

NORTHWEST EQUESTRIAN PARK MASTER PLAN



FINAL PLAN REPORT



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NORTHWEST EQUESTRIAN PARK MASTER PLAN LAS VEGAS, NEVADA

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MASTER PLAN REPORT



NORTHWEST EQUESTRIAN PARK MASTER PLAN LAS VEGAS, NEVADA

REPORT



MASTER PLAN REPORT

THE MASTER PLAN

PROJECT BACKGROUND

The City of Las Vegas has determined the need to further examine the feasibility of building a new equestrian park on 320 acres of land that was acquired for this purpose in the Northwest sector of the City. The need for the future development of an equestrian park was defined within the Northwest Open Space Plan, adopted by the City on January 5, 2005. Additionally, the City has worked for several years with the Las Vegas Valley equestrian community, Clark County, and state and federal agencies to assess the need for a new equestrian park.

In its 2002 application for SNPLMA funding, the City stated that *“there are a limited number of equestrian facilities within the Las Vegas Valley that horse clubs and other equestrian groups can use. The demand for developed space for (hosting) equestrian events has been greater than the space available, forcing the facilities to be booked a year in advance. The development of a new equestrian park will fill this void and provide facilities for horse riders’ activities well into the future.”* In fact, this Master Plan demonstrates that there is substantial, pent-up demand for a high quality, local and regionally-oriented equestrian park that can address the needs of equestrians, and provide the City and the Las Vegas Valley with a valuable asset for years to come.

The City was granted funding from SNPLMA to undertake this study, and proceeded to commission the Greenways Incorporated team to undertake planning and preliminary design for the proposed Northwest Equestrian Park.

PROJECT DESIGN TEAM

The Greenways Incorporated team is comprised of national and international experts in the fields of equestrian park planning and facility development, community park design and trail design. The team includes **Greenways Incorporated**, of North Carolina, a firm known nationally for its expertise in open space, park and greenway planning and design, **gh2 Architects**, of Oklahoma, world-renown equestrian architects and **JW Zunino and Associates**, a Las Vegas-based landscape architecture firm that has completed planning and design on numerous community parks within the Las Vegas Valley. Both Greenways Incorporated and JW Zunino and Associates were also involved in the preparation of the Northwest Open Space Plan.



THE PROJECT SITE

The Northwest Equestrian Park is proposed to be located on 320 acres of land in the northwest sector of the City of Las Vegas. The project site is bounded on the east by Jones Boulevard, on the south by Iron Mountain, on the west by property owned by the Bureau of Land Management and on the north by a future expressway, now known as Moccasin Road. Of the 320 acres approximately 80 acres is currently available for the future development of the equestrian park. This 80 acres is sufficient to accommodate all of the needed future development of the park, with the exception of a future boarding and stables operation and a world-class equestrian cross country course. Under the Project Background section of this report, a more detailed site analysis map depicts features of the project site. A project study area map is featured below.



GOAL OF THIS MASTER PLAN

The primary goal of this Master Plan has been to explore the feasibility of building a high quality equestrian park in Northwest Las Vegas. Therefore, the work of the Design Team has been to gather data to determine the need for a park, to evaluate other similar local, regional and national equestrian parks, to prepare a master plan for the 320 acre site, to recommend a funding and phasing strategy for building the park and to define an operations and management program for the park that includes the hosting of future equestrian events. This Master Plan document addresses all of these elements, beginning with the presentation of a master plan for the project site.



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PROJECT SITE MASTER PLAN

The proposed Northwest Las Vegas Equestrian Park encompasses 320 acres, 80 of which has been released for development by the Bureau of Land Management. The main focus of the new facility is to serve the needs of the local and regional equestrian communities. By providing flexible and multi-use facilities, the new Equestrian Park will be capable of hosting a wide variety of equine events.

The overall concept of the proposed master plan addresses all the functional requirements necessary for optimum usage, future expansion, flexibility, safety and efficiency. The shape and location of the site allows for excellent access and flow of spectators, exhibitors and livestock, insuring safe circulation in and around the site. This has been achieved by dividing the site onto two zones, with the exhibitor and livestock circulation kept to the western zone and the spectator, vehicular and pedestrian circulation to the eastern zone. All of the event arenas, which are aligned along a north-south axis, not only defines a division between public and equine circulation, but also creates a “bridge” which symbolizes the convergence of the spectator and the exhibitor. With this orientation of the arenas, it allows for the equine circulation to be confined to the western side of the arenas with the public entering from the east.





With the spectator vehicular traffic confined to the eastern portion of the site, excellent public access is provided off of Jones Boulevard. Located at the center of the site, is the Main “Grand” Entry, which centers on the two main Event Arenas and is designed with appropriate landscaping, signage and possible sculptural element representing the nature of the Equestrian Park. Public parking is provided to the north and south of this Main Grand Entry and serves all of the event arenas with a total capacity of 1,382 cars. Two secondary access roads, one to the north of the parking areas and one to the south, provides alternate public entry / exit points. In addition, the northern entry road provides public access to the Trailhead, Free-Riding and RV Park areas. On the southeastern corner, a “Destination” Entry has been created announcing to travelers along Jones Boulevard that they have arrived at the facility. A similar entry will be planned on the northeastern corner of the site once the future proposed 215 Outer Loop highway is constructed. This corner may include a large equestrian bronze sculpture depicting arrival at the Equestrian Park for speedy travelers along the highway.

The Horseman or Exhibitor Entry is off of Iron Mountain Road located along the southern edge of the site. This allows easy access for exhibitors arriving for an event to enter the barn area without going through the public traffic circulation areas. The Exhibitors Entry is provided with a security guard booth for exhibitors to present their livestock’s health papers for inspection, as well as get directions and stalling assignments, and provides security for the exhibitors and livestock from unnecessary traffic in the barn area.

Three Horse Barns are planned under Phase I, which includes 120 stalls in each for a total of 360 stalls are located on the western half of the site. Phase II includes the construction of two additional Horse Barns, allowing for a total stall capacity of 600. The ultimate master plan has the capability for the construction of two additional Horse Barns should the needs arise in a future phase and would bring the total stalling capacity to 840 stalls. Under Phase I, provisions have been made for the erection of temporary stall tents in the case of a large show event requiring additional stalls. Eighty temporary stalls could be provided in these tents and water and power hook-ups have been provided in an island along the trailer parking and barn areas. These island areas will also provide 20 hook-ups for RV’s under Phase I, and will serve the needs of the exhibitors until the larger RV Park is constructed under Phase II. Wide unloading and loading lanes are located next to each barn for convenient unloading of horses and equipment near the stalls. After unloading, trailers are parked in two areas located just to



the north and south of the barns. The trailer parking areas are large open lots with plenty of maneuvering room for large trailers and is designed with angled pull-through spaces for easy in and out access. Individual exhibitor vehicle parking spaces are provided next to the barns, along the western boundary of the site. A possible future trailer parking area is shown to the west of the initial 80 acre site, and should be secured for development for the possible expansion of the parking area in the event all seven barns are constructed.

Serving as the main focal point of the Equestrian Park and located at the center of the site are the two main Event Arenas, one Covered Event Arena and one Outdoor Event Arena. These two main arenas are organized functionally to compliment one another and provide an anchor or central hub, which the additional Outdoor Practice Arenas expand from along the linear axis. Connecting the two main Event Arenas is an elevated Pedestrian Plaza, with convenient concessions and restrooms serving both arenas. The main entry to the Pedestrian Plaza for public spectators is located on the east side, from the public parking areas. The exhibitors access the arenas on the west side, from the barn and warm-up areas, thus providing safe and efficient flow between spectators and exhibitors. The organization of the two main Event Arenas allows for flexible use, with the possibility of one large event utilizing both arenas and plaza area or two completely separate events being held at the same time.

Working in conjunction with the two main Event Arenas, several Outdoor Practice Arenas are planned and are designed for flexible use. The arenas, which extend north and south from the main Event Arenas, can serve for additional show and / or practice arenas for a large main event being held at the facility or a series of smaller shows. The Outdoor Cutting Arena to the north of the central complex is designed to handle cattle related events and takes advantage of the livestock pens and lanes which serves the main Outdoor Event Arena, but remains flexible enough to handle other type of events. This confines all cattle circulation between these two arenas, thus eliminating any conflicts between multiple events held simultaneously. A possible future Outdoor Practice Arena at the far north of the arena complex is also planned under a future phase. To the south of central main Event Arena hub, are two Outdoor Dressage Arenas, along with another Outdoor Practice Arena to their south. A small concessions building with toilets and bleacher seating is provided at each of these Outdoor Practice Arenas. A large grass field along the southeast corner of the site is planned and would be used for Grand Prix jumping, driving and hunter events. The grass field could also be utilized by the horseman for exercising their horses and by local residents



for picnics and recreation. The field would be equipped with electrical and water hook-ups for tents to be erected for festive occasions.

Located on the northern portion of the site, is the Trailhead facility and the RV Park. Public access to these areas is off of Jones Boulevard. The RV Park is situated on the northwest corner of the site, while the Trailhead facility is on the northeast corner. The RV Park is equipped with 60 pull-through parking spots, complete with electrical and water hook-ups. An additional 10 pull-through parking spaces are provided with adjacent turnout pens and electrical and water hook-ups. A central Guest Service Pavilion is planned with restroom and shower facilities and coin-operated laundry. Small open-air picnic pavilions are scattered around the RV Park for use by the campers. The RV Park is planned for future expansion, which will bring the total capacity to 108 RV parking spaces.

The Trailhead and Free-Riding facilities includes a Trailhead Building, which provides restroom facilities, covered hitching rails and wash areas. Two 100' x 200' Outdoor Arenas and a 60' diameter and a 100' diameter Round Pen is provided for trail riders to exercise, practice or warm-up prior to hitting the trail. Local residents can access the Trailhead facility from off-site via trails running along Jones Boulevard or from other areas on-site. A large trailer parking area is provided with pull-through parking spaces as well as vehicular parking spaces for pedestrian access to the facility. Other trailhead amenities include watering stations, picnic pavilions and covered turnout pens.

The Maintenance and Service Area is located on the western portion of the site between the RV Park and the Horse Barns. All of the maintenance equipment and vehicles is stored in this area and is where routine servicing is performed. A portion of the Maintenance Building is utilized for Hay and Bedding storage, which is sold to exhibitors during events. A large fenced maintenance yard surrounds the service building, and is where maintenance workers vehicles are parked and where various facility equipment is stored. A covered storage area is provided off the backside of the Maintenance Building for storing various equipment items out of the weather. A maintenance office, breakroom, tool storage and restroom facilities are also provided in this facility.

On the remaining 260 acres, a cross-country course and riding trails are planned. The northern portion of the overall site contains large washes and provides many opportunities for challenging cross-country jumping obstacles and interesting trail riding features. The Upper Las Vegas Wash cuts through the northern portion



of the site and presents opportunities to connect to other local trails and provide access to the Floyd Lamb State Park located approximately one mile to the west of the Equestrian Park.

On the southwestern corner of the overall site, a portion of the land has been set aside for a possible boarding facility. This facility would have the capability of housing up to 60 horses and have turn-out paddocks, outdoor riding arenas, round pens, hay and equipment storage and an office and clubhouse facility. Trails would provide access to the overall Equestrian Park and well as to the local surrounding equestrian community. This facility would compliment the Equestrian Park and would fulfill a much-desired need in the local equestrian community.

