



Image credit: Adams County

APPENDIX

- Appendix A: Recommendations Summary
- Appendix B: Assessment of Existing Facilities
- Appendix C: Previous Plan Concepts
- Appendix D: Concept Development
- Appendix E: Civil Utility Documents
- Appendix F: Cost Estimate
- Appendix G: Benchmark Study Worksheets
- Appendix H: Public Polling Results

APPENDIX A

RECOMMENDATIONS SUMMARY

REGIONAL PARK SOUTH

<i>Nature Center</i>	<i>Phase</i>	<i>Date Scheduled</i>	<i>Date Complete</i>
Establish a Nature Center that will also function as a site Welcome Center.			
Provide rotating displays and interpretive information on the region's ecological systems and more.			
Provide a space for a small outdoor classroom or amphitheater.			
Provide a restroom and pavilion combination facility.			
<i>Lake 3 Water Recreation Access (subject to favorable water quality)</i>			
Introduce non-motorized boating recreation to Lake 3 and include an access ramp and docking areas.			
Incorporate public access and pier facilities if water quality allows.			
Coordinate with Colorado Parks and Wildlife to establish aquatic habitats prior to completion of Lake 3.			
Introduce fishing to Lake 3 and provide accessible fishing docks, annual stocking and signage.			
<i>Bike Course</i>			
Introduce a BMX bike course or pump track for skill development.			
<i>Adventure Playground</i>			
Integrate a nature play area into the park.			
<i>Partnerships</i>			
Foster regional collaboration and partnerships with non-profit and for-profit entities.			
Partner with the schools to offer STEAM and other educational programming.			
<i>Agricultural Programming</i>			
Tell the story of the site's agrarian past through agricultural demonstration fields.			

REGIONAL PARK NORTH

<i>Shelters and Pavilions</i>	<i>Phase</i>	<i>Date Scheduled</i>	<i>Date Complete</i>
Add one (1) large pavilion near the existing playground area. The pavilion should be located in proximity to parking, power connections and restrooms.			
Designate one large pavilion at the peninsula for Mann-Nyholt Lake. This pavilion should be designed and used for celebratory events, like weddings. The pavilion should be located in proximity to parking, areas for loading, power connections and restrooms.			
<i>Amphitheater</i>			
Increase the seating capacity at the amphitheater to between 2,000 and 3,000 people.			
Introduce an outdoor stage with limited permanent structure and required supporting infrastructure (water, lighting, internet, electric) that could be used for special events, festivals, and community uses as well as to augment fair activities.			
Include human comfort elements at the amphitheater such as shade, nearby restrooms, drinking water, etc.			
Rotate the orientation of the amphitheater to north-south to accommodate greater seating efficiency.			
<i>Maintenance Facility</i>			
Expand the maintenance facility to provide more functional space and storage.			
Seal the existing building for water penetrations and weather insulation.			
Add designated office work stations.			
Integrate energy efficiencies into the building system.			
<i>Agricultural Heritage</i>			
Incorporate a demonstration garden north of 136th Avenue.			
Integrate the historic museum into the site by creating a secondary front onto the park. Coordinate with the Brantner Gulch Project to protect from flooding.			
Rotate displays of agricultural implements and historic artifacts that interpret the local history throughout the park.			
Protect water sources including wells and ditch rights.			
Celebrate agricultural heritage with a Cultural Trail loop.			
<i>Recreation Facilities</i>			
Replace the playground.			
Incorporate a ropes course to support opportunities for corporate events and retreats, along with the recreation appeal of visitors.			
Connect park visitors to Mann-Nyholt Lake better through artful crossing structures and/or platforms that also would be desirable for hosting celebratory events such as weddings.			
Introduce shade to the volleyball courts area with a tree planting strategy or a shade structure.			

FAIRGROUNDS AREA VISION

<i>Grandstands</i>	<i>Phase</i>	<i>Date Scheduled</i>	<i>Date Complete</i>
Construct new 3,000-seat Grandstands and concession area.			
Include a structure housing restrooms, ticketing and concessions.			
Incorporate a rental space that can serve the Grandstands, or, that is accessible from the park side for private event rentals.			
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<i>Stalling</i>			
Remove existing stalling buildings and construct a new stalling facility.			
Consider the use of portable stalls to adjust the sizes as needed.			
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<i>Multi-Purpose Facility</i>			
Add a multi-purpose facility (52,000 SF) to meet the needs and demands of site users and should include a climate-controlled arena that is flexible for use by multiple events.			
Attach a covered arena to the multi-purpose facility for expansion of warm-up arena facilities and shared structural and support efficiencies.			
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<i>Arenas</i>			
Add two outdoor arenas in proximity to stalling and the multi-purpose facility.			
Add lighting to new arenas to extend the use of the facilities.			
Add one covered arena (29,000 SF) in proximity to the multi-purpose facility.			
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<i>Expo Building</i>			
Add an Expo Building (50,000 SF) of divisible flexible space.			
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<i>Administration Building</i>			
Expand the Administration Building to accommodate additional meeting and conference room space.			
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<i>AI Lesser Building</i>			
Increase electrical access and supply by adding an overhead power grid for drop-downs for exhibit uses.			
Add fire sprinklers to improve overall flexibility and life safety of the building.			
Add an automatic overhead door and opener.			
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<i>Exhibit Hall</i>			
Relocate the attached shower/restroom facility to a more functional and less public location.			
Increase electrical access and supply by adding an overhead power grid for drop-downs for exhibit uses.			
Update finishes.			

<i>Waymire Dome</i>	<i>Phase</i>	<i>Date Scheduled</i>	<i>Date Completed</i>
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Replace the roof.

Assess potential to mitigate noisy mechanical equipment in rental spaces.

Former Red Cross Building

Reconfigure interior to serve one main purpose – either public meeting spaces or facility offices.

Livestock Barns

Replace the livestock barns with flexible stalling per current industry practices and standards for ventilation, proximity of adjacent animals, surfacing, access, etc.

Pedestrian Spine and Gathering Spaces

Orientate new buildings along a pedestrian spine with gathering spaces to be used during special events.

Install electrical connections and water hook-ups along the Pedestrian Spine as infrastructure to support vendors and food trucks.

SITE DESIGN AND PLACE-MAKING

Visitor Health

Introduce healthy food and beverage options at the Park vending machines and concessions stations.

Partner with Tri-County Health for the County Fair as a strategy to promote healthy living to the fairgoers.

Implement a series of water stations to provide access to drinking water for visitors and dogs recreating throughout the park, especially along trails.

Introduce a Park wayfinding system with supplemental information about health such as distance to destination, minutes to walk to destination, and/or calories burned during walk to destination.

Promote the concepts of sun safety through signage and free product partnerships during events.

Develop a preferred list of event caterers that align with the agricultural heritage at the Park and Fairgrounds by offering farm-to-table menu selections.

Landscaping

Initiate an on-site tree nursery as part of the forest management strategy. A significant number of Ash trees exist on site and will need to be protected or replaced. A nursery can serve as a good resource for replacement plant material.

Incorporate vegetated buffers between conflicting uses, such as between the fairground and event core and the adjacent golf courses.

Support the I-76 Pollinator Highway by providing plant communities recommendations and explore partnership opportunities.

<i>Signage</i>	<i>Phase</i>	<i>Date Scheduled</i>	<i>Date Complete</i>
Create an educational signage system that provide information and displays regarding the historic and natural character at the Park.			
Replace or relocate the primary entrance sign located on Highway 85 to direct visitors to the new main park entrance at 120th Avenue.			
Mark the gateways into the park with iconic gateway features.			
Recruit a marketing and branding consultant to refine the brand, messaging and outreach strategy for the Park.			

Art

Encourage an “art in the park” program that brings art to park visitors of various quality and scale.

Lighting

Upgrade parking lot fixtures with greater footcandle spreads to limit number of poles, and higher energy efficiencies to reduce energy costs over time.

Incorporate pedestrian level lighting for added pedestrian safety in high trafficked areas.

Transition to LED lighting fixtures.

Balance the priorities for public safety and dark sky values with lighting solutions.

Emergency Management

Ensure a high level of modern technology available to aid in communications (WiFi, PA system, warning alarms).

Identify locations on site to shelter in place.

Regularly update and review a site emergency plan with staff and volunteers.

Separate animals to minimize the potential transfer of disease.

WATER RESOURCES

<i>Water Resources</i>	<i>Phase</i>	<i>Date Scheduled</i>	<i>Date Completed</i>
Incorporate bioretention facilities in parking lots in landscaped areas, medians, and roundabouts. (Refer to EPA's "Green Parking Lot Resource Guide" to understand the benefits of a sustainable approach as well as specific design and material considerations.)			
Introduce green infrastructure demonstration projects at the entrance to high-profile buildings, such as a visitor center. Facilities to consider include: rain gardens, pollinator gardens, permeable/porous pavements, and green roofs.			
Create multiple partnerships with elected officials, stormwater utility manager, water regulatory agency, or the department of conservation or natural resources as a means to implementing and maintaining green infrastructure projects. Other ideas for partnerships include CSU Extension, Audubon Society or local watershed groups.			
Explore the feasibility of a connected water trail utilizing the South Platte River, lakes and a small portage.			
Educate visitors of the natural processes of the site through interpretative signage or messaging.			
Work with local partners, such as Colorado Parks and Wildlife, to establish and maintain healthy fish habitat within the site.			
Establish a water buffer protocol around park water assets where artificial fertilizers and pesticides are restricted.			

CIRCULATION AND PARKING

Circulation and Parking

Establish a new vehicular ingress/egress point for emergency personnel and maintenance at the golf course.			
Create a roundabout on Henderson Road to slow traffic through the park.			
Accommodate parking through a series of reconfigured and new parking lots.			
Introduce a shuttle route for events, with a drop-off located centrally to the fairground facility area.			
Create a partnership with the new 27J high school (Riverdale Ridge) and middle school (Quist Middle School) to the north for shared parking during events.			
Impose a higher parking fee to encourage visitors to utilize the free shuttle satellite parking lots. On site parking fees should be increased incrementally through an experimental process to determine the right fee structure to discourage on site parking while not discouraging visitation. Promotional material and website information can be utilized to communicate to the general public of the free shuttle parking lots prior to patrons visiting the park during large events. Deploy event signage to provide adequate wayfinding on event days.			

RV Camping

Accommodate RV camping in parking lots with the provision of electrical and water hookups and fronting onto grass where possible.			
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TRAILS

<i>Trails</i>	<i>Phase</i>	<i>Date Scheduled</i>	<i>Date Complete</i>
Introduce trail entrances with trailhead amenities such as signage, shade and seating at Thornton, 120th, and 136th as access points to welcome pedestrians and cyclists to the Park.			
Introduce a trail entrance from the new 27J high school (Riverdale Ridge) and middle school Quist Middle School) to the north as an opportunity to bring additional youth to the park and provide access from a potential community satellite parking lot for Park visitors interested in a park-and-bike approach to events like the Fair.			
Implement portal trails with signage and design character that exposes the agricultural themes and history.			
Consider connections to future Adams County parcels, such as adjacent reclaimed gravel operations, Willow Bay, Riverdale Bluffs Open Space, and Ken Mitchell Open Space.			
Embark on a bikeshare pilot test at the Regional Park scale and understand community-scale bikeshare opportunities.			
Provide bicycle parking spaces at a rate of at least 5 percent of the vehicular parking spaces in close proximity to building entrances, trailheads, and park amenities.			
<i>Interior Park Trails</i>			
Introduce a series of heritage trails of various lengths as way to provide active living and educational opportunities.			
<i>Accessibility</i>			
Make all trails ADA accessible using acceptable surface materials and grading. Clearly sign routes and distances for park visitors.			

UTILITIES

<i>Utilities</i>	<i>Phase</i>	<i>Date Scheduled</i>	<i>Date Complete</i>
Relocate sanitary sewer line as needed within the facility core.			
Add a new sanitary main line to the proposed buildings at the north end of the site.			
Reroute domestic water lines to provide service to new structures as required, particularly to proposed buildings at the north end of the site.			
Reroute gas distribution line as required to provide service to new structures.			
Reroute electrical distribution as required to provide service to new structures.			
Reroute and construct new fiber optic main line as required to provide service to new structures.			

ACCREDITATIONS AND CERTIFICATIONS

Accreditations and Certifications

Pursue CAPRA accreditation.			
Initiate the process for arboretum status.			
Pursue one of the many certifications and accreditations from Audubon Society programs, such as the Audubon Cooperative Sanctuary Program for Golf.			
Consider ways that the Sustainable Sites rating system can be employed during the site-specific planning and design process for various rebuilding efforts.			
Pursue True Zero Waste Certification at the Fairgrounds area, the Cultural Facility area, as well as other areas with concentrated activity at the site.			
Participate in the National Wildlife Federation's Garden for Wildlife program.			
Submit existing and proposed pollinator gardens for the Million Pollinator Garden Challenge.			

APPENDIX B

ASSESSMENT OF EXISTING FACILITIES

The facilities at the Riverdale Regional Park were developed in the mid to late twentieth century. Although these buildings fulfill the wide array of needs associated with a variety of user groups the regional park hosts, they are in large part reflective of the limited resources often available to fairgrounds for capital development. Constructed of cost-effective building systems, the structures often feature pre-engineered steel structural systems with metal panel roofing and siding. Surfaces are typically durable, spartan and relatively low in maintenance. Likewise, mechanical systems provide a base level of services, primarily heating with large indoor unit heaters. Given this model of development, some of the facilities have remained serviceable over the years but are now showing the deterioration and limits that a span of nearly 50 years will bring.

One of the general concerns about these facilities includes the limitations of power. Although the main power grid was recently replaced, it is important to get better service to each building in addition to the drop down cables currently in place. The facilities have been altered in recent years by the removal of the indoor arena and the completion of extensive renovations to the Waymire Dome.

WARM UP PIT AT THE OUTDOOR GRANDSTANDS



Image credit: Sink-Combs

EXHIBIT HALL

The Exhibit Hall is a one-story structure with a footprint of roughly 25,000 square feet. The footprint is divided into one large (main) multi-purpose space and one smaller multi-purpose space, each with loading access through overhead sectional doors. Amenities include restrooms, limited storage, and one food preparation area. The regional park's main tele/data hub was relocated in 2008 from the Annex Building into a space at the northwest corner of the Exhibit Hall. The Annex was part of the Original Waymire Dome Building, which was demolished. The Exhibit Hall consists of a layout of 100 feet by 200 feet seating about 800 people or 150 table top booths arranged in 10 by 10 foot sections. Utilizing the north end of the Exhibit Hall, approximate 80 10x10 booths could be set up. The carrying capacity for the facility is 1,450.

A small addition on the west side of the building includes two restrooms with shower facilities that are predominantly meant to serve users from the outside.

Structural System:

The structure is a long span pre-engineered steel system with primary framing members spaced approximately 25 feet on center. The standing seam roofing system is supported by metal girts spanning between the primary framing members. The walls are framed in a similar manner.

Mechanical System:

The mechanical system is a combination of two systems. A conventional forced air system provides ventilation and evaporative cooling from roof-mounted units through a simple and reasonably noisy duct system. One of the mechanical units is in need of replacement. The evaporative cooling is moderately successful. Suspended gas-fired unit heaters provide heat.

Electrical System:

Lighting was updated in 2015. Power outlets are located around the perimeter of the floor at the rate of one duplex outlet per bay. Power is also available through a limited number of drop cords from ceiling outlets.

INTERIOR EXHIBIT HALL



Image credit: Sink-Combs

Exterior Enclosure:

The exterior finishes have been upgraded to include a stone base and external insulation and finish system (EFIS) surface. New timber entry canopies have also been added to the east (main) and west entries. With the new canopy entries, it appears some are not fully finished as the underneath side of the roof is plywood. The roof is a conventional metal panel roof system typical of pre-engineered metal buildings. Large overhangs add scale and depth to the facades as well as provide shade and weather protection. Batt insulation at the walls and roof is exposed on the interior with the exception of the lower walls that are covered by metal liner panels to approximately 12 feet above the floor.

Interior Finishes/Environment:

The floor is bare concrete. The restroom/ kitchen areas are painted concrete block. The smaller multi-purpose space has an acoustical lay-in ceiling, but the tiles are pillowing, apparently due to periodic high levels of moisture. For the main exhibit hall, the exposed structural elements are painted. Although it is a clear span space, clear heights below the structure ranging from 12 feet at the sides to 16 feet at the center generally feel low for the size of the main exhibit space. Windows on the exterior wall offer the ability to supplement the lighting with natural light. Although the environment is generally positive, the garage door service entries emphasize the functional nature of the space. The garage doors in and out of most of the site buildings are the main way to move livestock, items at show, and anything at a large scale. The main pedestrian doors were replaced in 2017.

The wall between the multi-purpose rooms features a wide overhead sectional door that allows the two rooms to either be separated or semi-contiguous. This solution offers limited acoustical separation of the two spaces. The restrooms and food service area are located within one corner of the large multi-purpose space, which may, on occasion, limit the functionality of the space.

CONDITION OF EXISTING PANELING ON WALLS



Image credit: Sink-Combs

EXISTING STRUCTURAL FRAMING AND CEILING



Image credit: Sink-Combs

Life Safety:

Exiting appears sufficient for the size of the space. The existing fire sprinkler system is critical to the types of uses the building experiences, but the system is not externally monitored.

Comments/Needs:

Relocating the attached shower/restroom facility to a more functional, less public location would better suit the Exhibit Hall and the shower function. Demolition or remodeling of this component is recommended.

Current Condition:

The Exhibit Hall was originally built in the late 1960s and today is used for livestock events, car shows, and many other events. The insulation was replaced under the standing seam roof in 2017.

While the Exhibit Hall does provide some drop down electrical power, it would be nice to be better equipped in the space for multiple users. The restrooms provided are ADA accessible, making it an adequate space to rent although the finishes are out of date. The current facility holds a large back-of-house area that provides storage for chairs, tables, and other events that take place in the space. The back-of-house storage consists of a lay-in acoustical tile ceiling with fluorescent light fixtures evenly spaced. Swamp coolers have been added within the last ten years. The county is budgeting the replacement of the insulation underneath the standing seam roof. Around back on the Exhibit Hall consists of an exterior patio with picnic tables.

BACK OF HOUSE STORAGE AREA



STORAGE AREA FOR CHAIRS AND TABLES



RESTROOMS IN THE EXHIBIT HALL



EXPOSED PLYWOOD AT CANOPY



Image credit (all): Sink-Combs

WAYMIRE DOME BUILDING

The Waymire Dome is one of the largest buildings on site at 22,478 square feet. It was recently renovated in 2008. The concrete dome structure is fire sprinklered and consists of a 10,500 square foot rotunda space, the largest and most frequently used space in the building. This space can hold 500 for dinner/dance and 1,000 for a concert. The building consists of a meeting room that is 93 feet by 32 feet as well as three Rendezvous Rooms ranging from 1,025 square feet to 925 square feet. The meeting room can hold about 170 people while two of the Rendezvous Rooms can hold 56 people and 58 people respectively. The Rendezvous Rooms are rented out for a variety of events which include meetings, church services, and small weddings. Some conflicts do arise in hosting concurrent events due to the proximity of the large Dome Grand Hall to the meetings rooms.

The Waymire building floors have been discussed as another major renovation item for this building, about 11,000 SF. Since the 2008 renovations, the restrooms are now fully up to code. The women's restroom consists of nine stalls and five lavatories. The men's restroom consists of eleven fixtures and three lavatories. Waterless urinals were added to the mens room in 2008 to reduce water use. IT equipment

EARLY IMAGERY OF THE WAYMIRE BUILDING



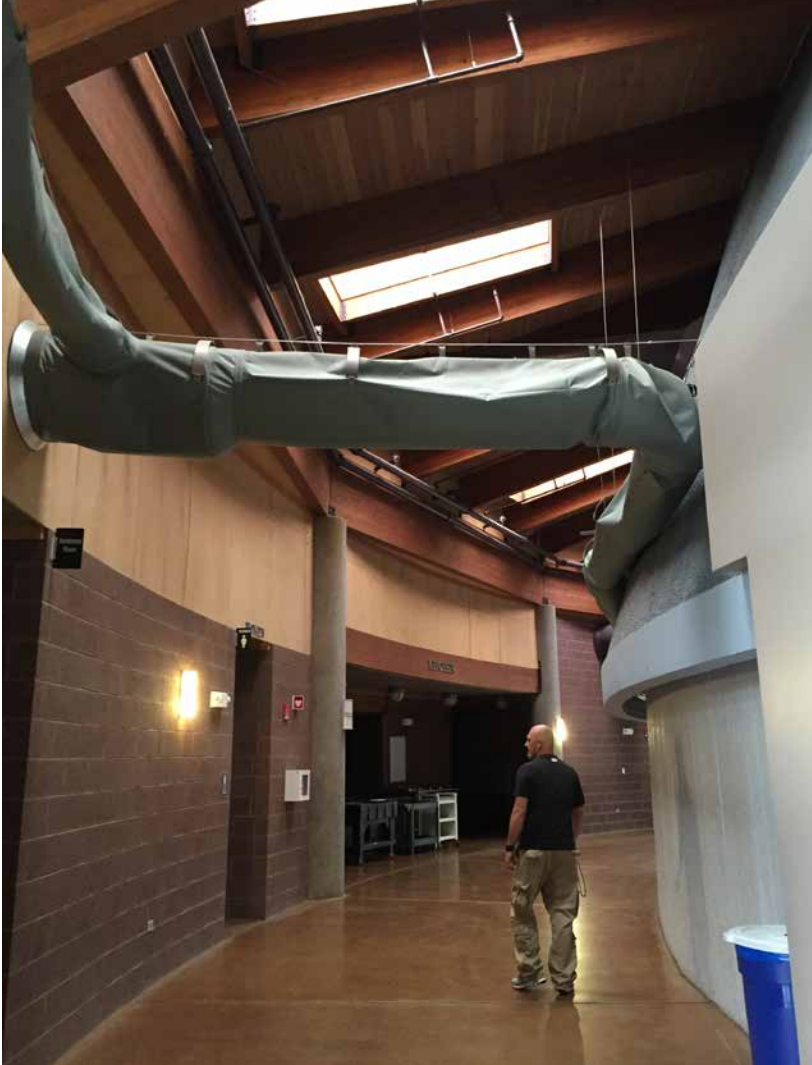
*Image Credit:
"Adams County Colorado, A Centennial History: 1902-2002."
Albin Wagner
Donning Company Publishers, 2002*

EXTERIOR VIEW OF THE MAIN ENTRY



Image credit: Sink-Combs

INTERIOR RENOVATED CORRIDOR SHOWING NEW STAINED STRUCTURAL MEMBERS AND INTERIOR FINISHES



has also been a major improvement in the building. The space is equipped for a PA system with ordinary power, lighting, heat and/or conditioning. The space has WiFi unlike the other buildings on the grounds which run off of a limited coverage by an antenna. The 3,310 square foot interior corridor/lobby has been renovated to provide new entry canopies for the North, South, and West entries. One of the improvements of the corridor space consists of a full commercial kitchen for concessions.

The structural system is in good condition. The exterior of the building has been renovated to provide a new entry porch and new staining to both interior and exterior timber structural members. In 2008 when the renovations took place, not all of the elements for renovation of the Dome were achieved. The roof appears to be designed as a shingled roof with no vents. Although the roof is a high priority item, the cost for replacement will come at a great expense, nearly \$1 million. Since the Dome building is the highest rental unit used on site, it is important to keep this structure in good condition.

The mechanical equipment has gotten many recent complaints for being too noisy. With the new system implemented, it blows too loud when in use and provides too much noise in the maintenance, staff, and partitioned multipurpose space. The audio capabilities of the dome seem to be in good working condition. A suspended track provides lighting as well as speakers for the dome. The dome provides one skylight in the center of the rotunda giving natural light to the space. Air ventilation pipes can be seen on the sides of the rotunda.

NEW COMMERCIAL KITCHEN, TRACK SOUND SYSTEM, RENDEZVOUS ROOMS

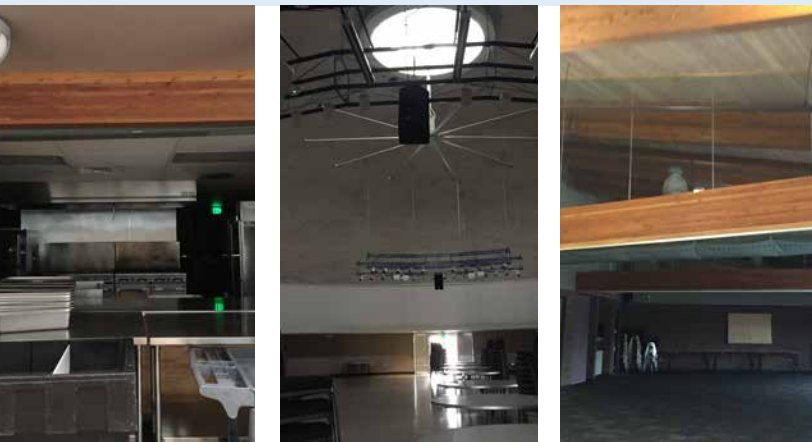


Image credit (all): Sink-Combs

GRANDSTANDS

The Grandstand is comprised of several components. The main grandstand is 145 feet by 358 feet and can be split into two arenas, the first being 145 feet by 218 feet and the second 140 feet by 280 feet. The main seating area is an open air steel seating structure that faces the outdoor rodeo arena. It seats approximately 3,400-3,600 including the portable bleacher seats. The portable bleacher seats, each section seating about 100 people, are used to bring up the seat count in the facility. Seating capacity has been increased by adding individual bleacher seating sections in front of the main grandstand as well as to the north and south. The seating is covered by a roof with structural columns that fall within the seating area, creating obstructed sight lines for the upper seats. The bleacher seating is aluminum. Storage areas have been created beneath the seating area. The 1,110 square foot restrooms and concessions building is located in an out building to the east of the grandstand.

Structural System:

The structure is a conventional steel system with steel columns, steel seating treads and risers, and a galvanized metal roof deck over steel joists. The concessions/restroom building is a concrete masonry building with a wood shingled gable roof. The restroom

building is in need of a new roof, as many of the shingles are deteriorating.

Mechanical System:

The Grandstand requires no mechanical system. The Grandstand Concessions building has electric baseboard heat, minimal ventilation and a walk-in cooler that requires maintenance in order to keep operational in the future.

Electrical System:

Lighting is provided by incandescent fixtures mounted to the underside of the structural roof system. The outdoor arena is lit by pole-mounted fixtures, a Musco Lighting Package installed in 2010. The power distribution system has proven problematic in recent years, creating unexpected outages for the crow's nest and/or portable stage. The current PA system addresses the seating area via roof-mounted speakers. If a new PA system is deemed necessary in the future, the new lighting is able to support the weight of speakers.

Exterior Enclosure:

The Grandstand has no exterior enclosure other than the roof. The concession/restroom building is an uninsulated concrete masonry building with an exterior wood wainscot. The storage areas below the grandstand are enclosed by wood sheathing.

EXISTING GRANDSTANDS



Image credit: Sink-Combs

Interior Finishes/Environment:

The Grandstand is utilitarian in nature, which is generally acceptable. However, the grandstand's orientation to the west exposes the spectators to the hot summer sun in late afternoons. The concession/restroom building finishes are spartan, but durable.

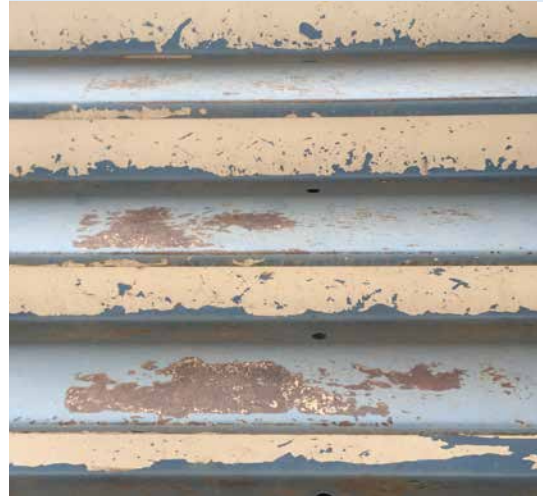
Comments/Needs:

The Grandstand represents mixed circumstances. The main grandstand structure is adequate in the most basic of terms, but requires some serious considerations for its long-term use. Large issues such as its orientation and insufficient restrooms and concessions suggest that the venue should be replaced with a more appropriate structure that would serve its users better. Replacing the Grandstand could also create shelter for all seats, not just those in the main Grandstand.

Current Condition:

The restroom building at the Grandstand is in need of a new roof and has noted major settling issues. The Grandstand remains structurally in good condition although with its western facing conditions, in the summer, would benefit from new paint. The metal seams of the Grandstand roof are weathering leaving air gaps and rust. Renovations to the Grandstands in 2010 have provided accessible wheelchair seating and ramps. The exterior stairway leading to the roof of the Grandstand appears to be structurally stable although over time has rusted over and become poor in quality. Exposed cross bracing on the exterior of the Grandstand may be of concern as to why it is located so high and not resisting lateral forces closer to the ground level. The restroom building currently does not provide enough fixtures for the amount of visitors to the space. The concession side of this building currently has a screen covering the window for protection from weather, bugs, and exposure. The overhead coiling door and bug shield should be replaced with something new and more functional for the facility such as an air curtain that meets Colorado Department of Public Health and Environment (CDPHE) and Tri-County Health Department standards.

