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San Juan County Fairground Master Plan

San Juan Island, Washington

2012 Master Plan

28 February 2012

Rev Shannon, Manager
San Juan County Fairgrounds

Dona Wuthnow, Director
San Juan County Parks & Recreation Department

Josephine Bangs, Chair
San Juan County Fair Board

**The San Juan County 2011 Fairgrounds Master Plan Update
Phase 2 and 3 -- by Prentiss Architects, Inc.**

The information provided in this report is the conclusion of the Master Plan Study completed between June 2011 and February 2012. Phase 1 of this study, completed in July 2011, summarizes the initial objectives of the plan update. That report includes the Site Function Analysis and the results of the Public Outreach conducted between June 1 and July 31, 2011. Additional community input was sought at the commencement of Phase 2 via four days of community input by means of a booth and comment cards at the 2011 San Juan County Fair.

Upon completion of the information gathering and public outreach it became obvious that what is needed is a practical plan that will facilitate improving the overall appeal and use of the Fairgrounds on a year-round basis. Due to a very tight economic climate no grand schemes of redesign were considered, but rather approaches that will enable the Fairgrounds to be more functionally useful, more aesthetically appealing, and will bring in more revenue to cover the Fairgrounds' own expenses.

While ideally all the suggestions in the attached Site Plan and Master List of Improvements could be carried out at once, it is understood that financing will have to be obtained to actualize the proposed improvements, thus these improvements will be accomplished over a several year process. Therefore we have provided a priority listing of which elements should be accomplished first, second and so on. We have also ascribed loose ballpark cost estimates to help in the prioritizing. These cost estimates should not be considered accurate cost projections. Before taking on any of the listed projects the specific project should be examined for more precise cost evaluations.

We have enjoyed helping the community with this project. Our belief in the community and the importance of improving the aesthetics and function of the Fairgrounds is what motivated us to donate 30% of our time (\$10,000 in value) on the project to the community. We hope the Fair Board, the Fair Manager and the County Council will take serious steps to implement the improvements outlined in these documents.



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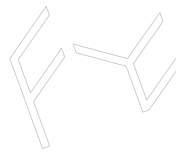
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Sincerely,
Prentiss Architects

A handwritten signature in black ink, appearing to read 'Geoffrey Prentiss'. The signature is fluid and cursive, with a prominent initial 'G' and a long, sweeping tail.

Geoffrey Prentiss

master list of improvements



Area	Reference*	Type of Improvement	Task (Breakdown)	Priority (1 to 5)	Estimated Cost	Notes
General Grounds	Throughout	Functional	Remove excess gravel areas as indicated on site plan, prep and seed	2	\$2,000	
			Install ADA compliant gravel pathways as indicated on site plan	3	\$3,000	
			Remove existing vendor power poles at entry; re-install at south end of main building	1	\$2,500	
Auxiliary Ticket Booths	Throughout	Cosmetic	Repaint exterior	1	\$300	Paint Color: Benjamin Moore Dune White 968
Argyle Main Entry	1	Functional	Re-align gravel entry road	1	\$1,500	
		Cosmetic	Ticket booth: Paint the gable end siding and all that is currently red	1	\$500	Paint Color: Benjamin Moore Dune White
		Landscape	Bring in soil and mound south side of entry gravel	2	\$300	
			Plant with salal, Oregon grape and vine maple	2	\$500	
			Plant salal, Oregon grape under fir trees behind tile wall	2	\$300	Preserve recently added plantings
			Corner area north of entry fence - add soil, plant with salal, vine maple	3	\$300	
			Trim down rockrose to even it out, gravel area where signs are hung	3	\$300	
Main Building	2, 2a, 2b	Functional	Clean and repair gutters	1	\$800	
			Enclose northwest corner for storage and green room for stage	2	\$20,000	
			Renovate west side for beer garden	1	\$500	
			Build catering kitchen and storage area on east side	4	\$150,000	
			Design & permitting for new South main entry, windows, acoustical panels and interior paneling	1	\$5,000	
			Construct new main entry at South	2	\$10,000	
			Replace translucent clerestory panels with transparent white framed windows	2	\$25,000	Remove west-facing exhaust fans when installing windows
			Add acoustical panels to ceiling	1	\$9,000	
			Panel interior walls to 8 feet; drywall, tape and paint above	2	\$40,000	
			Add large grid of windows above new south entry doors for solar gain, natural light	1	\$25,000	
		Cosmetic	Sandblast exterior unpainted steel beams and posts; paint	1	\$8,000	Paint Color: Benjamin Moore Rocky Coast 1595
			Paint exterior egress doors	2	\$1,000	Paint Color: Benjamin Moore Dune White 968
			Remove screening lattice	1	\$200	
		Sustainable Systems	Install two 2500 gallon tanks for water capture from the roof	3	\$4,000	
			Add graywater management system	3	TBD	
			Install solar panels on south-facing roof	4	TBD	