GRAND ENTRANCE DRIVE/COURTYARD

At the terminus of Gilbert road is the main spectator entrance to the park. The corners of the drive are framed by decorative natural-stone walls. Insert into these walls are smooth gloss finished decorative stone panels containing the park logo image in relief and bronze lettering. Along the top of the pre-cast concrete wall cap are decorative hitching rings and horseshoe details. An ornamental panel runs along the walls bordering the grand entry drive. The grand boulevard style driveway becomes a roundabout entry plaza. This plaza contains a semi-circular wall in the same style as the two entry walls, benches and flagpoles. The semi-circular wall contains the same elements as the entry walls. Large flagpoles behind the wall create a depth to the space drawing the eyes behind the wall to the arenas behind this plaza. The shade canopies at the entrance bring the scale of the space down to a more people friendly environment. Along the eastern facades of the arenas, and administration buildings are small raised planters. Along either side of the administration building are grand stairs leading up to the raised arena courtyard. A raised planter with flowering plants follows these steps into the courtyard.



DESTINATION ENTRANCE

Until such time as the proposed interchange north of the site is implemented one of the main access points to the Northwest Equestrian Park will be from the south. The corner of Iron Mountain and Jones Blvd. is one of these visual access points to the park. This corner will serve as a gateway between the adjacent neighborhoods and the park. A decorative curved natural-stone wall with the park logo and LED panel draws the visitors' eyes into the corner plaza. Decorative concrete columns connected by a vine-covered trellis create a semi-circular framework behind the



signage, enhancing the corner entrance. The trellis also creates a shaded seating area for pedestrians traveling to and from the park.

GRAND PRIX/MULTI-USE AREA

Creating a buffer between the park and the adjacent neighborhood on the southern side of the site is the Grand-Prix field. This five and one half acre lawn area serves as a multi-use area for the park; creating opportunities for grand-prix events, a large flex space and an open park environment. Surrounding the Grand-prix field are small group picnic shelters containing barbecue grills, benches and trash receptacles. The multi-use trail system throughout the site creates a buffer between this park environment and the adjacent roads.



ADMINISTRATION BUILDING

The Administration Building is located between the Covered Event Arena and the Outdoor Event Arena at the eastern entry to the Pedestrian Plaza and serves as a central hub, which houses the administrative functions necessary to manage all aspects of the Equestrian Park. From this vantage point, the staff can monitor the comings and goings of the patrons visiting the Equestrian Park, collect rental fees, provide ticket sales to events, and service the equestrian groups and individuals utilizing the facility. As a part of this building, a large community room is planned to accommodate 100 people and can be utilized by the local community as well as equine groups during events. A concession area and toilets are planned as well in this building to serve both the Covered Event Arena and the Outdoor Event Arena. This building is scheduled for construction under Phase III of the project. Entry stairs and accessible ramps are located on either side of the Administration Building, providing an entrance to the elevated Pedestrian Plaza beyond. A fabric covered tensile structure is provided at the front of the building and serves as a covered drop-off zone for spectators arriving at the facility.



PEDESTRIAN PLAZA

An elevated Pedestrian Plaza connects the two Event Arenas and is designed for flexible use during events. Space is provided for vendor to set up display tents to sell merchandise or food. A large central landscaped courtyard is provided for gathering or to set up table and chairs. A large circular trellis with an equestrian sculpture sits in the center of the courtyard plaza, and serves as a focal point for both arenas. A low stone wall surrounds this central courtyard, and provides a place for people to sit and relax. Vehicular access is provided at the west end of the plaza for vendors to easily unload equipment and merchandise and set-



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up their booths in the plaza. Two fabric covered tensile structures links the two Event Arenas together and provides covered access to and from both arenas, as well as the concessions and toilets buildings. Along with the two Event Arenas, the walkways help frame the Pedestrian Plaza and define its boundaries.

WEST CONCESSION BUILDING

The West Toilet and Concession Building is located at the west end of the Pedestrian Plaza between the Covered Event Arena and the Outdoor Event Arena. This building would be constructed to serve the Outdoor Event Arena under Phase I, until the eastern Administration Building with concessions and restrooms and Covered Event Arena is constructed. Once both these facilities are built, they will serve equally the two event arenas. A loading dock area is provided on the west side of the building for concession trucks to unload food and supplies for the concessions areas.



COVERED EVENT ARENA

The main Covered Event Arena has a 150' x 300' arena floor, with an elevated seating deck along one side. The seating capacity has been designed to accommodate 2,000 people with chair-back style bleachers. A wide covered concourse is provided behind the seating for circulation in and around the arena and the plaza areas. Space has been provided along the south side of the arena for the addition of future bleachers with a capacity around 800 people, bringing the total possible capacity for the Covered Event Arena to around 2,800 seats. To the west of the arena floor, a large staging area is provided for the assembling exhibitors for their classes or individual performances, as well as exhibitors exiting the arena from competition. A show office is provided at the west end of the arena for use by show officials and is easily accessed by exhibitors and from the show arena floor. The structure proposed for this building is a clear span steel frame with a curved steel roof structure. A lower shed-type roof element is proposed to help with the overall look of the building and bring it more into a human scale, especially at the Pedestrian Plaza side. This shed roof element would cover the walkway behind the seating area on the north and the livestock return lane and staging area on the south and east sides. Large arched openings are designed in the shed element not only for aesthetic reasons and pedestrian access, but also for natural ventilation and light. A large protruding element on the east or front side of the arena serves as a focal point and provides a place for the signature name of the arena. The materials proposed for use on the exterior are decorative concrete and brick masonry units, glazed brick and decorative steel railings. At the gable ends, a light tan metal siding is





proposed and a light colored standing seam metal roof is proposed for the roofing material to help cut down on heat gain in the arena. Also planned is a large clerestory utilized for natural ventilation and light for the arena.



COVERED WARM-UP ARENA

The Covered Warm-Up Arena is directly connected to the Covered Event Arena and is primarily to be used as a warm-up arena for the main Covered Event Arena. The arena floor size is 80' x 150' and has 20' wide circulation aisles around the perimeter of the arena. The proposed structure is a simple clear span steel frame with a curved roof structure to match the main Covered Event Arena and open sides. A clerestory is planned along the ridge to provide good natural ventilation and light for the arena.



OUTDOOR EVENT ARENA

The main Outdoor Event Arena has a 150' x 300' arena floor, with an elevated seating deck along one side. The seating capacity has been designed to accommodate 3,500 people with chair-back style bleachers. A fabric tensile shade structure is designed to cover the seating areas and provide shade for spectators. A wide covered concourse is provided behind the seating for circulation in and around the arena and the plaza areas. The Outdoor Event Arena is fully equipped with permanent livestock chutes, lanes and pens to handle rodeos, roping and other related livestock events. The rodeo chutes are located directly across from the seating deck, which offers excellent views for all spectators. An elevated judges / announcer stand is located over the chutes, allowing officials unobstructed views of the competitors. Large livestock holding pens are provided with covered shade structures for the animals. The livestock pens are designed to work with both the main Outdoor Event Arena and the Outdoor Cutting Arena to the north. An unloading / loading area with two loading chutes are provided for unloading livestock, and are sized to accommodate large semi livestock trailers. To the west of the Outdoor Event Arena, a 110' x 200' Outdoor Warm-Up Arena is provided for exhibitors to warm-up and assemble for classes. A lower shed-type roof element is proposed along the covered walkway behind the seating area, which matches the one across the Pedestrian Plaza at the Covered Event Arena. A similar large protruding element on the east or front side of the arena matches the one on the Covered Event Arena and serves as a focal point and provides a place for the signature name of the outdoor arena. Along with large fabric tensile shade structure over the seating area, the materials proposed for use on the exterior are decorative concrete and brick masonry units, glazed brick and decorative steel railings.



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USER STORAGE BUILDING

A large storage building is provided in-between the two Event Arenas and is divided into individual storage rooms. The rooms are leased by local equestrian groups to store their equipment such as jumps, barrels, poles and trail equipment. The building contains four 20' x 20' rooms and eight 10' x 10' rooms. Large overhead doors are provided to access each room and bollards protect the openings from damage. The building is proposed to be constructed utilizing a steel structure with a masonry veneer and metal roofing to match the overall architecture of the Park.

HORSE BARNES

Three open-air Horse Barns are planned under Phase I and each barn includes 120 – 10' x 10' stalls for a total of 360 stalls for the first phase. The stalls are laid out with a main 20' wide center aisle and 10' wide aisles between the stalls. A 10' wide aisle is provided on the north and south exterior perimeter of the stalls groups. Eight 10' x 10' wash bays are provided on the west end of the barns, with mechanical rooms with water tanks and equipment. Men's and Women's Toilet / Dressing Rooms are provided at the east end in each barn for exhibitors. Each Toilet / Dressing Room is equipped with showers, changing areas and janitor's closets. The horse stalls are planned to be a wood tongue-and-groove stall with metal frame and full view mesh stall front panels with a 4' wide sliding stall door. Each stall is provided with a 20 amp duplex GFI receptacle with dustproof covers. Asphalt flooring is utilized throughout the barns for easy maintenance and cleaning. The Horse Barns are proposed to be constructed utilizing a steel frame, with a curved roof structure to match the Covered Event Arena. A clerestory along the ridge will provide good natural ventilation. A curved entry portico defines the entry to each barn and includes identifying signage along the curve of the portico roof. Three-sided concrete manure bins are located at the west end of each barn for daily manure disposal and provide easy access for removal of the manure from the barn area. Two additional barns are planned under Phase II, and will provide a total of 600 stalls for the Equestrian Park. If future needs require additional stall expansion, two more Horse Barns could be constructed to the south of the initial barns, bringing the total number of Horse Barns to seven and a stall count of 840 stalls.



OUTDOOR PRACTICE ARENAS

Several Outdoor Practice Arenas are provided which extend out along the north and south axis from the main central Event Arenas. Each arena can serve not



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only for practice, but also for additional arenas for large events, or for small individual shows. Each ring is designed to accommodate a variety of events, but may hold specific shows such as cuttings, dressage, etc. The arenas are organized in such a way that western type events could be held in the northern arenas, utilizing the livestock pens and chutes for ropings, rodeos and cutting events, while the arenas on the south could be utilized for english type events such as dressage, hunter-jumper and driving. Each arena is 150' x 300' in size and the two dressage arenas are 20m x 60m in size. Small concessions with toilets and bleachers to accommodate 200 people are provided at each practice arena. Each arena is equipped with lighting for evening performances and/or practice, and a perimeter watering system for dust control. The arena footing for all arenas should meet the standards of the equestrian community. Four 60' diameter round pens are also provided near the Horse Barns and the Outdoor Practice Arenas for lounging and practice.



