

Lincoln County Fairgrounds Master Plan

Task Three: Presentation of the Final Plan

October 18, 2011



Populous: Architects and Planners

Knoxville, Tennessee

SMPC: Architects

Albuquerque, New Mexico

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Request for Proposal

“master planning professional services for improvements and additions to the county fairgrounds; and movement of a county road yard to the newly purchased area....”

Process

Task One: Research and Analysis

July 19-20: User groups and public session

70 attendees and 10 groups/ organizations

20 analysis diagrams

Task Two: Review of Alternatives

August 22: 6:00 Presentation and input

August 23: 9:00 Presentation to County Commission

Task Three: Presentation of Final Plan

October 18: 11:00 Presentation to County Commission

What We Heard....Wants and Needs

Covered Arena with seating for 3,000 minimal

New Swine Barn with Wash racks

Covered connection between Swine Barn and Blue Barn

Horse stalls

Foyer addition and expansion/enhancement of Exhibition Building

Community uses for existing house

Suggested Road and Bridge facility on property

Security fencing and lighting

Restrooms and concessions

Bridge(s) across Magado Creek

Improved parking

Site Location



Site Analysis



Optional Arena Studies With Road and Bridge Facility



Optional Arena Studies With Road and Bridge Facility



Recommended Task Two Changes

- Road and Bridge Facility is not to be located on the site
- Replace Swine Building With Addition to the Blue Building
- Construct 3,000-3,800 Seat Arena Complex South of the Magado Creek
- Develop Circulation and Parking Plan
- Review Arena Servicing