Area	Reference*	Type of Improvement	Task	(Breakdown)	Priority (1 to 5)	Estimated Cost	Notes
Marie Boe Building	3, 3a	Functional	Add commercial kitchen to north	Design/permitting	1	\$5,000	
				Construction	3	\$125,000	
			Reposition parking	2	\$1,500		
Food Court	4	Functional	Remove fence between Marie Boe and food court		2	\$500	
			Reposition utility services		1	\$2,500	
			Remove concrete slab		2	\$2,000	
			Re-pour two new slabs for two tent covered picnic areas		3	\$8,000	Alternate: gravel
			Re-grade for level area, coat with 4" of 3/4"-minus crushed gravel		2	\$2,500	
			Level ground around Juniper trees & reseed		4	\$1,200	
Gazebo	N/A	Cosmetic	Repaint exterior		1	\$600	Paint Color: Benjamin Moore Dune White 968
Entertainment Area	5, 14	Functional	Build new Bar-B-Que area	Remove current bar-b-que shed completely	1	\$1,200	
				Install water stand pipe	1	--	Cost dependant on distance
				Run Electricity	1	--	Cost dependant on distance
				Pour new 10x24 concrete pad	5	\$5,000	Alternate: compacted gravel
				Build gable-roof structure with white wood posts and blue metal roofing	1	\$15,000	Ditto
			Performance Location	Design/permitting	1	\$3,000	
				Close off gate; grade area for stage, bleachers	1	\$1,200	
				Bring in power	1	--	Cost dependant on distance
				Additional set of bleachers	1	\$1,500	
				Repaint existing stage structure	2	\$1,000	
		Use existing demountable bleachers	1	--			
		Move Boy Scout structure, regrade & reseed		3	\$10,000		
		Landscape	Plant thick row of 6-8 foot pine trees along western fence line		2	\$5,000	
			Remove excess gravel areas as indicated on site plan, restore to grasses other than for 6-foot wide gravel ADA walkway		1	\$2,500	
			Create wet garden to absorb drainage and runoff		2	\$500	
			Regrade lawn to eliminate current wet zone and to be level for picnic tables		2	\$1,000	
			Install/move gates for parking		4	\$4,000	
Regrade to remove existing road and to create parking			4	\$1,200			