RV PARK

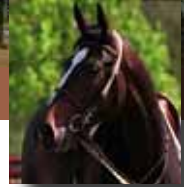
Under a Phase II development of the Equestrian Park, an initial RV Park is planned. The RV Park would include 70 pull-through parking spaces large enough to accommodate big RV's and horse trailers. Each RV parking space will include electric and water hook-ups and have landscaped islands between each space. A small patio and lawn area is also provided for each space. Turnout pens are provided next to 10 of the spaces, and the pens are covered with a fabric shade structure. Hitching posts and watering stations are provided throughout the RV Park. Small picnic pavilions are also included for small gatherings of guests staying at the RV Park and include barbecue pits and watering stations. A Guest Service Pavilion is centrally located to provide guests with restrooms and showers as well as a laundry room. A central dump station will be utilized for sewage disposal. Under Phase III, the RV Park is proposed to be expanded to 38 pull-through parking spaces for a total of 108 spaces. The RV Park is conveniently located for use not only by exhibitors showing at the Equestrian Park, but also serves guests visiting the area and utilizing the trail system. A public access road is provided at the north end of the developed site, so the RV Park is accessed easily without conflicting with other on-site traffic flow.

TRAILHEAD / FREE-RIDING FACILITIES

Las Vegas has realized the importance of equestrian trailheads as a location they can drive to, unload their horses and ride off into the primitive yet preserved desert areas. This trailhead will provide adequate parking, horse wash-off



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areas, a picnic area, watering facilities, exercise pens and horse holding areas. This facility has easy access off of Jones Boulevard allowing the local equine community the opportunity of staging organized rides out of this facility or a casual rider to start and finish here with the necessary horse maintenance facilities available. The Trailhead and Free-Riding Facilities are located at the northeast corner of the developed site and serves as a launching place for accessing trails to and from the local community. The Trailhead and Free-Riding Facilities include a trailhead building, which includes men and women toilets with showers and dressing areas. Connected to this building are covered hitching posts and a large wash area for rinsing horses after a long trail ride. Covered turnout pens are provided in and around the Trailhead area, as well as watering stations. Two lighted outdoor arenas are provided for the local equestrian community and are 100' x 200' in size. A 60' diameter and a 100' diameter round pens are also provided. Horse paths composed of decomposed granite will tie into trails along the perimeter as well as the rest of the Equestrian Park. Trails will also lead out to the undeveloped portion of the site, which would include riding trails and a cross-country course. The trails would lead into the Upper Las Vegas Wash, which could take trail riders to other riding areas such as the Floyd Lamb State Park located approximately one mile to the west of the Equestrian Park. Trailer parking is provided at the Trailhead facility with large pull-through parking spaces, as well as individual vehicle parking spaces.



SUPPORT / MAINTENANCE

The Support / Maintenance Building will house all of the maintenance and service activities necessary to support the Equestrian Park. The Support / Maintenance Building is located conveniently between the barn area and the RV Park with access roads to all areas of the park. A large enclosed fenced maintenance yard surrounds the building and provides secure space for storing extra materials and equipment and also provides employee parking for the maintenance staff working at the park. The Support / Maintenance Building includes two 16' x 50' drive-through bays and one 16' x 50' service bay, equipped with a service pit and high pressure washing hoses. A Maintenance Manager's office is included as well as a meeting room, staff breakroom, toilets, and a locked tool / supply room. A covered storage bay is located off the back of the building for storage of equipment and materials out of the weather. As a part of the Support / Maintenance Building, a large enclosed area is provided for the storage sales of bedding and hay for events held at the Equestrian Park. The building is proposed to be constructed utilizing concrete masonry for durability and metal roofing to match the overall architecture of the park.



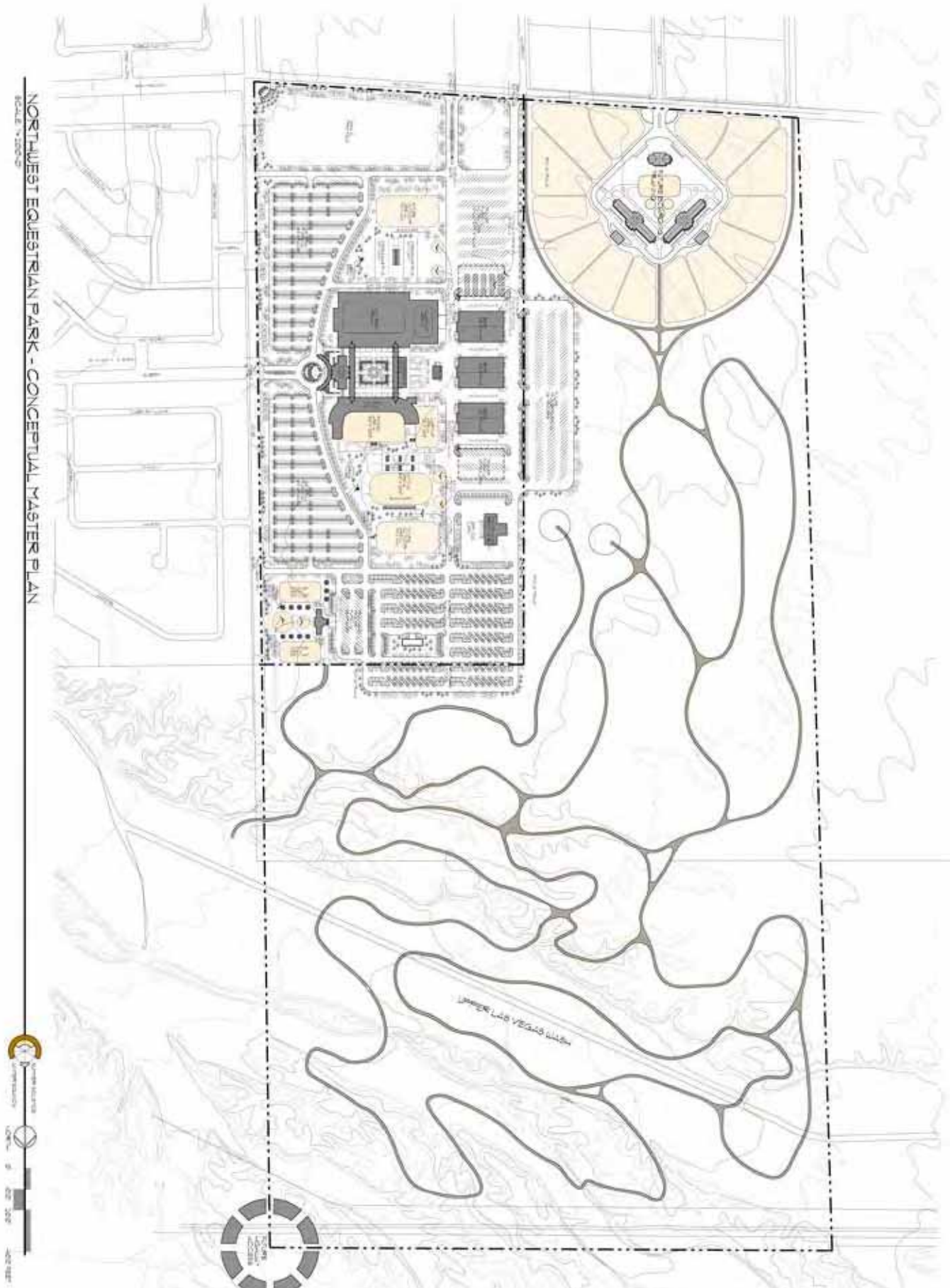


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MASTER PLAN DRAWINGS

The Design Team has prepared a series of drawings that illustrate the overall master plan, and detailed preliminary design for all elements of the proposed Northwest Equestrian Park. The order of drawings is as follows:

- A1 Overall Conceptual Master Plan (320 acre site)
- A2 Conceptual Master Plan (80 acre site)
- A3 Conceptual Floor Plan for Arenas and Courtyard
- A4 Conceptual Elevations of Arenas
- A5 Conceptual Barn Plans and Elevations
- A6 Conceptual Trailhead Facility & Maintenance Building
- A7 Conceptual RV Park and Storage Facility
- A8 Aerial Rendering of Proposed Park
- L2-1 Destination Entrance (corner of Jones and Iron Mountain)
- L3-1 Grand Entrance Drive
- L3-2 Elevations of Grand Entrance Drive
- L4-1 Entrance Courtyard
- L5-1 Arena Courtyard
- L5-2 Elevation of Arena Courtyard
- L6-1 RV Park Layout



NORTHWEST EQUESTRIAN PARK - CONCEPTUAL MASTER PLAN

SCALE: 1"=200'-0"



GREENWAYS
INCORPORATED

g2h
ARCHITECTS

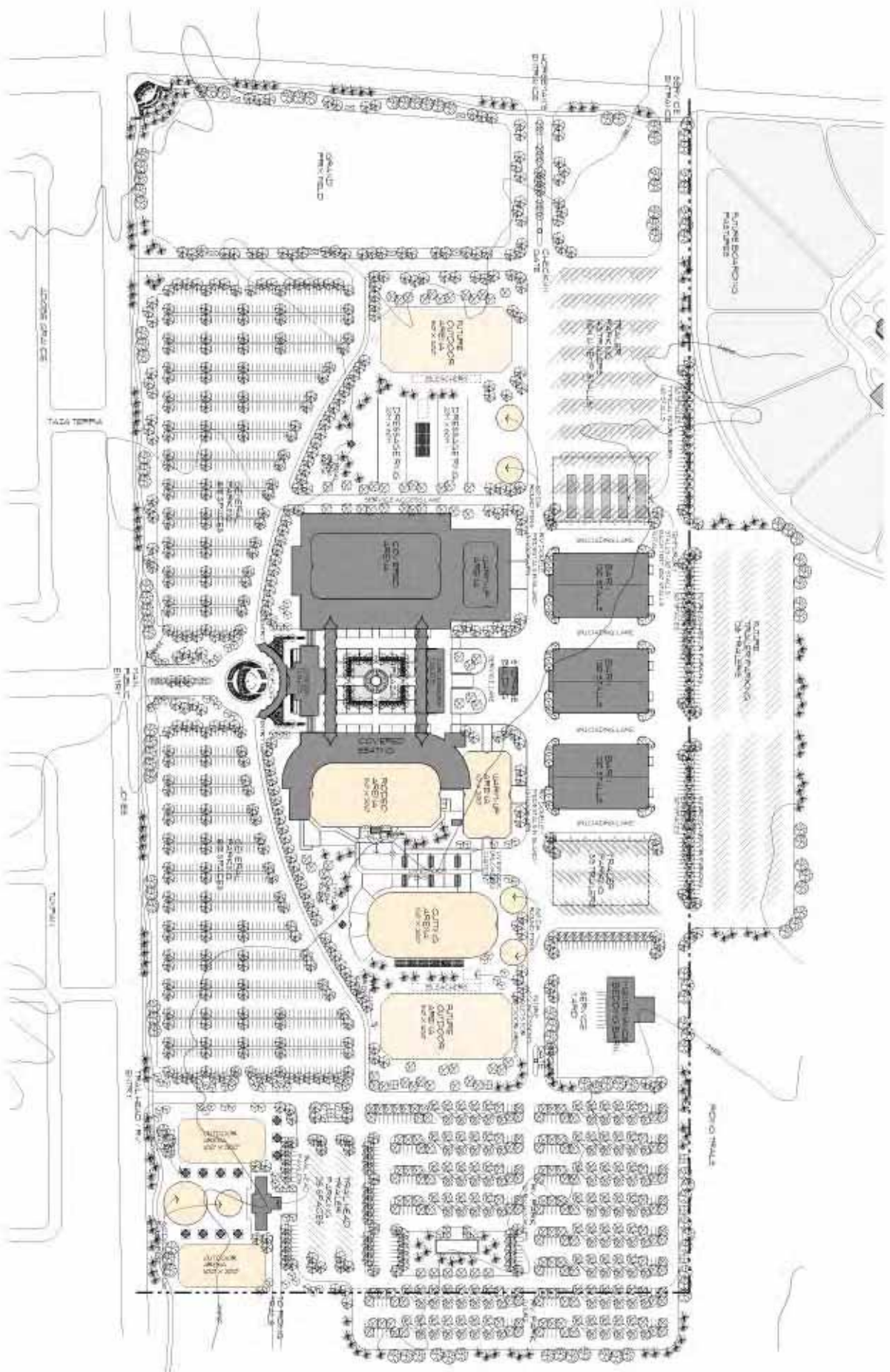
ZUNINO
ASSOCIATES

NORTHWEST EQUESTRIAN PARK
LAS VEGAS, NV

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Date: 11/14/2008
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OF 7



