

AGENDA

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Harney County Fairgrounds Facility Assessment Phase I

Harney County Fair Board
January 2020


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SITUATIONAL REVIEW


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Facilities Condition

Facilities/Amenities	Present Condition	Recommended for renovations/upgrades	Priority ranking
Covered grandstand, race track and Morgan Arena	Fair-Good	Recommend	High
Fairgrounds administrative office building	Fair	Recommend	Low
Fairgrounds manager's residence	Good		Low
Concession building with covered beer garden area	Good	Future Phase	Low
Jockey paddock	Fair	Future	Medium
4-H building	Fair	Recommend	Medium
Exhibit building	Fair	Recommend	Medium
Memorial Hall building	Good	Minor upgrades	Low
Livestock barns	Poor	Recommend	High
Livestock show ring	Good	Recommend	High
Sale barn	Good	Future	Medium
Racing vet barn	Good	Future	Medium
Racing barns	Fair-Good	Future	Medium
Dry barns	Fair-Good	Future	Medium
Rodeo office			
Surfaced parking	Good	Minor upgrades	Low
RV parking area	Good	County in planning process	Medium
Outdoor green space	Good	Minor upgrades	Low

Operating Performance

		2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
Fair	Expense	\$221,402	\$235,660	\$222,780	\$289,285	\$270,727
	Revenue	-\$234,382	-\$261,394	-\$268,610	-\$323,142	-\$326,977
	NOI	-\$12,980	-\$25,734	-\$45,830	-\$33,857	-\$56,249
	Cost Recovery	106%	111%	121%	112%	121%
Non-Fair	Expense	\$201,177	\$147,592	\$161,517	\$147,859	\$201,202
	Revenue	-\$94,144	-\$93,281	-\$119,127	-\$110,551	-\$143,721
	NOI	\$107,033	\$54,311	\$42,390	\$37,307	\$57,481
	Cost Recovery	47%	63%	74%	75%	71%
Total	Expense	\$422,579	\$383,252	\$384,297	\$437,144	\$471,929
	Revenue	-\$328,526	-\$354,675	-\$387,737	-\$433,693	-\$470,698
	NOI	\$94,053	\$28,577	-\$3,440	\$3,450	\$1,232
	Cost Recovery	78%	93%	101%	99%	100%

Event Usage

Type/ Season	Number of Events	Total Participants
Private	9	630
Autumn	5	200
Spring	2	80
Summer	2	350
Public	36	5797
Autumn	8	615
Spring	10	2080
Summer	6	1350
Winter	12	1752
Youth	27	2677
Autumn	3	358
Spring	13	1809
Summer	2	150
Winter	9	360
Grand Total	72	9104

Events With Highest Participation Levels	Number of Events	Total Participants
Demolition Derby	1	1000
JR & HS Rodeo	3	1000
Coyote Classic	2	700
Central Oregon Gun Show	2	700
Central Oregon Swap Meet	2	600
Burns Paiute Tribe Pow Wow	2	500
High Desert Fiddlers Jamboree	3	475
Celebration of Life	1	350
Harney County Ranch Rodeo	1	300
Crossroads Ranch Fundraiser	1	260
Harney County Chamber Dinner	1	260
Frenchglen Dinner Fundraiser	1	250
Crane STEM School Dinner	1	250
Burns FFA Alumni dinner	1	250
Great Basin Saddle Club	3	225
RMEF Dinner	1	200
Volunteer/Buyer Appreciation Dinner	1	200
Huffman Wedding Reception	1	200
Celebration of Life	1	150
Migratory Bird Fest Dinner	1	150
Silvies River Graduation	1	150
Big Loop Rodeo	1	125
Fair Board meeting	11	120
Roping Fundraiser	1	100
High Desert parks and Rec Sake Night	1	100
Congressman Walden Town Hall	1	100