WEATHERING ON STAIRS



WEATHERING ON UNDERNEATH OF SIDE ROOF



EXAMPLE OF DETERIORATION BETWEEN SEAMS IN ROOF



Image credit (all): Sink-Combs

RESTROOM AND CONCESSIONS BUILDING



RESTROOM INTERIOR AND ADA SPACES AT BLEACHERS



ADDITIONAL BLEACHER SEATS



Image credit (all): Sink-Combs

AL LESSER BUILDING

The Al Lesser building is an 8,500 square foot multi-use building designed primarily for meetings and exhibits. Similar to the Exhibit Hall, it is a very functional building and offers one of the better environments within the Regional Park complex. At 68 feet by 125 feet, it is significantly smaller than the Exhibit Hall. The Al Lesser building can seat about 250 people. The facility is a multi-use facility that hosts many events those being weddings, quiceaneras, corporate events, and trade shows. Amenities include a small service/catering food service area and restrooms. A small shower facility is attached to the northwest corner of the building with exterior access only. A storage area has been added to the south side of the building. The storage area is currently holding chairs and tables for events that take place in the space. The storage area seems a bit small for the size of the space but is currently sufficient.

Structural System:

The structure is a pre-engineered steel system with primary framing members spaced approximately 25 feet on center. The standing seam roofing system is supported by metal girts spanning between the primary framing members. The walls are framed in a similar manner.

Mechanical System:

The mechanical system is a conventional rooftop forced air system providing ventilation and evaporative cooling through a simple duct system. Relief vents augment the ventilation system. Heat is provided by three suspended gas-fired unit heaters. Electric baseboard heaters provide heat in the restrooms.

Electrical System:

Lighting is provided by zoned fluorescent fixtures mounted to the underside of the structural system. Power outlets are located around the perimeter of the floor at the rate

INTERIOR VIEW OF AL LESSER ALSO SHOWING YELLOW DRAINING STRIP THAT COULD BE REMOVED

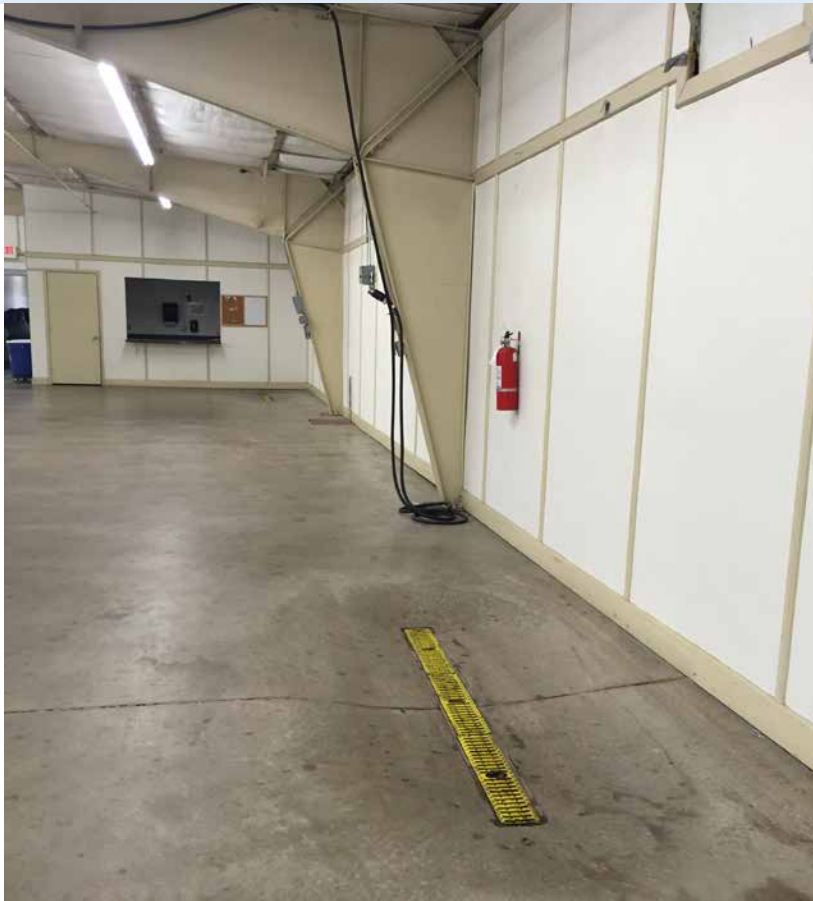


Image credit (all): Sink-Combs



of one duplex per bay. There are also two 220V outlets, enhancing the flexibility in use of the space. However, with the amount of events that use this space, the amount of electrical access is limited. Supply should be able to run to both sides of the room. Currently, a drop down cord is provided on both sides of the room for quick setup access for events as well as the PA system.

Exterior Enclosure:

The exterior finishes have been upgraded to include the stone base and stucco walls recently adopted to tie facilities together. The roof is standing seam metal panels. The walls are covered by fiberglass reinforced panels (FRP). The restrooms are located outside the facility and are limited in convenience for access.

Interior Finishes/Environment:

The floor is bare concrete. The restroom/ kitchen wall surfaces are FRP panels. The exposed structural elements are painted. Although the environment is generally positive, the garage door service entries emphasize the functional nature of the space.

Life Safety:

Similar to the Exhibit Hall, fire sprinklers could improve the overall flexibility and life safety of the building. Accessibility for the disabled is generally good.

Comments/Needs:

The Al Lesser Building represents a nice complement to the Exhibit Hall in providing a smaller venue of similar quality. Potential improvements would include adding DX

FOOD SERVICE AREA



ELECTRICAL CORDS AND CRACKED FLOORING



Image credit (all): Sink-Combs

INTERIOR RESTROOMS



OVERHEAD WEATHER STRIPPING



Image credit (all): Sink-Combs

cooling and incorporating an overhead power grid for drop-downs for exhibit uses. Within the fairgrounds, the exterior accessed showers are definitely needed and desirable, but not essential to the function of the AI Lesser Building.

Current Condition:

The AI Lesser Building's insulation was replaced in 2017. Structurally, the building was replaced about 21 years ago. Thus, there are a few cracks in the concrete flooring that may need to be investigated for repair. Drains were originally provided in the flooring to spray down the space after animal use. However, the current drains are too small for the space, and now that the building is primarily used as a rented space for parties, the drains are no longer needed. The small food service area is maintained for use during catering events. The food service area is very limited in space and size making it difficult for individuals to cater in this narrow area. The food service area would benefit from more space with upgrades to the fixtures and a better area for serving. While the structure appears to be in good condition, the paint is peeling on the underside of the structure and would benefit from new paint. One concern of staff is since the overhead coiling doors are used so frequently that the lack of weather stripping prevents easy access for loading and unloading into the space. The doors are usually propped open during show times making it a hassle to deal with. For these reasons, an automatic overhead door and opener should be installed with weather stripping.

LIVESTOCK BARN

The Livestock Barns provide an essential amenity to the fairgrounds. Configured to surround a central multi-use outdoor space, known as the Quadrangle, the four barns are simple, but effective. The Livestock Stalls are a combination of permanent and portable systems. The buildings, with the exception of the Sale Barn, are open air structures. Two of the barns have permanent stalls, which are small by contemporary standards. Staff would prefer all stalls to be portable in two of the barns and permanent in the other two. The barns share parking with the AI Lesser building consisting of 218 spaces.

The Sale Barn is about 5,184 square feet and can seat about 200 people. The barn includes a small primary sale ring with surrounding bleacher seating. The sale ring is used for equestrian shows and sales as well as livestock auctions. The sale ring has a PA system for use during auctions and other events and has a roof-mounted evaporative cooler. An indoor multi-use area is used for general gathering, sale functions, and other needs related to livestock sales. The barns are complemented by an outdoor

wash stall area adjacent to Barn 4. Barn 1 is a 22,850 square foot space while Barns 2, 3, and 4 are 28,000 square feet. Barn 2 and 4 consist of removable stalls which require a longer set up time depending on the event and number of animals. Barn 1 and has about 40 stalls and Barn 3 has 147 equestrian box stalls.

Structural System:

Each barn is a pre-engineered steel system with interior columns. The metal panel roofing system is supported by metal purlins spanning between primary framing members.

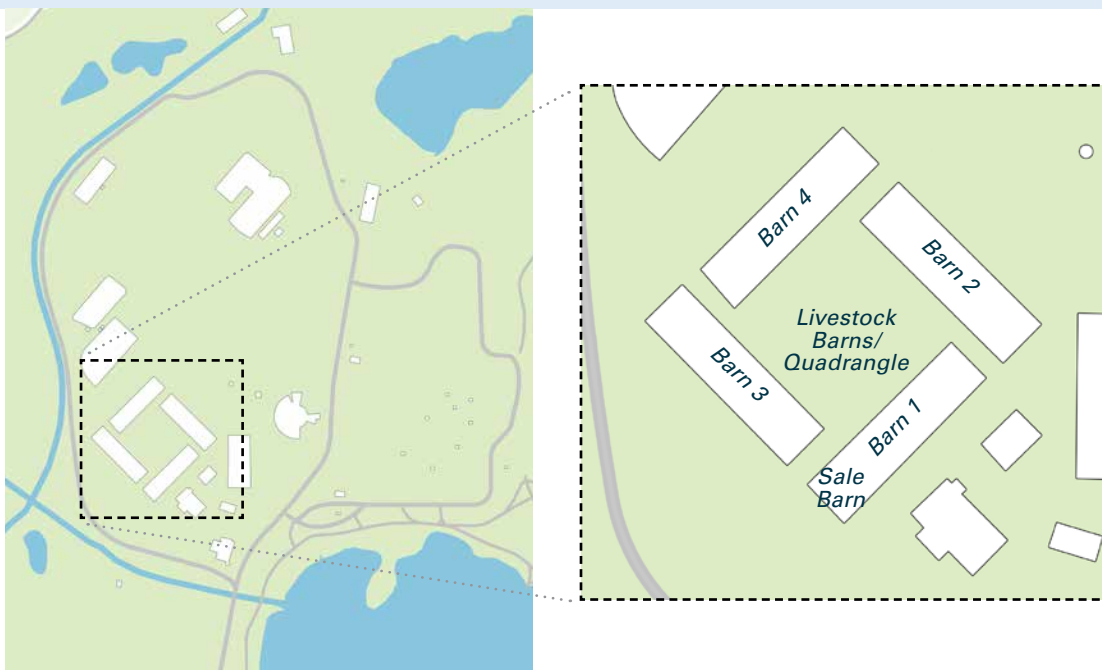
Mechanical System:

The Livestock Barns have no mechanical system. The Sale Barn has evaporative coolers that are roof mounted.

Electrical System:

Within the Livestock Barns, lighting is provided by incandescent fixtures mounted to the underside of the structural system. Limited power is available within the animal barns. The Sale Barn has incandescent lighting and reasonably adequate power.

BARN LOCATION



OUTDOOR BARN WITH REMOVABLE STALLS



LIMITED AREA FOR SET UP AND STORAGE INSIDE THE BARN



Image credit (all): Sink-Combs

Interior Finishes/Environment:

The floors are dirt throughout with added pea gravel in the seating area and wood chips in the show ring. The exposed structural elements are painted.

Comments/Needs:

For their use, the Livestock Barns offer a reasonable and effective component of the fairgrounds. They are old, nearing approximately 50 years in age, which raises some issues. They are somewhat isolated from the other livestock-oriented components of the fairgrounds and are surrounded by asphalt, which is problematic. Two of the barns have permanent sidewalls which can limit ventilation, causing animals to overheat on hot summer days. The barns occupy prime publicly accessible real estate within the fairgrounds. There may be advantages to relocating or recreating these same amenities in a better location.

QUADRANGLE BETWEEN BARN



Image credit: Sink-Combs

Current Condition:

The barns are in adequate condition, however, power is a major issue. There are limited spots where outlets are available causing wiring to be run to new locations on columns. Due to the hot summer days, ventilation in the barn has become an issue. Lighting is old, and finding replacement bulbs for the existing incandescent light fixtures has become a challenge. Temporary wood coverings have been provided for winter conditions which then are removed in the summer. Providing vents in the ridges would help provide cooling in the barn. The tongue and groove wood siding has started to deteriorate, warp, and cause cracking in the wood. Therefore, the siding has large exposed gaps. Makeshift pieces of wood have been reapplied to the siding to cover up some of these large gaps. Plywood panels have been installed to keep out winter weather and then removed in the summer to make the space less hot. The

barn, without permanent stalls, require a lot of set up and take down for events. The seam of the roof is starting to rust and needs replacement. Deterioration in the roof has exposed the cracking and splitting of joints. After removing the spray insulation on the Sale Barn, the barn was power washed leaving behind yellow staining on the exterior. Structurally, the purlins in the Sale Barn overtime have become damaged causing them to become thinner than their normal structural size. The exterior could use a light coat of paint since it has oxidized over time. The maintenance of the Sale Barn requires a lot of water usage to spray down and keep the dirt floor maintained. The barns have an antenna for wifi but the range is very limited and therefore could benefit from improvements.

VIEW OF THE DETERIORATION OF THE PURLINS



EXPOSED PLYWOOD PANELS TO KEEP OUT WINTER CONDITIONS, REMOVED IN SUMMER FOR VENTILATION



Image credit (all): Sink-Combs

VIEW OF BARN STALLS



THE TONGUE AND GROOVE WOOD SIDING IS DETERIORATING



FORMER RED CROSS BUILDING

The former Red Cross Building primarily serves as a meeting space that is rented for 4-H Club gatherings and other groups that do not require a large space. The building is 3,000 square feet consisting of two meeting rooms, three restrooms and a small kitchenette. It also houses offices for staff as well as a garage that houses outdoor maintenance supplies. Future needs would allow for a separate public meeting space from these current office spaces. The space has two air conditioning units which are in working condition. The building has about 20 parking spaces. The space has been kept in good condition.

EXTERIOR CONDITIONS AT THE FORMER RED CROSS BUILDING



INTERIOR VIEWS OF KITCHENETTE, SINGLE TOILET AND MEETING SPACE

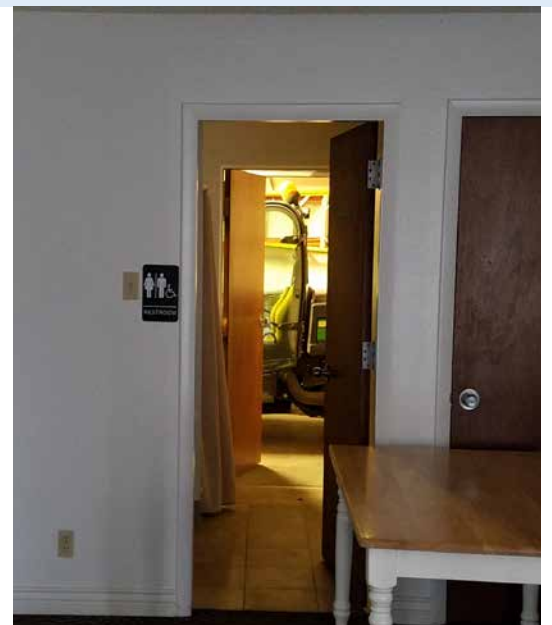
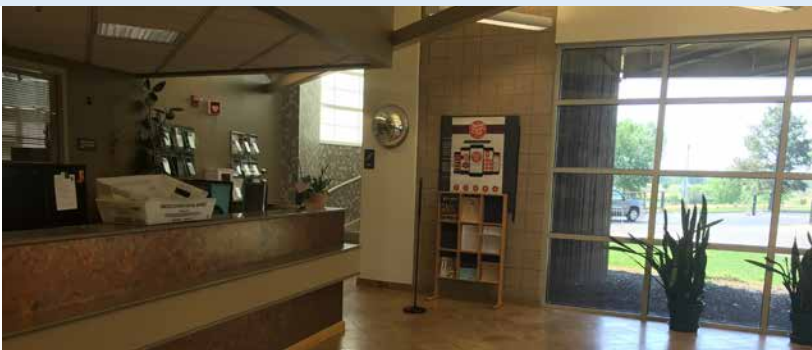


Image credit (all): Sink-Combs

ADMINISTRATION BUILDING'S LANDMARK SILO TOWER



ENTRY LOBBY AND SILO STAIRCASE



DOWNSTAIRS MEETING ROOM



KALLWALL SYSTEM AND SILO STAIRCASE



Image credit (all): Sink-Combs

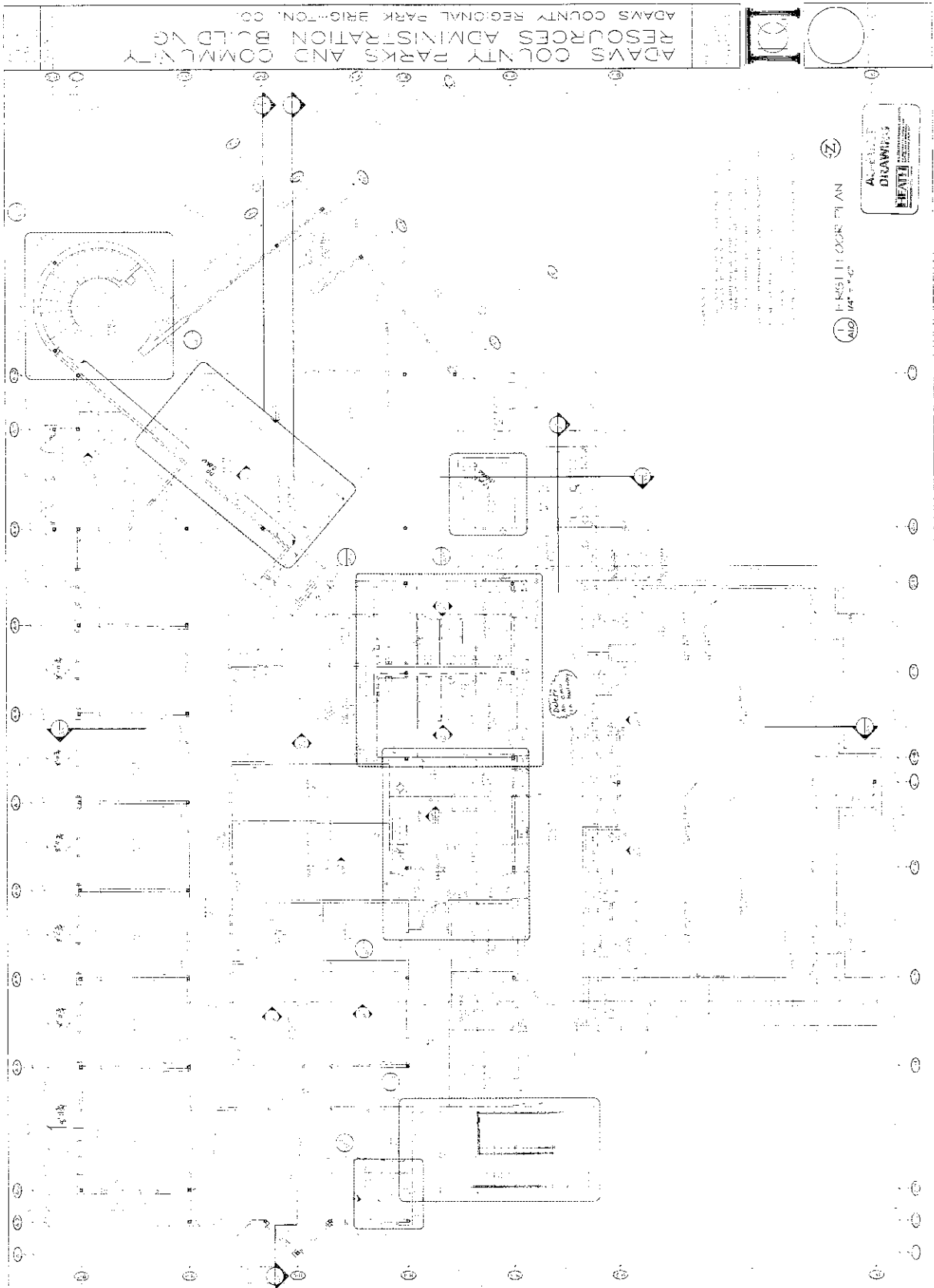
ADMINISTRATION BUILDING

The Administration Building houses Adams County Parks and Colorado State University (CSU) Extension administrative offices.

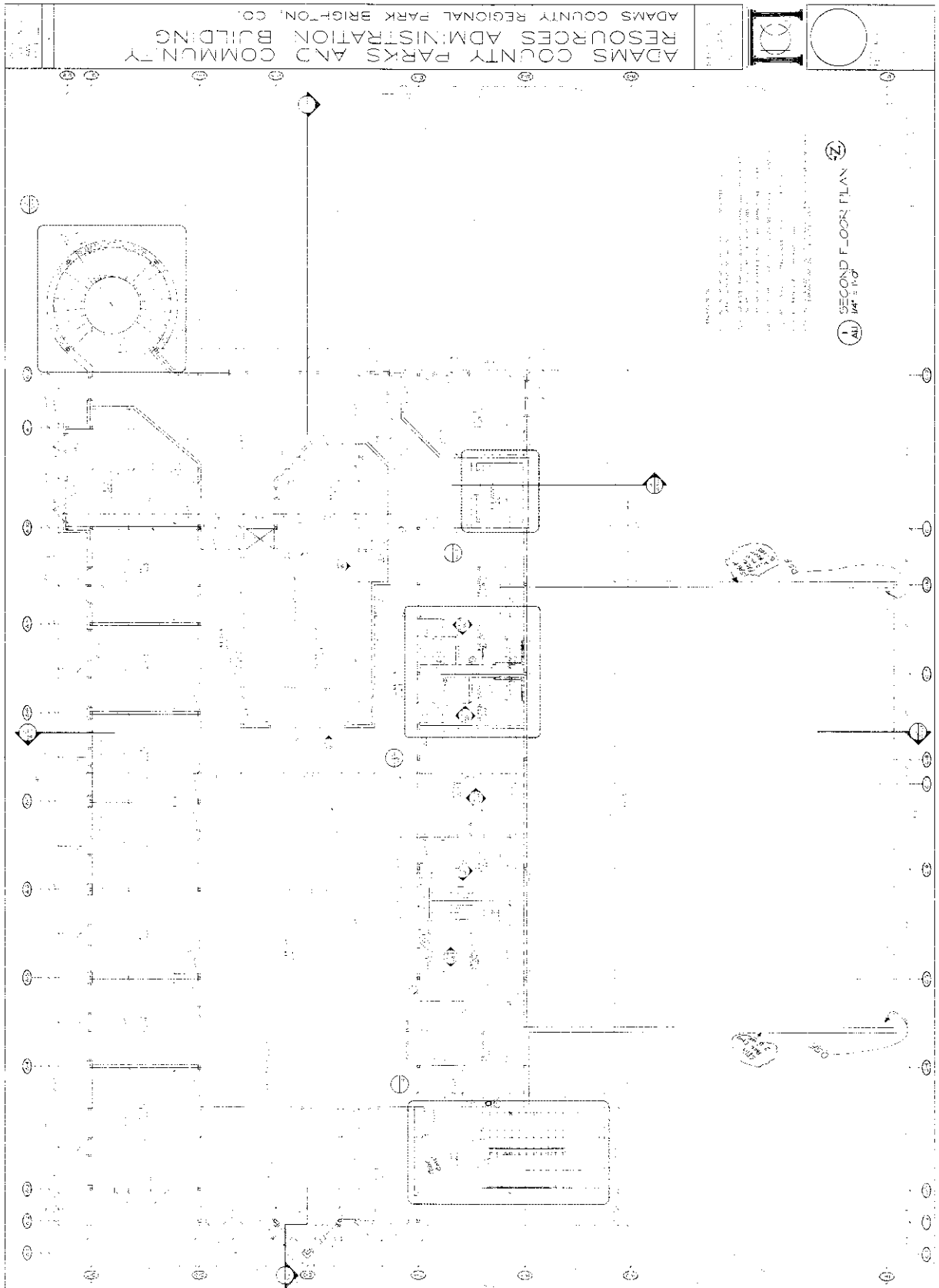
The Administration Building is a two story structure designed by Loren Bley and Associates. The building has a footprint of 15,185 square feet. Construction was completed in 2002 at a cost of \$2.7 million. The site was originally the location of the caretakers house. The main entry occurs off the parking lot on the side of the building. Amenities on the first floor include the main lobby, reception, a series of offices, and meeting space for CSU Extension. Amenities on the second floor include spaces for facility reservations, private offices, open cubicles, a conference room and a lab for the horticulture group.

The first floor contains an entry sequence with a large reception and lobby space consisting of travertine flooring mixed with carpet. The carpet on both the main level and upper level has just been replaced. The downstairs has a main hallway connecting two conference rooms that are divided by a folding partition wall. These rooms are too small for the meetings they house and when using the partition wall it closes off the spaces making it not functional. This room has problems with the background noise from the HVAC distribution. They have lowered the velocity of the system to make this system quieter and interfere less with their meetings. The main problem throughout the whole building is the lack of storage space. Storage for each administrative office is not provided making spaces that were previously assigned as electrical closets and janitor closets sacrificed for use as storage. The Janitor has a metal cabinet placed in the hallway to store supplies since the janitor closet is being used for storage. The mop sinks on both floors are in accessible due to the way the space was laid out. The downstairs contains a men and women's restroom with three fixtures in each room. These restrooms are ADA compliant. One nice feature they enjoy about the downstairs is the break room and copy room are individual spaces.

ADMINISTRATION BUILDING FLOOR PLANS



Source: Adams County



On the first floor they also have an existing library which they now use for storage. This library is not needed anymore since everything the Extension does is electronic. The master gardener offices are downstairs with their own sink and fridge area for horticulture use.

Entering the main lobby there is an air draft because of the vestibule and HVAC system. The vestibule doors often get stuck in the wrong direction forcing the air to not travel correctly. Moving from the lobby you reach the concrete staircase up to the second floor. The current use of the Kallwall is not recommended as it leaks and is not being used properly as an exterior material. Due to the frequent water leaks from the Kallwall system, the concrete walls were getting stained and too much water exposure. Thus, they decided to tile the Silo area to prevent water damage.

The well water used on site has a high pH and is fairly 'hard.' This can be detrimental to piping, appliances and the like. The boiler and hot water tanks were just recently replaced for the first time.

Exterior Enclosure:

The exterior finishes consist of concrete block and textured concrete "siding" around the silo. The roof elements are made of standing seam metal roof. The main roof of prefabricated metal windows appears to be in good condition. The clerestory windows do not wrap around the circular silo feature since they appear more as square punched openings and thus have been filled with caulking and other barriers to help keep moisture out.

Interior Finishes/Environment:

The floor throughout the facility is carpet. The bathrooms have tile and the lobby consists of travertine tile with the rest of the surrounding area in carpet. Most rooms consists of simple paint and carpet with minimal other decorative features. Windows on the exterior wall offer the ability to supplement the lighting with natural light. Some offices that face interior to the space lack access to natural light.

UPSTAIRS HORTICULTURE LAB



Image credit: Sink-Combs

CONFERENCE ROOM



PRIVATE OFFICE



CONDITION AT STAIRCASE WITH TILE AND EXPOSED CONCRETE



OPEN CUBES WORKSPACE



Image credit (all): Sink-Combs

4-H BUILDING EXTERIOR



Image credit: Adams County

GOOD LUCK 4-H

The Good Luck 4-H club building was not included in this assessment as it is an in-holding and the park does not own that building. The building is owned by Good Luck 4-H Educational and Recreational Association. The first lease was in 1971 and was later renewed for 20 years in 1995, and again in 2015. The current lease expires in 2035.

The structure was constructed between 1970 and 1971 and is approximately 80'x50', or 4,000 square feet. The facility has one large open room and a kitchen, restrooms, and associated storage used by the Good Luck 4-H Club.

MAINTENANCE SHOP

The Maintenance Building consists of several components including a welding shop, mechanics bay, offices, and a parks bay/storage area. Right now the building holds too many components making it crowded and overwhelming with crammed storage. Behind the Maintenance Shop consists of overflow storage as well. Outdoor equipment is fenced in around back. WiFi in the building is very limited in use, an antenna provides range but is limited. The building also houses a pesticide storage area for the park.

Structural System:

The structure is a pre-engineered steel system. The standing seam roofing system is supported by metal girts spanning between the primary framing members. The walls are framed in a similar manner with metal panel liners in some places while others are simple wood panels that have

been painted. The structure seems to be in good condition although wear and tear on the insulation has allowed moisture and rain to get into the space.

Mechanical System:

There are a few portable air units that provide cooling inside the shop. The garage doors remain open most of the time to provide natural ventilation. Heat is provided by suspended heating units.

Electrical System:

Lighting is provided by zoned fluorescent fixtures mounted to the underside of the structural system. Currently drop down cords are provided in all spaces for access. However with the amount of machinery and tools required in each space, it would be nice to have more standardized outlet locations. The building has a public address (PA) system, that is connected to the entire park. The system is old and should be replaced.

EXTERIOR VIEW OF THE MAIN ENTRY



Image credit: Sink-Combs

Exterior Enclosure:

The roof is standing seam metal panels. The exterior consists of metal yellow panels that appear to be damaged and dented in several

areas possibly by equipment or weather. The garage doors have just recently been repaired. However, the exterior trim around these doors reflect the high usage and are in need of replacement. The exterior panels around the trim also show complete exposure to the elements. The wall paneling has been removed revealing the interior insulation.