NORTHWEST EQUESTRIAN PARK - CONCEPTUAL MASTER PLAN

SCALE: 1"=60'-0"



GREENWAYS
INCORPORATED
ARCHITECTS

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ARCHITECTS

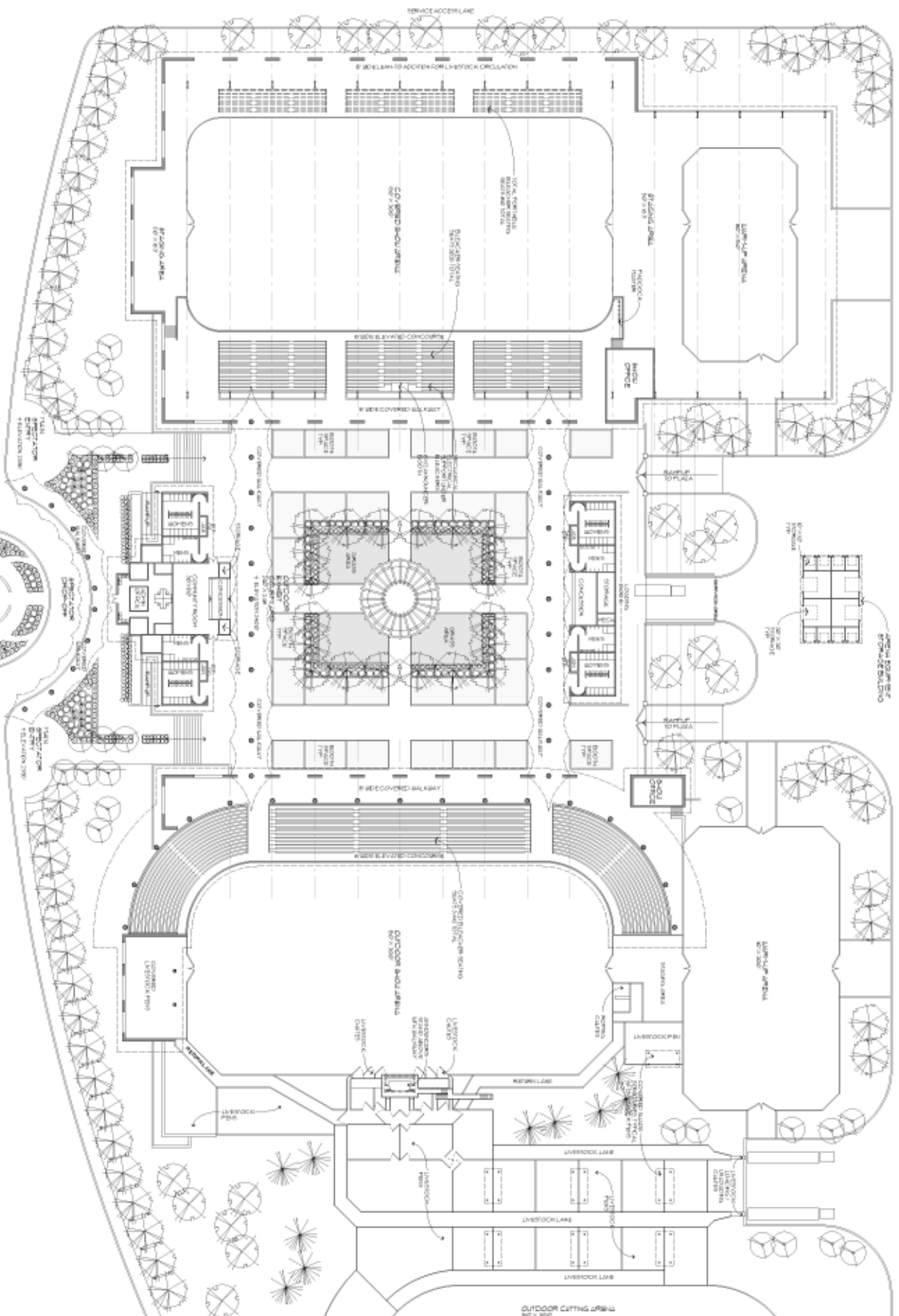
W. ZUNINO
ARCHITECTS
& ASSOCIATES

NORTHWEST EQUESTRIAN PARK
LAS VEGAS, NV

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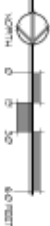
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OF 7



A NORTHWEST EQUESTRIAN PARK - Conceptual Floor Plan - Main Areas

SCALE 1"=30'



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gh
architects

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& ASSOCIATES
LAND PLANNING

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PLAN

A3

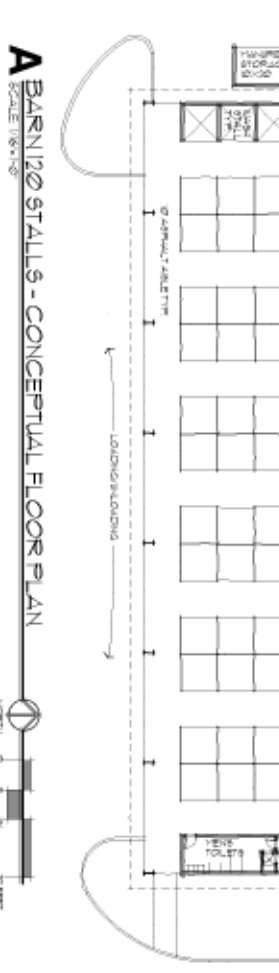
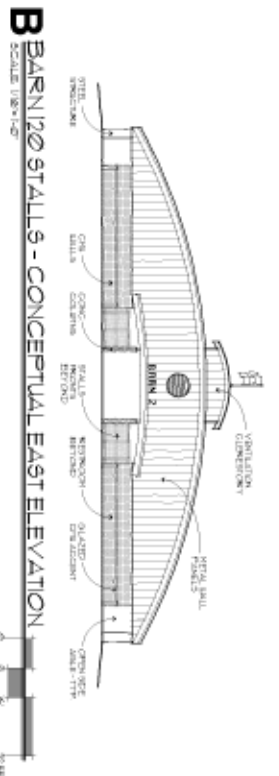
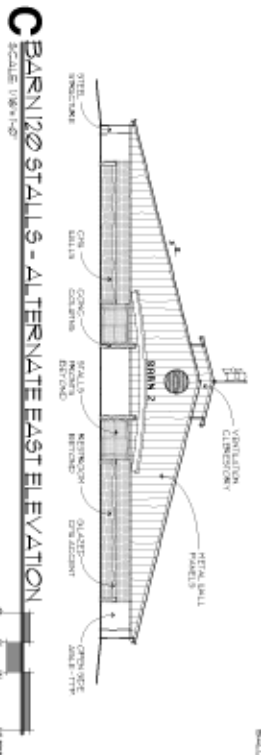
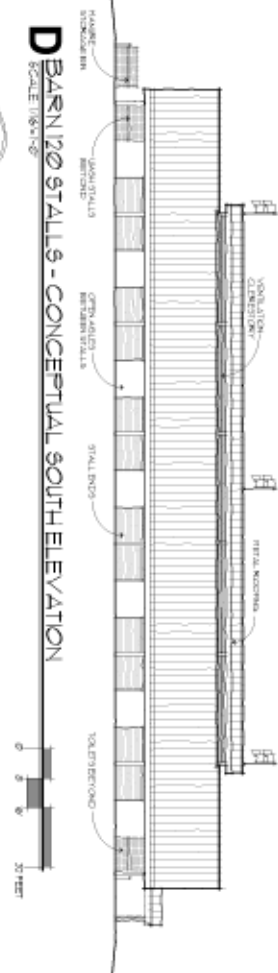
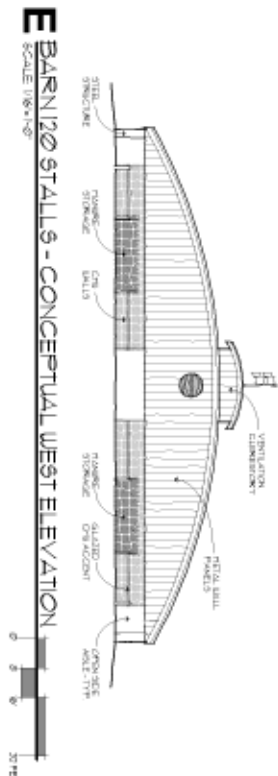
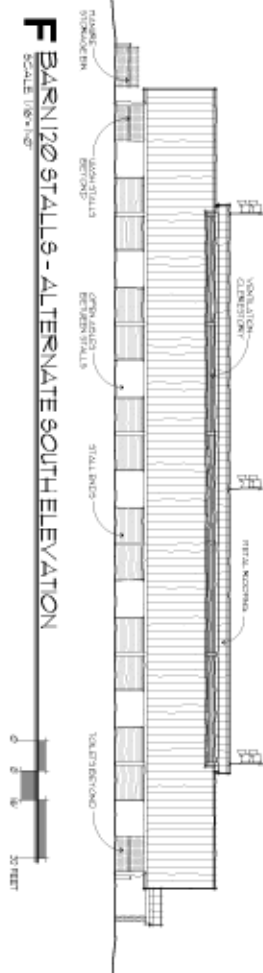
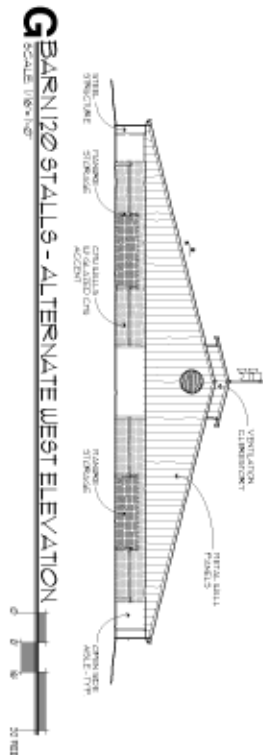
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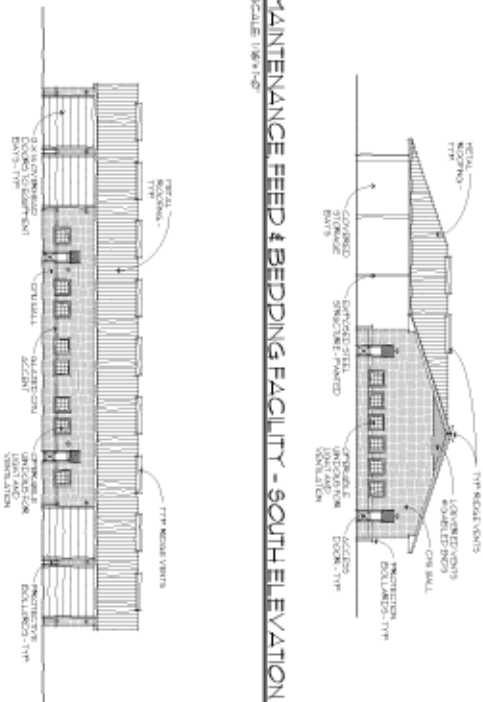
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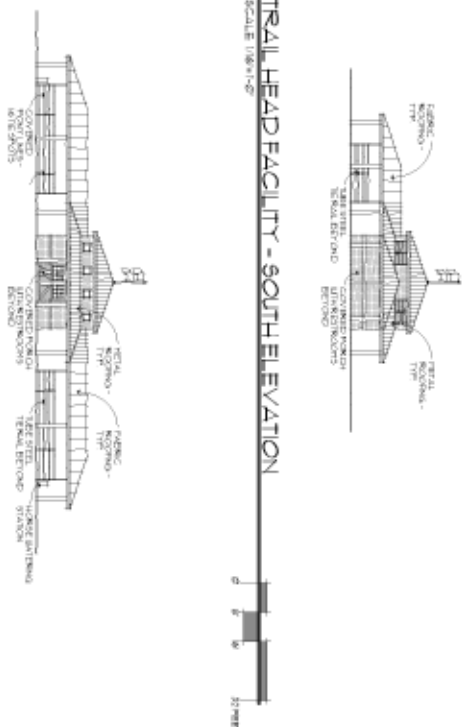