FACILITIES COMPARISON


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Comparative Assessment

Facilities/Amenities	Present Condition Harney County	Winnemucca Events Complex	Eastern Oregon Trade and Event Center	Lake County Fairgrounds
Covered grandstand, race track and Morgan Arena	Fair-Good	Yes	Yes	Yes
Fairgrounds administrative office building	Fair	Yes	Yes	Yes
Fairgrounds manager's residence	Good			For maintenance manager
Concession building with covered beer garden area	Good	Yes	Yes	In main exhibit building
Jockey paddock	Fair			No
4-H building	Fair	Yes		Yes
Exhibit building	Fair	Yes	Yes	Yes, Exhibit building 2
Memorial Hall building	Good	Yes	Yes	Yes, Exhibit building 1
Livestock barns	Poor	Yes	Yes	Yes, 5
Livestock show ring	Fair	Yes	Yes	Yes
Sale barn	Good			Yes, also used for other functions
Racing vet barn	Good			No
Racing barns	Fair-Good	Yes	Yes	No
Dry barns	Fair-Good			No
Rodeo office				Yes
Surfaced parking	Good	Yes	Yes	No
RV parking area	Good	Yes	Yes	Yes, 14 spots
Outdoor green space	Good	Yes	Yes	Yes, "South Garden"

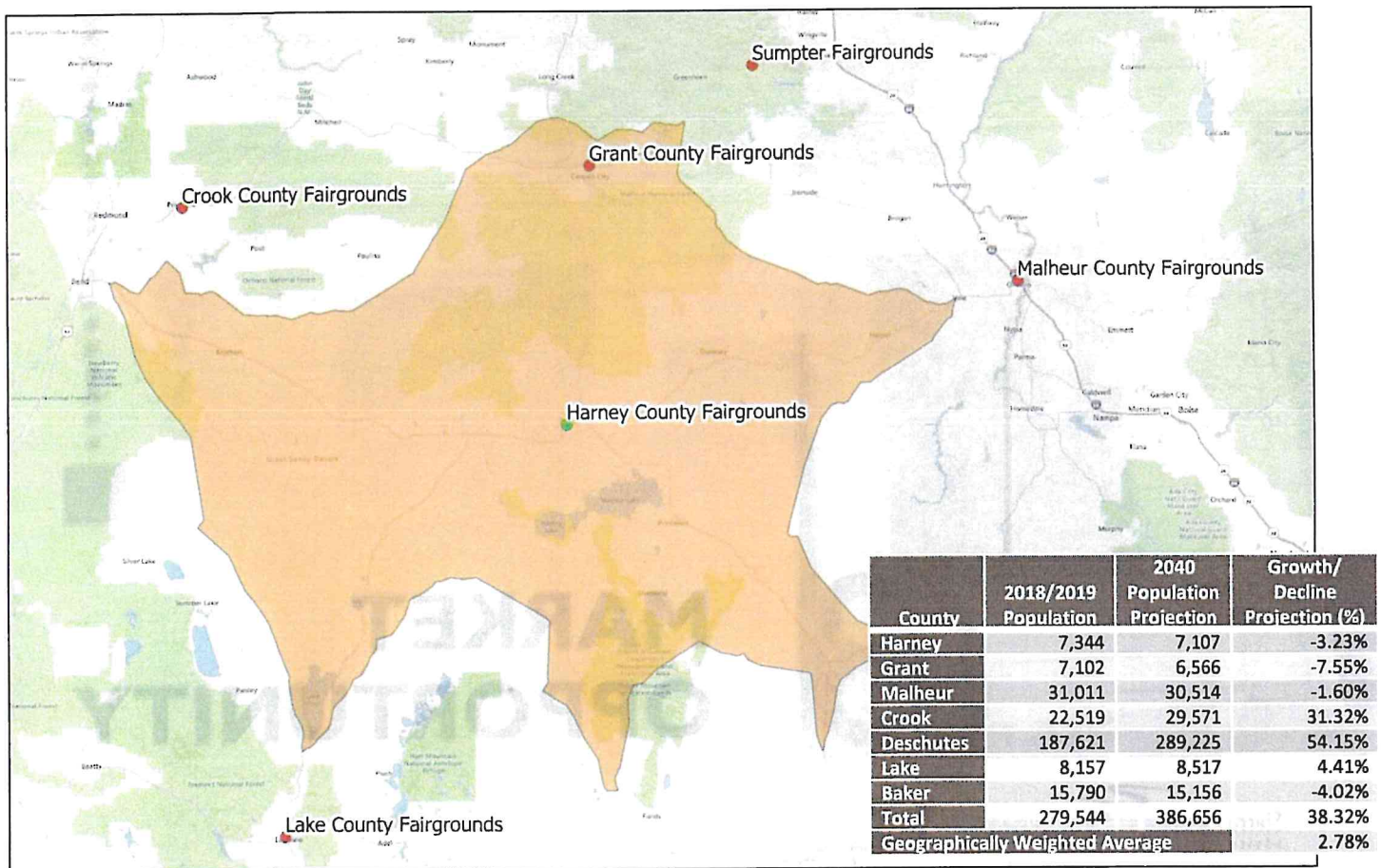


MARKET OPPORTUNITY


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Market Area & Competing Fairgrounds