Swine Addition to the Blue Barn



Foyer Addition At Exhibit Building



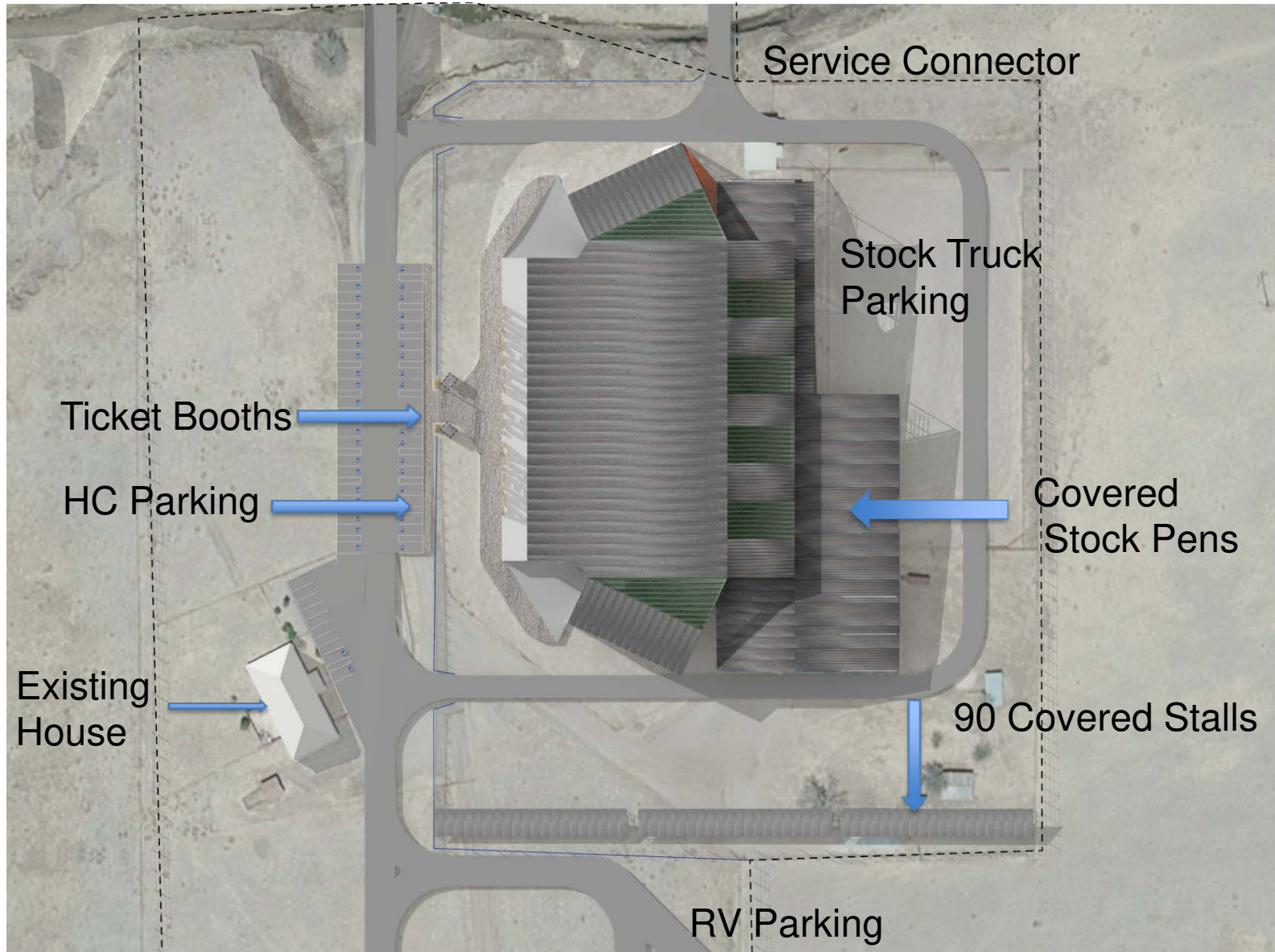