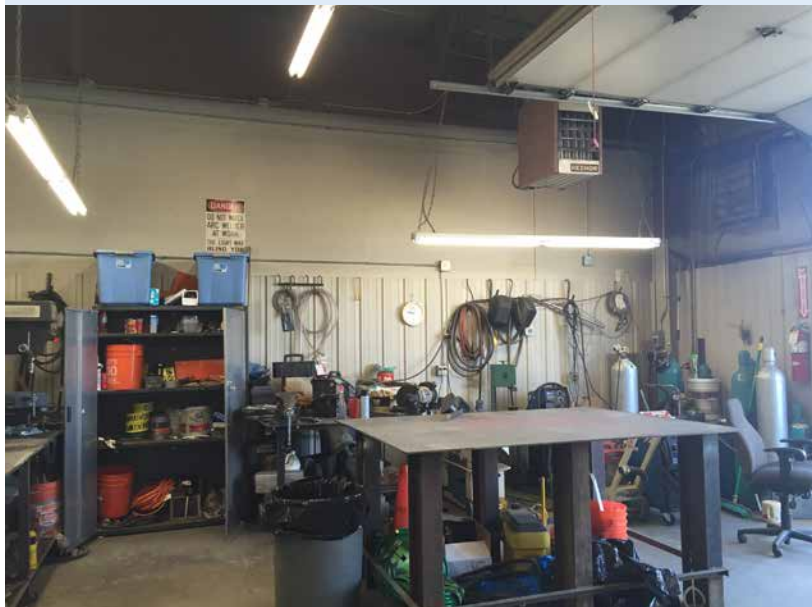
Interior Finishes/Environment:

The floor is bare concrete. The exposed structural elements are painted. While some walls contain metal liner panels, others are wood that has been painted. The general condition of these is poor. The pillow insulation both on the walls and ceilings has deteriorated and become full of dirt, debris and water from weather. One of the main complaints of the shop was the deterioration of the insulation and that these major gaps provide an entry point for water creating leaking in the space. Another complaint was where there is no insulation, wind bursts create dirt and debris floating in the space.

Current Condition:

The Mechanical Shop is a very functional space but is mainly overcrowded by the lack of storage. The Welding Room has its own equipment stacked among the walls with limited storage space. Two of the bays in the shop are for the mechanics. In this space they store tires, equipment, and machinery. The concrete floors reflect the wear and tear of the space from overuse. In between the mechanics bay and the park bay is a series of offices. The offices have about five computer spaces with overhead fluorescent light strips. The break room is combined in this space with a microwave and fridge set up on a table in the back room. The office space consists of a few tables set up with chairs but no formal designated offices.

WELDING SHOP



MECHANICS BAY AND LIFT



Image credit (all): Sink-Combs

Off of this room is another small hallway leading to three more formal offices. The facility only houses one restroom to serve all the spaces. The hallway contains an ice machine and small wash station. The last bay consists of the park storage and maintenance supplies. Staff takes advantage of the overhead crawl space by using it as another storage area. A plywood staircase leads to this storage area. In this bay, they hold a small locked area for tools and other large equipment. They have three overhead garage doors which are used frequently. There is only one set of cabinetry for storage. Beyond that, things are stacked against the walls. The whole Maintenance Building could benefit from better storage and organization. It would be more beneficial to have staff offices separate from the loud machinery spaces and confined current conditions.

The exterior also has a video surveillance sign making prevalent that security is a concern for the shop. Around back is a dirt area with other tools and larger machinery. This space is surrounded by a locked fence. The Maintenance Shop has limited parking spaces in front, but provides an asphalt driveway to and from the other necessities of the park.

METAL PANEL COMING APART



DETERIORATION OF INSULATION AND ELECTRICAL ACCESS



DENTED EXTERIOR PANELLING



CRAWL SPACE USED FOR EXTRA STORAGE



Image credit (all): Sink-Combs

OFFICE SPACE

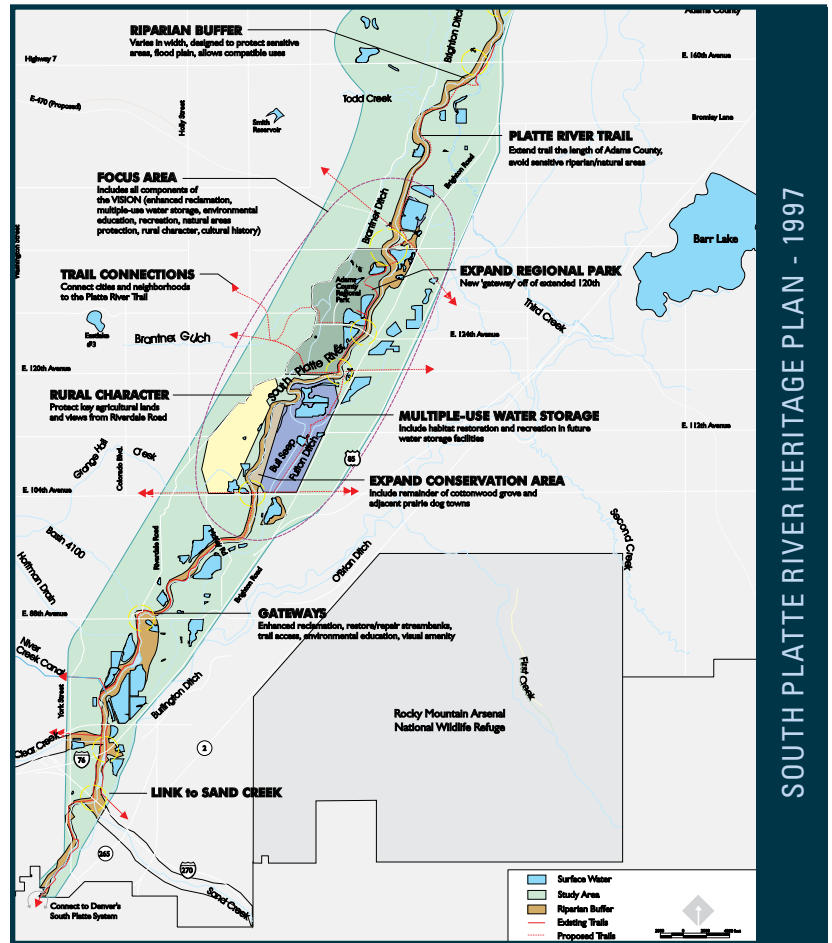


APPENDIX C

PREVIOUS PLAN CONCEPTS

SOUTH PLATTE RIVER HERITAGE PLAN - 1997

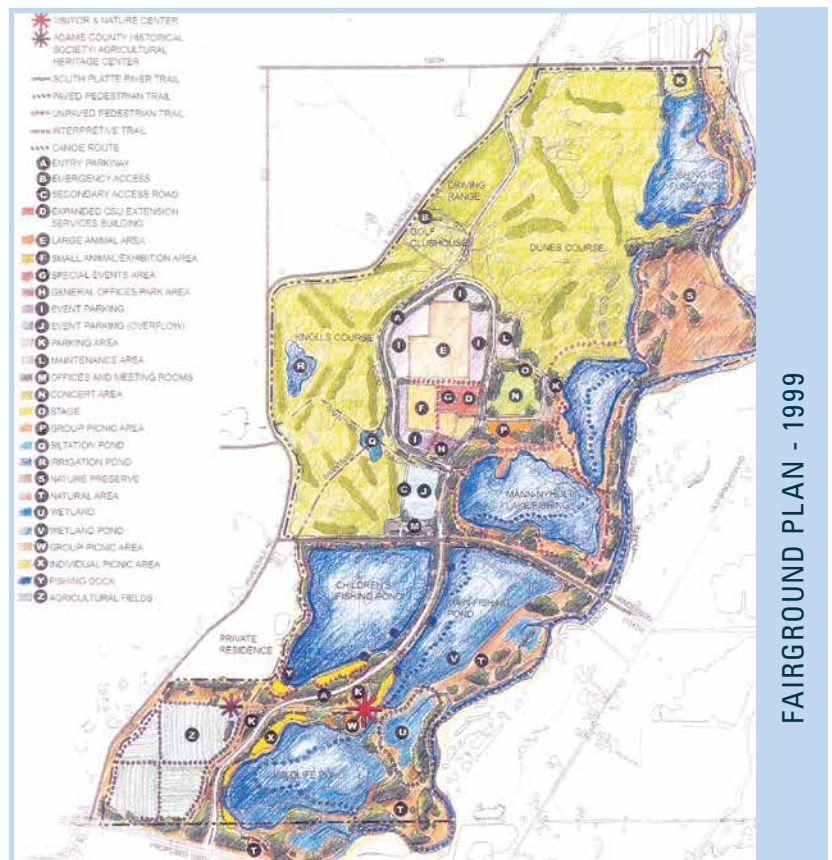
- New gateway off of extended 120th Avenue
- Brantner Gulch trail connection
- Enhanced reclamation, environmental education, recreation, natural areas protection, rural character, cultural history



SOUTH PLATTE RIVER HERITAGE PLAN - 1997

FAIRGROUNDS PLAN -1999

- Emergency access through golf course
- Day use programming at the south including visitor/nature center
- Entry parkway from 120th Avenue
- Maintenance of main core loop road



FAIRGROUND PLAN - 1999

SOUTH AND NORTHEAST AREAS PLAN - 2008



SOUTH AND NORTHEAST AREAS MASTER PLAN UPDATE -2008

- Planning for recreational facilities
- Inclusion of interpretive and educational opportunities
- Designate a central core area between the lakes in the south
- Provide more natural, less maintained areas on the outer edges of the site
- Promote native vegetation
- Address lake health with aerators that are sculptural
- Park Blvd to be an attractive linkage
- Incorporate traffic calming measures
- Promote the agricultural heritage
- Revitalize the Nature Preserve through the reintroduction of Brantner Gulch
- Buffer natural areas from the golf course
- Extend the South Platte River Trail

FAIRGROUND PLAN - 2009



FAIRGROUNDS PLAN -2009

- Strong pedestrian spine
- Midway located on east side of fairgrounds site
- Integration of programmed landscaped spaces into the core of the fairgrounds operations
- Vegetated buffer around
- Stormwater treatment to west

APPENDIX D

CONCEPT DEVELOPMENT

The concept development phase was an iterative process. Staff, stakeholders and community members had opportunities to respond to the ideas being generated at various milestones.

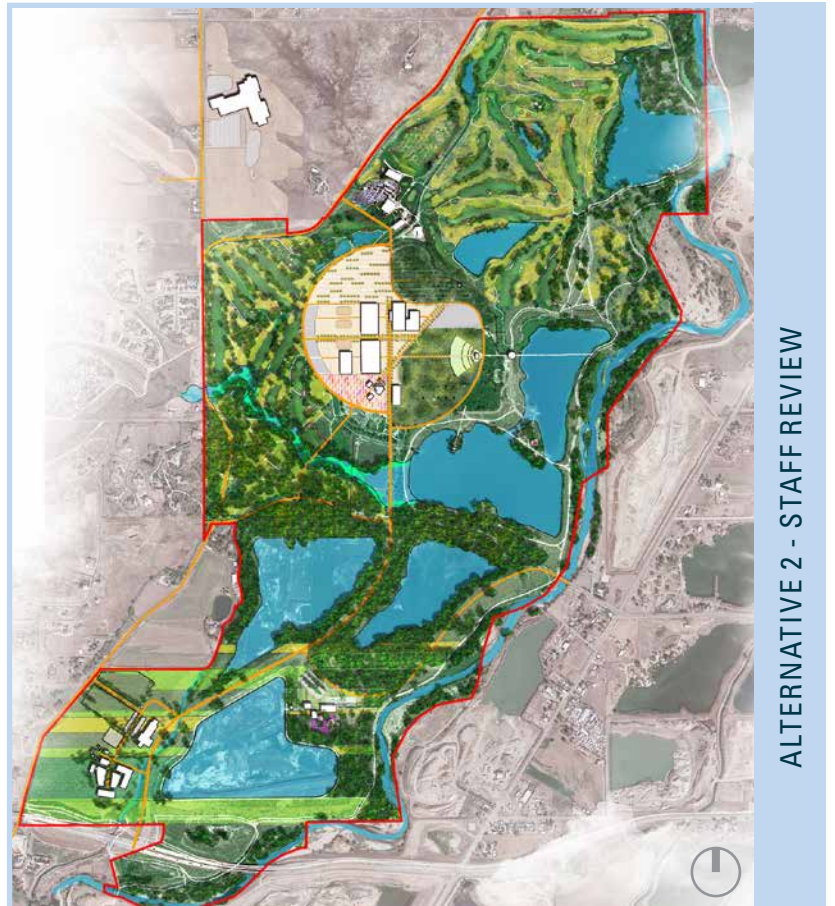
STAFF REVIEW OF INITIAL CONCEPTS

The first two alternatives were presented to Staff and looked to achieve the following:

- Locate cultural resources to south parcel
- Two circulation options - one loop close to existing and one radial
- Location of amphitheater
- Location of recreation facilities



ALTERNATIVE 1 - STAFF REVIEW



ALTERNATIVE 2 - STAFF REVIEW

ALTERNATIVE 1 - APRIL 4, 2017 PUBLIC MEETING



FEBRUARY 2, 2017

The February 2, 2017 meetings included stakeholder interviews and an open house. The guidance provided by these groups included the following key takeaways:

- Locate the amphitheater close to the midway.
- Create a sense of arrival at all entrances.
- Ensure that the park and fairgrounds can still operate during phasing.
- Create a strong connection to the South Platte River.

APRIL 4, 2017

The first two alternatives presented to the public occurred on April 4. Approximately 40 participants provided feedback. The lessons from these plans were as follows:

- Prioritize an indoor arena in order to meet the demands of the future.
- Introduce additional restrooms.
- Locate a dog park where it will be compatible.
- Plan for improvements to trails and trailheads.
- Introduce soft surface trails.

ALTERNATIVE 2 - APRIL 4, 2017 PUBLIC MEETING



APPENDIX E

CIVIL UTILITY DOCUMENTS

DRAINAGE IMPERVIOUSNESS ESTIMATE

Sub-basin A is the North area and Sub-basin B is the South area.

PROJECT INFORMATION

PROJECT NAME: Adams County Master Plan
 PROJECT NO: 16.1116
 DESIGN BY: MJK
 REVIEWED BY: PJS
 JURISDICTION:
 REPORT TYPE:
 DATE:



JURISDICTIONAL STANDARD	C2	C5	C10	C100	% IMPERV
LANDSCAPE	0.00	0.00	0.00	0.00	2%
ROOF	0.00	0.00	0.00	0.00	90%
PAVED	0.00	0.00	0.00	0.00	100%
DRIVES AND WALKS	0.00	0.00	0.00	0.00	90%

TOTAL SITE COMPOSITE					
-----------------------------	--	--	--	--	--

SUB-BASIN	SURFACE CHARACTERISTICS	AREA	COMPOSITE RUNOFF COEFFICIENTS				PERCENT IMPERVIOUSNESS
		(ACRES)	C2	C5	C10	C100	
1	DRIVES AND WALKS	19.56	0.74	0.77	0.80	0.85	90%
	ROOF	6.58	0.74	0.77	0.80	0.85	90%
	PAVED	36.42	0.83	0.86	0.87	0.89	100%
	LANDSCAPE	21.12	0.01	0.05	0.15	0.49	2%
SUB-BASIN COMPOSITE		83.68	0.58	0.63	0.67	0.78	72.1%

SUB-BASIN	SURFACE CHARACTERISTICS	AREA	COMPOSITE RUNOFF COEFFICIENTS				PERCENT IMPERVIOUSNESS
		(ACRES)	C2	C5	C10	C100	
2	DRIVES AND WALKS	0.41	0.74	0.77	0.80	0.85	90%
	ROOF	6.44	0.74	0.77	0.80	0.85	90%
	PAVED	11.45	0.83	0.86	0.87	0.89	100%
	LANDSCAPE	2.90	0.01	0.05	0.15	0.49	2%
SUB-BASIN COMPOSITE		21.20	0.68	0.72	0.75	0.83	83.3%

NORTH WATER QUALITY ESTIMATE

Required Water Quality Volume:

Detention Sizing Method: **WQCV**

NRCS Hydrologic Soil Group: **C & D**

$$WQCV = a \times (0.91i^3 - 1.19i^2 + 0.78i)$$

*Figure EDB-2, UDFCD (V.3), Chapter 4, Page S-73

$$\text{LEED WQCV} = (0.5) \times \left[\frac{WQCV}{0.43} \right]$$

*UDFCD (V.3), Chapter 2, Page SQ-24

$$EURV_A = 1.1 \cdot (2.0491 \cdot i - 0.1113)$$

$$EURV_B = 1.1 \cdot (1.2846 \cdot i - 0.0461)$$

$$EURV_{C/D} = 1.1 \cdot (1.1381 \cdot i - 0.0339)$$

*Equations SO-11 - SO-13, UDFCD (V.2), Chapter 10, Page SO-12

Where:

WQCV = Water Quality Capture Volume (Watershed Inches)

a = Constant Dependent on Drain Time (Typically a=1.0 40-Hr Drain Time)

i = Percent Imperviousness

i = **72.1%**

WQCV = **0.285** (watershed inches)

$$\text{Required Storage} = \left[\frac{WQCV}{12} \right] \times (AREA) \times 1.2$$

*UDFCD (V.3), Chapter 4, Page S-69

$$\text{Required Storage} = \left[\frac{EURV}{12} \right] \times (AREA)$$

*UDFCD (V.3), Chapter 2, Page SQ-24

Where:

WQCV = Water Quality Capture Volume (Watershed Inches)

Area = Contributing Watershed Area (Acres)

Area = **83.68** (acres)

Required Storage = **2.3836** (ac-ft)

SOUTH WATER QUALITY ESTIMATE

Required Water Quality Volume:

Detention Sizing Method: **WQCV**

NRCS Hydrologic Soil Group: **C & D**

$$WQCV = a \times (0.91i^3 - 1.19i^2 + 0.78i)$$

*Figure EDB-2, UDFCD (V.3), Chapter 4, Page S-73

$$LEED\ WQCV = (0.5) \times \left[\frac{WQCV}{0.43} \right]$$

*UDFCD (V.3), Chapter 2, Page SQ-24

$$EURV_A = 1.1 \cdot (2.0491 \cdot i - 0.1113)$$

$$EURV_B = 1.1 \cdot (1.2846 \cdot i - 0.0461)$$

$$EURV_{C/D} = 1.1 \cdot (1.1381 \cdot i - 0.0339)$$

*Equations SO-11 - SO-13, UDFCD (V.2), Chapter 10, Page SO-12

Where:

WQCV = Water Quality Capture Volume (Watershed Inches)

a = Constant Dependent on Drain Time (Typically a=1.0 40-Hr Drain Time)

i = Percent Imperviousness

i = **83.3%**

WQCV = **0.350** (watershed inches)

$$\text{Required Storage} = \left[\frac{WQCV}{12} \right] \times (AREA) \times 1.2$$

*UDFCD (V.3), Chapter 4, Page S-69

$$\text{Required Storage} = \left[\frac{EURV}{12} \right] \times (AREA)$$

*UDFCD (V.3), Chapter 2, Page SQ-24

Where:

WQCV = Water Quality Capture Volume (Watershed Inches)

Area = Contributing Watershed Area (Acres)

Area = **83.68** (acres)

Required Storage = **2.9288** (ac-ft)

NORTH 100-YEAR DETENTION BASIN ESTIMATE

Required Volume Calculation

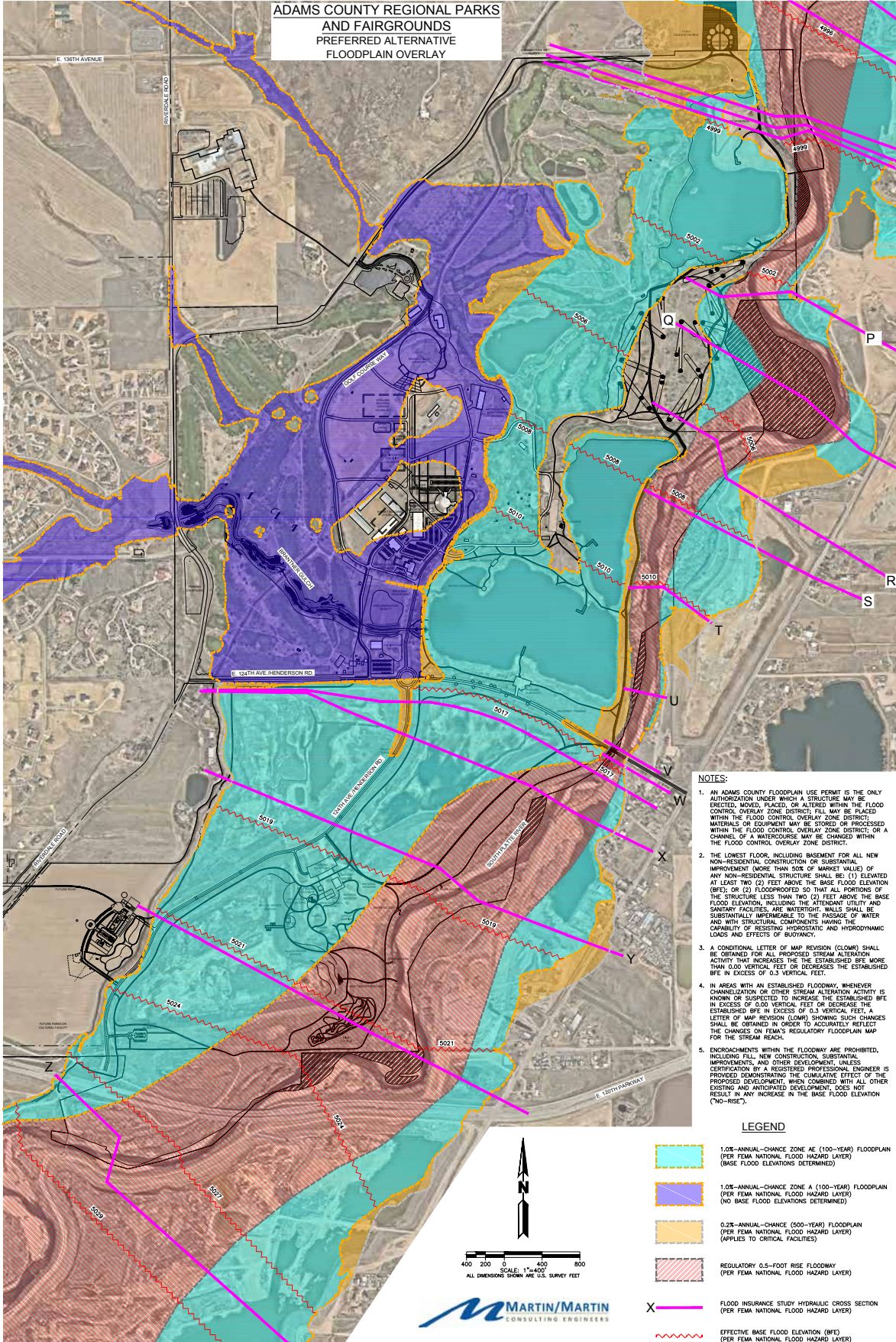
Selected BMP Type =	EDB	
Watershed Area =	83.68	acres
Watershed Length =	2,700	ft
Watershed Slope =	0.007	ft/ft
Watershed Imperviousness =	72.10%	percent
Percentage Hydrologic Soil Group A =	21.5%	percent
Percentage Hydrologic Soil Group B =	0.0%	percent
Percentage Hydrologic Soil Groups C/D =	78.5%	percent
Desired WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	Brighton - City Hall	
Water Quality Capture Volume (WQCV) =	1.986	acre-feet
Excess Urban Runoff Volume (EURV) =	6.271	acre-feet
2-yr Runoff Volume (P1 = 0.83 in.) =	3.894	acre-feet
5-yr Runoff Volume (P1 = 1.11 in.) =	5.631	acre-feet
10-yr Runoff Volume (P1 = 1.38 in.) =	7.282	acre-feet
25-yr Runoff Volume (P1 = 1.8 in.) =	10.266	acre-feet
50-yr Runoff Volume (P1 = 2.17 in.) =	12.792	acre-feet
100-yr Runoff Volume (P1 = 2.58 in.) =	15.894	acre-feet
500-yr Runoff Volume (P1 = 3.68 in.) =	23.826	acre-feet
Approximate 2-yr Detention Volume =	3.661	acre-feet
Approximate 5-yr Detention Volume =	5.310	acre-feet
Approximate 10-yr Detention Volume =	6.550	acre-feet
Approximate 25-yr Detention Volume =	8.147	acre-feet
Approximate 50-yr Detention Volume =	9.099	acre-feet
Approximate 100-yr Detention Volume =	10.408	acre-feet

SOUTH 100-YEAR DETENTION BASIN ESTIMATE

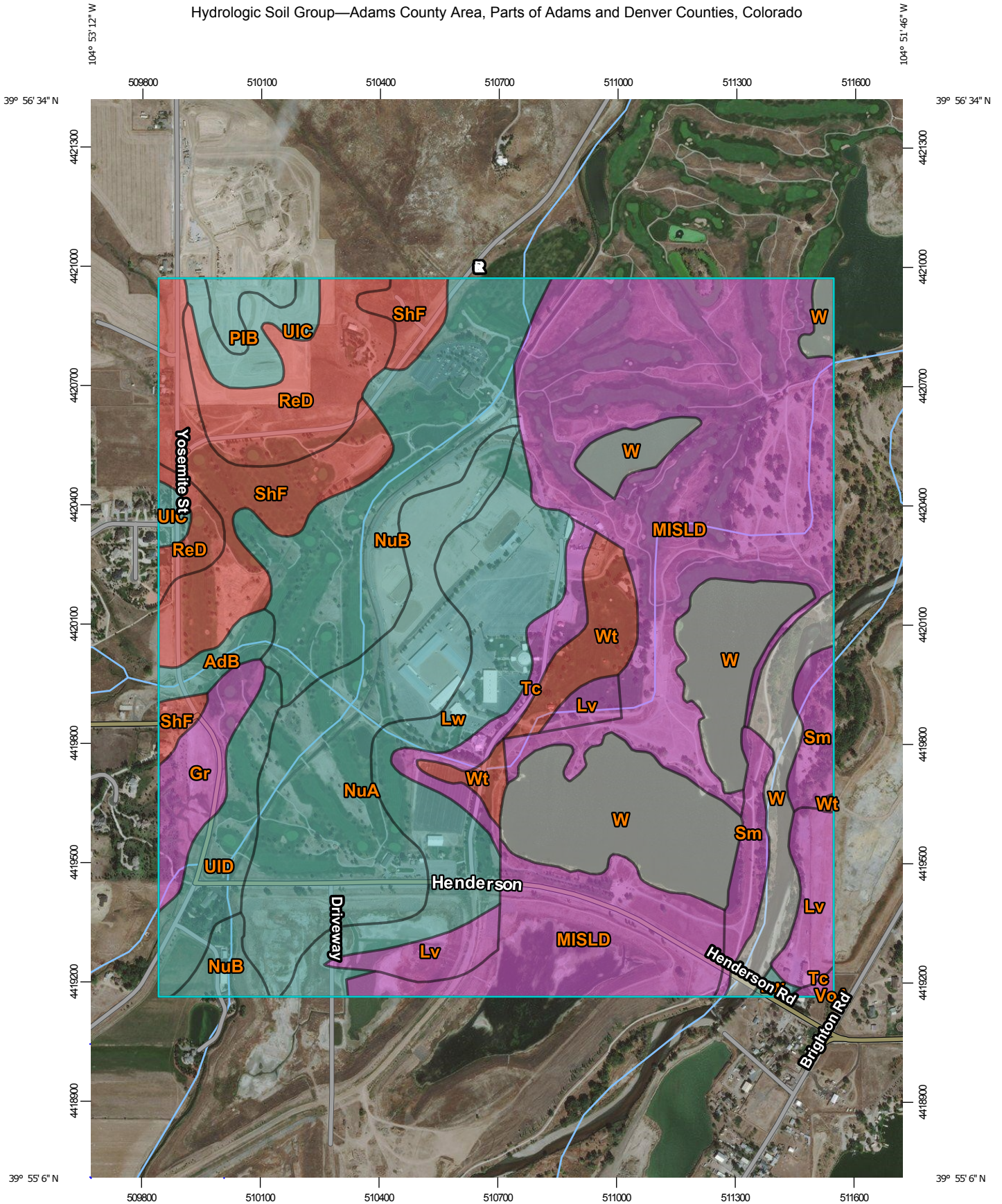
Required Volume Calculation

Selected BMP Type =	EDB	
Watershed Area =	21.20	acres
Watershed Length =	1,300	ft
Watershed Slope =	0.005	ft/ft
Watershed Imperviousness =	83.30%	percent
Percentage Hydrologic Soil Group A =	21.5%	percent
Percentage Hydrologic Soil Group B =	0.0%	percent
Percentage Hydrologic Soil Groups C/D =	78.5%	percent
Desired WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	Brighton - City Hall	
Water Quality Capture Volume (WQCV) =	0.618	acre-feet
Excess Urban Runoff Volume (EURV) =	1.871	acre-feet
2-yr Runoff Volume (P1 = 0.83 in.) =	1.168	acre-feet
5-yr Runoff Volume (P1 = 1.11 in.) =	1.653	acre-feet
10-yr Runoff Volume (P1 = 1.38 in.) =	2.103	acre-feet
25-yr Runoff Volume (P1 = 1.8 in.) =	2.876	acre-feet
50-yr Runoff Volume (P1 = 2.17 in.) =	3.528	acre-feet
100-yr Runoff Volume (P1 = 2.58 in.) =	4.321	acre-feet
500-yr Runoff Volume (P1 = 3.68 in.) =	6.369	acre-feet
Approximate 2-yr Detention Volume =	1.099	acre-feet
Approximate 5-yr Detention Volume =	1.559	acre-feet
Approximate 10-yr Detention Volume =	1.931	acre-feet
Approximate 25-yr Detention Volume =	2.391	acre-feet
Approximate 50-yr Detention Volume =	2.661	acre-feet
Approximate 100-yr Detention Volume =	2.984	acre-feet

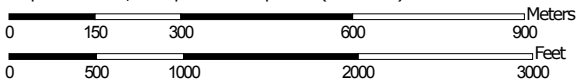
PREFERRED ALTERNATIVE FLOODPLAIN OVERLAY



Hydrologic Soil Group—Adams County Area, Parts of Adams and Denver Counties, Colorado



































Map Scale: 1:13,200 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84



MAP LEGEND

Area of Interest (AOI)		 C
	Area of Interest (AOI)	 C/D
Soils		 D
Soil Rating Polygons		 Not rated or not available
	A	Water Features
	A/D	 Streams and Canals
	B	Transportation
	B/D	 Rails
	C	 Interstate Highways
	C/D	 US Routes
	D	 Major Roads
	Not rated or not available	 Local Roads
Soil Rating Lines		Background
	A	 Aerial Photography
	A/D	
	B	
	B/D	
	C	
	C/D	
	D	
	Not rated or not available	
Soil Rating Points		
	A	
	A/D	
	B	
	B/D	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado
 Survey Area Data: Version 13, Sep 22, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 20, 2015—Oct 15, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Adams County Area, Parts of Adams and Denver Counties, Colorado (CO001)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AdB	Arvada loam, 0 to 3 percent slopes	C	7.1	0.9%
Gr	Gravelly land-Shale outcrop complex	A	17.2	2.3%
Lv	Loamy alluvial land, gravelly substratum	A	24.9	3.3%
Lw	Loamy alluvial land, moderately wet	C	65.1	8.5%
MISLD	Gravel pits	A	201.5	26.4%
NuA	Nunn clay loam, 0 to 1 percent slopes	C	84.8	11.1%
NuB	Nunn clay loam, 1 to 3 percent slopes	C	78.7	10.3%
PIB	Platner loam, 0 to 3 percent slopes	C	5.3	0.7%
ReD	Renohill loam, 3 to 9 percent slopes	D	39.5	5.2%
ShF	Samsil-Shingle complex, 3 to 35 percent slopes	D	52.8	6.9%
Sm	Sandy alluvial land	A	19.6	2.6%
Tc	Terrace escarpments	A	15.5	2.0%
UIC	Ulm loam, 3 to 5 percent slopes	C	14.5	1.9%
UID	Ulm loam, 5 to 9 percent slopes	C	22.9	3.0%
VoA	Vona sandy loam, 0 to 1 percent slopes	A	0.0	0.0%
W	Water		95.9	12.5%
Wt	Wet alluvial land	D	19.5	2.5%
Totals for Area of Interest			764.6	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX F

COST ESTIMATE

STATEMENT OF PROBABLE BUDGET

This is a probable construction cost budget prepared for the Adams County Fairgrounds Master Planning for use in determining construction costs for multiple building expansions as defined in the companion documents. Any opinions of price, probable project costs or construction costs by Design Workshop and our team of consultants represent our best judgment and are furnished for general guidance. We make no warranty of guarantee, either expressed or implied as to the accuracy of such opinions as compared to bid or actual costs.

