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
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

Capitan

Hwy 48

Hwy 380

Magado Creek

Site
Site Analysis

Confirm Exact Location of the Flood Zone With Future Detailed Engineering Studies
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
Arena Section: East West

- Concessions/Restrooms
- Seating
- Covered Stock Pens
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

“Borrowed” Parking

Service Parking

Patron Parking

44 RV Pads

Flex Parking

Service Parking
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 Two Improvements

- Arena
- Stall Barns
- Extended Infrastructure
- Existing House
- Existing Building/Storage
- Road
- RV Pads
Thank You..................