View From New Entrance



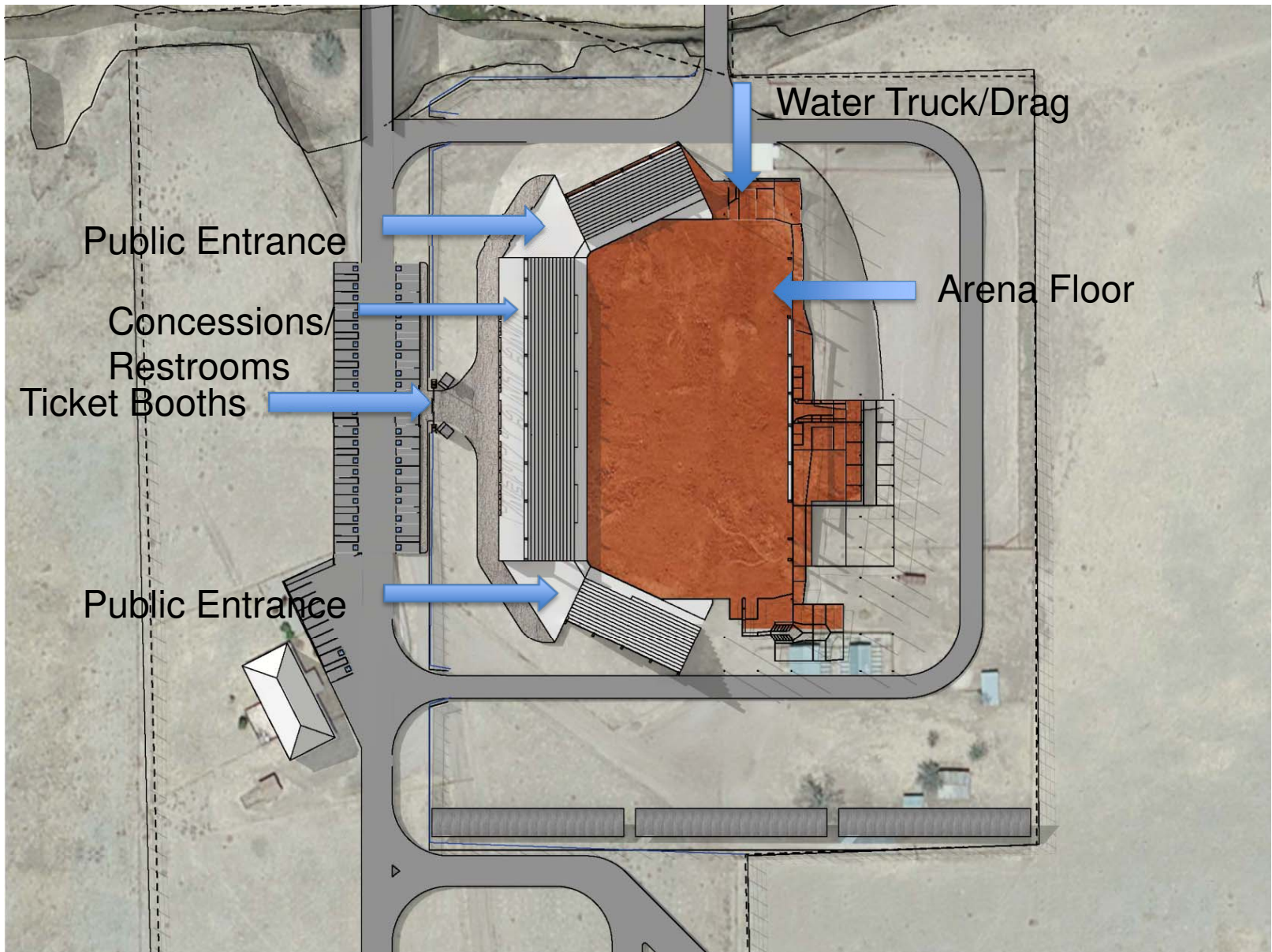
Enlarged Aerial Perspective: Looking South East