Regional Park Budget per Phase

Phase 1	\$477,987
Phase 2	\$999,825
Phase 3	\$5,117,081
Phase 4	\$1,634,500
Phase 5	\$1,503,716
Phase 6	\$1,131,596
Phase 7	\$1,310,794
Phase 8	\$4,831,776

Fairgrounds Area Budget per Phase

Phase 1	\$20,044,613
Phase 2	\$4,808,394
Phase 3	\$5,069,745
Phase 4	\$4,733,715
Phase 5	\$21,662,362
Phase 6	\$14,007,330
Phase 7	\$6,263,109

Demolition	Area	Units	Cost/Unit	Cost	Phase
Remove Red Cross Building	3,000	SF	\$3.00	\$9,000.00	7
Remove Stalling Buildings	106,850	SF	\$0.85	\$90,822.50	5
Demo existing south arena	50,334	EA	\$0.20	\$10,066.80	4
Demo existing north arena	33,868	EA	\$0.20	\$6,773.60	5
Renovations					
Minor Improvements Waymire Dome Building	22,478	SF	\$20.00	\$449,560.00	7
Minor Improvements Exhibit Building	25,000	SF	\$20.00	\$500,000.00	3
Minor Improvements Al Lesser Building	8,000	SF	\$20.00	\$160,000.00	3
New Facilities					
New Expo Building	50,000	SF	\$130.00	\$6,500,000.00	6
Administration Building - Expansion	3,000	SF	\$160.00	\$480,000.00	7
Multi-Purpose Facility	52,000	SF	\$250.00	\$13,000,000.00	1
Multi-Purpose Facility - Expansion	32,000	SF	\$90.00	\$2,880,000.00	4
Covered Arena	29,000	SF	\$80.00	\$2,320,000.00	7
Open Warm-up Arenas 1-south (1 @ 18,000SF ea)	18,000	SF	\$10.00	\$180,000.00	4
Open Warm-up Arenas 2-north (1 @ 18,000SF ea)	18,000	SF	\$10.00	\$180,000.00	5
Stalling Building	107,000	SF	\$100.00	\$10,700,000.00	5
Grandstand					
Bleacher Seating (3,000 seats)	18,000	SF	\$65.00	\$1,170,000.00	2
Concessions and Toilets - tuck under building	6,000	SF	\$180.00	\$1,080,000.00	2
Ticketing Buildings (2 @ 500 SF)	1,000	SF	\$90.00	\$90,000.00	2
Amphitheater					
Restroom	1,500	SF	\$250.00	\$375,000.00	7
Stage Covering (Tensile)	1	EA	\$190,000.00	\$190,000.00	7
Expanded Maintenance Building	14,000	SF	\$110.00	\$1,540,000.00	3
Large Pavilion (at playground)	1	EA	\$110,000.00	\$110,000.00	1
Large Pavilion (at Mann Nyholt)	1	EA	\$110,000.00	\$110,000.00	5
Large Pavilion (Mann Lake #3)	1	EA	\$110,000.00	\$110,000.00	3
Nature Center (Mann Lake #3)	7,500	SF	\$250.00	\$1,875,000.00	3
Restroom - toilet/shower/picnic (Mann Lake #3)	4,000	SF	\$180.00	\$720,000.00	3
Golf Course Bridge (duplicated in Engineer's estimate)	1,800	SF	\$350.00	\$630,000.00	2
Facility Core Improvements					
Grandstand Plaza	33,000	SF	\$4.50	\$148,500.00	2
Main North/South Promenade	24,800	SF	\$4.50	\$111,600.00	5
Expo Hall Plaza	13,000	SF	\$4.50	\$58,500.00	6

Parking

RV Hook-ups-North	32	EA	\$5,000.00	\$160,000.00	5
RV Hook-ups-South	22	EA	\$5,000.00	\$110,000.00	6
Facility Core Parking Lots					
Midway Parking Lot	329,000	SF	\$8.00	\$2,632,000.00	5
West Parking (north)	21,000	SF	\$8.00	\$168,000.00	5
West Parking (south)	302,000	SF	\$8.00	\$2,416,000.00	6
Waymire Parking - reconfigured	41,000	SF	\$6.00	\$246,000.00	7
Expo/Waymire Parking - reconfigured	65,150	SF	\$4.00	\$260,600.00	7
Admin/Expo Parking - reconfigured	74,200	SF	\$4.00	\$296,800.00	7
Maintenance Lot	136,000	SF	\$8.00	\$1,088,000.00	3
North Parking Lots					
West Event Lot (dirt)	102,000	SF	\$3.00	\$306,000.00	6
128th Ave. Trailhead (dirt)	6,800	SF	\$3.00	\$20,400.00	6
124th Ave.On-Street	30,000	SF	\$8.00	\$240,000.00	2
South Parking Lots					
Lake 3 Nature Center Parking Area	36,400	SF	\$8.00	\$291,200.00	3
120th Parkway Trailhead Parking	22,300	SF	\$8.00	\$178,400.00	2

Roadways

Grandstand South Connector (see Engineer's estimate)					2
Demo north Grandstand Connector (see Engineer's estimate)					2
South of Multipurpose Facility Connector (see Engineer's estimate)					4
South of Midway Connector (see Engineer's estimate)					5
Realign Road across Brantner (see Engineer's estimate)					5
Road Connection east of Expo Building (see Engineer's estimate)					6
Road Connection south of Waymire (see Engineer's estimate)					7
Roundabout (see Engineer's estimate)					2

Trails

Cultural Trail	259,776.00	SF	\$9.00	\$2,337,984.00	8
South Loop Trail	47,520.00	SF	\$9.00	\$427,680.00	8
Loop 1	23,760.00	SF	\$9.00	\$213,840.00	2
Loop 2	15,840.00	SF	\$9.00	\$142,560.00	4
Loop 3	63,360.00	SF	\$9.00	\$570,240.00	5
Loop 4	31,680.00	SF	\$9.00	\$285,120.00	7
Connection to Bluffs	1,800.00	SF	\$9.00	\$16,200.00	2

Park Features

North Park					
Mann Nyholt Lake - bridge	1	LS	\$85,000.00	\$85,000.00	5
Ropes Course	1	LS	\$210,000.00	\$210,000.00	5
Existing Playground Reconstruction	1	LS	\$350,000.00	\$350,000.00	4
Educational Agriculture Plot	184,000	SF	\$2.00	\$368,000.00	8
Fishing Pier (2)	2	EA	\$55,000.00	\$110,000.00	4
South Park					
Lake 3 Improvements	1	LS	\$225,000.00	\$225,000.00	4
Bike Park	1	LS	\$175,000.00	\$175,000.00	6
Adventure Playground	1	LS	\$200,000.00	\$200,000.00	1
Lake Core Plaza	43,000	SF	\$7.50	\$322,500.00	3
Water Quality Facility-North (duplicated in Engineer's estimate)	1	LS	\$465,000.00	\$232,500.00	4
Water Quality Facility-South (duplicated in Engineer's estimate)	1	LS	\$465,000.00	\$232,500.00	6
Construction Subtotal				\$60,702,346.90	
General Conditions	8%			\$4,856,187.75	
Subtotal				\$65,558,534.65	
Fees and Development Costs	10%			\$6,555,853.47	
Subtotal				\$72,114,388.12	
Contractor Overhead & Profit	8%			\$5,769,151.05	
Subtotal				\$77,883,539.17	
Contingency	15%			\$11,682,530.87	
Subtotal				\$89,566,070.04	
3 Years Inflation	4.5%			\$4,030,473.15	
Probable Construction Cost Total				\$93,596,543.19	

Project: **Adams County Regional Park - Master Plan**

Date: **11/21/2017**

Location: **Adams County Regional Park**

Project No.: **16.1116**

Subject: **Master Plan Utilities and Bridge**

Prepared By: **M. Kiel**

Client: **Adams County**

Checked By: **P. Sullivan**

Note: Any opinions of price, probable project costs or construction costs rendered by Martin/Martin, Inc. represent its best judgment and are furnished for general guidance. Martin/Martin, Inc. makes no warranty of guarantee, either expressed or implied as to the accuracy of such opinions as compared to bid or actual costs.

Item No.	Item Description	Units	Quantity	Unit Price	Item Cost
	Demolition Site Preparation				
	Bridge				
1	Remove Existing Bridge	LS	1	\$20,000.00	\$20,000.00
	Erosion Control				
2	Erosion Control ⁽¹⁾	Acre	72	\$10,000.00	\$720,000.00
	Streets and Parking				
	Asphalt				
3	Remove Asphalt	SF	550,000	\$3.75	\$2,061,675.00
	Utility Removal				
	Electric				
4	Remove Electric lines	LF	350	\$16.00	\$5,600.70
5	Abandon Electric Lines	Allowance	1	\$15,000.00	\$15,000.00
				Electric Subtotal	\$20,600.70
	Fiber Optic				
6	Remove Fiber optic lines	LF	750	\$16.00	\$12,001.50
7	Abandon Fiber optic lines	Allowance	1	\$25,000.00	\$25,000.00
				Fiber Optic Subtotal	\$37,001.50
	Gas				
8	Remove gas lines	LF	0	\$16.00	\$0.00
9	Abandon gas lines	Allowance	1	\$15,000.00	\$15,000.00
				Gas Subtotal	\$15,000.00
	Water				
10	Remove 1" Service	LF	1000	\$15.00	\$15,000.00
11	Abandon Water Lines	Allowance	1	\$25,000.00	\$25,000.00
				Water Subtotal	\$40,000.00
	Sanitary Sewer				
12	Abandon Sanitary Lines	Allowance	1	\$25,000.00	\$25,000.00
				Sanitary Subtotal	\$25,000.00

Remarks: (1) Includes areas of demolition as well as areas where there are proposed buildings and roads (2) Utility costs does not include relocation of Branter Gulch				Cost of Items:	\$2,939,300.00
	25%			Contingencies:	\$734,800.00
				Subtotal:	\$3,674,100.00
	30%			Misc. Fees	\$1,102,200.00
				TOTAL:	\$4,776,300.00

The opinions of probable construction costs provided herein are made on the basis of Martin/Martin, Inc.'s qualifications. Martin/Martin, Inc. has no control over the costs or availability of labor, materials, equipment, the Contractor's methods of determining prices, or over competitive bidding or market conditions. These preliminary opinions represent Martin/Martin, Inc.'s best judgment as a design professional familiar with the construction industry and makes no warranty, express or implied, that proposals, bids, or the construction cost of the work will not vary from the opinions of probable construction costs. This opinion is not intended to be used by the Client for budget of pro forma statements.

Project: Adams County Regional Park - Master Plan
 Location: Adams County Regional Park
 Subject: Master Plan Utilities and Bridge
 Client: Adams County

Date: 11/21/2017
 Project No.: 16.1116
 Prepared By: M. Kiel
 Checked By: P. Sullivan

Note: Any opinions of price, probable project costs or construction costs rendered by Martin/Martin, Inc. represent its best judgment and are furnished for general guidance. Martin/Martin, Inc. makes no warranty of guarantee, either expressed or implied as to the accuracy of such opinions as compared to bid or actual costs.

Item No.	Item Description	Units	Quantity	Unit Price	Item Cost
Utility Removal and Relocation					
Electric					
1	Remove	LF	0	\$16.00	\$0.00
				Subtotal	\$0.00
Fiber Optic					
2	Remove	LF	0	\$16.00	\$0.00
				Subtotal	\$0.00
Gas					
3	Remove	LF	280	\$16.00	\$4,480.56
4	Relocate	LF	220	\$57.00	\$12,540.00
				Subtotal	\$17,020.56
Water					
5	Remove 8" Main	LF	140	\$28.00	\$3,920.00
6	Remove 6" Fire Hydrant Lateral	LF	170	\$28.00	\$4,760.00
7	Relocate 8" Main	LF	270	\$120.00	\$32,400.00
8	Relocate 6" Fire Hydrant Lateral	LF	110	\$80.00	\$8,800.00
				Water Subtotal	\$49,880.00
Sanitary Sewer					
9	Remove Force Main	LF	160	\$28.00	\$4,480.00
10	Relocate Force Main	LF	270	\$68.00	\$18,360.00
				Sanitary Subtotal	\$22,840.00
Remarks:				Cost of Items:	\$89,700.00
				25% Contingencies:	\$22,400.00
				Subtotal:	\$112,100.00
				30% Misc. Fees	\$33,600.00
				TOTAL:	\$145,700.00

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Project: Adams County Regional Park - Master Plan
 Location: Adams County Regional Park
 Subject: Master Plan Utilities and Bridge
 Client: Adams County

Date: 11/21/2017
 Project No.: 16.1116
 Prepared By: M. Kiel
 Checked By: P. Sullivan

Note: Any opinions of price, probable project costs or construction costs rendered by Martin/Martin, Inc. represent its best judgment and are furnished for general guidance. Martin/Martin, Inc. makes no warranty of guarantee, either expressed or implied as to the accuracy of such opinions as compared to bid or actual costs.

Item No.	Item Description	Units	Quantity	Unit Price	Item Cost
<u>New Utilities and Bridge</u>					
<u>Bridge</u>					
1	New Bridge ⁽¹⁾	SF	1800	\$350.00	\$630,000.00
				Subtotal	\$630,000.00
<u>North Water Quality and Detention Basins</u>					
2	Earthwork	CY	30000	\$10.00	\$300,000.00
3	Outlet Structure	EA	4	\$15,000.00	\$60,000.00
4	Piping	LF	1050	\$100.00	\$105,000.00
				Subtotal	\$465,000.00
<u>South Water Quality and Detention Basins</u>					
5	Earthwork	CY	600	\$10.00	\$6,000.00
6	Outlet Structure	EA	1	\$15,000.00	\$15,000.00
7	Piping	LF	500	\$100.00	\$50,000.00
				Subtotal	\$71,000.00
<u>New Utility Lines</u>					
<u>Electric</u>					
8	Mains	LF	7200	\$50.00	\$360,000.00
9	Laterals	LF	515	\$50.00	\$25,750.00
				Subtotal	\$385,750.00
<u>Fiber Optic</u>					
10	Mains	LF	4000	\$63.00	\$252,000.00
11	Laterals	LF	400	\$63.00	\$25,200.00
12	Replace for PA System (allowance)	LF	5000	\$63.00	\$315,000.00
13	SCADA Lines	LF	5000	\$63.00	\$315,000.00
				Subtotal	\$907,200.00
<u>Gas</u>					
14	Mains	LF	1600	\$57.00	\$91,200.00
15	Laterals	LF	535	\$57.00	\$30,495.00
				Subtotal	\$121,695.00
<u>Water⁽⁴⁾</u>					
16	8" PVC	LF	7500	\$120.00	\$900,000.00
17	Fire Hydrant Assembly	EA	8	\$7,875.00	\$63,000.00
18	6" Fire hydrant lateral	LF	70	\$80.00	\$5,600.00
19	4" Services	LF	4600	\$65.00	\$299,000.00
20	2" Services	LF	860	\$45.00	\$38,700.00
21	Connect to Existing	EA	4	\$2,625.00	\$10,500.00

22	Utility Potholing	EA	4	\$2,625.00	\$10,500.00
23	Small Generators	EA	6	(see note 4)	
24	Large Generators	EA	2	(see note 4)	
25	Water line lowering for Brantner Gulch Expansion	LF	200	\$150.00	\$30,000.00
26	Well	LS	1	\$500,000.00	\$500,000.00
27	Water Storage Tank - 1	GAL	200,000	\$10.00	\$2,000,000.00
28	Water Storage Tank - 2	GAL	150,000	\$10.00	\$1,500,000.00
29	Pump Station - 1	LS	1	\$500,000.00	\$500,000.00
30	Pump Station - 2	LS	1	\$500,000.00	\$500,000.00
				Water Subtotal	\$6,357,300.00
	Sanitary Sewer				
31	6" PVC	LF	145	\$68.00	\$9,860.00
32	8" PVC	LF	1400	\$75.00	\$105,000.00
33	8" PVC for Dump Station (allowance)	LF	1500	\$75.00	\$112,500.00
34	Dump Station	EA	1	\$10,000.00	\$10,000.00
35	Service Lines	LF	400	\$68.00	\$27,200.00
36	Manholes	EA	8	\$6,300.00	\$50,400.00
37	Connect to Existing	EA	3	\$1,260.00	\$3,780.00
38	Sanitary line lowering for Brantner Gulch Expansion	LF	200	\$100.00	\$20,000.00
39	Existing pipe slip lining	LF	1000	\$50.00	\$50,000.00
				Sanitary Subtotal	\$388,740.00

Remarks:

- (1) The proposed bridge is estimated to be 36 ft wide and 50 ft span/length including two way traffic and sidewalks on each side and includes an allowance for architectural enhancements.
- (2) Utility costs do not include paving
- (3) Utility cost does not include water or sanitary for area south of 124th
- (4) Utility cost does not include relocation of Brantner Gulch
- (5) Estimated generator costs will need to be solicited from an electrical engineer following sizeing data on existing wells and pumps
- (6) Dump station includes manhole type structure, signs, valves, and appurtenances.

		Cost of Items:	\$9,326,700.00
25%		Contingencies:	\$2,331,700.00
		Subtotal:	\$11,658,400.00
30%		Misc. Fees	\$3,497,500.00
		TOTAL:	\$15,155,900.00

The opinions of probable construction costs provided herein are made on the basis of Martin/Martin, Inc.'s qualifications. Martin/Martin, Inc. has no control over the costs or availability of labor, materials, equipment, the Contractor's methods of determining prices, or over competitive bidding or market conditions. These preliminary opinions represent Martin/Martin, Inc.'s best judgment as a design professional familiar with the construction industry and makes no warranty, express or implied, that proposals, bids, or the construction cost of the work will not vary from the opinions of probable construction costs. This opinion is not intended to be used by the Client for budget of pro forma statements.

Project: Adams County Regional Park - Master Plan
 Location: Adams County Regional Park
 Subject: Master Plan Utilities and Bridge
 Client: Adams County

Date: 11/21/2017
 Project No.: 16.1116
 Prepared By: M. Kiel
 Checked By: P. Sullivan

Note: Any opinions of price, probable project costs or construction costs rendered by Martin/Martin, Inc. represent its best judgment and are furnished for general guidance. Martin/Martin, Inc. makes no warranty of guarantee, either expressed or implied as to the accuracy of such opinions as compared to bid or actual costs.

Item No.	Item Description	Units	Quantity	Unit Price	Item Cost	
Paving						
North						
1	Asphalt	TON	75,500	\$120	\$9,060,000.00	
2	Curb and Gutter	LF	30,000	\$25.00	\$750,000.00	
3	Subgrade Preparation	SF	360,000	\$2.50	\$900,000.00	
South						
4	Asphalt	TON	1,100	\$120	\$132,000.00	
5	Curb and Gutter	LF	1,380	\$25.00	\$34,500.00	
6	Subgrade Preparation	SF	16,600	\$2.50	\$41,500.00	
Remarks:					Cost of Items:	\$10,918,000.00
25%					Contingencies:	\$2,729,500.00
					Subtotal:	\$13,647,500.00
30%					Misc. Fees	\$4,094,300.00
					TOTAL:	\$17,741,800.00

The opinions of probable construction costs provided herein are made on the basis of Martin/Martin, Inc.'s qualifications. Martin/Martin, Inc. has no control over the costs or availability of labor, materials, equipment, the Contractor's methods of determining prices, or over competitive bidding or market conditions. These preliminary opinions represent Martin/Martin, Inc.'s best judgment as a design professional familiar with the construction industry and makes no warranty, express or implied, that proposals, bids, or the construction cost of the work will not vary from the opinions of probable construction costs. This opinion is not intended to be used by the Client for budget or pro forma statements.

Project: Adams County Regional Park - Master Plan
Location: Adams County Regional Park
Subject: Master Plan Utilities and Bridge
Client: Adams County

Date: 11/21/2017
Project No.: 16.1116
Prepared By: M. Kiel
Checked By: P. Sullivan

Note: Any opinions of price, probable project costs or construction costs rendered by Martin/Martin, Inc. represent its best judgment and are furnished for general guidance. Martin/Martin, Inc. makes no warranty of guarantee, either expressed or implied as to the accuracy of such opinions as compared to bid or actual costs.

SUMMARY

Description	Cost
Demolition Site Preparation	\$ 4,776,300.00
Utility Remove and Replace	\$ 145,700.00
New Utilities and Bridge	\$ 15,155,900.00
New Paving	\$ 17,741,800.00
TOTAL	\$ 37,819,700.00

APPENDIX G

BENCHMARK STUDY WORKSHEETS

BENCHMARK ANALYSIS – DATA COLLECTION FORM

Benchmark agency: **Adams County, Colorado**

#	Question	Adams County			Your Agency																														
Property																																			
1	Age of Park	Acquired in 1960 – Buildings were constructed in the 1960's (approx. 1967-1969)																																	
2	Owner/Operator	Adams County																																	
3	Total annual visitors in 2016	<ul style="list-style-type: none"> Private Events: 79,134 4H Events: 12,700 Adams County Government: 41,520 Non-Profits: 75,154 Commercial: 95,023 Adams County Fair: 60,000-70,000 																																	
4	Property Acres	<table border="1"> <tr> <th>Total Property Acres</th> <th>Facility Core Acres</th> <th>Park Acres (if applicable)</th> </tr> <tr> <td>1,210.82</td> <td>124,850 SF/Facilities 70 Acres Fair Core</td> <td>19 Park Core</td> </tr> </table>	Total Property Acres	Facility Core Acres	Park Acres (if applicable)	1,210.82	124,850 SF/Facilities 70 Acres Fair Core	19 Park Core			<table border="1"> <tr> <th>Total Property Acres</th> <th>Facility Core Acres</th> <th>Park Acres (if applicable)</th> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	Total Property Acres	Facility Core Acres	Park Acres (if applicable)																					
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5	Event Facilities Use (please provide info regarding, use, size, frequency of use, amenities, condition-poor to excellent, and	Grand Stand Complex <table border="1"> <tr> <th># of seats</th> <th>Year built</th> </tr> <tr> <td>3700 (w/ temp bleachers)</td> <td>Late 1960's</td> </tr> </table> Condition: Poor Annual Events Held (# and type): Months of use:			# of seats	Year built	3700 (w/ temp bleachers)	Late 1960's	Grand Stand Complex <table border="1"> <tr> <th># of seats</th> <th>Year built</th> </tr> <tr> <td></td> <td></td> </tr> </table> Condition: Annual Events Held (# and type): Months of use:			# of seats	Year built																						
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	<p>Average Event Parking Rate: \$10/car; only collected during fair</p> <p>Other Uses that occur within lots:</p> <ul style="list-style-type: none"> • First Gear Driving Academy • Car Shows • Taylor and Martin Truck Sales <p>Comments:</p>	<p>Average Event Parking Rate:</p> <p>Other Uses that occur within lots:</p> <p>Comments:</p>																														
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6	<p>List the amenities available on the premises (for</p>	<ul style="list-style-type: none"> • WIFI (Free/Included) • Ordinary power and heat (Free/Included) • PA Systems (Free/Included) 																														

	facilities) (free or for charge). Examples include equipment, internet access, caterers, security, kitchen rental, audio visual equipment	<ul style="list-style-type: none"> • Watering and Harrowing in arenas (Included) • Tables/Chairs (Included) • Maintenance Staff on duty (Included) • Security (Additional Cost) • Basic Set Up (Included) • Extensive Set Up (Additional Cost) Operator/Equipment • Bleachers, Stage, Portable Concession Stand (Additional Cost) 	
7	List the amenities available on the premises (for recreation or other non-facility uses)	<ul style="list-style-type: none"> • Adams Hollow Disc Golf Course • Playground • Pavilions • Fishing Lakes • Two golf courses • Trails • Historic Museum • Horseshoe/Volleyball • Amphitheater 	
Programs/Events			
7	Number of events/meetings per year	<ul style="list-style-type: none"> • Private Events: 554 • 4H Events: 463 • Adams County Government: 40 • Non-Profits: 461 • Commercial: 428 	
8	Main annual events and attendance size	Adams County Fair (68,000) Stars and Stripes 4 th of July Festival (2,000) Stock Show Terry All Dog Show (approx. 4,000-6,000)	
9	Rental fee structure. Please provide a rental		

	rate document. Include the hourly rates for labor.		
11	Do you program/create events? (yes/no)		
12	Do you market for outside promoters (yes/no)	The Fair is marketed by Adams County Public Information Office	
13	Do you co-promote events?		

Operations/Staffing							
14	Governing Board	Is there a governing board?	# members	elected or appointed?	Is there a governing board?	# members	elected or appointed?
		Fair Board	5	Appointed			
		Open Space Board	7	Appointed			
		County Commissioners	5	Elected			
15	Full time equivalent staff (please provide a flow chart if available)	FTE: 16; flow chart available 6-8 part-time seasonal 8-10 on-call bartenders					
16	Part time equivalent staff	Approximately six to eight part-time seasonal staff members at the Regional Park and Fairgrounds.					
17	# volunteer hours	Volunteers outside of the Fair = 17,152 Fair related volunteer Hours = 7,224 Jail Crew – approx. 50 weeks / year, 1,200 hours annually.					
18	Partnership agencies with an on-site presence	Good Luck 4-H Club CSU Extension Riverdale Golf Adams County Historical Society					

Finances		
19	Total annual operating expenses (maintenance)	Labor (admin + maintenance): Contracted Services: Insurance: Adams County is self-Insured General & Administrative: Utilities: The Park pays for a proportion and Facilities pay for some Building, Equipment & Grounds: Other Expenses:
20	Total annual revenue	Total annual revenue: \$1,178,000 Rent income: \$370,000 Food and beverage: \$12,500 Merchandise: N/A Advertising/sponsorships: Only for the Fair Surcharges and fees: \$23,500 Security Fees Parking: Only collected for the Fair Donations: N/A RV/camping: Included under rent income
21	Cost recovery goals	Working towards 40% cost recovery from 5012 and 5010; Annual Operating Revenues in 2016 was \$2,697,000
22	Operating budget sources (approximate percentage)	General Fund 100% (we typically achieve about a 33% cost recovery)
23	Donation sources (facility foundation, in-kind contributions, or gifts)	None – Other Than the Adams County Fair CSU Extension did get a \$1,000,000 endowment. The Adams County Historical Society receives donations, but operate separately.
24	Types of lease agreements	County users are typically rent free (this includes the Fair as well). Adams County 4-H pays a \$5,000 / year flat fee for use of facilities with minimal set-ups. Water Storage
		lease agreement IGA with Todd Creek Village Metro District and South Adams County Water and Sanitation District.
25	Methods employed for funding capital projects	General fund dollars, open space fund dollars, open space grant program, and some augmentation with Conservation Trust and/or grants.
Other Information		
26	From your perspective, what programs/ services/ trends have seen increasing or decreasing demand in your facility in the past several years?	<ul style="list-style-type: none"> • Smaller-scale Hispanic concerts. • The draft horse auction has increased and it is a national draw. • Horse auctions, in general, is decreasing. • Increased demand for truck sale events. • Decrease in number of circuses.
27	What about your location or setting attracts events?	Regional agricultural heritage, Hispanic Events such as Quinceaneras, etc. are popular because of demographics, airport proximity.
28	What differentiates your venue from other regional venues?	Customer Service, Affordability/Inclusion of amenities with rental fees; History, Size of Park and Facilities, Location, proximity to: DIA, lakes, S. Platte River and Colorado Front Range Trail.
29	What are your goals for facility improvements/ additions?	Better efficiency, sustainability, and rustic agricultural feel for facilities.
30	What are your primary events that you give priority compared to others? Which events provide you the greatest financial return?	Historical events get priority (events that have been held for more than two (2) years in a row on a specific date).
31	Roughly what percentages of your	90% local 8% regional and +/- 2% of current events have a national draw.

	events have a local, regional or national draw? What locations do you draw from primarily?		
32	What types of events do you turn away because they are not a good fit for your venue, and why?	<ul style="list-style-type: none"> Steer Tailing. Horse racing and other activities that invite gambling. 	
33	Do you see any gaps in the venue space provided in the region or types of events hosted?	<ul style="list-style-type: none"> Concerts- there is a challenge in shutting down all the other venues on site to host a critical mass for a concert. Equestrian events. Corporate weekday events. 	
34	What are the most in-demand services and amenities that you offer? Which bring the biggest financial return?	Rental banquet facilities for events such as Quinceaneras and Hispanic Concerts have been in demand and have brought in a large percentage of revenues.	
35	Are there services and amenities that you would like to add to your offerings?	<ul style="list-style-type: none"> Indoor Arena Improved grandstand arena(s) Larger stalls Improved ventilation systems Larger exhibition hall / event center Additional large picnic shelter(s) Additional trails (soft surface) 	
36	What are the trends or innovations in venue facilities that you think would be wise to consider?	Energy efficiency, waste recovery and waste-stream reduction.	