Local Venues

Burns/Hines/Paiute Facilities	Description
Burns Elk's Lodge #1680	• Venue space
Chamber of Commerce Building	• Venue and activity space
Bear Lodge	• Restaurant and RV park
Sage Country	• B&B and tent camping grounds
Gino's Gym	• Under construction • Athletics and fitness space
Hospital meeting rooms	• Meeting space
Gathering Center on Paiute Reservation	• Venue and activity space
National Guard Building (owned by Paiute Tribe)	• Venue and activity space
Facility near Chamber of Commerce Building	• Currently being renovated • To include offices, meeting space, room for vendors

Stakeholder Suggestions

Amenities/Facilities	Programming
• Splash pad • Swimming pool/therapy pool • Performing arts center for high school • Meeting space • Large venue space • Indoor arena space • High school priority is new performing arts center • Mini-car racetrack • Climbing wall • Bowling • Disk golf course • Indoor shooting/archery range • E-sports • Indoor walking space • Gymnasium type space • Batting cages for the high school • Skating rink – temporary facility as a pilot • Livestock sale yard • Teaching kitchen for 4H Club • Larger, more numerous barns	• Basketball • Lacrosse • Volleyball • Soccer (currently provided through High Desert Parks & Rec) • More rodeos, including NPRA events • Horseback lessons • Livestock shows/sales multiple times per year • Equine events (e.g. cutting, horse shows) • Cattle industry events (e.g. club calf shows) • Dances/competitions for the schools • Staffed activities where kids will be supervised • Air rifle shooting • Paintball • Hockey • Chainsaw carving competitions, strongman competition • State-wide rodeo events, team roping, qualifying events for Las Vegas (with promoters/sponsors) • Concerts • Trade shows • Bird Festival



RECOMMENDATIONS


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Liabilities & Must-Do Priorities

- Repairs to the **grandstand** are an urgently needed maintenance measure for the safety, liability, and accessibility reasons. Specific areas of concern relative include the general seating area, front handrails, hand railing accessing the seating area and walkways to seating areas.
- Developing a **deferred maintenance plan** will provide a basis for identifying risks and indicating that reasonable measures were taken to mitigate those risks.
- Other urgent priorities include:
 - The **water and sewage systems** are in need of repair, as there are challenges with the pig drains, creating a strong odor.
 - The **barns and livestock area** are badly dated and poorly sized with insufficient capacity. There is also a need for smaller enclosures for smaller animals.
 - The **paddock** is in need of replacement.
 - The **food vending areas** also require a significant overhaul.



New Facilities

Indoor Arena

The facility would be designed to host a range of activities from weekly riding clinics to full-scale exhibit, and competition during the Fair. It would also be scaled according to requirements to ensure sufficient capacity to host major events.

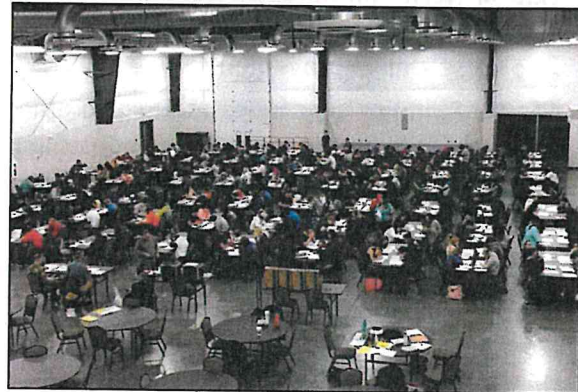
Winnemucca Event Center



Multi-Use Building

The multi-use facility would be an entirely warm facility, with flooring creating to enable multi-use indoor sports, events, gatherings and spectator use. It would have seating either fixed or retractable and would likely include a full development of kitchen and catering facilities to be able to support a range of banquet, conference and fair ground events.