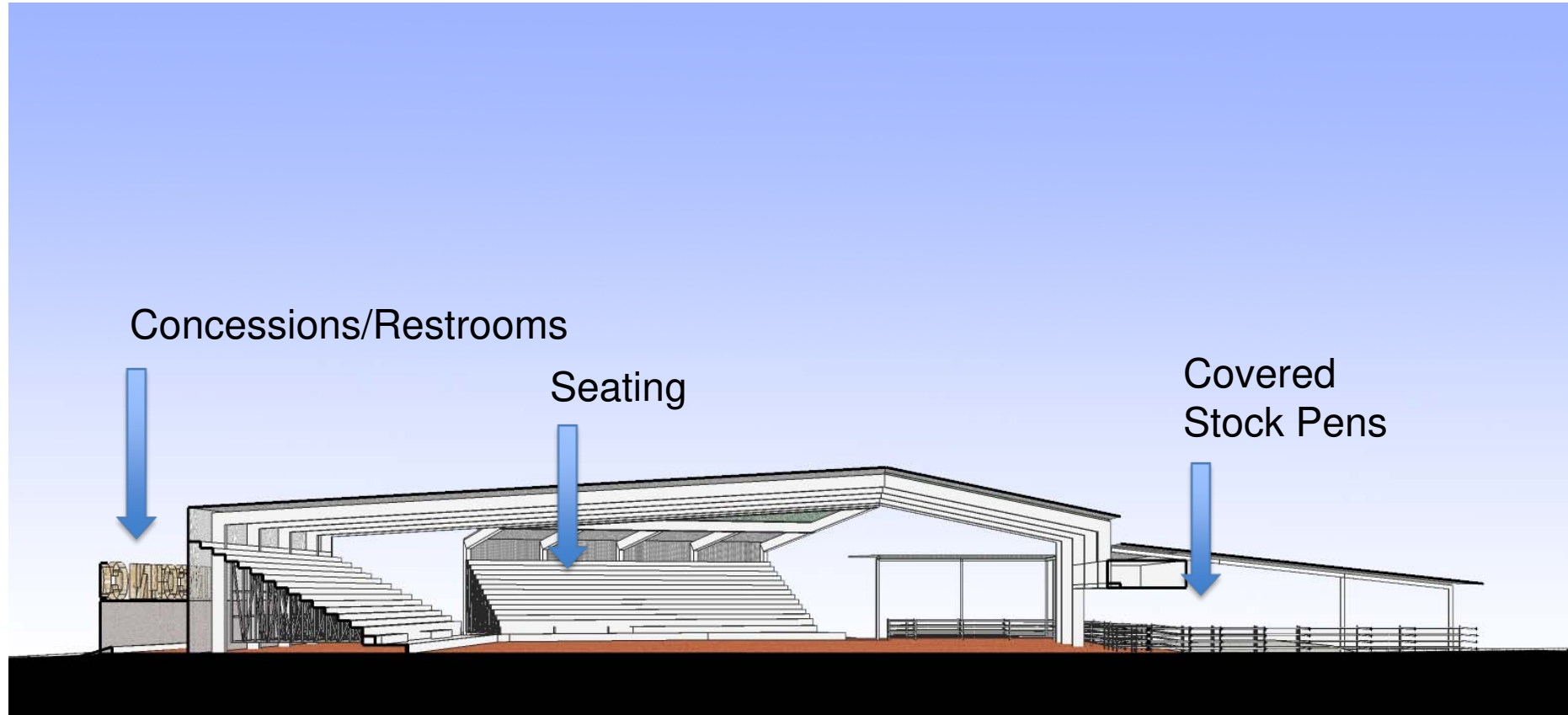
New Arena Complex: Site Plan



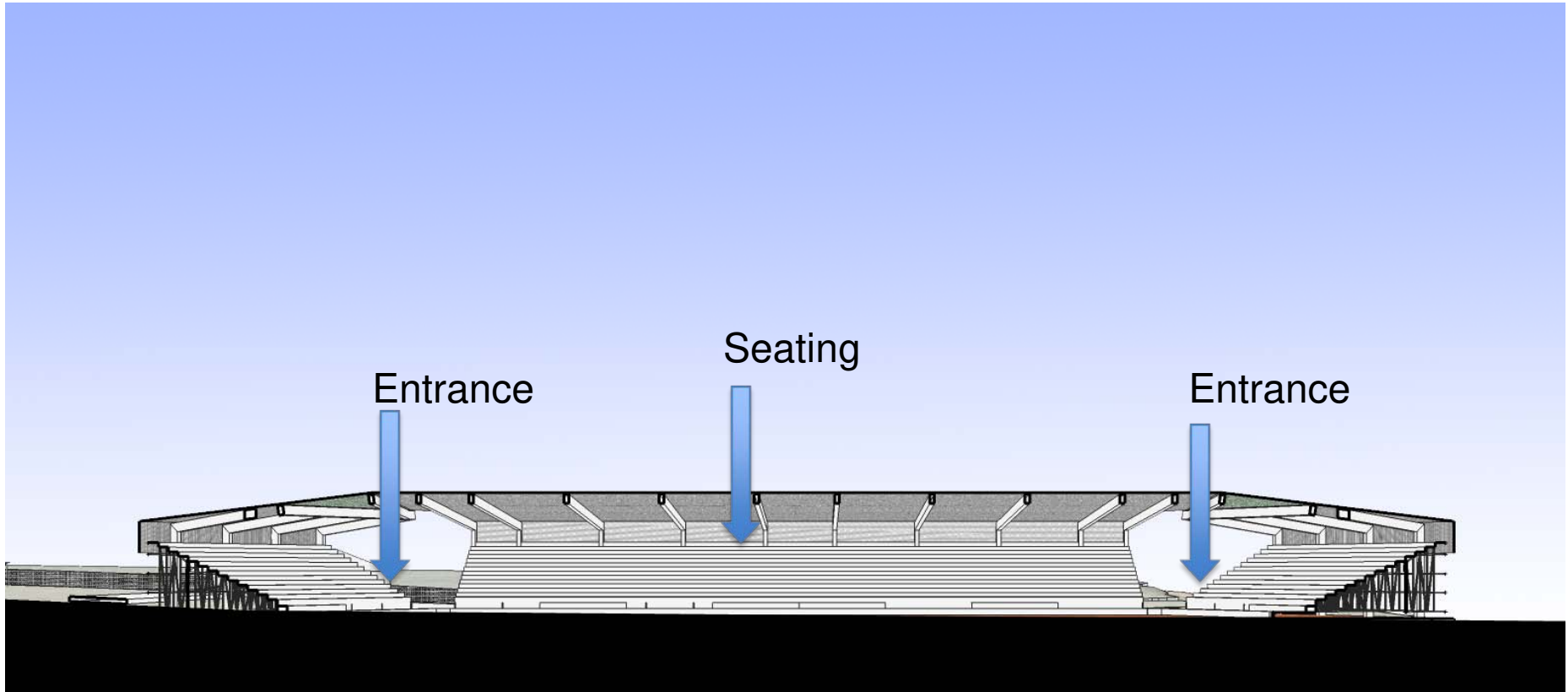
Arena Floor Plan



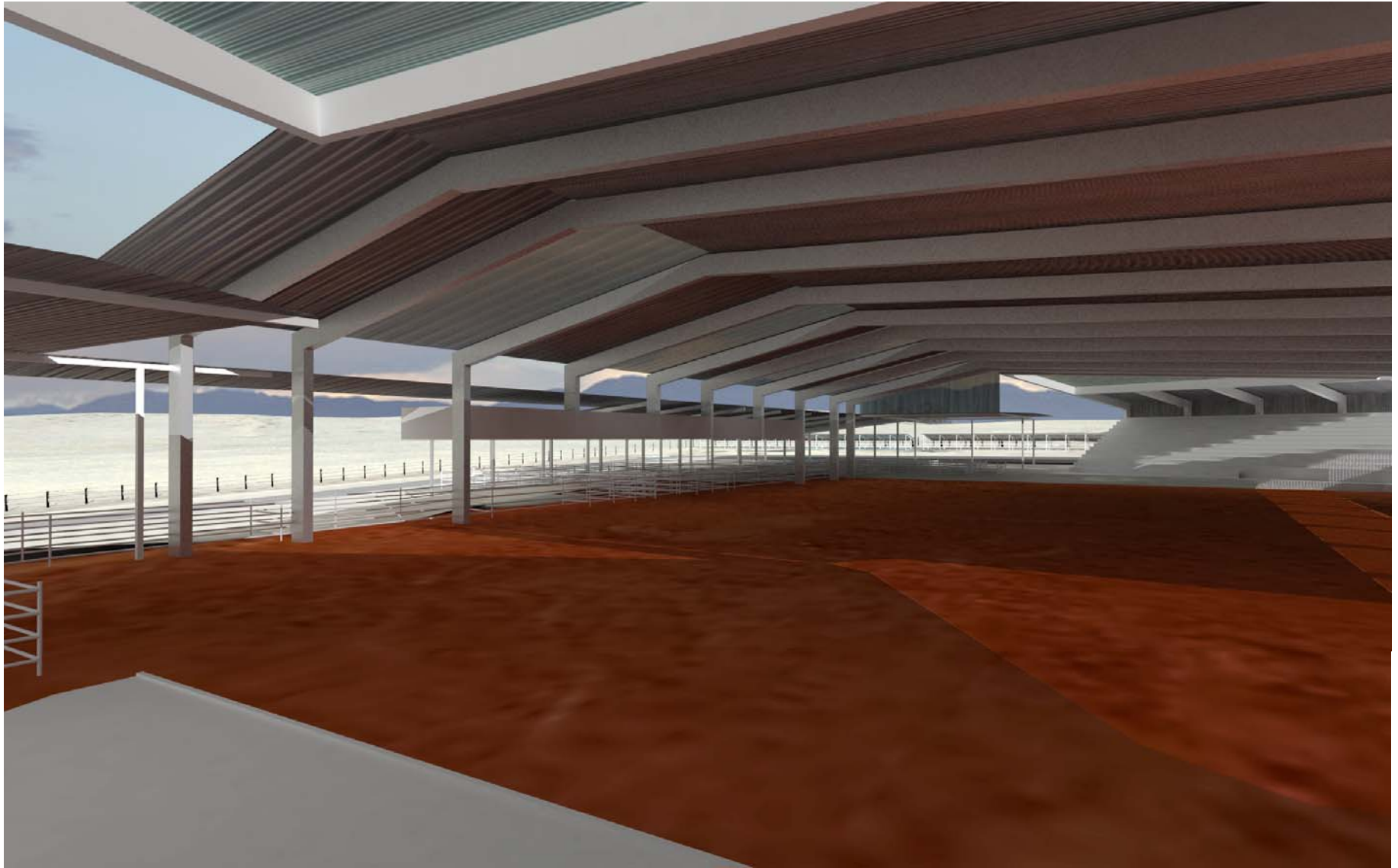
Arena Section: East West



Arena Section: North South



Arena: Interior View



Arena: View Of Ticketing



Arena: Entry View



Arena and Barns: Rear View



Detail Plan View



Over All Parking Options



Overall Site Usage

Total Property Acreage: 33 Ac