MAINTENANCE FEED & BEDDING FACILITY - SOUTH ELEVATION

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TRAIL HEAD FACILITY - SOUTH ELEVATION



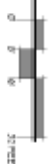
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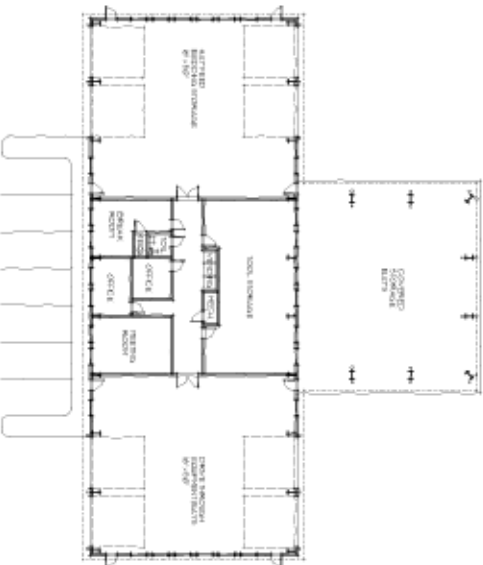
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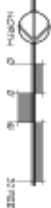
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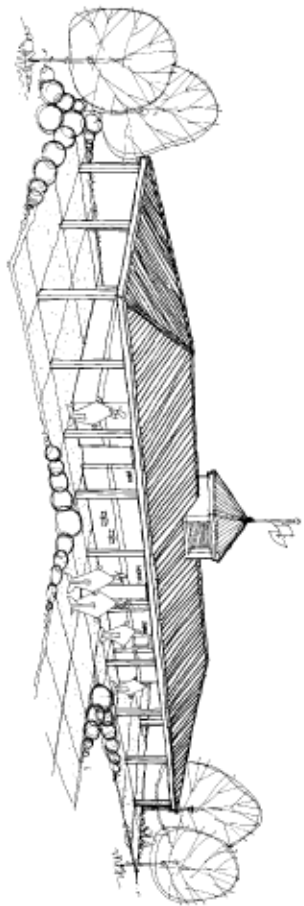
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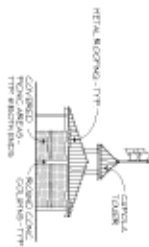
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AVAILABLE

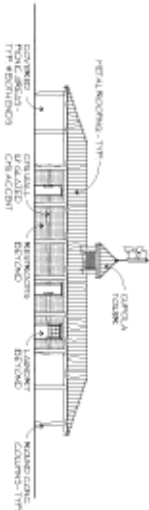




H RV PARK BUILDING - CONCEPTUAL PERSPECTIVE



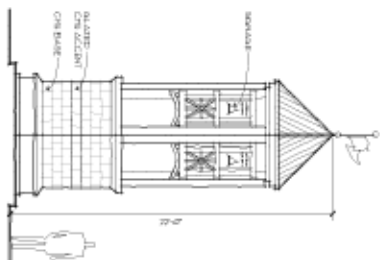
F RV PARK BUILDING - EAST ELEVATION



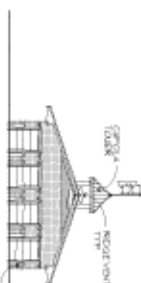
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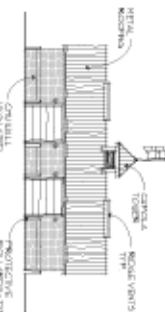
B RV PARK BUILDING - CONCEPTUAL PLAN



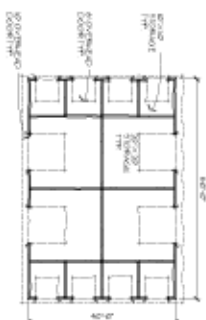
G CONCEPTUAL SIGNAGE KIOSK ELEVATION



E STORAGE BUILDING - SOUTH ELEVATION



C STORAGE BUILDING - EAST ELEVATION



A STORAGE BUILDING - CONCEPTUAL PLAN





A NORTHWEST EQUESTRIAN PARK - Aerial Rendering
1/8" = 1' SCALE

GREENWAYS
INCORPORATED
ARCHITECTS

g2h
architects

JMZ
J.M. ZUNINO
& ASSOCIATES
ARCHITECTS
1001 Avenue

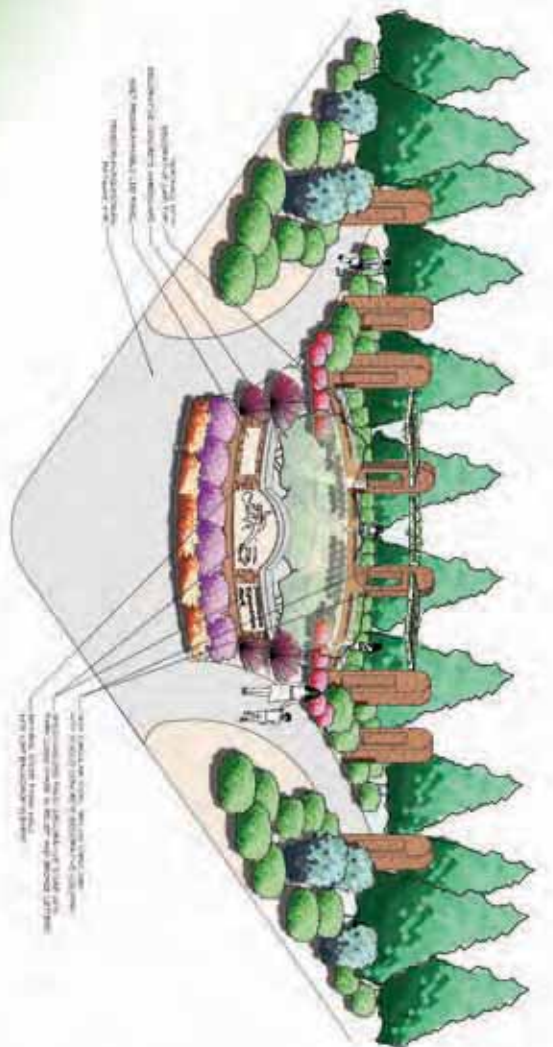
NORTHWEST EQUESTRIAN PARK
LAS VEGAS, NV

Project Number:
20060011
CDB: 12/07/2005
Sheet Title:
Aerial Rendering

Sheet Number:

A8

OF 8



DESTINATION ENTRANCE

- 1. Fountain with water feature
- 2. Walkway with pavers
- 3. Plantings including trees and shrubs
- 4. Seating area with benches
- 5. Landscaping with mulch and plants
- 6. Signage for the entrance
- 7. Pathway leading to the entrance
- 8. Pathway leading to the entrance
- 9. Pathway leading to the entrance
- 10. Pathway leading to the entrance
- 11. Pathway leading to the entrance