Please provide the following as able and possible:

1. Detailed summary of events and attendance by event type and space used
2. Summary financial statement outlining major revenue and expense line items
3. Copy of current operating budget
4. Summary of services that management contracts out to third parties (e.g., maintenance, landscaping, etc.)
5. Booking policy
6. Organizational chart
7. Total Construction and Project Cost – original and any recent renovation/expansion costs
 - % public funding
 - % private funding
 - Of public funds, where did they come from? (e.g., grant, bond issue, etc.)
 - If bonds were issued – were they general or revenue bonds?
 - Are there dedicated taxes to the *repayment of the bonds* (e.g., admissions tax, hotel tax)?
 - Are there dedicated tax revenues to the *on-going operations* of the facility?

BENCHMARK ANALYSIS – DATA COLLECTION FORM

Benchmark agency: **Boulder County, Colorado**

#	Question	Adams County																				
Property																						
1	Age of Park	The Boulder County Fairgrounds opened in this location in 1978 the property was acquired in 1976.																				
2	Owner/Operator	Boulder County																				
3	Total annual visitors in 2016	Unfortunately I do not have it broke down. We estimated 350,000 to 380,000 visitors in 2016 Over 100,000 attended the Fair. This does include Boulder County Government usage.																				
4	Property Acres	Total Property Acres	Facility Core Acres	Park Acres (if applicable)																		
		83 Acres	75 +/-	2 +/-																		
Facilities																						
5	Event Facilities Use (please provide info regarding, use, size, frequency of use, amenities, condition-poor to excellent, and other information you feel is relevant)	Grandstand Complex Also our Outdoor Arena																				
		<table border="1"> <thead> <tr> <th># of seats</th> <th>Year built</th> </tr> </thead> <tbody> <tr> <td>5000</td> <td>1978</td> </tr> </tbody> </table>		# of seats	Year built	5000	1978	<ul style="list-style-type: none"> • Condition: Fair • Annual Events Held (# and type): 45 - Equestrian, Demo Derby, Truck and Tractor Pull and Rodeo • Months of use: Summer, April to Sept./Oct. 6 to 7 months Dependent on weather. 														
# of seats	Year built																					
5000	1978																					
		Rental fees: County Youth Non-Profit \$40.00 - Kitchen \$25.00 County Adult Non-Profit \$175.00 – Kitchen \$50.00 Non-County Non Profit \$220.00 – Kitchen \$60.00 Commercial \$440.00 – Kitchen \$75.00																				
		Comments: The “Kitchen” is only a space to sell premade food, small hand sink and one regular kitchen sink. Counter in the middle.																				
		We provide one Two work ups and watering, one or two staff members depending on schedule and day. Announcer Booth and 50 stall pole barn. 110 power limited. We do not set up or provide security and they are required to provide a “Parking Manager”. Has bucking chutes, steer/calf roping pens and boxes. Holding pens and Semi loading dock.																				
		Barns <table border="1"> <thead> <tr> <th>Type of barn</th> <th>Size</th> <th># of stalls</th> </tr> </thead> <tbody> <tr> <td>Barn-A</td> <td>7,212 Sq. Ft interior 18,750 Sq. Ft. total</td> <td>250 Small Animal Pens</td> </tr> <tr> <td>Barn-B</td> <td>15,000 Sq. Ft.</td> <td>500 Small Animal Pens</td> </tr> <tr> <td>Barn-C</td> <td>15,000 Sq. Ft.</td> <td>Open/cattle</td> </tr> <tr> <td>Barn-D</td> <td>15,000 Sq. Ft.</td> <td>Half open & 35 Stalls</td> </tr> <tr> <td>Barn-E</td> <td>15,000 Sq. Ft.</td> <td>87 Stalls</td> </tr> </tbody> </table>			Type of barn	Size	# of stalls	Barn-A	7,212 Sq. Ft interior 18,750 Sq. Ft. total	250 Small Animal Pens	Barn-B	15,000 Sq. Ft.	500 Small Animal Pens	Barn-C	15,000 Sq. Ft.	Open/cattle	Barn-D	15,000 Sq. Ft.	Half open & 35 Stalls	Barn-E	15,000 Sq. Ft.	87 Stalls
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Barn-D	15,000 Sq. Ft.	Half open & 35 Stalls																				
Barn-E	15,000 Sq. Ft.	87 Stalls																				
		Condition/Age: Fair/Adequate leaky roofs here and there.																				
		Frequency of Use: Interior of Barn-A is event space and used 280 times a year, very popular building because it is cost effective and not too big. Barn-B 25 days annually. Barn-C 35 days annually. Barn-D used during most horse events 150 to 200 times a year. Barn-E 150 times annually approx.																				
		Rental fees: Barn-A Cnty YNP - \$70.00 same with pens Cnty ANP - \$150.00 \$205.00 w/pens NCntyNP - \$200.00 \$270.00 w/pens Commercial \$400.00 \$555.00 w/pens Barn-B Cnty YNP - \$45.00 Cnty ANP - \$150.00 NcntyNP - \$200.00 Commercial \$400.00 Barn-C Cnty YNP - \$45.00 if rented w/ Indoor Arena (IA)\$25.00 Cnty ANP - \$157.00 w/IA \$50.00 NCntyNP - \$220.00 w/IA \$60.00																				

Commercial \$375.00 w/IA \$100.00
 Barns D and E are leased, they come with the Arena's but we do charge per stall. \$8 if you muck to the isle and \$13 if we clean.

Comments:

Outdoor Arena

Number of Arenas	Lighting (Y/N)
4 – Main, two warm up and one Public.	Yes except for Public

Condition/Age: 39 good condition

Frequency and types of use: 42 days, Equestrian, Rodeo, Demo Derby and Truck and Tractor Pull

Rental fees:

Outdoor Arena/Grandstands – Cnty YNP – \$40.00 Kitchen \$25.00
 Cnty ANP - \$175.00 kitchen \$50.00
 NCNP - \$220.00 Kitchen \$60.00
 Commercial \$440.00 Kitchen \$75.00

Comments:

Indoor Arena

Number of Arenas
1

Condition/Age: 39 yrs, Fair needs a new roof, Leaks.

Frequency and types of use: 271 days Equestrian and Dogs

Rental fees:

Indoor Arena – Cnty YNP - \$55 heat \$100 per day if requested
 Cnty ANP - \$175.00 Heat \$100 per day
 NCNP - \$220.00 Heat \$100 per day
 Commercial - \$500.00 Heat \$100.00

Comments: The IA has a Kitchen but we rarely rent it due to public health standards needing to be met. We also have an office and announcer booth.

Exhibition/Exposition Buildings

Building Name	Size (SF)	Size of main space	Number of meeting rooms
Exhibit Building	40,000	30,000 SF	1
Barn-A	7,212	Main 74x78 Foyer 60x24	None

Condition/Age: 39 yrs, good cond.

Facilities contained within: EB has restrooms and a commercial kitchen. One meeting room and storage rooms.
 Barn-A has small restrooms.

Frequency and types of use: EB 234 days
 Barn-A 276 days

Both hold various events some include: Craft Shows, Antique, Auctions, Home and Garden, Dog Shows, Art shows, Quilt Shows, Gun Shows, etc.

Rental fees:

Exhibit Building – Cnty YNP - \$110.00 Kitchen \$60.00
 Cnty ANP - \$400.00 Kitchen \$75.00
 NCNP - \$500.00 Kitchen \$100.00
 Commercial – 1000.00 Kitchen \$125.00
 Barn-A - Cnty YNP - \$70.00 same with pens
 Cnty ANP - \$150.00 \$205.00 w/pens
 NCntyNP - \$200.00 \$270.00 w/pens
 Commercial \$400.00 \$555.00 w/pens

Comments:

Additional Meeting Spaces

Name	Size
Fairgrounds Meeting Room	572 SF
Clover Club Room	744 SF

Condition/Age: 39 yrs, Good Condition for both.

Facilities contained within: Fairgrounds Mtg Room has a kitchenette.

Frequency and types of use: Fairgrounds mtg rm 106 times annually
Clover Club Room 155 times annually

Rental fees: Cnty YNP \$5 per hour \$25 max
Cnty ANP \$10 - \$50 max
NCNP \$10 - \$60 max
Commercial \$15 - \$75 max

Comments:

Restrooms (stand alone)

# stalls	# of locations	Public access, yes/no
2	Picnic Shelter	No

Condition/Age:

Comments:

Concessions (total)

Name	Size
3	Unsure 20 x 20?

Condition/Age: All 39 yrs, EB good, OA poor, IA poor
Frequency of use: EB 82 times annually
IA and OA rarely get used.

Rental fees: Listed above under Exhibit Building

- The OA kitchen is listed above as well.

- IA is the same as the OA 25, 50, 60 and 75

Comments:

Camping/RV Hookups

Acres of property	Style of camping served	Annual revenue \$
2?	RV and Campers only no tents	\$200,000.00

# full-service hook-ups	Full-service Fee	# partial-service hook-ups	Partial service Fee
56 water/elec.	\$25 / Night	\$15 /night for one service	\$10 dry camping

What is included in terms of power, water, sewer/dump station?

- We have a dump station \$10 per visit or comes with a site.

Is there a camp facility (i.e. bathhouse) and what does it include?

- We have a restroom and shower facility and a 30 hour a week host.

Frequency of use:

- Heavily used from April to October. We close the restroom and shower facility from November to March.

Adequacy of Amount Offered:

Comments/Amenities Offered:

Parking

Lot Name	Number of Stalls	Total square footage of lot(s)	# days at capacity annually	Paved (P)/ Non-Paved (NP)
North Lot	833	414,104	10	Non-paved
South Lot	360	237,000	10	Non-Paved
Midway Lot EB	353	143,500	20	Non-paved

Average Event Parking Rate:

	<p>Charge for N. Lot – Cnty YNP - \$60 Cnty ANP - \$275 NCNP - \$345 Comm. - \$650</p> <p>South Lot - Cnty YNP - \$30 Cnty ANP - \$75 NCNP - \$95 Comm. - \$400</p> <p>Midway – Comes with Exhibit Building Lease Other Uses that occur within lots: Driver Training, Carnival and exercises for Bio-terrorism POD training. Comments:</p>								
	<p>Pavilions/covered seating</p> <table border="1"> <thead> <tr> <th>Pavilion Name</th> <th>total number</th> <th>user capacity</th> <th>condition</th> </tr> </thead> <tbody> <tr> <td>Picnic Shelter</td> <td>1</td> <td>40</td> <td>Fair</td> </tr> </tbody> </table> <p>Condition/Age: Fair Frequency of use: April – Oct. Rental fees: Y \$50 AN \$75 NCNP \$100 Commercial \$300 Comments: Picnic Shelter total grounds 400 x 400</p>	Pavilion Name	total number	user capacity	condition	Picnic Shelter	1	40	Fair
Pavilion Name	total number	user capacity	condition						
Picnic Shelter	1	40	Fair						

Amenities

6	List the amenities available on the premises (for facilities) (free or for charge). Examples include equipment, internet access, caterers, security, kitchen rental, audio visual equipment	<ul style="list-style-type: none"> • WIFI will be free when installed, currently none. • Ordinary power heat free • Arena work ups, 2 free additional \$50.00 hr • Tables \$5 each, Chairs 0.50 Each • Staff on duty included • Security must be obtained if required, additional cost • No set up or take down, event sets up and takes down • Portable Bleachers \$15.00 each • Kitchens available for additional, please see above
7	List the amenities available on the premises (for recreation or other non-facility uses)	<ul style="list-style-type: none"> • Picnic Shelter • Cattail Pond Youth Fishing Pond 16 and under. • Volleyball Court • Horseshoe Pit • Trail connection to regional trails

Programs/Events

8	Number of events/meetings per year	We do not have this broken down as of yet.
9	Main annual events and attendance size	Boulder County Fair and Livestock Show 100,000 Flatirons Kennel Club All Breed Dog Show ? SteamFest 5,000 to 6,000
10	Rental fee structure. Please provide a rental rate document. Include the hourly rates for labor.	Please see attached manual
11	Do you program/create events? (yes/no)	No
12	Do you market for outside promoters (yes/no)	Our Fair Board does this but are a 501 C 3 Non-Profit organization that contracts with us like any other event.
13	Do you co-promote events?	No

Operations/Staffing

14	Governing Board	Is there a governing board?	# members	elected or appointed?
		County Commissioners	3	Elected
		POS Advisory Committee	7	Appointed

15	Full time equivalent staff (please provide a flow chart if available)	My position Manager 1 Scheduling Coordinator 1 FTE Maintenance Technicians 5
16	Part time equivalent staff	.75, 30 per week Technician 1 Seasonal Position 1
17	# volunteer hours	Two volunteer projects annually, approximately 12 hours Jail Crew regular basis
18	Partnership agencies with an on-site presence	CSU Extension

Finances

19	Total annual operating expenses (maintenance)	Labor (admin + maintenance): \$400,000 includes spot bonus, merit, and insurance. Contracted Services: CEF, Waste Removal, Fire Inspection Insurance: Boulder County is self-Insured General & Administrative: Operating budget is \$116,588.00 Utilities: Facilities, Building Services pays Building, Equipment & Grounds: Other Expenses:
20	Total annual revenue	Total annual revenue: \$347,000.00 Rent income: Food and beverage: N/A Merchandise: N/A Advertising/sponsorships: Surcharges and fees: Parking: Donations: N/A RV/camping: \$192,000.00
21	Cost recovery goals	None set, personally working to improve with 5 year plan.
22	Operating budget sources	CEF requests and operating budget no percentage

	(approximate percentage)	
23	Donation sources (facility foundation, in-kind contributions, or gifts)	None
24	Types of lease agreements	See manual
25	Methods employed for funding capital projects	Open Space funds a small amount when requested Capital Requests if granted

Other Information

26	From your perspective, what programs/ services/ trends have seen increasing or decreasing demand in your facility in the past several years?	<ul style="list-style-type: none"> • Dog events are prominent • Equine events are down slightly • SteamFest is rising (makers fair type)
27	What about your location or setting attracts events?	Close proximity to Boulder, Ft Collins and Estes Park
28	What differentiates your venue from other regional venues?	Customer Service and Affordability.
29	What are your goals for facility improvements/ additions?	Master Plan
30	What are your primary events that you give priority compared to others? Which events provide you the greatest financial return?	Historical events get priority, same as Adams. It can be an issue however. Some event have diminished but still get the same venue and a low rate when larger groups would like to lease the space.
31	Roughly what percentages of your events have a local, regional or national draw? What locations do you draw from primarily?	Unsure, mostly local

32	What types of events do you turn away because they are not a good fit for your venue, and why?	Steer tailing as well. Abuse Quinceaneras – Alcohol issues and trash, overtime Marijuana Symposiums – legalities
33	Do you see any gaps in the venue space provided in the region or types of events hosted?	
34	What are the most in-demand services and amenities that you offer? Which bring the biggest financial return?	Campground Table and Chair Rental
35	Are there services and amenities that you would like to add to your offerings?	Better parking Improved grandstand stands or more Indoor arenas Enclosed barns Better stalls and pens, bucking chutes Large fans Better lighting Improved/updated buildings / venues
36	What are the trends or innovations in venue facilities that you think would be wise to consider?	"We are a zero waste facility" or as close as we can be. STEAM Fest or Maker Fair Events K-9 events Technical Events, drones etc. Hemp events not necessarily Marijuana. Off grid symposiums

BENCHMARK ANALYSIS – DATA COLLECTION FORM

Benchmark agency: **Mesa County, Colorado**

#	Question	Adams County												
Property														
1	Age of Park	1940's												
2	Owner/Operator	Mesa County, Colorado - owner												
3	Total annual visitors in 2016	100,000+/-												
4	Property Acres	Lions Park – 2 acres Grandstands Complex – 10 acres Total – 100 acres												
Facilities														
5	Event Facilities Use (please provide info regarding, use, size, frequency of use, amenities, condition-poor to excellent, and other information you feel is relevant)	<p>Grandstand Complex</p> <table border="1"> <thead> <tr> <th></th> <th>Size</th> <th>Capacity</th> </tr> </thead> <tbody> <tr> <td>Grandstands Complex</td> <td>10 acres</td> <td>3,000-3,500 General Admission</td> </tr> <tr> <td>Grandstands Outdoor Rodeo Arena</td> <td>250' x 125' groomed, 567' long</td> <td></td> </tr> <tr> <td>Grandstands Lobby Ticket Booths</td> <td>5,600 SF</td> <td></td> </tr> </tbody> </table> <ul style="list-style-type: none"> Condition: poor Annual Events Held (# and type): Months of use: Rental fees: Grandstands Outdoor Rodeo Arena: \$150 M-Th; \$250 F-Su; \$200 deposit, no stadium/restrooms Grandstands Complex - daytime: \$1,000 base rate, or 10% of ticket sales, whichever is greater; \$2,000 deposit Grandstands Complex - night: \$1,800 base rate, or 10% of ticket sales, whichever is greater; \$2,000 deposit; second night, etc. is \$1,200. Grandstands Lobby (Seasonal): \$125 M-Th; \$225 F-Su; \$150 deposit Motorized events require additional fees Comments: 		Size	Capacity	Grandstands Complex	10 acres	3,000-3,500 General Admission	Grandstands Outdoor Rodeo Arena	250' x 125' groomed, 567' long		Grandstands Lobby Ticket Booths	5,600 SF	
	Size	Capacity												
Grandstands Complex	10 acres	3,000-3,500 General Admission												
Grandstands Outdoor Rodeo Arena	250' x 125' groomed, 567' long													
Grandstands Lobby Ticket Booths	5,600 SF													
		<p>Barns</p> <table border="1"> <thead> <tr> <th>Type of barn</th> <th>Size</th> <th># of stalls</th> </tr> </thead> <tbody> <tr> <td>Livestock Pavilion/Portable Stalls</td> <td>120' x 200', 12' x 12'</td> <td>70</td> </tr> <tr> <td>Stables</td> <td>12' x 12' or 10' x 12'</td> <td>75</td> </tr> <tr> <td>North Stall Barns (6)</td> <td>12' x 12' (14 stalls/barn)</td> <td>84</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Condition/Age: Frequency of Use: Rental fees: Livestock Pavilion: \$100 M-Th; \$175 F-Su; \$100 deposit Stall rental per day with show: \$8.50/day, \$5.00 cleaning fee, \$10.50/bag shavings Stall rental overnight: \$25.00/day includes shavings and cleaning; outdoor pens = \$15.00/day Comments: Livestock Pavilion – PA System 	Type of barn	Size	# of stalls	Livestock Pavilion/Portable Stalls	120' x 200', 12' x 12'	70	Stables	12' x 12' or 10' x 12'	75	North Stall Barns (6)	12' x 12' (14 stalls/barn)	84
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Warm-Up Arena 2 (Mahindra)	103' x 195'; 20,150 SF													

- Mahindra: covered staging/waiting area, west end wall w/ 20' door, east end gate, show office, announcer's stand, PA System; lighting, bleachers on north side, wind/sun shade on south side, restroom with showers, wash racks, designated parking, warm-up arena

Indoor Arena

Number of Arenas

- Condition/Age:
- Frequency and types of use:
- Rental fees:
- Comments:

Exhibition/Exposition Buildings

Building Name	Size (SF)	Size of main space	Number of meeting rooms
Grandstands Lobby	5,600 SF		

- Condition/Age:
- Facilities contained within: Concession; restrooms
- Frequency and types of use:
- Rental fees:
- Comments:

Additional Meeting Spaces

Name	Size	Capacity
Community Building	35' x 120'; 4,200 SF	280 reception/225 seated
Sagebrush Room of Community Building	26' x 32'; 832 SF	50
Mahindra Show Office	20' x 20'; 400 SF	25

- Condition/Age:
- Facilities contained within:
Community Building Main Room: warming kitchen, tables/chairs, PA System
Sagebrush: warming kitchen
- Frequency and types of use:
- Rental fees:
Community Building (includes Sagebrush Room and Warming Kitchen)): \$275 M-Th; \$500 F-Su; \$350 deposit
Sagebrush Room: \$135 M-Th; \$160 F-Su; \$150 deposit
Mahindra Show Office: \$75 M-Th; \$100 F-Su; \$100 deposit
- Comments:
Community Building/Sagebrush Room includes a warming kitchen

Restrooms (stand alone)

	# stalls	# of locations	Public access, yes/no
Equine/Livestock Area Restroom Building			

- Condition/Age:
- Comments:

Concessions (total)

Name	Size

- Condition/Age:
- Frequency of use:
- Rental fees:
- Comments:

Camping/RV Hookups

Acres of property	Style of camping served	Annual revenue \$

# full-service hook-ups	Full-service Fee	# partial-service hook-ups	Partial service Fee
10	\$32/night	22	\$27/night
			\$16/night overflow lot

What is included in terms of power, water, sewer/dump station?

- 30 & 50 amp, full hook-ups (electric, water and sewer)
- Partial (water and electric)

Is there a camp facility (i.e. bathhouse) and what does it include?

No

- Frequency of use: tied to events
- Adequacy of Amount Offered:
- Comments/Amenities Offered:

Parking

Lot Name	Number of Stalls	Total square footage of lot(s)	# days at capacity annually	Paved (P)/ Non-Paved (NP)
Main Parking Lot	806			P
Overflow Lot	200			NP
Exposition Lot	100			NP
North Lot	200			NP
United Companies Trailer Parking	30 trailers			NP
Mahindra Trailer Parking	30 trailers			NP

- Average Event Parking Rate:
- Other Uses that occur within lots:
- Comments:

Main Parking Lot – lighting
Mahindra Trailer Parking - light

Pavilions/covered seating

Pavilion Name	total number	user capacity
Expo Park with Gazebo	1	
Main BBQ Pavilion in Lions Park	1	

- Condition/Age:
- Frequency of use:
- Rental fees:
Expo Park with Gazebo: \$75 M-Th; \$125 F-Su; \$50 deposit
Main BBQ Pavilion in Lions Park: \$50 M-Th; \$50 F-Su
- Comments:

Other: Lions Park

- Rental fees: \$125 M-Th; \$200 F-Su; \$150 deposit
- Small picnic pavilions, large bbq area, playground, restroom facility

Administrative Office

Tri-River Extension Office

4-H Storage Building

Amenities

6	List the amenities available on the premises (for facilities) (free or for charge). Examples include	Does not include security, ambulance/EMT, ushers, announcers, ticket takers, clean-up crew, portable toilets, etc. Some can be provided for an additional fee: Available for fee: <ul style="list-style-type: none"> • Portable Ticket Booth \$150 • 20'x40' white canopy \$500 (includes rental/set/strike)
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	equipment, internet access, caterers, security, kitchen rental, audio visual equipment	<ul style="list-style-type: none"> • Portable sound system (Community Bldg or Pavilion) \$20 per use • Banner Placement at Marquee (2 wks in advance) \$30 (banner provided by event holder) • Pedestrian Fencing \$2 per section • Stage (8" riser, varying size) \$25 set up fee • Mesa County Sheriff's Deputies per rate of the Mesa County Sheriff's Office • Holding Pen Fee \$100 • Additional Stall Set Up-- Pavilion —additional stalls (beyond the maximum 12 stalls) requested to be set up in Pavilion, will be charged on a per stall fee and a mandatory stall fee will apply; stall usage must comply with shaving & cleaning requirements. • Portable Power System • Equestrian: grooming, watering/working, panel set-up/tear down; lighting • Tables, chairs, trash cans, pedestrian fencing • Digital marquee to advertise, no additional fee 			
7	List the amenities available on the premises (for recreation or other non-facility uses)	Grand Valley BMX Arboretum Arboretum Amphitheater Demonstration Gardens Orchard Mesa Little-League			
Programs/Events					
8	Number of events/meetings per year	500+/- over 295 days			
9	Main annual events and attendance size	Mesa County Fair – 52,000 (5 day show) Monster Truck Show – 2,500 (each of 2 nights) Circus – 1,500 (each of 4 nights)			
10	Rental fee structure. Please provide a rental rate document. Include the hourly rates for labor.	<ul style="list-style-type: none"> • Staff Rate (<i>per man, 1 hour min.</i>) \$30/hour • Overtime Rate (<i>per man, 1 hour min.</i>) \$45/hour • Holiday Rate (<i>per man, 1 hour min.</i>) \$60/hour • Ushers/Parking Attendants \$15/hour • Cleaning \$25/hour 			
11	Do you program/create events? (yes/no)	Only the Mesa County Fair			
12	Do you market for outside promoters (yes/no)	County provides information for digital marquee, event telephone hotline, event schedule on website, distribution to local and regional chamber of commerce			
13	Do you co-promote events?				
Operations/Staffing					
14	Governing Board	Is there a governing board?	# members	Elected or Appointed?	
		Yes	7 Up to 16	Appointed Non-voting	
15	Full time equivalent staff (please provide a flow chart if available)	Fairgrounds Manager, Crew Manager, Crew Technician, Event Coordinator, and Administrative Assistant (5)			
16	Part time equivalent staff	Crew Staff (1)			
17	# volunteer hours	Jail and Community Service Fair Volunteers			
18	Partnership agencies with an on-site presence	Tri-River Extension Mesa County 4-H Grand Valley BMX			
Finances					
19	Total annual operating expenses (maintenance)	\$375,000 average (3 years)			
20	Total annual revenue	\$125,000 average (3 years)			

21	Cost recovery goals	The Fairgrounds is supported by financing approved by the County Commissioners. To remain even with cost vs expense would be a goal, however we do operate at a loss as our revenues for 2016 give away 4H & Youth & Extension Office Programs
22	Operating budget sources (approximate percentage)	\$354,000 (down 20% from 2016 due to budget cuts)
23	Donation sources (facility foundation, in-kind contributions, or gifts)	
24	Types of lease agreements	
25	Methods employed for funding capital projects	GoCo Grants, Sales Tax, Property Tax - apply through commissioners based on our 6yr CIP Plan
Other Information		
26	From your perspective, what programs/ services/ trends have seen increasing or decreasing demand in your facility in the past several years?	Fair attendance decreased in 2016 due to what we think are the following reasons: Pokemon 2016 (we did not have any Pokemon stops), CDOT construction immediately in front of Fairgrounds at our Main Entrance, CDOT accessibility hindered by construction on Highway 50 which affected main arteries to the Fairgrounds, Election Year typically reduces the amount of disposable income that the average individual usually will spend. Fairgrounds is experiencing difficulty in attaining Grandstand events as Grand Junction continues to increase alternative venues and public events are competing for attendees and the same dollar.
27	What about your location or setting attracts events?	
28	What differentiates your venue from other regional venues?	Our staff makes the biggest difference from other venues, we have a strong customer service pleasing attitude. Our covered arena equestrian dirt is some of the best in the state and has a reputation for its quality, because of this, we are getting more ropings, barrel races, shows and events especially in our (Mahindra) covered arena.
29	What are your goals for facility improvements/ additions?	See master plan: upgrades to infrastructure (irrigation, utilities, access, flood protection); replace grandstands, park improvements, expanded parking, stall barns, new covered arena, new show office and restroom pavilion, expanded RV sites, indoor event arena.
30	What are your primary events that you give priority compared to others? Which events provide you the greatest financial return?	
31	Roughly what percentages of your events have a local, regional or national draw? What locations do you draw from primarily?	
32	What types of events do you turn away because they are not a good fit for your venue, and why?	
33	Do you see any gaps in the venue space provided in the region or types of events hosted?	I see abundance and more competition being created i.e. Montrose County Covered Arena and the Garfield County Fairground facilities. Our advantage is that we also have 34 RV spaces on property to serve our shows.
34	What are the most in-demand services and amenities that you offer? Which bring the biggest financial return?	by far the Mahindra Arena with related stall & RV use
35	Are there services and amenities that you would like to add to your offerings?	See 29 above.
36	What are the trends or innovations in venue facilities that you think would be wise to consider?	