Fair Complex: 7 Ac

Rodeo Complex: 7 Ac

RV Pads: 3 Ac

House & Building: 1 Ac

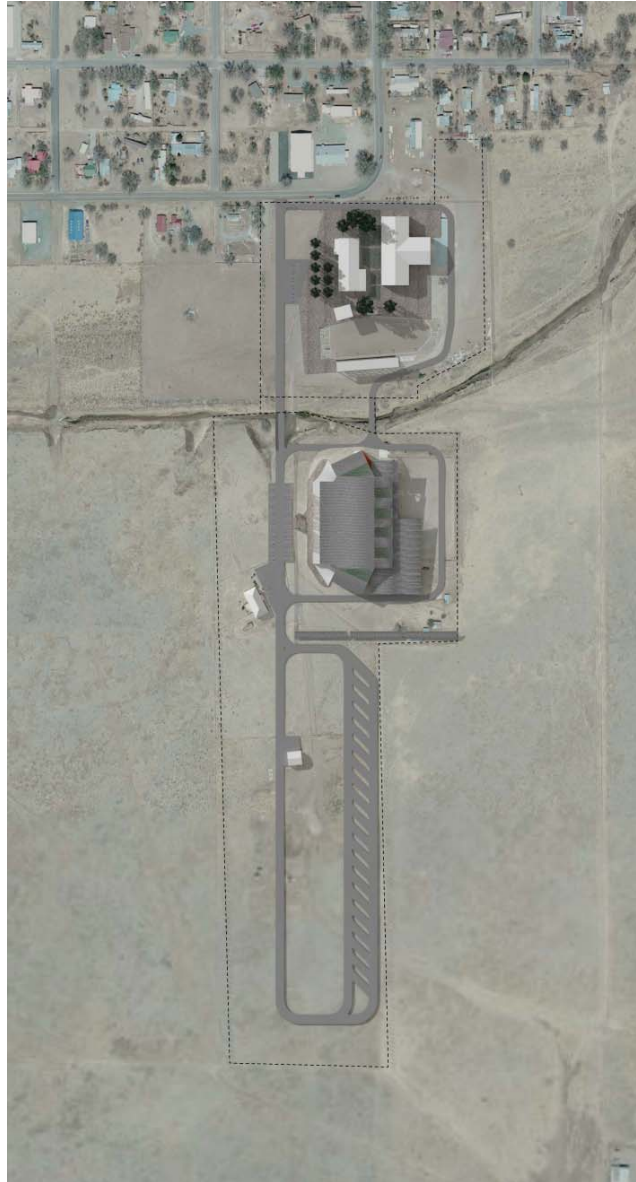
Roads and HC Parking: 4 Ac

Creek: 1 Ac

“Borrowed” Land: 3 Ac +

Available Flex Parking: 13 Ac

“



(All acreages are approximate)

Aerial Perspective: Looking South East



Context Site View Looking South East



Order Of Magnitude Construction Costs

Existing Fairgrounds

- Swine Barn Addition = \$330,000
- Exhibit Building Foyer = \$40,000
- Arena Repairs = \$20,000 Allowance
- Portals, Landscape, Pedestrian Paving and Fencing = \$130,000

Subtotal = \$520,000

New Arena

- Arena (3,000 seats) = \$4,200,000 (limited restrooms/concessions space / add \$600,000 for 3,800 seats)
- Covered Livestock Penning = \$500,000
- Horse Barns = \$310,000
- Portals, Landscape, Pedestrian Paving and Fencing = \$100,000