Umatilla County Event Center



Recommendations & Phasing

The phasing plan for our recommended investments is structured as follows:

1. **Immediate short-term lifecycle enhancements** over the next 1-2 years: Repairs to the grandstand, water and sewer system upgrades, maintenance and minor upgrades to Memorial Hall, the Exhibition Building, the livestock barns, the 4-H Building, the livestock show ring, and the Fairgrounds Office.
2. **Investment in the RV park**
3. **Shorter-term Fair infrastructure enhancements:** Concession and vendor display upgrades, racing barns and horse stall improvements
4. **Master Planning type investments** (incremental over a 5-year period): improvements to pedestrian access, signage and wayfinding, landscape enhancements and potentially realignment of access to establish necessary footprint for the major development planned
5. **Medium term: commissioning a new indoor arena**

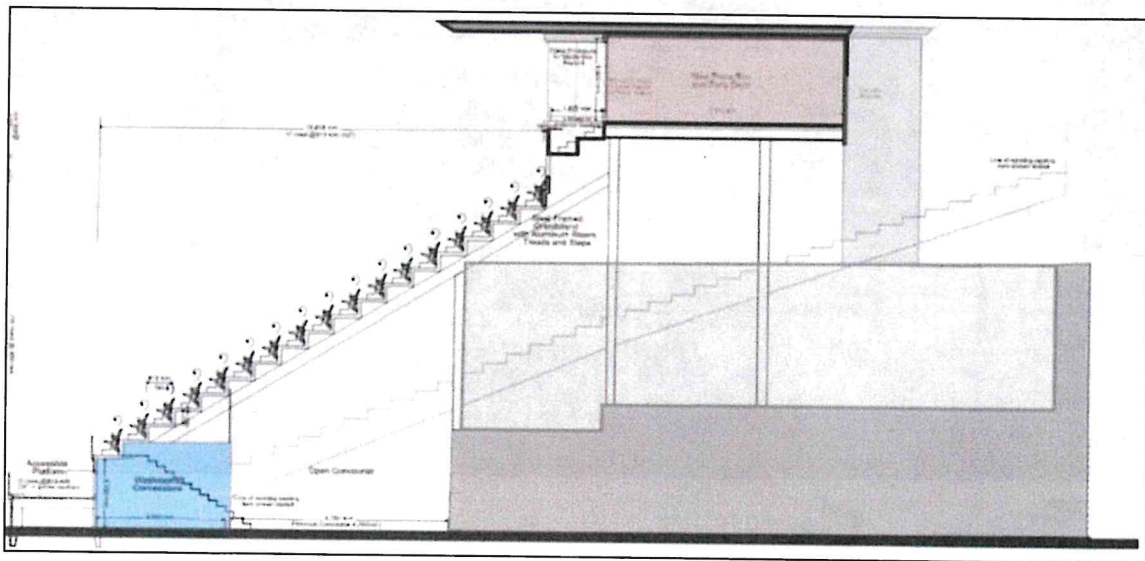
Operational Resources:

There will need to be staffing resources to implement our short-term recommendations and support the proposed new indoor arena: likely be an additional 2 FTEs and a number of part time program and conversion staff. In the short term there is a need for an assistant position, and a budget or reserve to be created for the maintenance needs of the facility

