	
	Irrigation @ Turf	126,000	SF	\$0.80	\$100,800	
	Outfield Turf	120,000	SF	\$0.75	\$90,000	
	Infield	16,400	SF	\$2.00	\$32,800	
	Field Lighting Upgrades (Replace Roof Lights)	1	LS	\$120,000.00	\$120,000	
	Relamp Field Lights	1	LS	\$15,000.00	\$15,000	
3	Parking Lot Repairs					\$1,065,800
	New Asphalt Paving	92,000	SF	\$5.50	\$506,000	
	Over excavation	1	LS	\$30,000.00	\$30,000	
	Striping	390	SP	\$20.00	\$7,800	
	Stormwater Filtration	1	LS	\$150,000.00	\$150,000	
	Landscape & Irrigation	24,000	SF	\$5.50	\$132,000	
	Parking Lot Lighting	1	LS	\$240,000.00	\$240,000	
4	Structural Stadium Repairs					\$354,235
	Dryrot Related Repair Allowance	1	LS	\$50,000.00	\$50,000	
	Demolition	1	LS	\$35,000.00	\$35,000	
	Replacement of Cross Bracing	1	LS	\$22,000.00	\$22,000	
	Seismic/Wind Load Mod.Allowance (code compliance	1	LS	\$75,000.00	\$75,000	
	1" Roof Underlayment Replacement (33%)	8,400	SF	\$2.50	\$21,000	
	Reinforce Sheer in Stadiim Walls	25,400	SF	\$2.25	\$57,150	
	2"Deck Replacement @ Seating Area	9,200	SF	\$2.25	\$20,700	
	1" Raiser Replacement	3,700	SF	\$2.00	\$7,400	
	2" Seat Replacement	2,940	SF	\$2.75	\$8,085	
	2" Walkway Replacement	1,800	SF	\$3.00	\$5,400	
	Exterior Siding as Necessary (20%)	6,000	SF	\$3.75	\$22,500	
	Accessibility Allowance	1	LS	\$30,000.00	\$30,000	
5	Box Seating					\$419,000
	Foundations	30	CY	\$350.00	\$10,500	
	Demolition	1	LS	\$6,500.00	\$6,500	
	Structure	7,000	SF	\$36.00	\$252,000	
	Seating	1,000	EA	\$150.00	\$150,000	
6	Picnic Areas					\$27,275
	Foundations Repair Allowance	1	LS	\$9,500.00	\$9,500	
	South Deck Repair	4,800	SF	\$2.25	\$10,800	
	East Deck Repairs	3,100	SF	\$2.25	\$6,975	
7	Dugouts					\$33,000
	Dougout Walls & Roof	2	LS	\$8,500.00	\$17,000	
	Dougout Drainage	2	LS	\$8,000.00	\$16,000	

Item B.