Subtotal = \$5,110,000

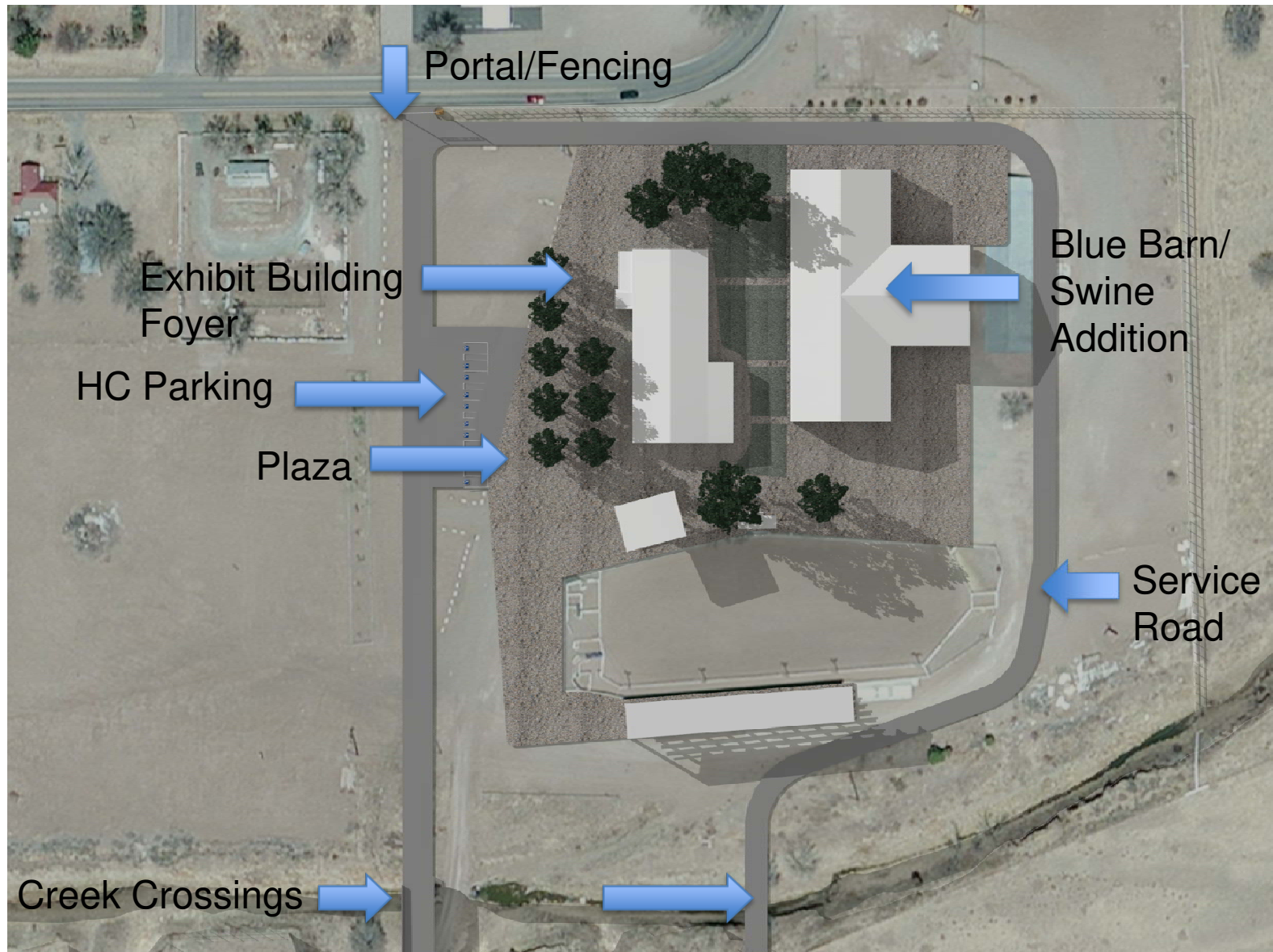
Site

- Roads and Paved Parking = \$520,000
- Magado Creek Crossings = \$160,000 Allowance
- RV Pads = \$220,000
- Utilities = \$200,000 Allowance