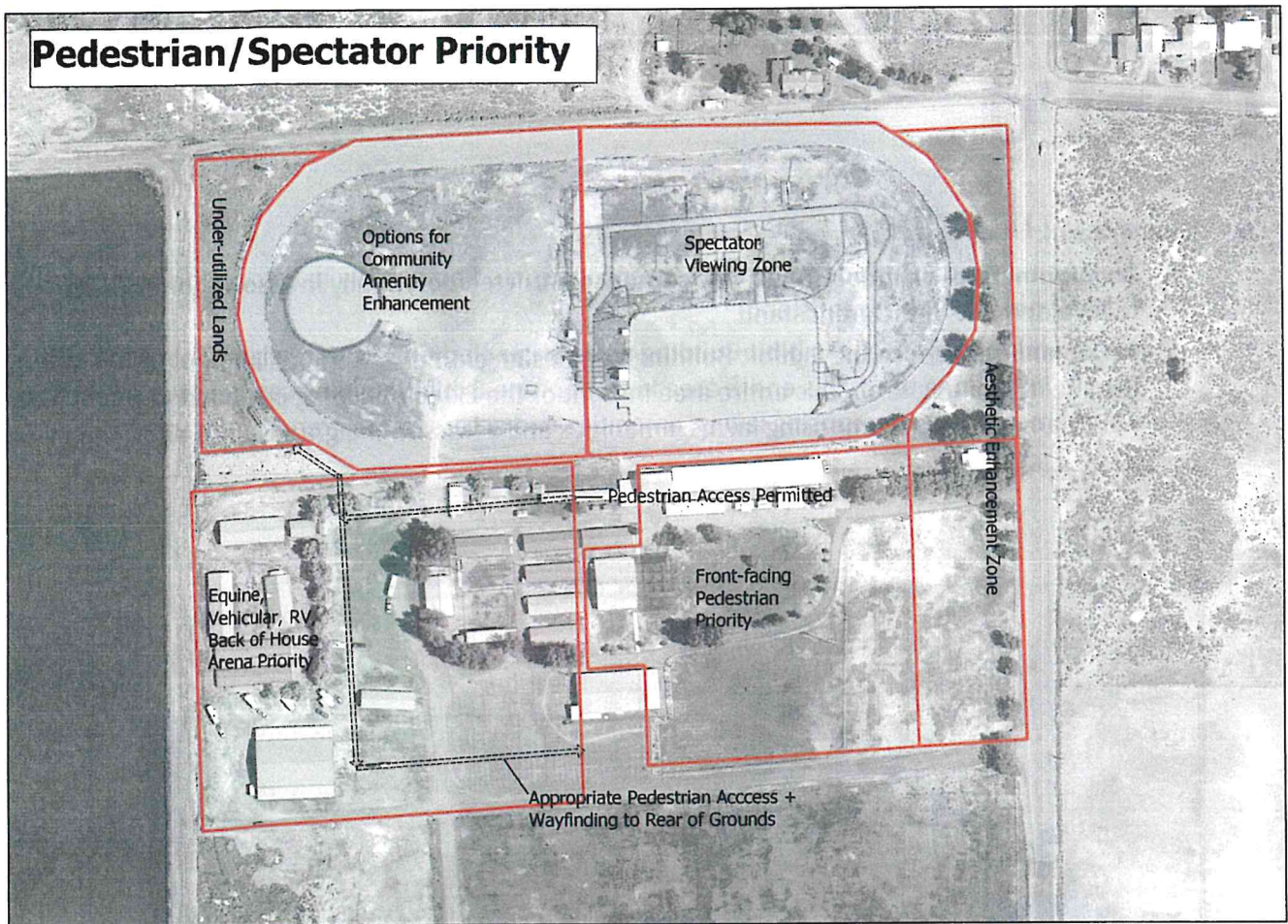
Recommendations & Phasing Cont'd

6. Longer term:

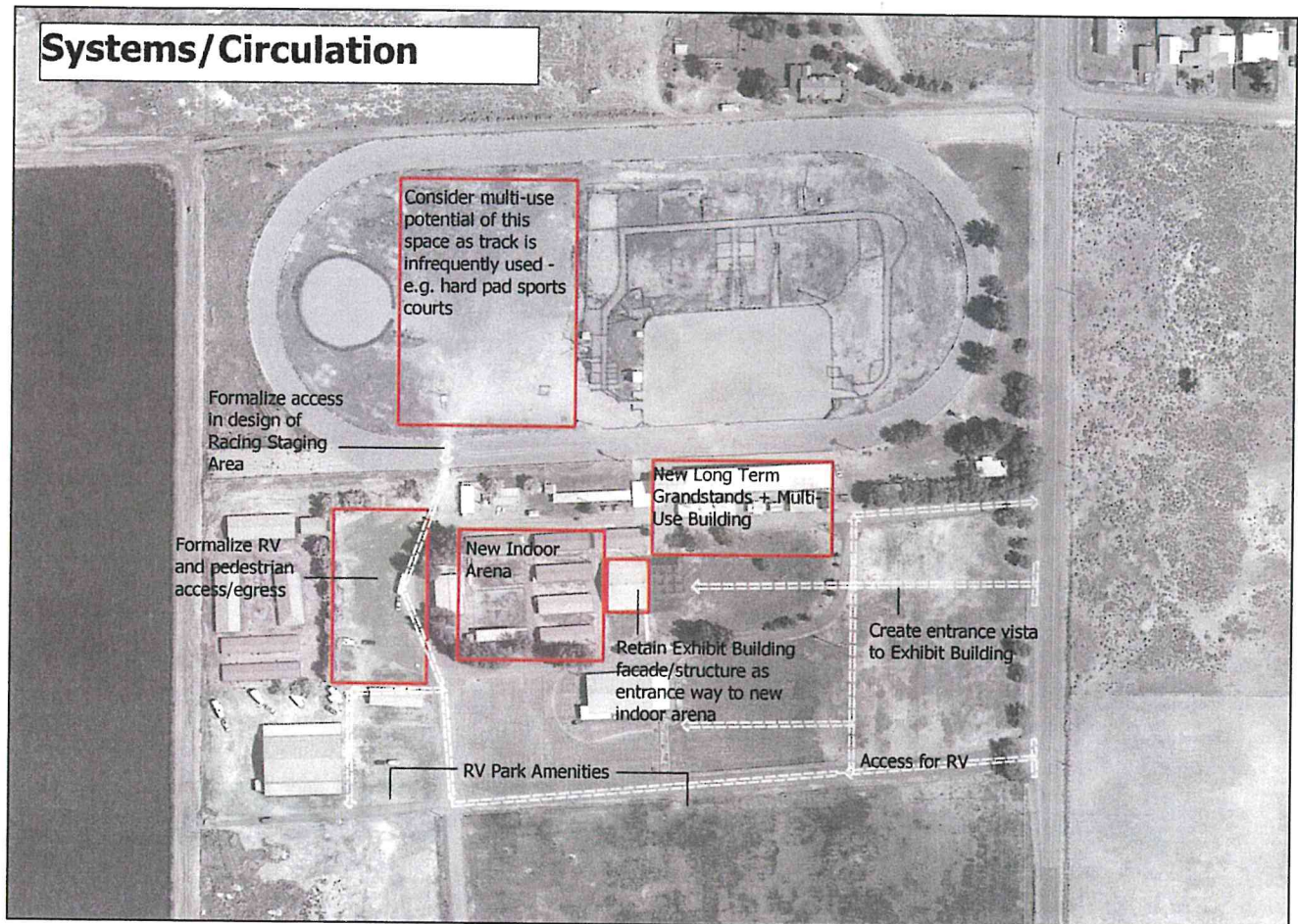
- a) **Development of an indoor multi-use center** constructed potentially in association with the redevelopment of the grandstand
- b) **Retain and repurpose the Exhibit Building as a design element.** With realignment of the access to the site in the long term, this entire area in front of the Exhibit building can become an enhanced visitor amenity area comprising lawns, amenities and access to the grandstands and concessions.



Pedestrian/Spectator Priority



Systems/Circulation





NEXT STEPS


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Phase 2

The next phase of work following the presentation of written findings and recommendations to the Commissioners and the Fair Board include the following:

1. A master planning exercise to include concept planning and site planning potentially including the location of new buildings, decommissioning others, rerouting access roads and ensuring effective circulation and necessary separations between vehicles, livestock, visiting public and pedestrian access.
2. Necessary design solutions for improvements and additions to the buildings on the site
3. Estimations of capital required

Phase 3

Following the development of the master plan, a further phase would include the following (Phase 3)

1. Detailed assessment of the design, engineering, capital cost needs, funding and delivery method for the selected investment in new buildings on the site.
2. Upon approval of the Fair Board with regards to estimated costs, the development of conceptual designs for fairgrounds facility improvements and for new facilities.
3. Upon approval of conceptual designs, approval to move forward with schematic designs and preliminary cost estimates.
4. At the end of this Phase we will have an approval master site plan, a plan for the demolition of designated facilities, an improvement schedule for designated facilities and an overview of potential new facilities to be added to the current fairgrounds site.
5. A possible addition, if requested by the Fair Board might be the development of an operating budget for the new fairgrounds.