NORTHWEST EQUESTRIAN PARK LAS VEGAS, NV

Project Number:
2017-2018

Date:
10/10/2018

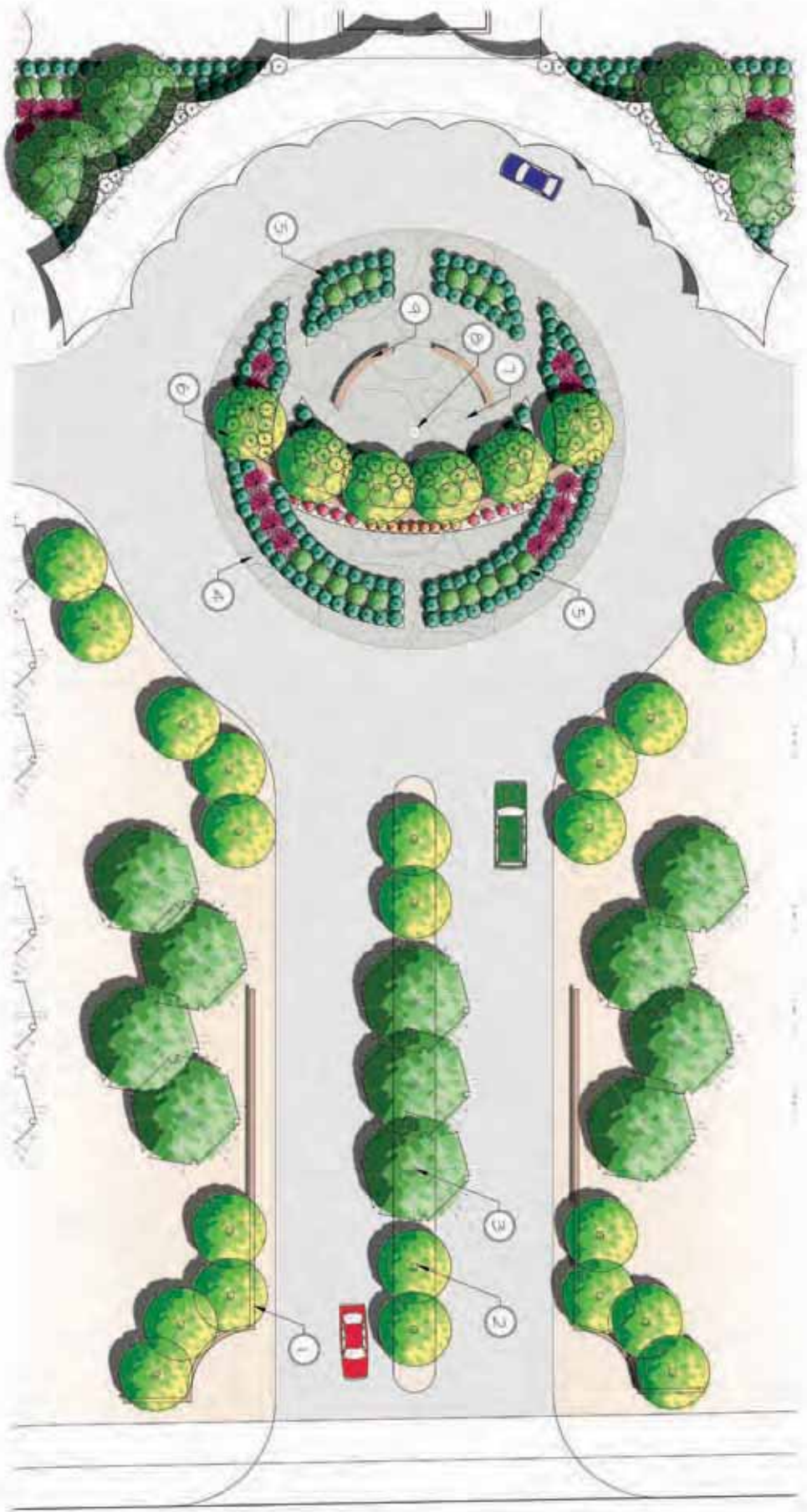
Sheet Title:
DESTINATION
ENTRANCE

Sheet Number:
L201

WZLUNING
ARCHITECTS
1000 S. LAS VEGAS BLVD., SUITE 100
LAS VEGAS, NV 89101
TEL: 702.735.1111
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gh
ARCHITECTS

GREENWAYS
INCORPORATED



GRAND ENTRANCE

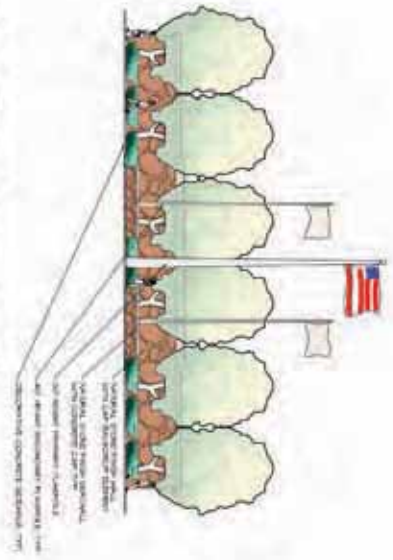
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- 2. Mature Deciduous Tree, 12" DBH
- 3. Mature Deciduous Tree, 12" DBH
- 4. Mature Deciduous Tree, 12" DBH
- 5. Mature Deciduous Tree, 12" DBH
- 6. Mature Deciduous Tree, 12" DBH
- 7. Mature Deciduous Tree, 12" DBH
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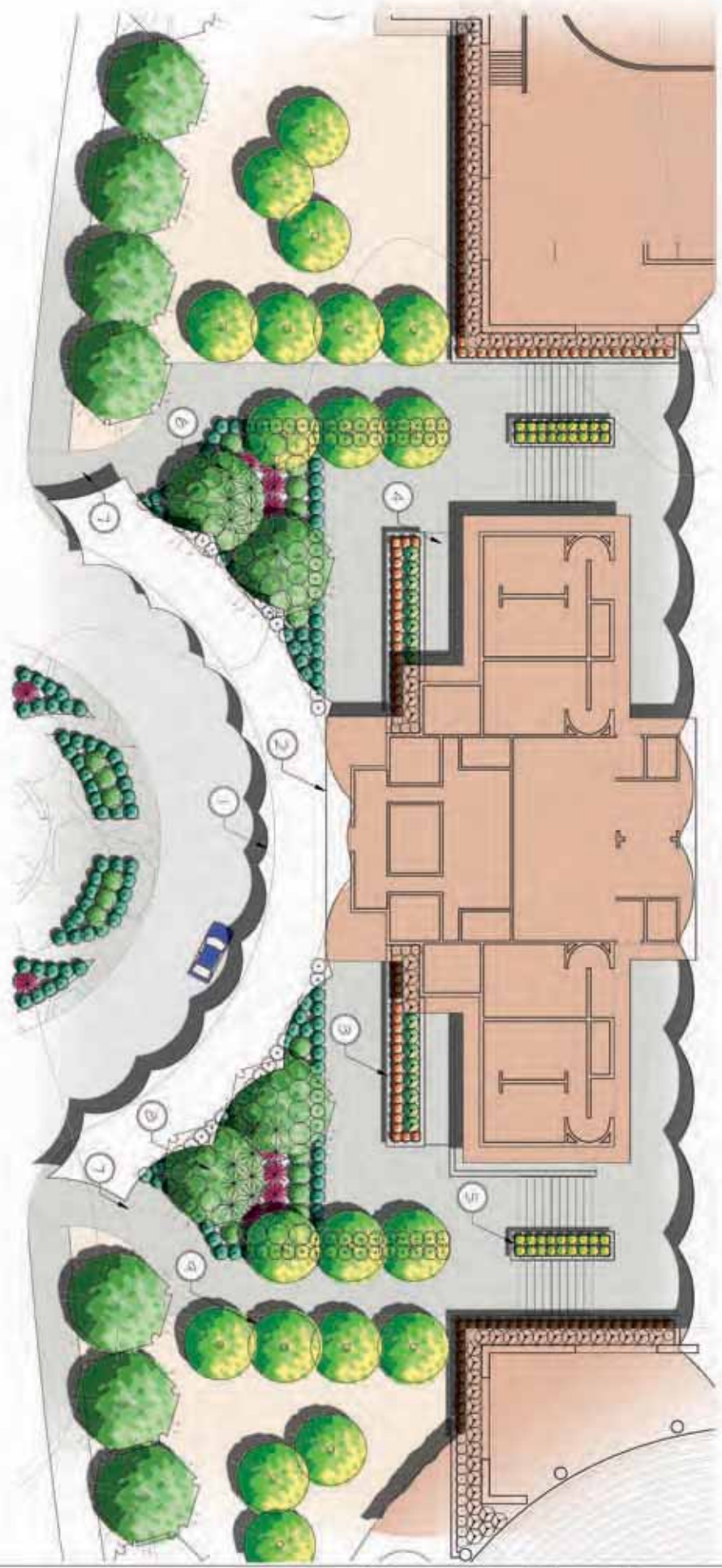


NORTHWEST EQUESTRIAN PARK LAS VEGAS, NV

ARCHITECTS
g2h
GREENWAYS INCORPORATED

Project Number: 2011-726
Date: 3/15/2016
Sheet Title: GRAND ENTRANCE
Sheet Number: L301





ENTRANCE COURTYARD

- 1. 10' x 10' x 10' x 10' x 10' x 10'
- 2. 10' x 10' x 10' x 10' x 10' x 10'
- 3. 10' x 10' x 10' x 10' x 10' x 10'
- 4. 10' x 10' x 10' x 10' x 10' x 10'
- 5. 10' x 10' x 10' x 10' x 10' x 10'
- 6. 10' x 10' x 10' x 10' x 10' x 10'
- 7. 10' x 10' x 10' x 10' x 10' x 10'
- 8. 10' x 10' x 10' x 10' x 10' x 10'
- 9. 10' x 10' x 10' x 10' x 10' x 10'
- 10. 10' x 10' x 10' x 10' x 10' x 10'
- 11. 10' x 10' x 10' x 10' x 10' x 10'



NORTHWEST EQUESTRIAN PARK
LAS VEGAS, NV

GREENWAYS
INCORPORATED

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ARCHITECTS

MAZURKOWICZ
ARCHITECTS

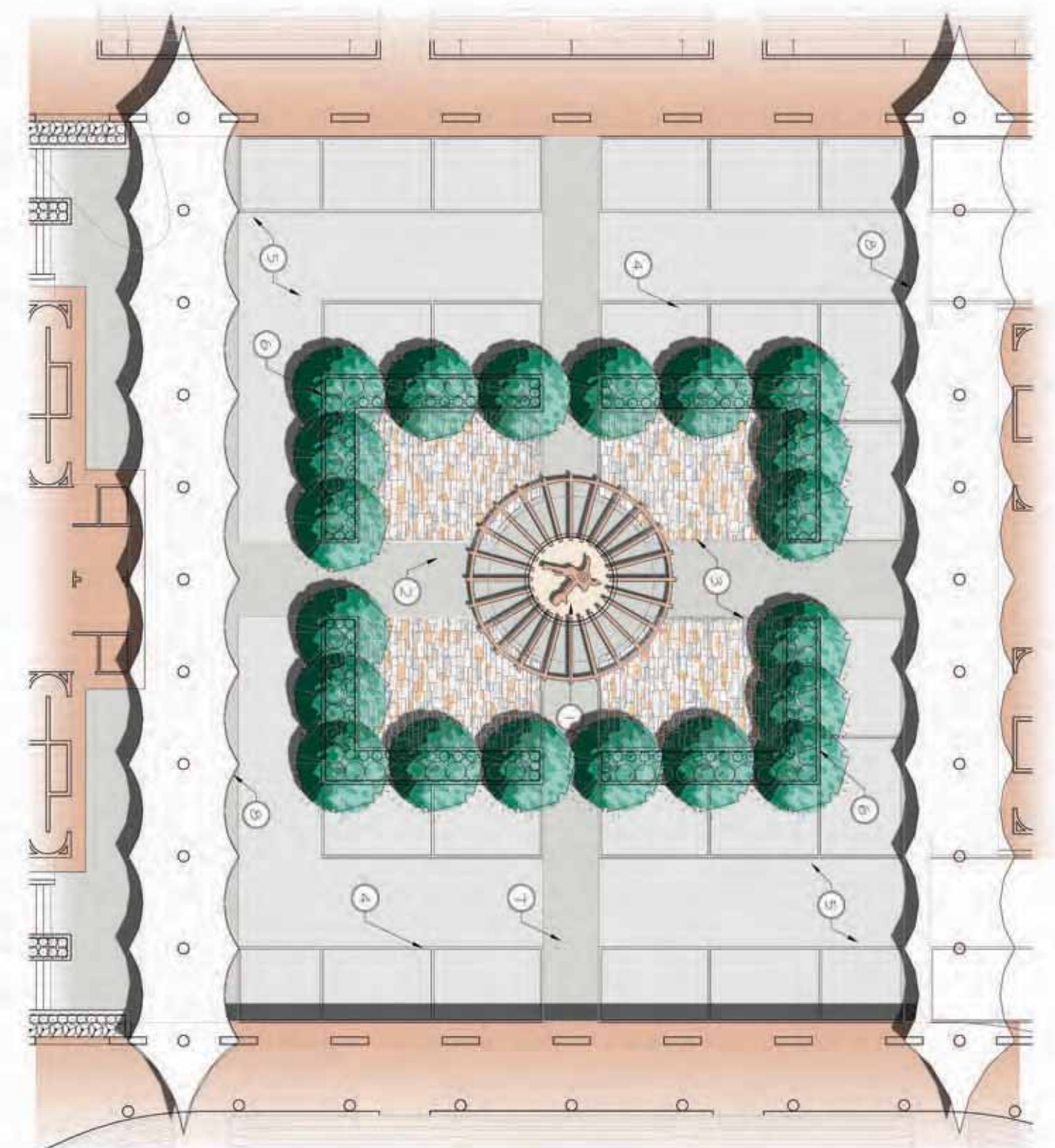
Project Number:
2011-726

Date:
3-11-2009

Sheet Title:
ENTRANCE COURTYARD

Sheet Number:
L401

Project Name:
NORTHWEST EQUESTRIAN PARK



ARENA COURTYARD

- 1. CENTRAL CIRCULAR FEATURE
- 2. TOP-LEFT TREE CLUSTER
- 3. TOP-RIGHT TREE CLUSTER
- 4. BOTTOM-LEFT TREE CLUSTER
- 5. BOTTOM-RIGHT TREE CLUSTER
- 6. TOP-LEFT BUILDING SECTION
- 7. BOTTOM-LEFT BUILDING SECTION
- 8. BOTTOM-RIGHT BUILDING SECTION