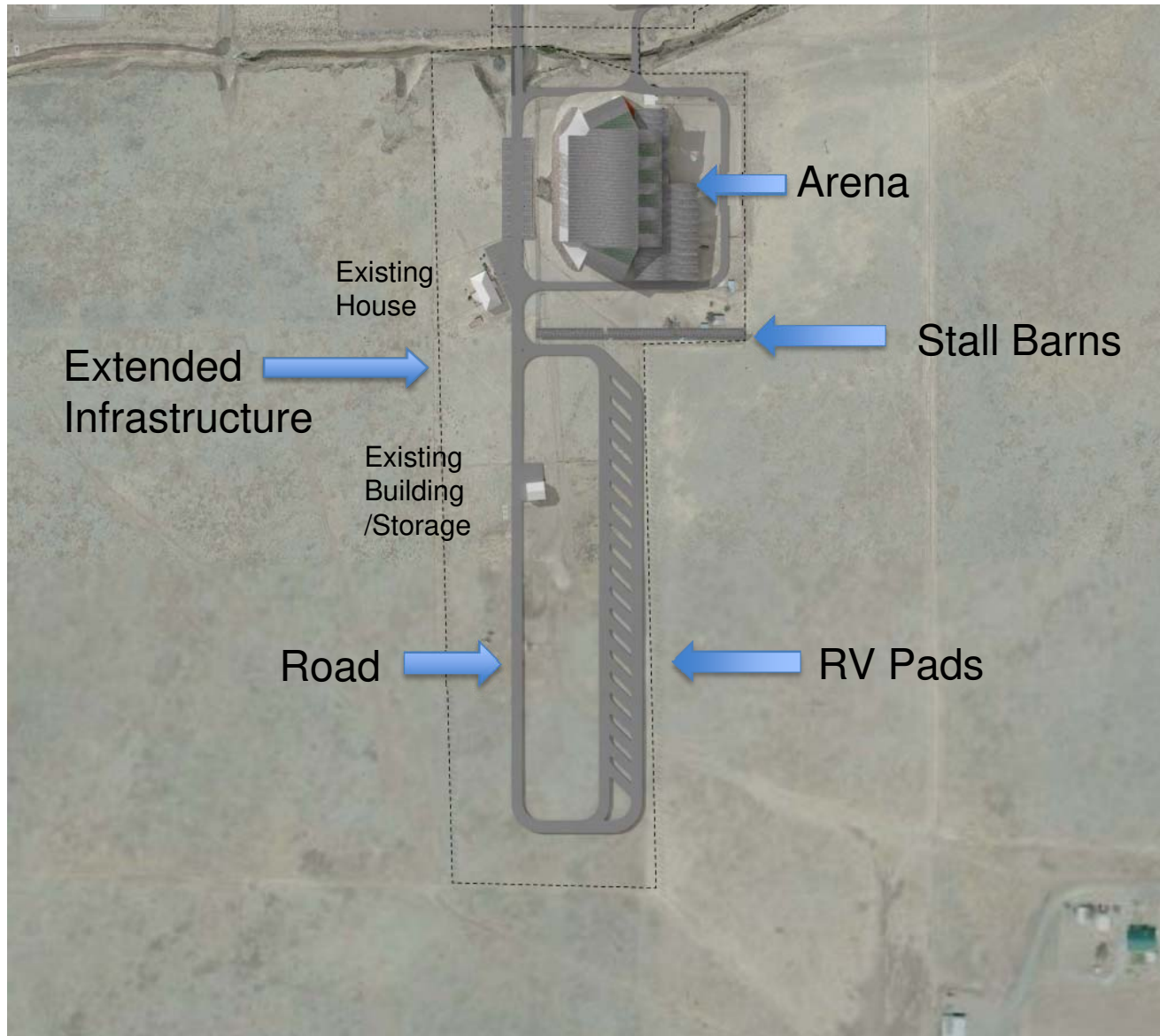
Subtotal = \$1,100,000

Total = \$6,730,000 (Excluding Contingency and Soft Costs)

Phase One Improvements



Phase Two Improvements



Thank You.....