8 Roofing						\$433,140
	Roofing Removal	25,200	SF	\$1.75	\$44,100	
	Asbestos Removal	1	LS	\$225,000.00	\$225,000	
	New Roof Sheeting (seismic work)	25,200	SF	\$2.45	\$61,740	
	New Roofing (30 yr.)	25,200	SF	\$2.75	\$69,300	
	New Gutters & Downspouts	2,200	LF	\$15.00	\$33,000	
9 Painting						\$90,720
	Stadium Exterior	32,200	SF	\$0.80	\$25,760	
	Stadium Interior	19,600	SF	\$0.80	\$15,680	
	Stadium Seating	31,100	SF	\$0.80	\$24,880	
	Picnic Areas	8,500	SF	\$0.80	\$6,800	
	Concessions/Restrooms/Locker Rooms	22,000	SF	\$0.80	\$17,600	
10 Concessions						\$739,468
	Kitchen					
	Structure	1,250	SF	\$75.00	\$93,750	
	Coolers	1	LS	\$44,000.00	\$44,000	
	Freezers	1	LS	\$12,400.00	\$12,400	
	Refrigerators	1	LS	\$8,500.00	\$8,500	
	Food Service	1	LS	\$99,500.00	\$99,500	
	Finishes	1	LS	\$2,500.00	\$2,500	
	Plumbing	1	LS	\$98,000.00	\$98,000	
	Fire Sprinkler	1,250	SF	\$3.50	\$4,375	
	Electrical	1,250	SF	\$20.00	\$25,000	
	HVAC	1	LS	\$20,000.00	\$20,000	
	Concession Stands					
	Structure	900	SF	\$145.00	\$130,500	
	Food Service	3	LS	\$26,681.00	\$80,043	
	Finishes	3	LS	\$750.00	\$2,250	
	Plumbing	3	LS	\$34,000.00	\$102,000	
	Fire Sprinkler	900	SF	\$3.50	\$3,150	
	Electrical	900	SF	\$10.00	\$9,000	
	HVAC	3	LS	\$1,500.00	\$4,500	
11 Restrooms						\$394,500
	Structures	1,800	SF	\$121.00	\$217,800	
	Finishes	3	LS	\$12,000.00	\$36,000	
	Plumbing	3	LS	\$34,000.00	\$102,000	
	Fire Sprinkler	1,800	SF	\$3.50	\$6,300	
	Electrical	1,800	SF	\$10.00	\$18,000	
	HVAC	3	LS	\$4,800.00	\$14,400	
12 Locker Rooms						\$683,500
	Structure (incl. shower rm., laundry rm., office, equip. rm., training rm., rest rm., umpire rm.,	5,000	SF	\$93.00	\$465,000	
	Finishes (no lockers or furnishings)	2	LS	\$4,500.00	\$9,000	
	Plumbing	2	LS	\$46,000.00	\$92,000	
	Fire Sprinkler	5,000	SF	\$3.50	\$17,500	
	Electrical	5,000	SF	\$8.00	\$40,000	
	HVAC	2	LS	\$30,000.00	\$60,000	
13 Admin Office						\$169,600
	Up Grade Allowance					
	(Repaint, floor covering, roofing, & misc repairs	2,200	SF	\$43.00	\$94,600	
	Elevator	1	LS	\$75,000.00	\$75,000	
14 ADA Improvements						\$150,000
	ADA Improvement Allowance	1	LS	\$150,000.00	\$150,000	
	(elevator, ramps, railings)					

15 Space Conversions					\$40,000
	Allowance (Locker Rooms, Storage & Food Service)	1	LS	\$15,000.00	\$15,000
	Upgrade Doors and Frames	1	LS	\$25,000.00	\$25,000
16 Historic Preservation					\$200,000
	Compliance with Historic Status Allowance	1	LS	\$200,000.00	\$200,000
17 Plumbing					\$68,000
	New water service	1	LS	\$18,000.00	\$18,000
	EWEB Connection & SDC	1	LS	\$35,000.00	\$35,000
	Re Route Rain Drains	1	LS	\$15,000.00	\$15,000
18 Fire Protection					\$377,500
	Sprinklers for Stadium	1	LS	\$325,000.00	\$325,000
	Fire Extinguishers	1	LS	\$2,500.00	\$2,500
	Fire Alarm System	1	LS	\$50,000.00	\$50,000
19 Electrical					\$310,000
	Egress Lighting	1	LS	\$100,000.00	\$100,000
	Low Voltage Up Grade	1	LS	\$50,000.00	\$50,000
	New Electrical Service.	1	LS	\$80,000.00	\$80,000
	EWEB Connection & SDC	1	LS	\$80,000.00	\$80,000
				Sub-Total:	\$6,406,698
DN RECAPS:					
1	Demo				\$82,000
2	Field Improvments				\$768,960
3	Parking Lot Repairs				\$1,065,800
4	Stadium Repairs				\$354,235
5	Box Seating				\$419,000
6	Picnic Areas/ Dugouts				\$27,275
7	Dugouts				\$33,000
8	Roofing				\$433,140
9	Painting				\$90,720
10	Concession				\$739,468
11	Restrooms				\$394,500
12	Locker Rooms				\$683,500
13	Admin Upgrades Allowance				\$169,600
14	ADA Improvements				\$150,000
15	Space Conversions				\$40,000
16	Historic Preservation				\$200,000
17	Plumbing				\$68,000
18	Fire Protection				\$377,500
19	Electrical				\$310,000
	Sub-Total Construction Trades				\$6,406,698
17. General Requirements					
	General Conditions (5%)				\$320,335
	Building Permit				\$150,000
	System Development Charges				\$30,000
	Architectural / Structural Design Fee-15%				\$961,005
					\$7,868,038
	Contractor Fee - 10%				\$786,804
				Sub Total:	\$8,654,841
	Contingency - 18%				\$1,557,871
	TOTAL FOR CONSTRUCTION				\$10,212,713