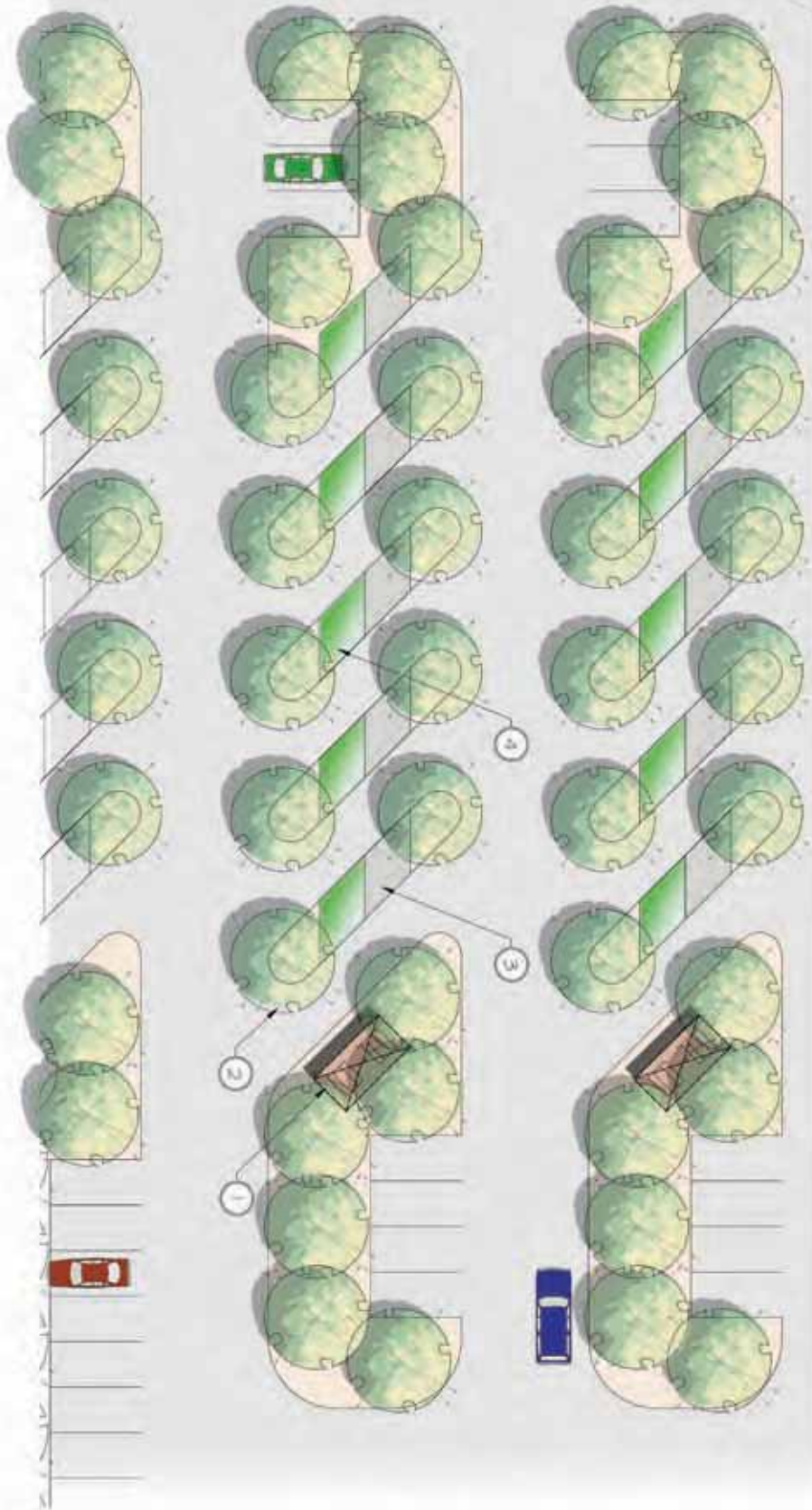


NORTHWEST EQUESTRIAN PARK LAS VEGAS, NV



Project Number:
2011/202
Date:
3/15/2016
Sheet Title:
ARENA
COURTYARD
Sheet Number:
1501

NORTHWEST EQUESTRIAN PARK
LAS VEGAS, NV



NORTHWEST EQUESTRIAN PARK
LAS VEGAS, NV

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Project Number:
2011/201
Date:
3/15/2011
Sheet Name:
RV PLAC



DEVELOPMENT COST ESTIMATES



NORTHWEST EQUESTRIAN PARK MASTER PLAN LAS VEGAS, NEVADA

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PARK DEVELOPMENT COSTS

OVERVIEW

This section of the Equestrian Park Master Plan outlines the costs for developing each element of the Northwest Equestrian Park. These are **probable cost estimates** and are based on the Design Teams experience building similar equestrian park facilities and similar types of construction in the Las Vegas metropolitan area.

SUMMARY OF COSTS

Based on the design program that is illustrated in the Master Plan section of this report, the overall Equestrian Park is estimated to cost approximately \$32 million (2005 dollars) to construct. Almost one third of these costs involve site improvements such as roadways, parking lots, utilities and earthwork. The covered event arena, outdoor event arena, horse barns and administration building are the remaining “big ticket” elements. A summary of the major project elements and their associated costs is listed below. Following this page, a spreadsheet has been provided that lists each major project element, subelements and associated costs.

Administration Building Complex	\$2,042,575
West Toilets and Concession (west plaza)	\$1,295,875
Covered Event Arena	\$5,866,151
Covered Warm-Up Arena (next to Covered Arena)	\$1,224,000
Outdoor Event Arena (includes warm-up arena)	\$3,930,214
User Storage Building (rental)	\$132,480
Horse Barns (3 phase one - 360 stalls)	\$3,306,000
Outdoor Practice Arenas, Round Pens, Concessions	\$686,304
Recreational Vehicle Park	\$1,028,425
Trailhead/Free Riding Facilities	\$895,024
Support/Maintenance Buildings	\$639,757
Site Improvements (Phases 1 through 3)	\$11,238,544

Grand Totals **\$32,285,348**
 (does not include A/E fees or contingencies)

Estimates of Probable Development Costs

Room / Functional Space	Total gsf	Total Probable Budget
A. Administration	17,956	\$2,042,575
B. West Toilets & Concession (west plaza)	10,804	\$1,295,875
C. Covered Event Arena	91,259	\$5,866,151
D. Covered Warm-Up Arena (adjacent to Covered Event Arena)	25,500	\$1,224,000
E. Outdoor Event Arena (including warm-up arena)	131,812	\$3,930,214
F. User Storage Building (rental)	2,760	\$132,480
G. Horse Barns (3 Phase One - 360 stalls)	134,103	\$3,306,000
H. Outdoor Practice Arenas, Round Pens, Concessions/Toilets		\$686,304
I. R.V. Park	4,875	\$1,028,425
J. Trailhead / Free-Riding Facilities	6,009	\$895,024
K. Support / Maintenance Buildings	11,377	\$639,757
L. Site Improvements (Phases 1-3)		\$11,238,544
TOTAL PROBABLE CONSTRUCTION COST	436,454	\$32,285,348
		(not including A/E fees or design contingencies)

A. Administration / Toilet / Concession Building (east plaza)

Page 1 of 3

Room / Functional Space	No. per unit	Sq. Ft. Total	gsf conv. factor	Total gsf	Adjacencies	Design Comments	Probable Budget Per SF	Total Probable Budget
1.0 Facility Business Office								
a. Reception / Staff Group Office					Facility Managers Offices, Files / Copy Room, Conference Room, Storage	- open office for facility staff - marketing, sales, assistants, etc.		
- 4 cubicle workstations								
- 12 chairs								
- 2 coffee tables								
- 1 reception counter								
Facility Business Office	Total	1	706	706			\$140	\$123,550
1.25				883				
b. Facility Managers Office					Reception / Staff Office, Assistant Managers Office, Conference Room			
- 1 desk with return								
- 1 42" round table								
- 6 chairs								
- 1 two drawer lateral file								
- 1 bookcase, 4'								
Facility Managers Office	Total	1	168	168			\$140	\$29,400
1.25				210				
c. Event Coordinator's Office					Reception / Staff Office, Facility Managers Office, Conference Room			
- 1 desk with return								
- 1 42" round table								
- 6 chairs								
- 1 two drawer lateral file								
- 1 bookcase, 4'								
Event Coordinators Office	Total	1	168	168			\$140	\$29,400
1.25				210				
d. Sales Office / Ticketing					Reception / Staff Office, Facility Managers Office, Conference Room	Ticket counters at covered drop-off		
- 1 desk with return								
- 2 chair								
- 1 four drawer lateral file								
MarketingSales Office	Total	1	122	122			\$140	\$21,350
1.25				153				
e. Files / Copy Room					Reception / Staff Office, Facility Managers Offices, Conference Room, Storage Room			
- 1 copy machine								
- 6' work counter								
- 1 storage shelves								
- 5 four drawer lateral files								
Files / Copy Room	Total	1	72	72			\$140	\$12,600
1.25				90				

A. Administration / Toilet / Concession Building (east plaza)

Page 2 of 3

Room / Functional Space	No.	Sq. Ft. per unit	Total	gsf conv. factor	Total gsf	Adjacencies	Design Comments	Probable Budget Per SF	Total Probable Budget
f. Storage Room - storage shelves						Files / Copy Room			
Storage Room	Total	1	72	72	1.25	90		\$140	\$12,600
g. Staff Toilet - 1 lavatory - 1 toilet						Reception / Staff Office, Facility Managers Offices, Conference Room	- handicap accessible - janitor closet in men's		
Staff Toilet	Total	2	61	122	1.25	153		\$180	\$27,450
h. Conference Room - 1 4' x 8' table - 10 chairs - coffee bar with sink						Reception / Staff Office, Facility Managers Offices, Files / Copy Room, Staff Toilet	- provide multi-media equipment		
Conference Room	Total	1	203	203	1.25	254		\$140	\$35,525
2.0 Community Room a. Open floor multipurpose room						Entry is from either side of the concessions Concessions	- finishes: stained & sealed concrete floor; drywall; exposed roof structure		
	Total	1	1,400	1,400	1.25	1,750		\$140	\$245,000
3.0 Public Toilets a. Women's Toilets - 13 toilets - 10 lavatories						Entry facing public plaza between arenas Concessions			
Women's Toilets	Total	2	824	1,648	1.25	2,060		\$180	\$370,800
b. Men's Toilets - 6 toilets - 4 Urinals - 4 lavatories						Entry facing public plaza between arenas Concessions			
Men's Toilets	Total	2	542	1,084	1.25	1,355		\$180	\$243,900
c. Janitors Closet						Between entries to toilets			
Janitors Closet	Total	2	60	120	1.25	150		\$140	\$21,000
4.0 Concessions a. Serving Counter & Cooking Area						Serving counter facing public plaza Toilets, Storage	- Serving grilled and pre-packaged foods & beverages		
Serving & Cooking Area	Total	1	440	440	1.25	550		\$180	\$99,000