BENCHMARK ANALYSIS – DATA COLLECTION FORM

Benchmark agency: **Douglas County, Colorado**

#	Question	Adams County																									
Property																											
1	Age of Park																										
2	Owner/Operator	Douglas County																									
3	Total annual visitors in 2016	36,000 for Fair																									
4	Property Acres	Total Property Acres 45	Facility Core Acres	Park Acres (if applicable)																							
Facilities																											
5	Event Facilities Use (please provide info regarding, use, size, frequency of use, amenities, condition-poor to excellent, and other information you feel is relevant)	<p>Grandstand Complex</p> <ul style="list-style-type: none"> See Indoor and Outdoor Arenas <p>Barns</p> <table border="1"> <thead> <tr> <th>Type of barn</th> <th>Size</th> <th># of stalls</th> </tr> </thead> <tbody> <tr> <td>Large Animal Barn</td> <td></td> <td>50+</td> </tr> <tr> <td>Horse Barns w/ Outdoor Arena (2)</td> <td></td> <td>94</td> </tr> <tr> <td>Small Animal Barn</td> <td></td> <td>NA</td> </tr> <tr> <td>Multi-Purpose Barn</td> <td></td> <td>NA</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Condition/Age: Frequency of Use: Rental fees: Large Animal Barn – Commercial Standard: \$500 Large Animal Barn – Commercial Adjusted: \$375 + surcharges Large Animal Barn – Community: \$250 + surcharges Multi-Purpose Barn – Commercial Standard: \$200 Multi-Purpose Barn – Commercial Adjusted: \$150 + surcharges Multi-Purpose Barn – Community: \$100 + surcharges Comments: <p>Outdoor Arena</p> <table border="1"> <thead> <tr> <th>Number of Arenas</th> <th>Lighting (Y/N)</th> </tr> </thead> <tbody> <tr> <td>Outdoor Arena (1) 135' x 300'</td> <td>Y</td> </tr> <tr> <td>Warm-up Arena w/ Outdoor Arena</td> <td></td> </tr> </tbody> </table> <ul style="list-style-type: none"> Condition/Age: Frequency and types of use: Rental fees: Commercial Standard: \$500 Commercial Adjusted: \$375 + surcharges Community: \$250 + surcharges Comments: Two horse barns with two wash racks, 94 stalls. Grandstands seat 2,441 w/ metal bleachers adding 360 people. Sand base arena watered and harrowed once daily before event begins Warm-up arena approximately 100' x 150' Rodeo equipment: Six (6) bucking chutes, roping chute, strip chute 92 horse stalls (approximately 10' x 10') Additional 150 stalls available on a per stall rental basis Livestock holding pens with loading/unloading ramp and water troughs Office (8' x 14') with dedicated phone line Announcer's booth equipped with PA system (cordless mic, CD/Cassette) Covered grandstand – 2441 seats Two sets metal bleachers – 360 seats Outdoor arena lights are available and are billed at an hourly rate <p>Indoor Arena</p> <table border="1"> <thead> <tr> <th>Number of Arenas</th> </tr> </thead> <tbody> <tr> <td>Indoor Arena (1); 118' x 280'</td> </tr> </tbody> </table>			Type of barn	Size	# of stalls	Large Animal Barn		50+	Horse Barns w/ Outdoor Arena (2)		94	Small Animal Barn		NA	Multi-Purpose Barn		NA	Number of Arenas	Lighting (Y/N)	Outdoor Arena (1) 135' x 300'	Y	Warm-up Arena w/ Outdoor Arena		Number of Arenas	Indoor Arena (1); 118' x 280'
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Warm-up Arena w/ Outdoor Arena																											
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Indoor Arena (1); 118' x 280'																											

- Condition/Age:
- Frequency and types of use:
- Rental fees:
Commercial Standard: \$1,000
Commercial Adjusted: \$750 + surcharges
Community: \$500 + surcharges
- Comments:
Heated, swamp cooled facility
Sand base arena watered and harrowed once daily before event begins
Outdoor warm-up arena approximately 100' x 150'
92 Horse stalls (approximately 10' x 10')
Additional 150 stalls available on a per stall rental basis
Rodeo Equipment: bucking chutes, roping chute, strip chute
Livestock holding pens with loading/unloading ramp and water troughs
Announcer's Booth equipped with PA system (cordless mic, CD/Cassette)
Office / ticket sales windows with dedicated phone lines
2005 Spectator Seats
Restrooms with Showers
Full Service Concession area with interior and exterior serving windows

Exhibition/Exposition Buildings

Building Name	Size (SF)	Size of main space	Number of meeting rooms
Events Center	29,000 SF		2
Whitman – Lowell Pavilion			

- Condition/Age:
- Facilities contained within:
- Frequency and types of use:
- Rental fees:
Events Center - Commercial Standard: \$1,500
Events Center - Commercial Adjusted: \$1,125 + surcharges
Events Center - Community: \$800 + surcharges
Events Center - Conference Room: \$30/Hour; \$25/Hour; \$15/Hour
Pavilion - Commercial Standard: \$100
Pavilion - Commercial Adjusted: \$75 + surcharges

- Comments:
29,066 sq. ft. total space
40' x 20' Portable Stage
Telephone/data/power connections
Public Address System with background music capabilities
Vehicular access for loading and unloading
Shower/locker – restrooms
Show/Ticket Office
Private dressing rooms
Sealed concrete floor
Acoustically treated walls

Additional Meeting Spaces

Name	Size
Kirk Hall	5,480 SF
CSU Extension Building (conference room)	

- Condition/Age:
- Facilities contained within:
- Frequency and types of use:
- Rental fees:
Kirk Hall Commercial Standard: \$300
Kirk Hall Commercial Adjusted: \$225 + surcharges
Kirk Hall Community: \$150 + surcharges
CSU Extension Building Conference Room - Commercial Standard: \$50
CSU Extension Building Conference Room - Commercial Adjusted: NA
CSU Extension Building Conference Room - Community: \$25
- Comments:
Kirk Hall: attached patio, full service kitchen, seating for up to 280 people

Restrooms (stand alone)

# stalls	# of locations	Public access, yes/no														
<ul style="list-style-type: none"> Condition/Age: Comments: 																
Concessions (total) <table border="1"> <tr> <th>Name</th> <th>Size</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table> <ul style="list-style-type: none"> Condition/Age: Frequency of use: Rental fees: Comments: 			Name	Size												
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Acres of property	Style of camping served	Annual revenue \$														
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Parking <table border="1"> <tr> <th>Lot Name</th> <th>Number of Stalls</th> <th>Total square footage of lot(s)</th> <th># days at capacity annually</th> <th>Paved (P)/ Non-Paved (NP)</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> <ul style="list-style-type: none"> Average Event Parking Rate: Other Uses that occur within lots: Comments: 					Lot Name	Number of Stalls	Total square footage of lot(s)	# days at capacity annually	Paved (P)/ Non-Paved (NP)										
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Pavilions/covered seating <table border="1"> <tr> <th>Pavilion Name</th> <th>total number</th> <th>user capacity</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> <ul style="list-style-type: none"> Condition/Age: Frequency of use: Rental fees: Comments: 					Pavilion Name	total number	user capacity												
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Amenities																					
6	List the amenities available on the premises (for facilities) (free or for charge). Examples include equipment, internet access, caterers, security,	Event holders must provide all security, ushers, announcers, ticket takers, clean-up crew and other personnel necessary to conduct the activities described in the Rental Agreement																			
			<table border="0"> <tr> <td></td> <td>Commercial</td> <td>Community</td> </tr> <tr> <td>Arena Lights – Outdoor Arena only</td> <td>\$30.00 per hour</td> <td>\$15.00 per hour</td> </tr> <tr> <td>Articulating Boom with Operator</td> <td>\$50.00 per hour</td> <td>\$25.00 per hour</td> </tr> <tr> <td>AV Equipment (TV-VCR, Overhead Projector, LCD projector)</td> <td>\$25.00 to \$50.00 each</td> <td>\$15.00 to \$25.00 each</td> </tr> <tr> <td>Bleacher Drapes 4 sections</td> <td>\$100.00 per section</td> <td>\$50.00 per section</td> </tr> <tr> <td>Chairs (unless included in room rental)</td> <td>\$1.00 each per event</td> <td>\$.50 each per event</td> </tr> </table>		Commercial	Community	Arena Lights – Outdoor Arena only	\$30.00 per hour	\$15.00 per hour	Articulating Boom with Operator	\$50.00 per hour	\$25.00 per hour	AV Equipment (TV-VCR, Overhead Projector, LCD projector)	\$25.00 to \$50.00 each	\$15.00 to \$25.00 each	Bleacher Drapes 4 sections	\$100.00 per section	\$50.00 per section	Chairs (unless included in room rental)	\$1.00 each per event	\$.50 each per event
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	kitchen rental, audio visual equipment	Camlock Electrical Hookup – Events Center only Electrical pull down / data lines / phone lines Facilities Management Employee Labor Fees Fork Lift with Operator Loader with Operator Midway Office Pipe and Drape (Black: 8 ft. tall x 150ft. length) Portable Bleachers 5 row – seats 50 10 row – seats 100 RV Hookup (electrical and water) Stage – Platform type six — 4'x8' sections Stage – Portable trailer type (various sizes up to 40' x 20') Stall (10' x 10') Tables (unless included in room rental) Ticket Booth (portable) Tractor / Harrow with Operator Water Truck with Operator	\$100.00 per camlock \$25.00 each per event \$40.00 per hour \$35.00 per hour \$35.00 per hour \$25.00 per day \$250.00 per event \$20.00 per event \$40.00 per event \$30.00 per night \$100.00 per event \$300.00 per day \$12.00 per day \$5.00 each per event \$50.00 per event \$50.00 per hour \$50.00 per hour	\$50.00 per camlock \$12.50 each per event \$20.00 per hour \$17.50 per hour \$17.50 per hour \$12.50 per day \$125.00 per event \$10.00 per event \$20.00 per event \$15.00 per night \$50.00 per event \$150.00 per day \$6.00 per day \$2.50 each per event \$25.00 per event \$25.00 per hour \$25.00 per hour
7	List the amenities available on the premises (for recreation or other non-facility uses)	Playground Bandstand Adjacency to recreation/ballfields		
Programs/Events				
8	Number of events/meetings per year	2,000/year		
9	Main annual events and attendance size	Douglas County Fair – this is the only one that is a “County” event – 2016 attendance 36,000		
10	Rental fee structure. Please provide a rental rate document.	Received		
	Include the hourly rates for labor.			
11	Do you program/create events? (yes/no)	Only Fair		
12	Do you market for outside promoters (yes/no)	Only Fair		
13	Do you co-promote events?	Only Fair		
Operations/Staffing				
14	Governing Board	N/A		
15	Full time equivalent staff (please provide a flow chart if available)	9 Full-Time FTE's		
16	Part time equivalent staff	1 30-Hour Temp		
17	# volunteer hours	200 – for Fair		
18	Partnership agencies with an on-site presence	N/A		
Finances				
19	Total annual operating expenses (maintenance)	2016 - \$1,374,000		
20	Total annual revenue	2016 - \$349,000		
21	Cost recovery goals	25%		
22	Operating budget sources	County Tax		

	(approximate percentage)	
23	Donation sources (facility foundation, in-kind contributions, or gifts)	N/A
24	Types of lease agreements	N/A
25	Methods employed for funding capital projects	This is handled through the budget review process. County tax
Other Information		
26	From your perspective, what programs/ services/ trends have seen increasing or decreasing demand in your facility in the past several years?	Trends have for the most part remained the same, as many events return each year. This leaves us with little availability for a lot of new events. We seem to be getting more requests for Craft/Home Shows and larger events through the various groups.
27	What about your location or setting attracts events?	We have a great location between Colorado Springs and Denver and are right off a main highway.
28	What differentiates your venue from other regional venues?	We have multiple use – Event Hall, Conference Rooms, Barns, Arenas, as well as multi-use buildings.
29	What are your goals for facility improvements/ additions?	Most our full use buildings are newer. We would like to do some improvements/changes to our older structures.
30	What are your primary events that you give priority compared to others? Which events provide you the greatest financial return?	We usually give priority to returning event holders – so this does not change much. Multiple day larger events that charge participant or ticket fees. This could be animal related events to home shows.
31	Roughly what percentages of your events have a local, regional or national draw? What locations do you draw from primarily?	We do not track our events based on that criteria. I do know that some our animal events attract people from other states.
32	What types of events do you turn away because they are not a good fit for your venue, and why?	For the most part we not turn away events, but have found that we are not a good fit for circuses or events that exceed our capacity. We do have exclusions: raves, marijuana related.
33	Do you see any gaps in the venue space provided in the region or types of events hosted?	Not that I am aware of.
34	What are the most in-demand services and amenities that you offer? Which bring the biggest financial return?	Indoor Arena, Exhibit Hall – both for multiple use. Horse events with participant, ticket fee.
35	Are there services and amenities that you would like to add to your offerings?	Additional stalls.
36	What are the trends or innovations in venue facilities that you think would be wise to consider?	We are in the process of some facility upgrades to include: linked sound systems, security cameras.

BENCHMARK ANALYSIS – DATA COLLECTION FORM

Benchmark agency: **Evergreen State Fairgrounds, Snohomish County, Washington**

#	Question	Adams County																														
Property																																
1	Age of Park	Acquired 1948 – First buildings 1948																														
2	Owner/Operator	Snohomish County																														
3	Total annual visitors in 2016	<ul style="list-style-type: none"> Private Events: 32,000 4-H Events: 21,283 Snohomish County: 3,200 Non Profits: 6,200 Commercial: 262,687 Evergreen State Fair: 342,631 																														
4	Property Acres	Total Property Acres	Facility Core Acres	Park Acres (if applicable)																												
		193	170																													
Facilities																																
5	Event Facilities Use (please provide info regarding, use, size, frequency of use, amenities, condition-poor to excellent, and other information you feel is relevant)	Grandstand Complex																														
		<table border="1"> <thead> <tr> <th># of seats</th> <th>Year built</th> </tr> </thead> <tbody> <tr> <td>5,500</td> <td>1967</td> </tr> </tbody> </table> <p>Condition: Good Annual Events Held (# and type): Used as a NASCAR Speedway, Months of use: 12 Rental fees: Private company manages under contract</p> <p>Comments: Arena \$2,000 Commercial Building \$900 Longhouse \$425 4-H Building \$825</p>			# of seats	Year built	5,500	1967																								
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5,500	1967																															
		Pavilion \$825 Event Center \$2,250 Barns \$250																														
		Barns <table border="1"> <thead> <tr> <th>Type of barn</th> <th>Size</th> <th># of stalls</th> </tr> </thead> <tbody> <tr> <td>Equestrian 102</td> <td>12,960</td> <td>60</td> </tr> <tr> <td>Equestrian 103</td> <td>12,960</td> <td>60</td> </tr> <tr> <td>Equestrian 105</td> <td>16,000</td> <td>74</td> </tr> <tr> <td>Equestrian 106</td> <td>16,000</td> <td>74</td> </tr> <tr> <td>Sheep Barn 607</td> <td>13,050</td> <td>140</td> </tr> <tr> <td>Goat Barn 609</td> <td>6,450</td> <td>100</td> </tr> <tr> <td>Pygmy Goat</td> <td></td> <td>80</td> </tr> <tr> <td>Dairy Barn 610</td> <td>15,834</td> <td>80</td> </tr> <tr> <td>Swine Barn 513</td> <td>6,396</td> <td>85</td> </tr> </tbody> </table> <p>Condition/Age: Fair to adequate looking to replace some of the facilities Frequency of Use: monthly use for different shows Rental fees: \$250 Comments: Equestrian area can be rented by stall</p>			Type of barn	Size	# of stalls	Equestrian 102	12,960	60	Equestrian 103	12,960	60	Equestrian 105	16,000	74	Equestrian 106	16,000	74	Sheep Barn 607	13,050	140	Goat Barn 609	6,450	100	Pygmy Goat		80	Dairy Barn 610	15,834	80	Swine Barn 513
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Number of Arenas	Lighting (Y/N)																															
5	y																															

Indoor Arena

Number of Arenas
1

Condition/Age: Good/1970
 Frequency and types of use: weekly
 Rental fees: \$2,000
 Comments: High use facility 57,190 SF

Exhibition/Exposition Buildings

Building Name	Size (SF)	Size of main space	Number of meeting rooms
Event Center	33,600	33,000	

- Condition/Age: Good/ 2011
- Facilities contained within: Restroom
- Frequency and types of use: weekly
- Rental fees: \$2,250
- Comments: New high use facility

Additional Meeting Spaces

Name	Size
4-H Building	15,120
Longhouse	2,400

- Condition/Age: Good to fair/1948 to 1984
- Facilities contained within: restrooms
- Frequency and types of use: weekly for commercial use
- Rental fees: \$825.
- Comments:

Restrooms (stand alone)

# stalls	# of locations	Public access, yes/no
142	6	yes

- Condition/Age: good 1980 - 2001
- Comments: Upgrading restrooms to improve ADA access

Concessions (total)

Name	Size
Grandstands	1,000
Equestrian	400
Equestrian	100
Outside	200
Outside	200
Outside	200
Outside	240
Commercial	600

Condition/Age: good/ 1948 to 1980
 Frequency of use: weekly
 Rental fees: NA
 Comments: Under private contracts

Camping/RV Hookups

Acres of property	Style of camping served	Annual revenue \$
6	RV & tent	\$141,794

# full-service hook-ups	Full-service Fee	# partial-service hook-ups	Partial service Fee
36	\$30	\$25	\$20

	<p>What is included in terms of power, water, sewer/dump station?</p> <ul style="list-style-type: none"> • 30 amps we have a dump station WiFi <p>Is there a camp facility (i.e. bathhouse) and what does it include?</p> <ul style="list-style-type: none"> • 2 restrooms with showers <p>Frequency of use: daily Adequacy of Amount Offered: Working to improve Comments/Amenities Offered:</p> <ul style="list-style-type: none"> • Investing around \$700,000 in RV Improvements 																														
	<p>Parking</p> <table border="1"> <thead> <tr> <th>Lot Name</th> <th>Number of Stalls</th> <th>Total square footage of lot(s)</th> <th># days at capacity annually</th> <th>Paved (P)/ Non-Paved (NP)</th> </tr> </thead> <tbody> <tr> <td>Red Lot</td> <td>3,120</td> <td></td> <td>24</td> <td>NP</td> </tr> <tr> <td>White Lot</td> <td>450</td> <td></td> <td>24</td> <td>NP</td> </tr> <tr> <td>Blue Lot</td> <td>430</td> <td></td> <td>24</td> <td>NP</td> </tr> <tr> <td>Green Lot</td> <td>800</td> <td></td> <td>24</td> <td>Np</td> </tr> <tr> <td>Inside lots</td> <td>240</td> <td></td> <td>160</td> <td>Paved</td> </tr> </tbody> </table> <p>Average Event Parking Rate:</p> <ul style="list-style-type: none"> • \$5 - \$10 <p>Other Uses that occur within lots:</p> <ul style="list-style-type: none"> • Fire truck practice <p>Comments:</p>	Lot Name	Number of Stalls	Total square footage of lot(s)	# days at capacity annually	Paved (P)/ Non-Paved (NP)	Red Lot	3,120		24	NP	White Lot	450		24	NP	Blue Lot	430		24	NP	Green Lot	800		24	Np	Inside lots	240		160	Paved
Lot Name	Number of Stalls	Total square footage of lot(s)	# days at capacity annually	Paved (P)/ Non-Paved (NP)																											
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	<p>Pavilions/covered seating</p> <table border="1"> <thead> <tr> <th>Pavilion Name</th> <th>total number</th> <th>user capacity</th> <th>condition</th> </tr> </thead> <tbody> <tr> <td>Small Stage</td> <td></td> <td>400</td> <td>poor</td> </tr> <tr> <td>Grandstand</td> <td></td> <td>5,500</td> <td>poor</td> </tr> </tbody> </table> <p>Condition/Age: poor/ 1967 Frequency of use: weekly Rental fees: Private contract Comments:</p>	Pavilion Name	total number	user capacity	condition	Small Stage		400	poor	Grandstand		5,500	poor																		
Pavilion Name	total number	user capacity	condition																												
Small Stage		400	poor																												
Grandstand		5,500	poor																												

Amenities

6	List the amenities available on the premises (for facilities) (free or for charge). Examples include equipment, internet access, caterers, security, kitchen rental, audio visual equipment	<ul style="list-style-type: none"> • WIFI (Free/Included) • Ordinary power and heat (Free/Included) • PA Systems (Free/Included) • Watering and Harrowing in arenas (Included) • Tables/Chairs (Additional Cost) • Maintenance Staff on duty (Included) • Security (Additional Cost) • Basic Set Up (Included) • Extensive Set Up (Additional Cost) Operator/Equipment) • Bleachers, Stage, Portable Concession Stand (Additional Cost)
7	List the amenities available on the premises (for recreation or other non-facility uses)	NASCAR speedway Western Heritage Museum Totem Pole collection

Programs/Events

8	Number of events/meetings per year	<ul style="list-style-type: none"> • Private Events: 250 • 4-H Events: 600 • Snohomish County Government: 10 • Non-Profits: 120 • Commercial: 345
9	Main annual events and attendance size	Evergreen State Fair 342,631 Speedway Events NASCAR & Drifting 80,000
10	Rental fee structure. Please provide a rental rate document. Include the hourly rates for labor.	

11	Do you program/create events? (yes/no)	Equestrian Event and Cinco De Mayo
12	Do you market for outside promoters (yes/no)	Facebook and website
13	Do you co-promote events?	Tourism and partners
Operations/Staffing		
14	Governing Board	Is there a governing board? # members elected or appointed?
		Fair Board 11 Appointed
15	Full time equivalent staff (please provide a flow chart if available)	FTE: 12 6 part-time seasonal 320 seasonal including fair
16	Part time equivalent staff	
17	# volunteer hours	
18	Partnership agencies with an on-site presence	4-H FFA NASCAR/Washington Quarter Midget Association Western Heritage Museum
Finances		
19	Total annual operating expenses (maintenance)	Total \$4,520,330
20	Total annual revenue	Total annual revenue \$5,246,422 Building \$232,670 Food Concessions \$113,851 Sponsorships \$242,252
		Parking \$623,111 RV \$141,794
21	Cost recovery goals	100% Exceeding expenses by \$726,092 in 2016
22	Operating budget sources (approximate percentage)	\$4,600 Fair is self-supported
23	Donation sources (facility foundation, in-kind contributions, or gifts)	\$40,000
24	Types of lease agreements	Speedway lease agreement \$130,000 per year Food Concessions \$113,851
25	Methods employed for funding capital projects	Fairgrounds profits go toward capital improvements, State Grants, Real Estate Excess Tax
Other Information		
26	From your perspective, what programs/ services/ trends have seen increasing or decreasing demand in your facility in the past several years?	<ul style="list-style-type: none"> • Increase in facility rentals • Growth in equestrian • Increased racing
27	What about your location or setting attracts events?	Regional agricultural heritage, Hispanic Events such as Quinceaneras, etc. are popular because of demographics.
28	What differentiates your venue from other regional venues?	Amount of parking and outdoor space
29	What are your goals for facility improvements/ additions?	Build new 50,000 square foot commercial event facility New covered equestrian arena
30	What are your primary events that	State Fair

	you give priority compared to others? Which events provide you the greatest financial return?	
31	Roughly what percentages of your events have a local, regional or national draw? What locations do you draw from primarily?	80% State Fair and equestrian events draw from Seattle north, Canada, Oregon
32	What types of events do you turn away because they are not a good fit for your venue, and why?	
33	Do you see any gaps in the venue space provided in the region or types of events hosted?	Quality music venue
34	What are the most in-demand services and amenities that you offer? Which bring the biggest financial return?	Rental banquet facilities for events such as Quinceaneras and Hispanic Concerts have been in demand and have brought in a large percentage of revenues.
35	Are there services and amenities that you would like to add to your offerings?	Upgrade facilities for BioSecurity issues and emergency management
36	What are the trends or innovations in venue facilities that you think would be wise to consider?	Upgrade facilities for BioSecurity issues and emergency management

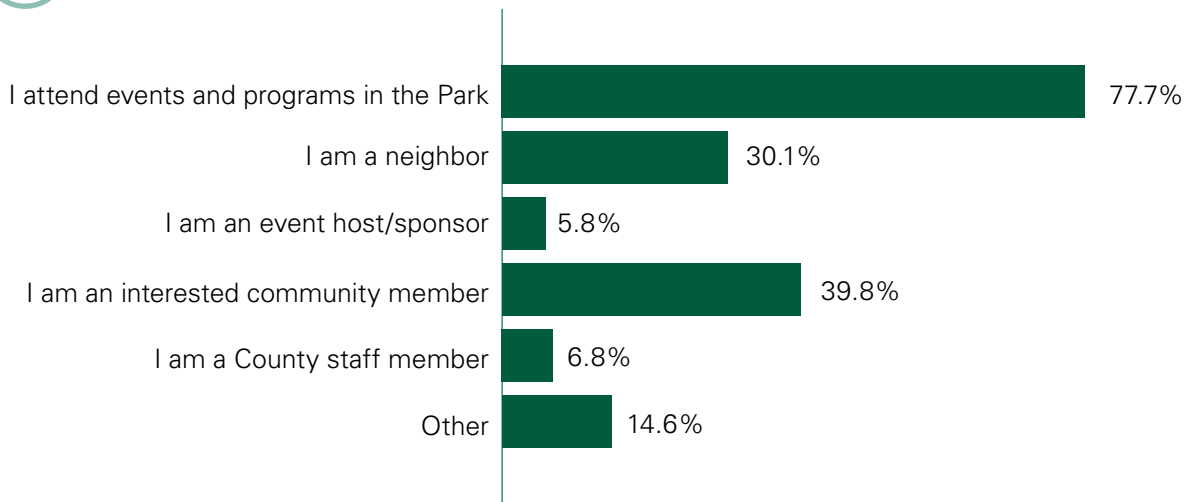
APPENDIX H

PUBLIC POLLING RESULTS

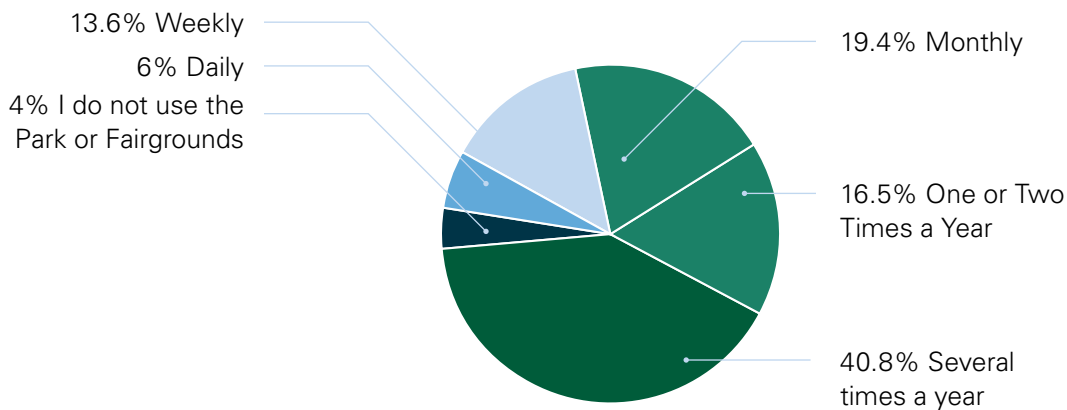
ONLINE SURVEY ONE

NUMBER OF ONLINE SURVEY PARTICIPANTS: 103

1 *I am interested in the future of Adams County Regional Park and Fairgrounds because:*



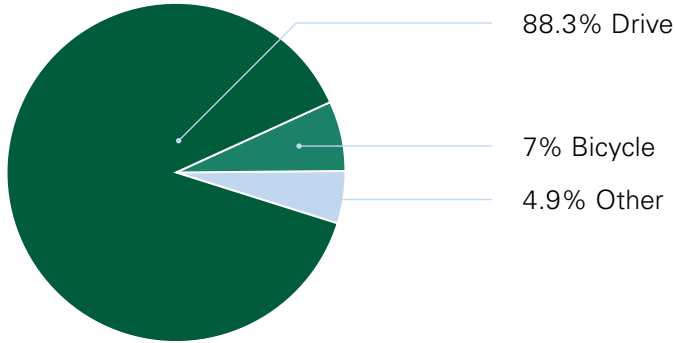
2 *How often do you visit the Adams County Regional Park and Fairgrounds?*



3

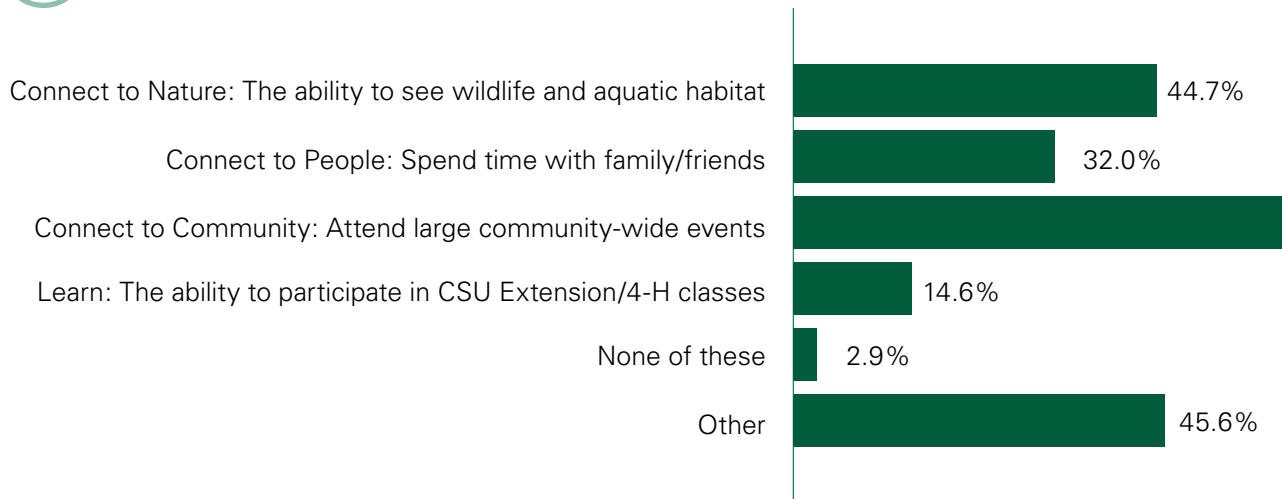
How are you most likely to get to the Park and Fairgrounds?