Area	Reference*	Type of Improvement	Task (Breakdown)	Priority (1 to 5)	Estimated Cost	Notes	
Rambler's Shack	6	Functional	Remove completely; function goes to Marie Boe Commercial Kitchen	3	TBD		
American Legion Burger Shack	7	No Change at Present					
Old Restrooms	8	Cosmetic	Paint doors	4	\$100	Paint Color: Benjamin Moore Dune White 968	
			Remove invasive ivy	4	\$100		
Gray Top	9	Functional	Remove Existing structure	3	\$5,000		
			New Storage Shed	Design/permitting	2	\$1,200	
				Construction	3	\$40,000	
		Landscape	Landscape screen	4	\$2,000		
Storage Sheds / Archive	10, 11	Cosmetic	Repaint exterior	5	\$500	Paint Color: Benjamin Moore Dune White 968	
Log Cabin	12	No Change at Present					
Boy Scouts Building	13	Functional	Move to camping area in rear 4 acres; pour foundation and install	3	\$25,000		
			Utilities	3	\$5,000		
		Landscape	Regrade and seed around new location	3	\$500		
Skateboard Park	17	Cosmetic	Rebuild East & South fence	Design Fence	2	\$250	
			Rebuild and paint fence to be consistent in design with other fences on the grounds.	2	\$800	Paint Color: Benjamin Moore Dune White 968	
		Landscape	Plant salal on west-facing slope between fence and skateboard area (prep area, bring in topsoil, plant and mulch)	3	\$800		
			Prep and plant rockrose in front of skatepark fence	2	\$1,000		
Children's Playground	18	Functional	Move Porta Potty to corner of playground and skate park	5	\$200		
		Cosmetic	Build board-and-batten screening around Porta Potty	5	\$500	Maintain access for service	
RV Area	19	Functional	Remove existing picnic shed	3	\$500		
		Landscape	Plant additional Leyland cypress in gaps on fence line	1	\$800	Bring in some topsoil	
			Plant row of Lombardy poplars inside of cypress as wind screen	2	\$2,500		
Tractor Shed	23	Functional	Repurpose as new Horticulture Building	1	\$500		
		Cosmetic	New Roof	2	\$5,000	Roof color: Blue	
			Repaint exterior	1	\$1,000	Paint Color: Benjamin Moore Dune White 968	

Area	Reference*	Type of Improvement	Task (Breakdown)	Priority (1 to 5)	Estimated Cost	Notes	
Weaving / Wool Building	24	Cosmetic	Repaint exterior	1	\$1,000	Paint Color: Benjamin Moore Dune White 968	
			New Roof	2	\$5,000	Roof color: Blue	
Jim Crook Building	25	Functional	Add windows for natural daylight	2	\$4,000		
			Renovate interior	Insulate	3	\$2,000	
				Drywall	4	\$5,000	
				Paint	4	\$1,000	
		Add heat source		3	\$1,200		
Cosmetic	New Roof	3	\$4,000	Roof color: Blue			
Horse Barn	26	Functional	Remove deteriorated south section for connection to east 4 acres	2	\$4,000		
			New galvanized roof	2	\$10,000		
		Cosmetic	Remove excess concrete pad on west side	5	\$500	Touch up/maintain paint to match existing	
Arena	27, 27a, 27b	Functional	Remove staging corral at southeast end	1	\$500		
			Expand arena 16' to southeast	1	\$1,000		
			Build new 10x20 announcer stand with storage below	Design/permitting	1	\$2,000	
				Construction	2	\$28,000	Paint Color: Benjamin Moore Dune White 968; Roof color: Blue
			Construct roof structure over existing bleachers	3	\$10,000	Option: reduce size of bleachers	
			Gravel under bleachers	2	\$1,200		
Sheep / Goats	29	Functional	Adjust as needed to allow for storage of items currently in Jim Crook Building	2	\$500		
Cattle Barn	30	No Change at Present					
4-H Arena	31	Functional	Install gravel base under bleachers	3	\$1,200		
Maintenance Area	32	Functional	Install recycle area in southeast corner	2	\$2,000		
			Better define service yard	2	\$500		
		Cosmetic	Create screen for trash dumpster	3	\$500		
			Paint metal building	3	\$1,000	Paint Color: Benjamin Moore Dune White 968	
Administration Building	33	Functional	Remove existing trailer	3	\$2,500		
			Build new structure	Design/permitting	2	\$8,000	
				Construction	3	\$200,000	

Area	Reference*	Type of Improvement	Task (Breakdown)	Priority (1 to 5)	Estimated Cost	Notes	
South Gate	34	Functional	Relocate to current administration trailer site for straight access road for large rigs	3	\$5,000		
New Indoor Horse Arena	37	Functional	Build new structure	Design/permitting	4	\$15,000	
				Construction	5	\$200,000	

* refer to attached Site Plan for reference number