Note that no survey participants indicated "walk" as their method of travel.



4

The reason I go to Adams County Regional Park and Fairgrounds is to:



TO RECREATE (other)

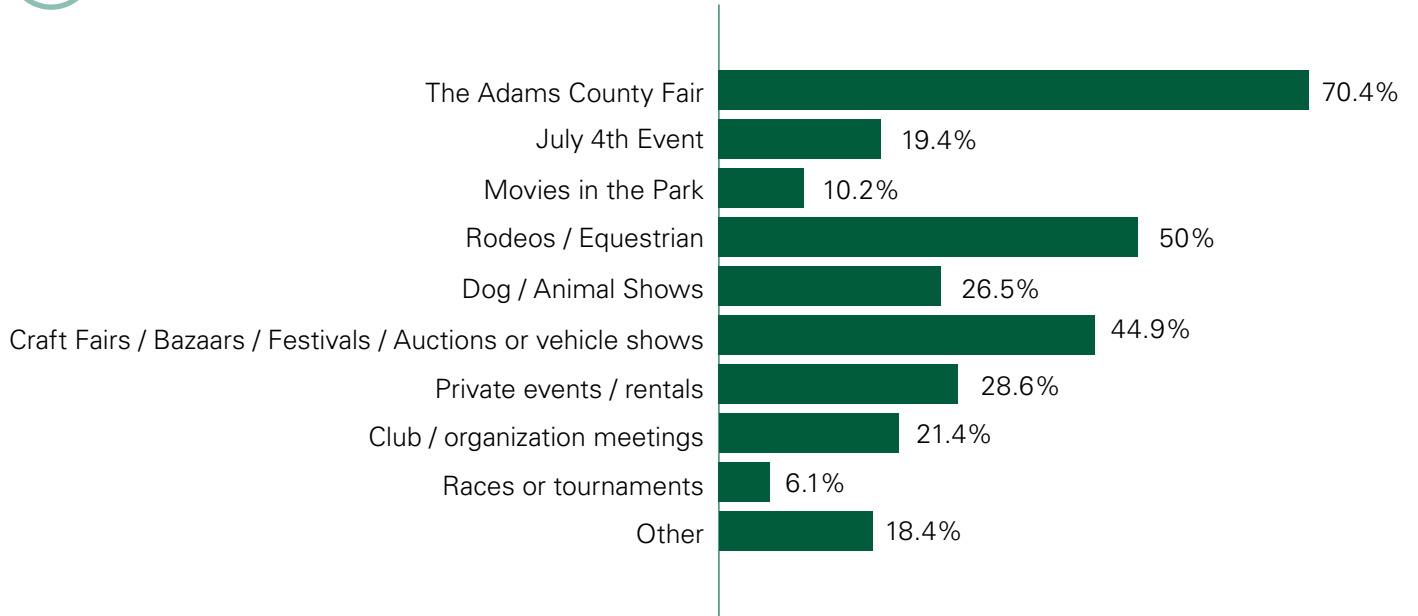
1. Geocaching
2. Bike Riding
3. Fishing
4. Walking
5. Disc Golf
6. Playground

TO PARTICIPATE (other)

1. Equestrian Events
2. Barrel Racing
3. Horse Shows
4. Dog Shows

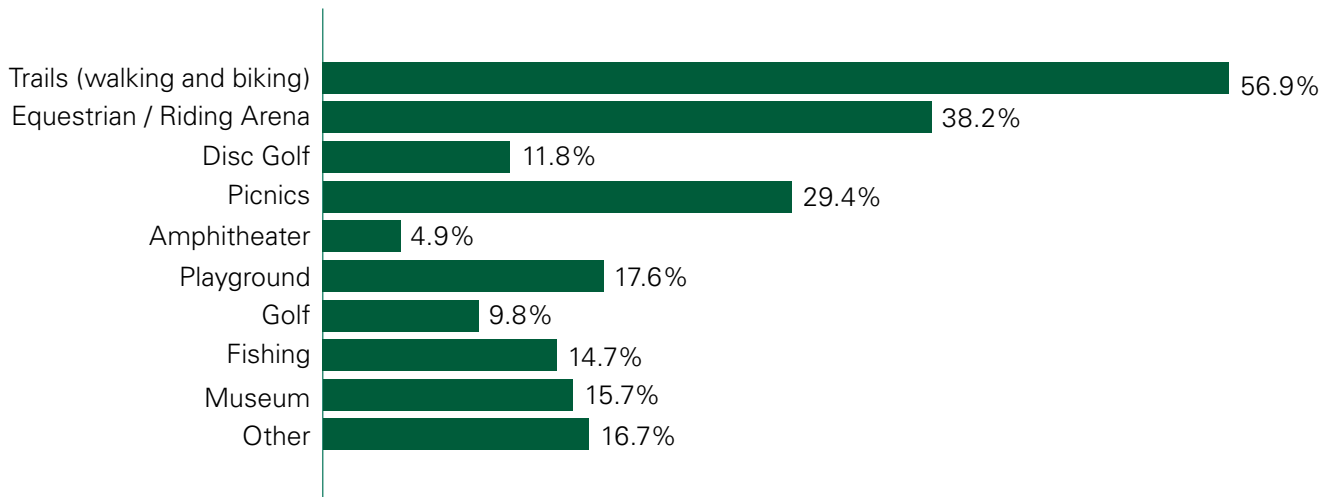
5

What events or programs do you attend:



6

What park activities do you come to the Adams County Regional Park and Fairgrounds for?

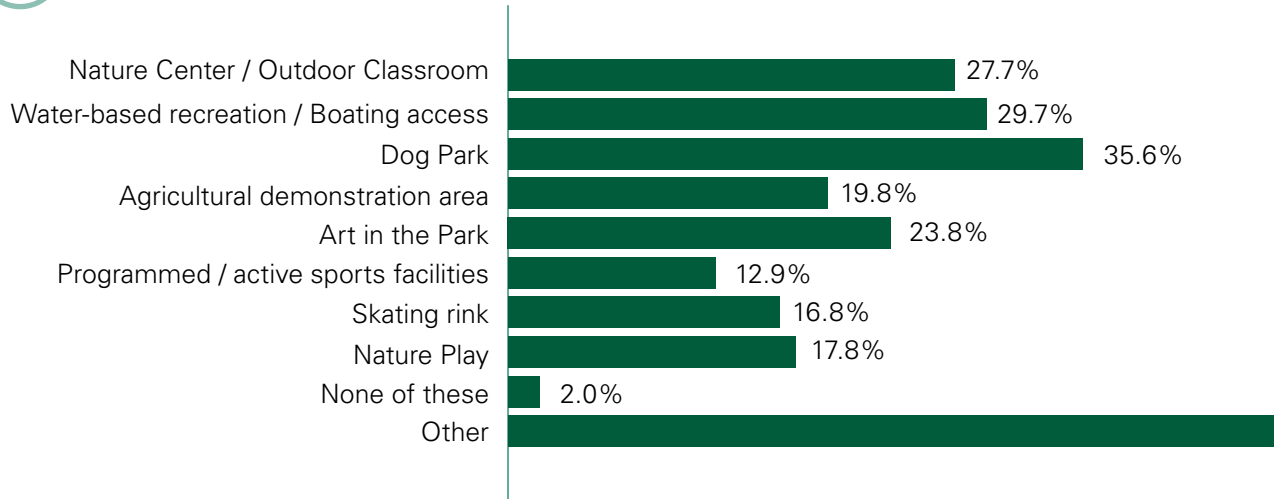


Other (please specify):

1. Horseback Riding
2. Running
3. Swimming in the river
4. Cycling
5. Walking

7

What recreation facilities would you like to see within the Regional Park?

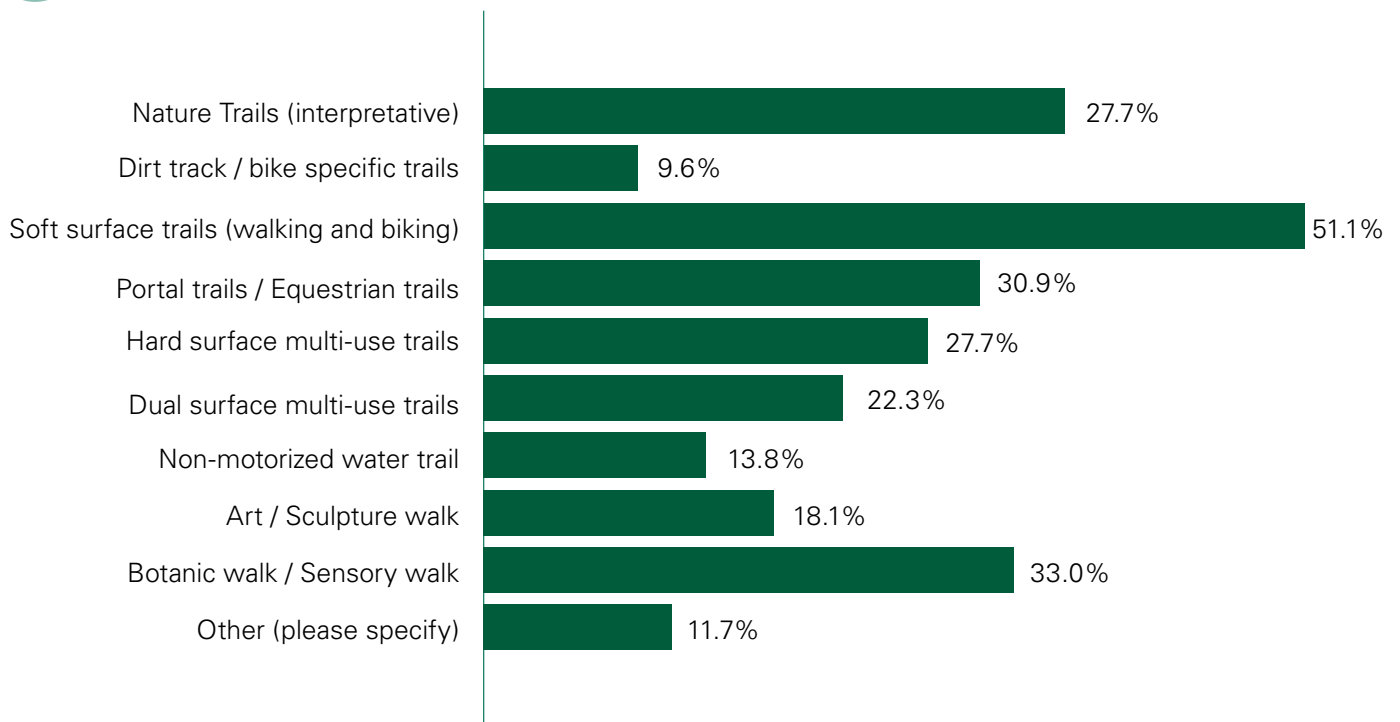


Other (please specify):

- | | |
|---|----------------------------------|
| 1. More bike paths that connect with the regional paths | 6. Specialty lakes for fishing |
| 2. Ice Rink | 7. Dog park |
| 3. Disc golf course expansion | 8. Stand Up Paddle Boarding |
| 4. The ability to swim in the lake | 9. Bike park |
| 5. Wildlife and bird watching | 10. Hiking trails |
| | 11. Competition dock diving area |

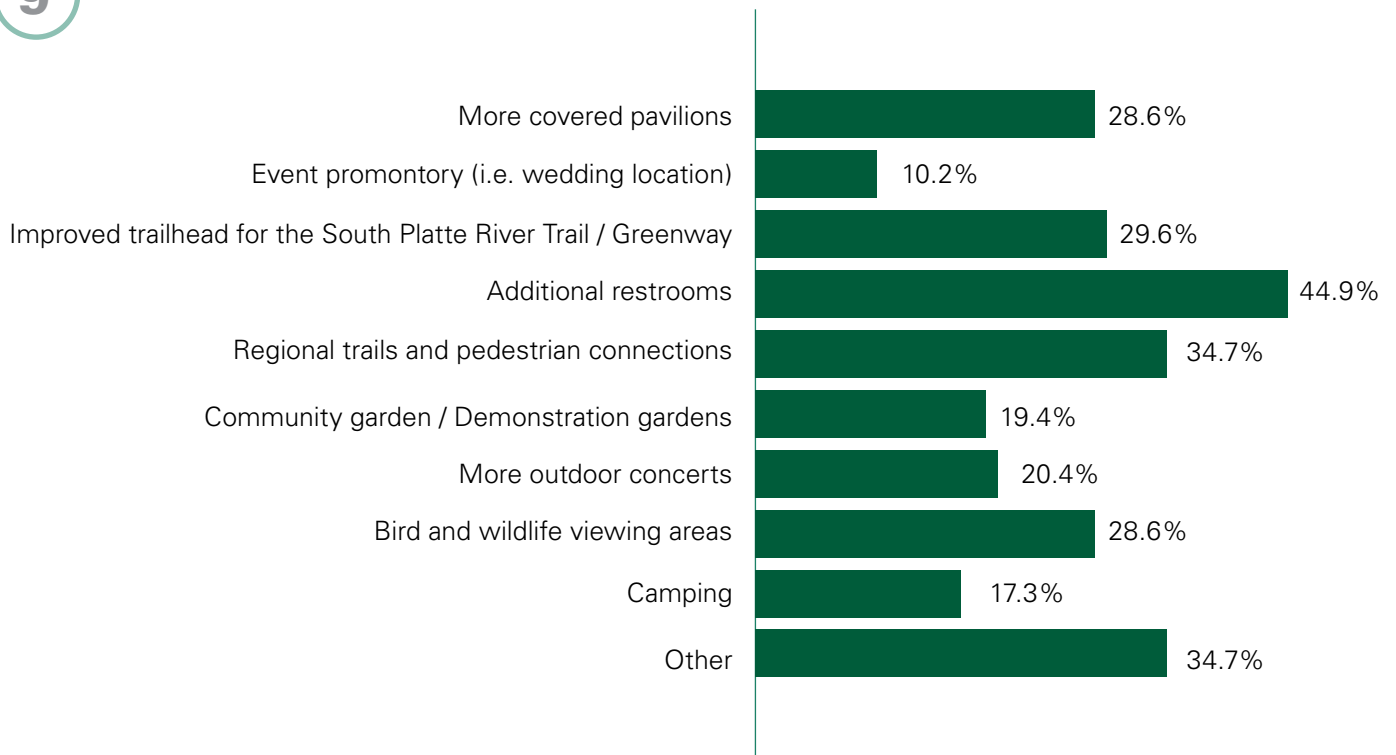
8

What trail types would you like to see prioritized in the Regional Park?



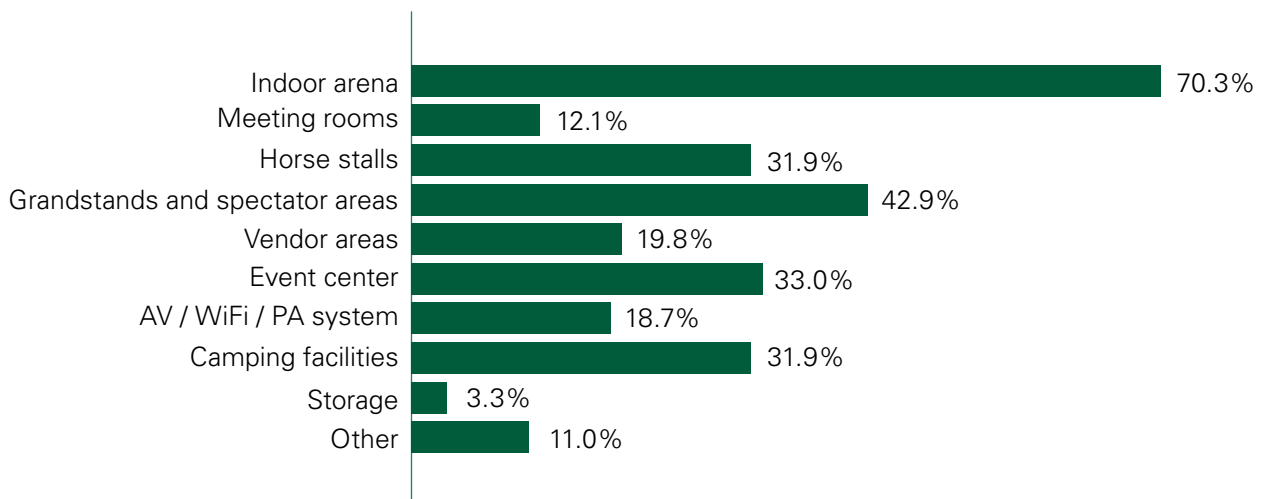
9

What types of amenities or improvements would you appreciate in the park?



10

What amenities would you like to see improved or updated to meet future demand and expectations of the Fairground Facilities?

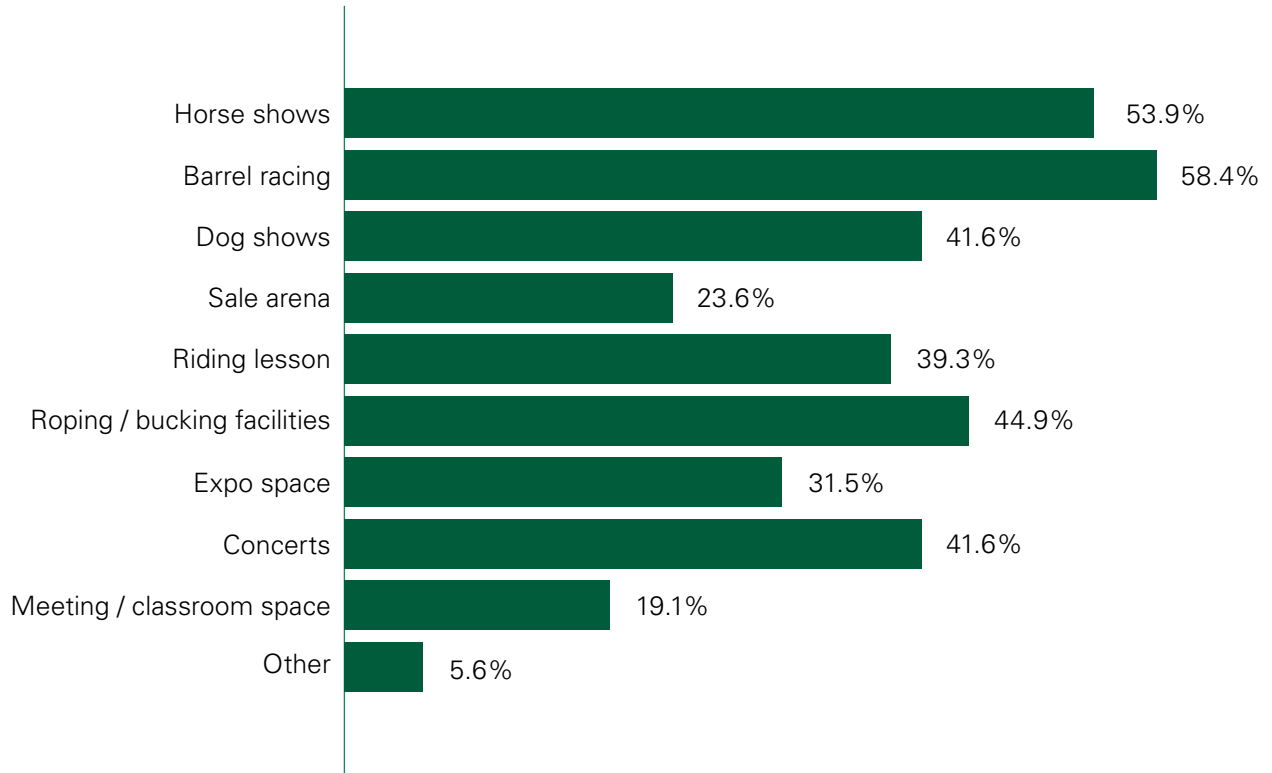


Other (please specify):

1. Drinking fountains
2. Restrooms
3. Parking
4. Attention to accessibility for hearing impaired

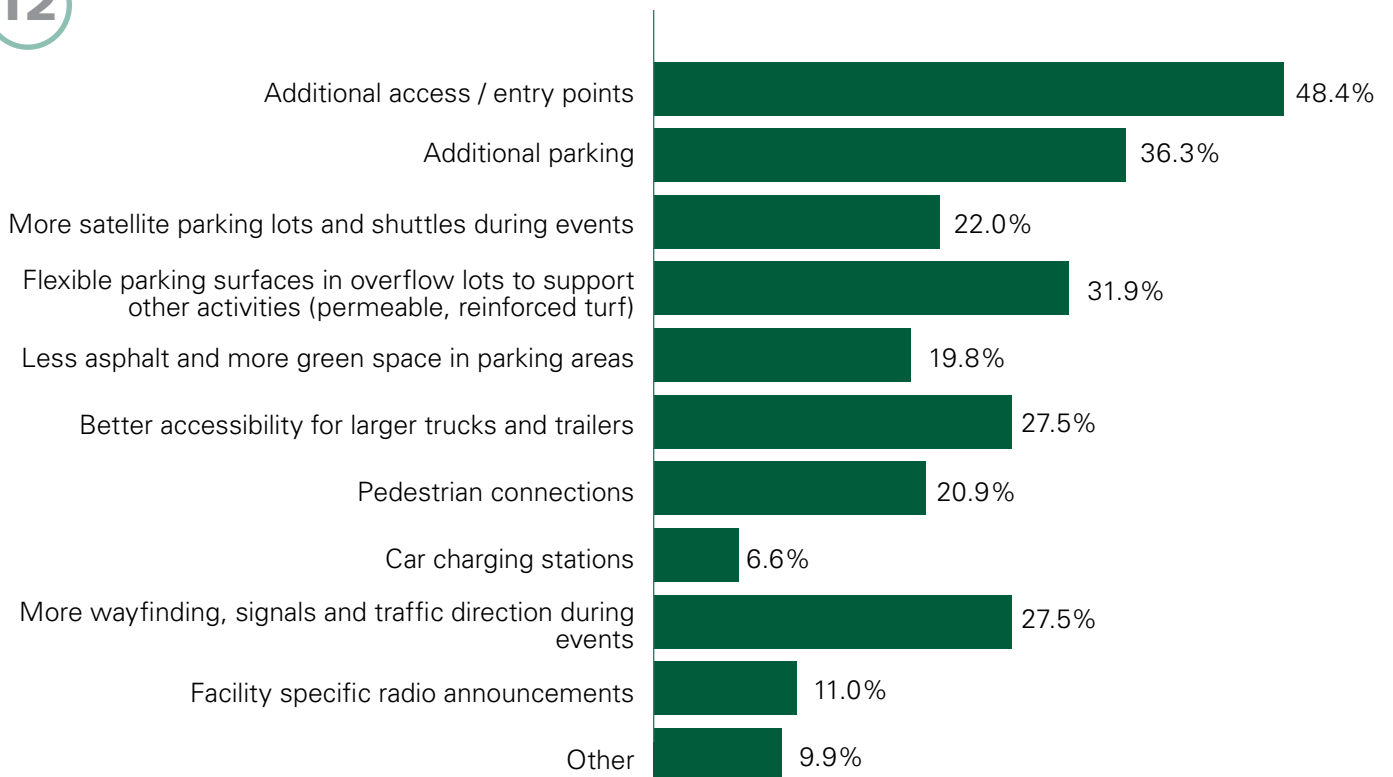
11

What types of events would you like to see accommodated in a new indoor arena / multi-purpose facility?



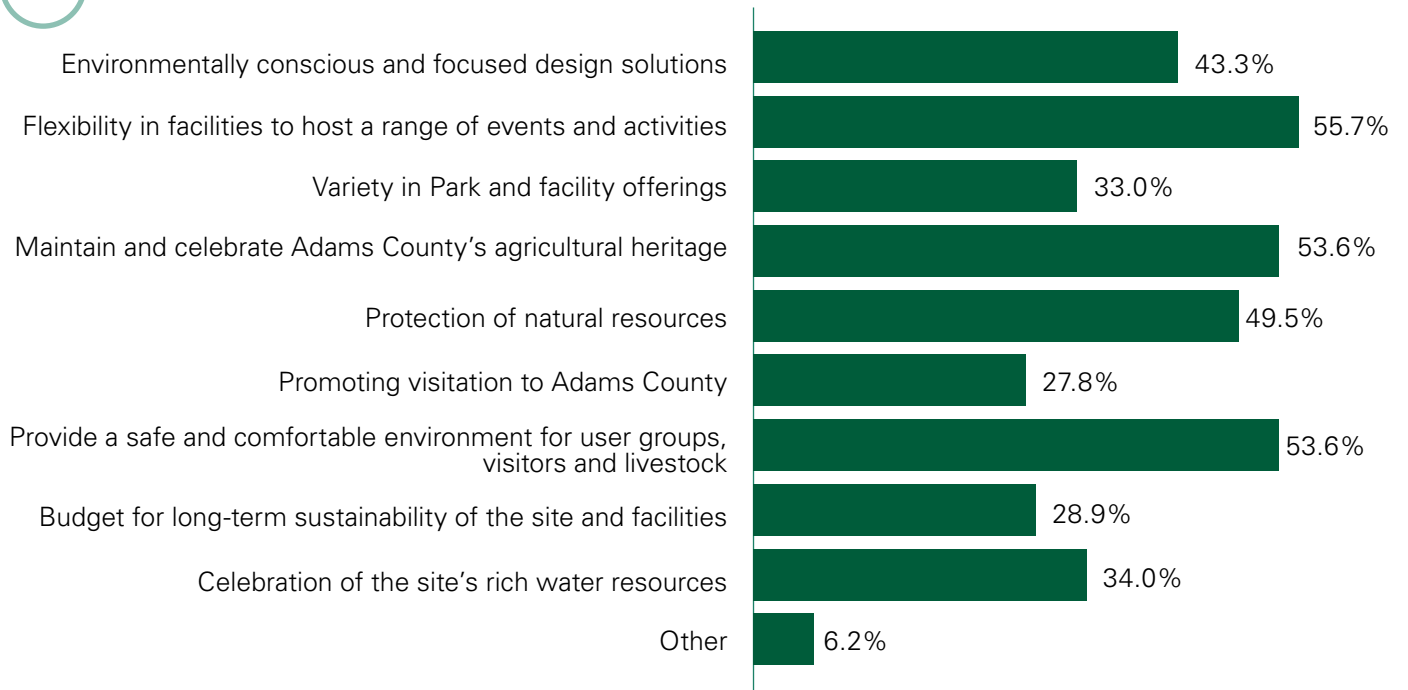
12

What should the priorities be for improving vehicular access / circulation?



13

What should the themes of the master plan include?

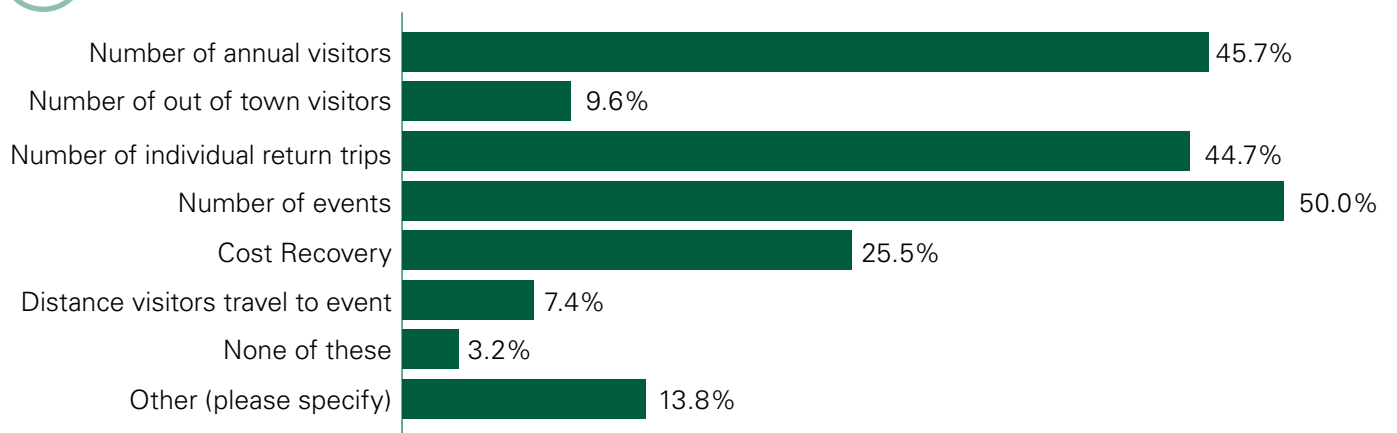


Other (please specify):

1. Maintain the agricultural feel and heritage of the site
2. Support 4-H
3. Economic sustainability
4. Universal design to promote and appreciate diversity

14

I believe the most important measure of community success for the Adams County Regional Park and Fairgrounds is:



Other (please specify):

1. How well our civic leaders maintained the land and heritage from overuse and over-commercialization
2. Local community involvement
3. Prestige as a destination for area fisherman, bikers, and nature lovers
4. Integration with existing trail and park system
5. Enhancing the agricultural heritage of Adams County and Colorado
6. Participation of the younger community so they can fully understand and participate as adults in our community
7. Community cohesiveness
8. Actual use of the grounds and facilities
9. Promote youth education in agriculture
10. How much people enjoy the space
11. Events that impact youth and the community
12. Attracting and nurturing people with diverse interests, backgrounds and abilities

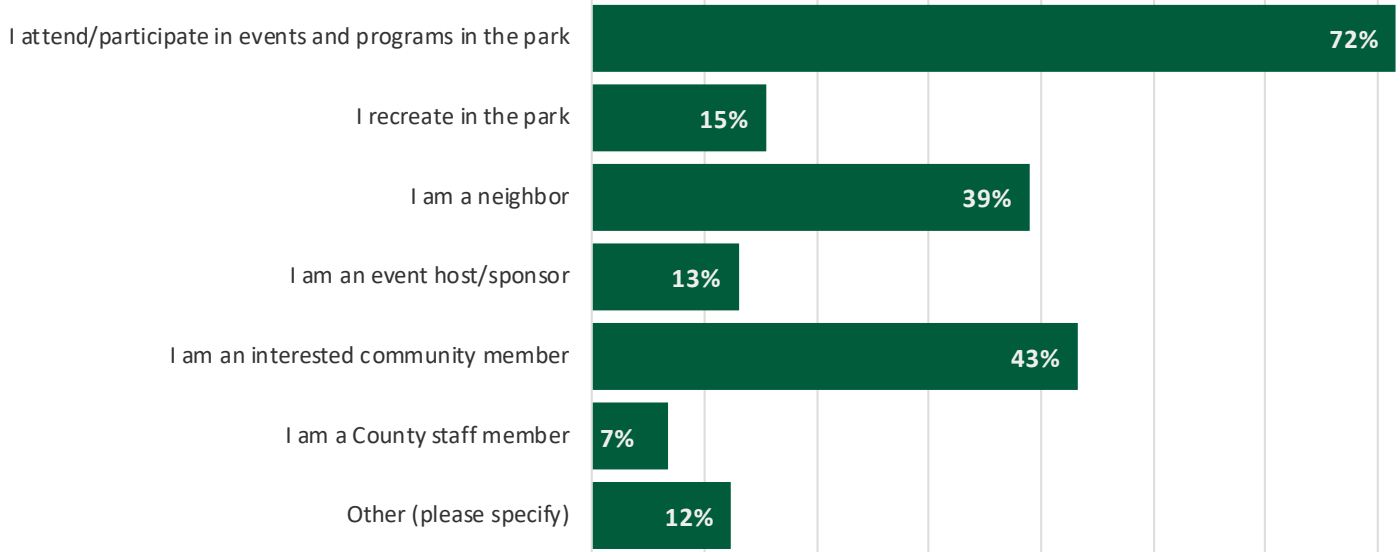
PUBLIC MEETING TWO AND ONLINE SURVEY TWO

NUMBER OF KEYPAD POLLING PARTICIPANTS (04/04/17): 41

NUMBER OF ONLINE SURVEY PARTICIPANTS (04/04/17 TO 06/13/17): 18

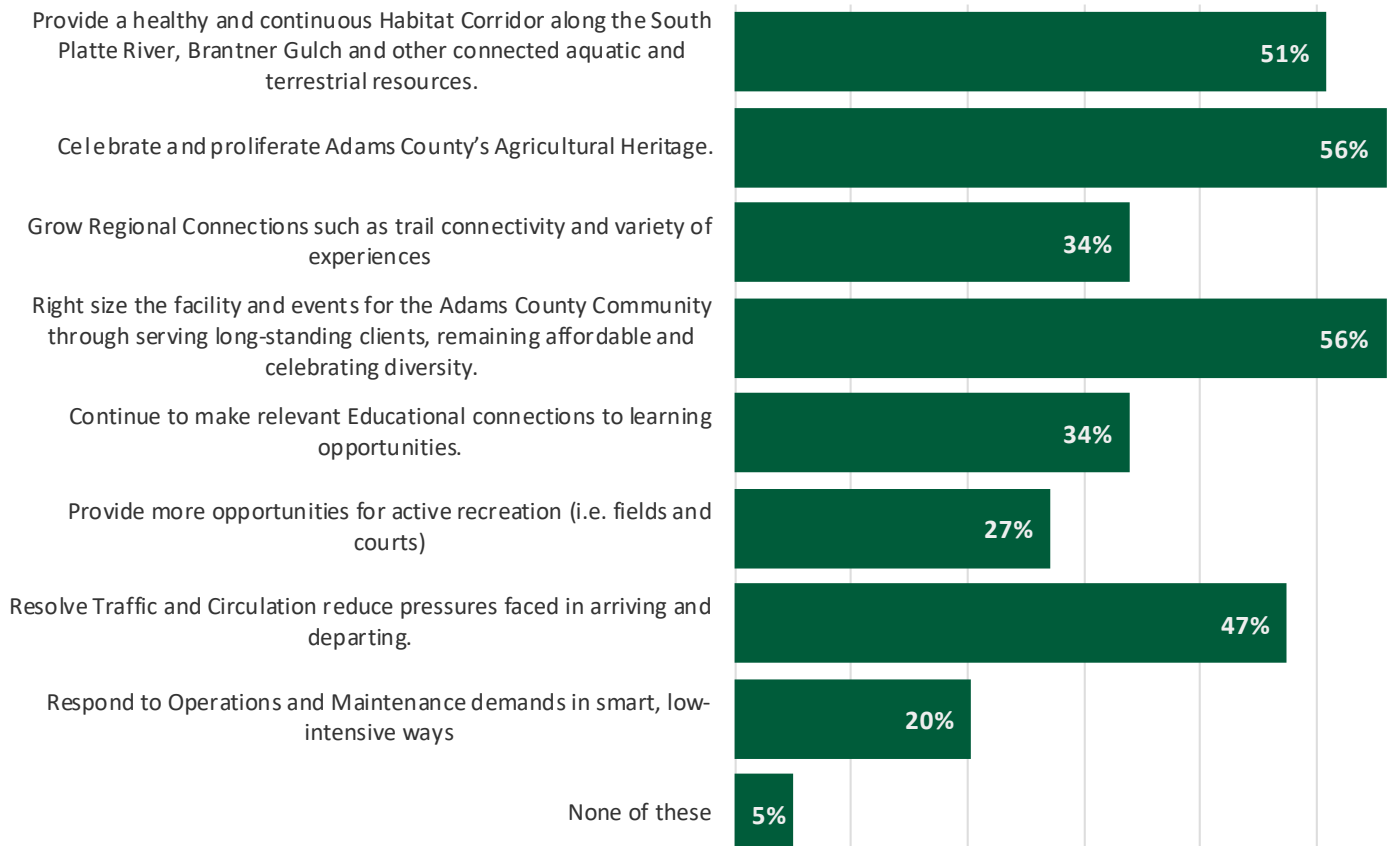
1

I am interested in the future of Adams County Regional Park and Fairgrounds because:



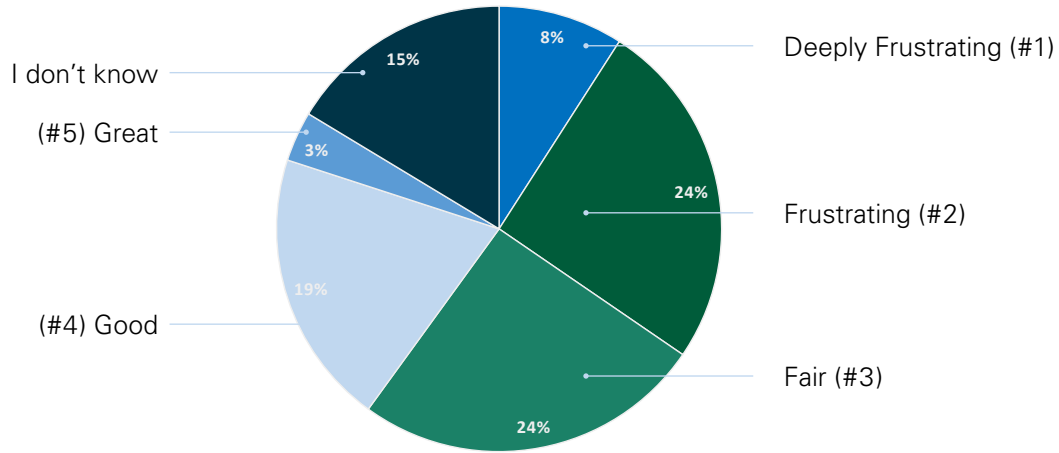
2

What should the over arching themes of the master plan include?



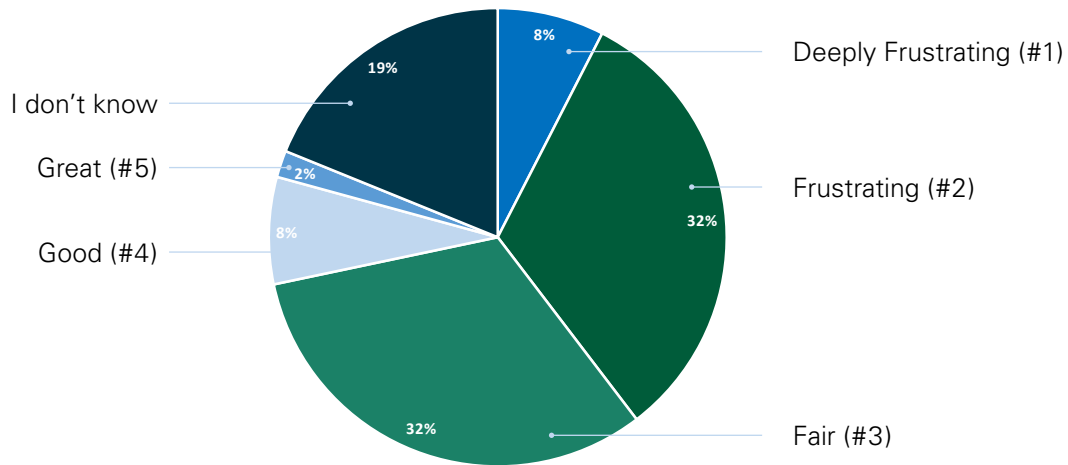
3

On a scale of 1-5, the experience of arriving at the site during the Fair is:



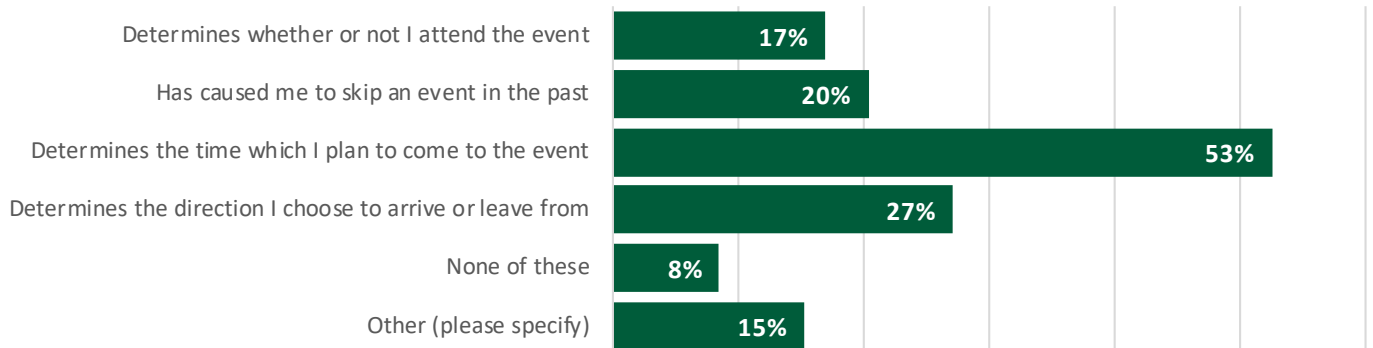
4

On a scale of 1-5, the experience of leaving the site during the Fair is:



5

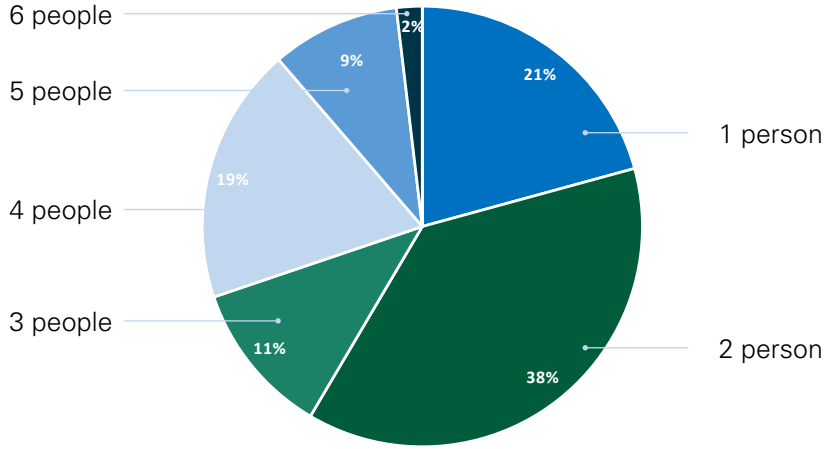
The anticipated traffic impact of large events at the facility:



6

When you come to the Fair or another large event, how many people are in your car on average?

Note that no survey participants indicated 6 or more people as their response.



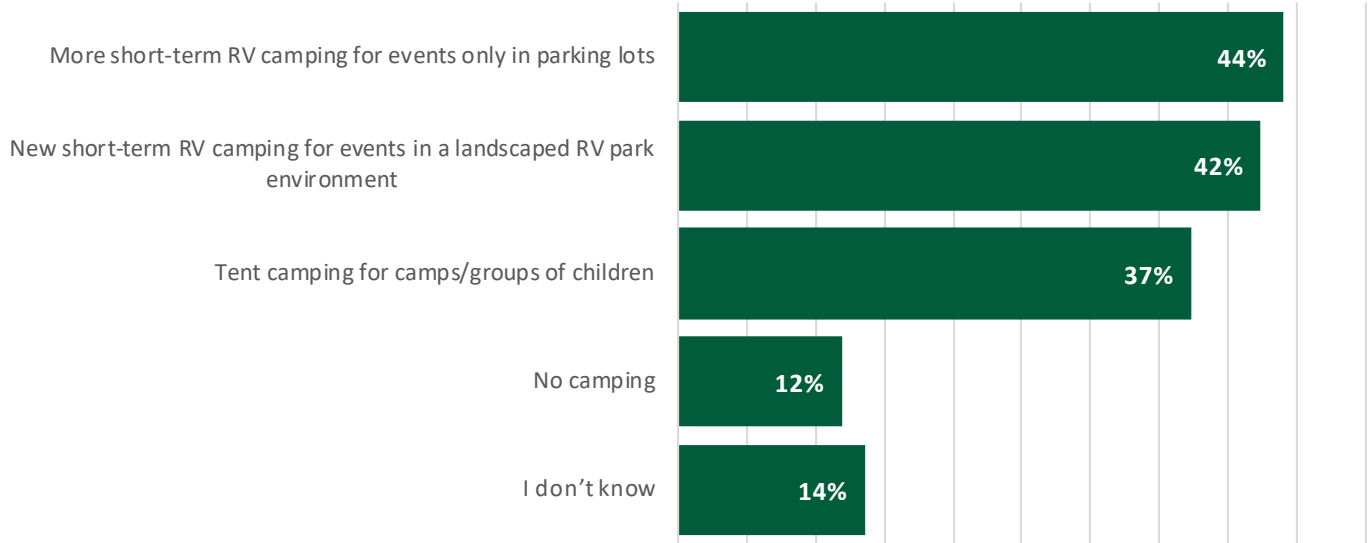
7

Please rank your top three preferences on event circulation:

- 1** I would ride a free event shuttle from a satellite lot in the south portion of the site.
- 2** None of these
- 3** I would ride a free event shuttle from another community location (i.e. the new school)
- 4** I would pay \$10 to park close to the activity
- 5** I would pay \$20 to park close to the activity
- 5** I don't know
- 6** I would be willing to pay more than \$20 for VIP access

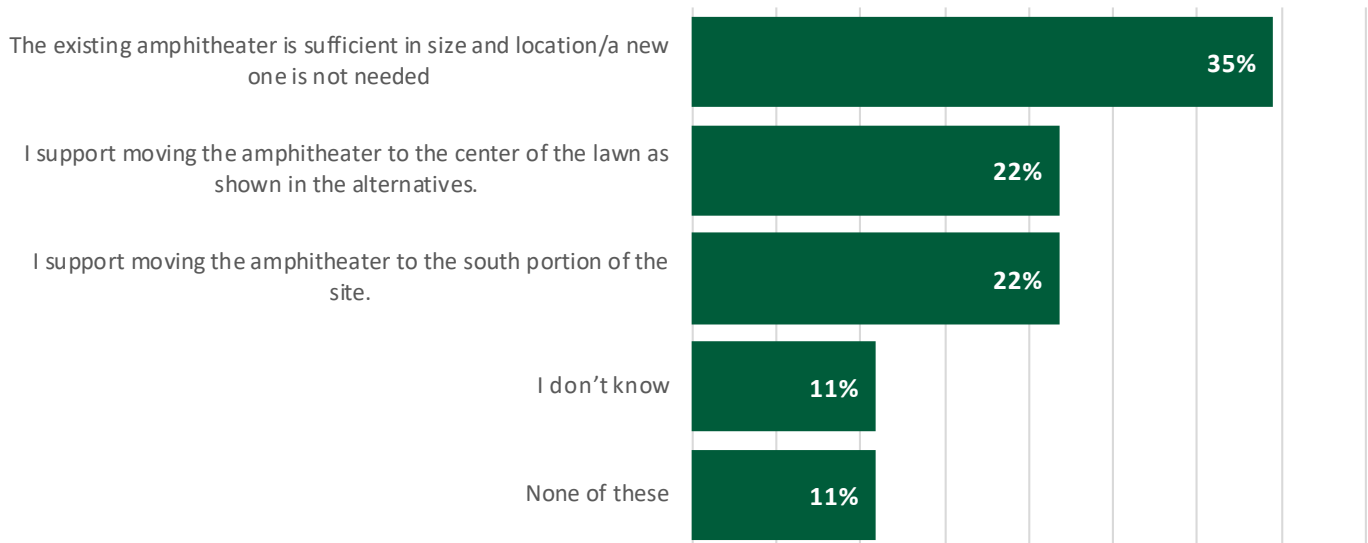
8

What type of camping would you support on the site?



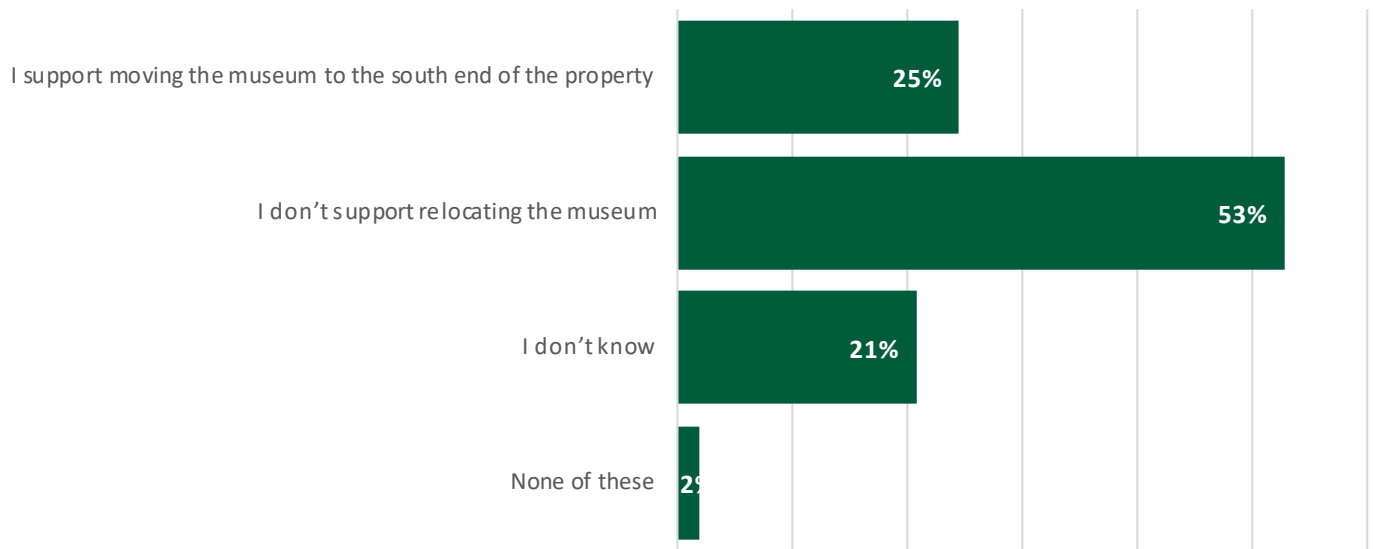
9

Amphitheater, select one



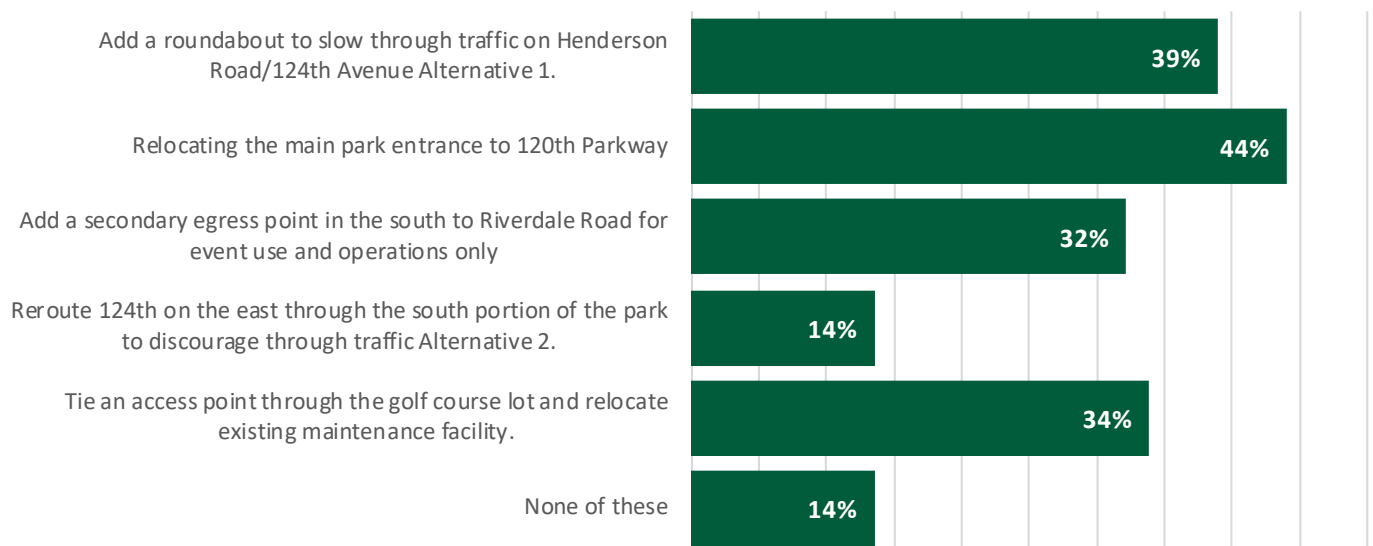
10

Museum, select one



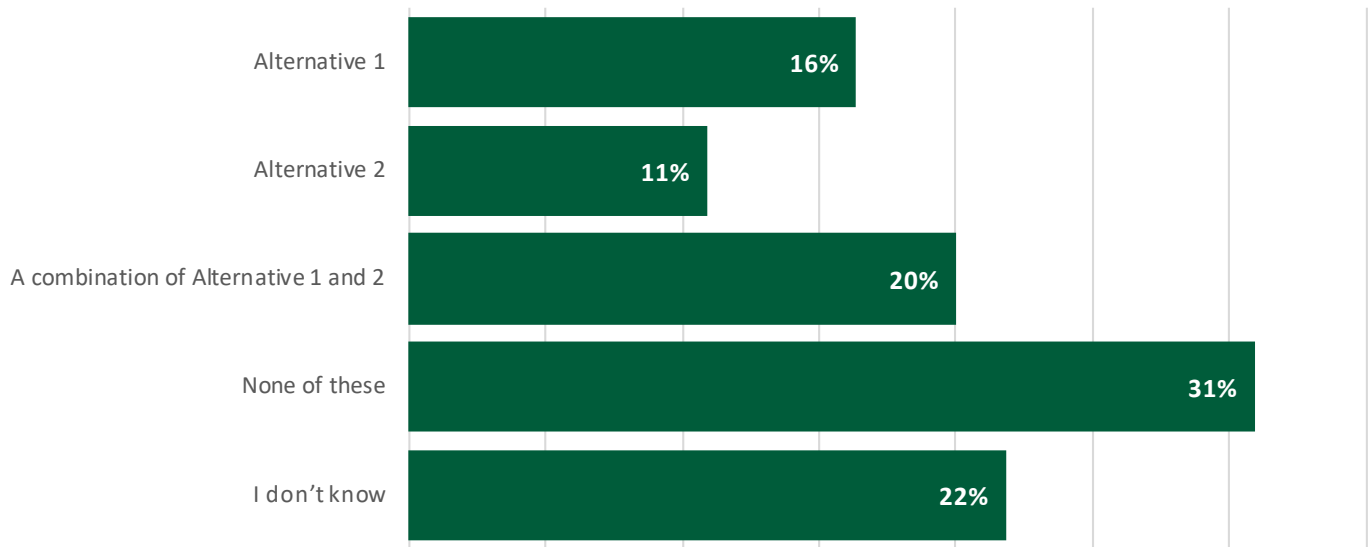
11

When it comes to addressing ingress and egress, which of the following do you support?



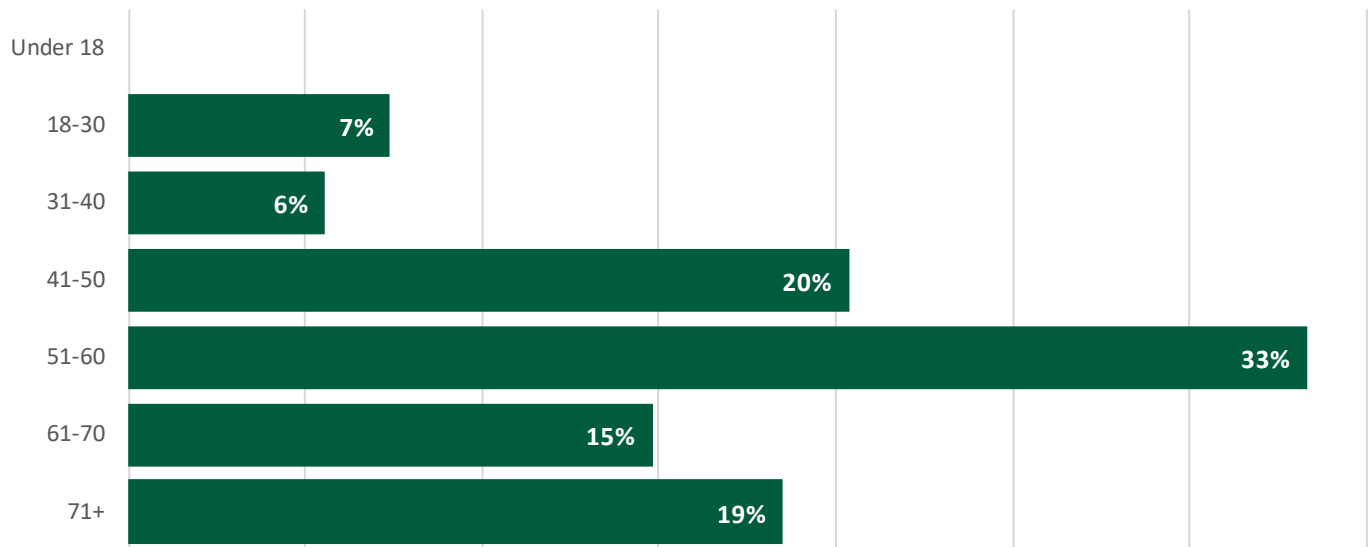
12

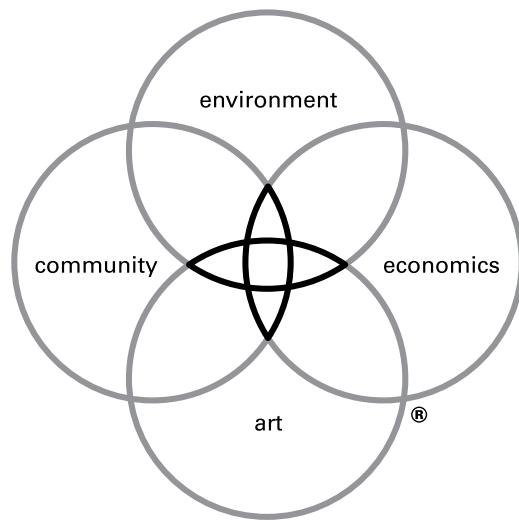
Which alternative do you prefer?



13

What is your age?





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