A. Administration / Toilet / Concession Building (east plaza)

Page 3 of 3

Room / Functional Space	No.	Sq. Ft. per unit	Total	gsf conv. factor	Total gsf	Adjacencies	Design Comments	Probable Budget Per SF	Total Probable Budget
b. Concession Storage						Serving counter & cooking area	- Dry storage, refrigerator, freezer		
Concession Storage	Total	1	360	360	1.25	450		\$220	\$99,000
4.0 Walkway Canopy East (fabric structure)									
a. Covered walkway between arenas						Concessions, toilets, arena seating plaza exhibits	- Fabric tensile structure		
Walkway Canopy East	Total	1	6,000	6,000	1.00	6,000		\$70	\$420,000
5.0 Entrance Canopy (fabric structure)									
a. Covered entrance drop-off						admin Toilets, Storage	- Fabric tensile structure		
Entrance Canopy	Total	1	3,600	3,600	1.00	3,600		\$70	\$252,000
A. Administration									
Total Building Square Footage			16,285		17,956				\$2,042,575

B. West Toilets & Concession (west plaza)

Page 1 of 1

Room / Functional Space	No.	Sq. Ft. per unit	Total	gsf conv. factor	Total gsf	Adjacencies	Design Comments	Probable Budget Per SF	Total Probable Budget
1.0 Public Toilets									
a. Women's Toilets						Entry facing public plaza between arenas			
- 13 toilets						Concessions			
- 10 lavatories									
Women's Toilets	Total	2	824	1,648	1,25	2,060		\$180	\$370,800
b. Men's Toilets						Entry facing public plaza between arenas			
- 6 toilets						Concessions			
- 4 Urinals									
- 4 lavatories									
Men's Toilets	Total	2	542	1,084	1,25	1,355		\$180	\$243,900
c. Janitors Closet						Between entries to toilets			
Janitors Closet	Total	2	60	120	1,25	150		\$140	\$21,000
2.0 Concessions									
a. Serving Counter & Cooking Area						Serving counter facing public plaza	- Serving grilled and pre-packaged foods & beverages		
Serving & Cooking Area	Total	1	647	647	1,25	809	Toilets, Storage	\$180	\$145,575
b. Concession Storage						Serving counter & cooking area	- Dry storage, refrigerator, freezer		
Concession Storage	Total	1	344	344	1,25	430		\$220	\$94,600
3.0 Walkway Canopy West (fabric structure)									
a. Covered walkway between arenas						Concessions, toilets, arena seating	- Fabric tensile structure		
Walkway Canopy West	Total	1	6,000	6,000	1,00	6,000	plaza exhibits	\$70	\$420,000
B. West Toilets & Concession (west plaza)									
Total Building Square Footage			9,843			10,804			\$1,295,875

C. Covered Event Arena

Page 1 of 2

Room / Functional Space	No.	Sq. Ft. per unit	Total	gsf conv. factor	Total gsf	Adjacencies	Design Comments	Probable Budget Per SF	Total Probable Budget	
1.0 Arena - arena floor 150' x 300'						Staging Area, Arena Seating Show Office, Paddock Master	- multi-purpose sandy-foam footing - rounded corners - arena floor 5' below seating concourse - buried vault in center of ring for power, data and communications - wooden kickboard 3' above floor surface, lower board for equipment - open-air structure - metal-halide lighting (25 average foot candles)			
Arena Floor	Total	1	45,000	1.00	45,000			\$58	\$2,610,000	
2.0 Arena Seating (2,025 seats) - Bleacher seats w/chairbacks - Single seating deck on north side of arena						Arena Floor, Concourse, Concessions, Toilets, Public Plaza	- structural columns behind seating for column-free viewing - provide spaces for handicap seating and space for companion - provide camera / spotlight platforms above seating areas - provide announcers booth at top of center seating deck - mechanical/electrical rooms & storage under seating decks			
Arena Seating	Total	3	3,162	9,486	1.00	9,486		\$90	\$853,740	
3.0 Portable Seating (810 seats) - Bleacher seats							- structural columns behind seating for column-free viewing			
Arena Seating	Total	3	1,250	3,750	1.00	3,750		\$90	\$337,500	
4.0 Spectator Circulation a. Circulation Concourse around seating										
Circulation Concourse	Total	1	12,563	12,563	1.00	12,563	Arena Seating, Arena Floor, Public Plaza Concessions, Toilets, covered connectors to Outdoor Arena	- general circulation around arena seating and to public plaza - stained concrete floor	\$70	\$879,410
5.0 Contestant / Animal Circulation a. Animal Circulation / Holding Pens south side							Indoor and Outdoor Arena Floors, Warm-up Arenas	- circulation of livestock without interruption of arena activities - open space to be utilized for portable pens and / or storage	\$58	\$429,200
Contestant/ Animal Circulation	Total	1	7,400	7,400	1.00	7,400				
b. Staging Area - West							Arena Floor, Animal Holding Areas, Warm-up Arena, Paddock Master Booth	- staging area for contestants preparing to enter arena - transition area between Warm-up Arena and Arena Floor - area for stock chutes & pens	\$58	\$266,800
Staging Area West	Total	1	4,600	4,600	1.00	4,600				
c. Staging Area - East							Arena Floor, Animal Holding Areas, Warm-up Arena, Paddock Master Booth	- staging area for contestants preparing to enter arena - area for stock chutes & pens	\$58	\$208,800
Staging Area East	Total	1	3,600	3,600	1.00	3,600				
d. Paddock Master Booth - 8' x 28' platform with counter space							- elevated platform to control entry into Arena - view of Warm-up Arena			
Paddock Master Booth	Total	1	224	224	1.00	224		\$58	\$12,992	

C. Covered Event Arena

Page 2 of 2

Room / Functional Space	No.	Sq. Ft. per unit	Total	gsf conv. factor	Total gsf	Adjacencies	Design Comments	Probable Budget Per SF	Total Probable Budget
6.0 Show / Events Office									
a. Reception / Staff Office						Warm-up Arenas, Indoor Arena Floor Paddock Master, Barns	- counter between show staff and contestants - open office		\$90
- 12' long counter									
- 1 display rack									
- 4 desks with return									
- 16 chairs									
Reception / Staff Office	Total	1	1,431	1,431	1.15	1,646			\$148,109
7.0 Storage under seating									
- storage under east/west seating decks						Seating, Concourse, Public Plaza	- for storage of misc. equipment - easy access to public plaza (exhibit equipment/furnishings)		\$40
Arena Storage	Total	4	500	2,000	1.15				
8.0 Building Support (under center seating deck)									
a. Communication Room							- controls for multi-media, data and communications systems		\$40
- telephone, data and multi-media									
Communication Room	Total	1	200	200	1.15	230			\$9,200
b. Electrical Room							- switchgear and panels for electrical systems		\$40
Electrical Room	Total	1	200	200	1.15				
c. Mechanical Room							- controls for water systems & fire protection		\$40
Mechanical Room	Total	1	200	200	1.15				
C. Covered Event Arena									
Total Building Square Footage			90,654		91,259				\$5,866,151

D. Covered Warm-Up Arena (adjacent to Covered Event Arena)

Page 1 of 1

Room / Functional Space	No.	Sq. Ft. per unit	Total	gsf conv. factor	Total gsf	Adjacencies	Design Comments	Probable Budget Per SF	Total Probable Budget
1.0 Multi-Purpose Arenas									
a. Warm-Up Arenas									
- arena floor 80' x 150'							- open-air structure - multi-purpose sandy-loam footing - can be divided into two arenas for in and out traffic flow for Main Arena - can be used for second show arena		
Warm-up Arena	Total	1	12,000	12,000	1.00	12,000			
- 12,000								\$48	\$576,000
b. Circulation / Aisles							- asphalt flooring		
- 20' wide aisles around arenas									
Circulation / Aisles	Total	1	13,500	13,500	1.00	13,500			
- 13,500								\$48	\$648,000
D. Covered Warm-Up Arena									
Total Building Square Footage			25,500			25,500			\$1,224,000

E. Outdoor Event Arena (including warm-up arena)

Page 1 of 2

Room / Functional Space	No.	Sq. Ft. per unit	Total	gsf conv. factor	Total gsf	Adjacencies	Design Comments	Probable Budget Per SF	Total Probable Budget	
1.0 Arena - arena floor 150' x 300'						Staging Area, Arena Seating Show Office, Paddock Master Warm-up Arena	- multi-purpose washed sand & DG footing - angled corners - arena floor 5' below seating concourse - buried vault in center of ring for power, data and communications - 18" masonry stem wall with pipe rail above to 5' - engineered subsurface drainage system required - metal-halide lighting (25 average foot candles)			
Arena Floor	Total	1	45,000	1.00	45,000				\$12	\$540,000
2.0 Arena Seating (3,442 seats) - Bleacher seats						Arena Floor, Concourse, Concessions, Toilets, Public Plaza	- cantilevered fabric shade structure over seating & concourse - provide spaces for handicap seating and space for companion - provide camera / spotlight platforms above seating areas - mechanical/electrical rooms & storage under seating decks			
Arena Seating	Total	1	13,922	13,922	1.00	13,922			\$38	\$529,036
3.0 Spectator Circulation a. Circulation Concourse around seating						Arena Seating, Arena Floor, Public Plaza Concessions, Toilets, covered connectors to Outdoor Arena	- general circulation around arena seating and to public plaza - stained concrete floor			
Circulation Concourse	Total	1	12,015	12,015	1.00	12,015			\$20	\$240,300
4.0 Contestant / Animal Circulation a. Animal Circulation / Holding Pens north side						Outdoor Arena Floors, Warm-up Arenas	- circulation of livestock without interruption of arena activities - lighting 10fc minimum required - 5' tall steel pipe rail			
Contestant/ Animal Circulation	Total	1	27,300	27,300	1.00	27,300			\$8	\$218,400
b. Staging Area/Pens - West						Arena Floor, Animal Holding Areas, Warm-up Arena, Paddock Master Booth	- staging area for contestants preparing to enter arena - transition area between Warm-up Arena and Arena Floor - area for stock chutes & pens			
Staging Area West	Total	1	4,256	4,256	1.00	4,256			\$8	\$34,048
c. Covered Livestock Pens - East (incl. façade)						Arena Floor, Animal Holding Areas, Warm-up Arena, Paddock Master Booth	- staging area for contestants preparing to enter arena - area for stock chutes & pens - fabric shade cover (WorldCover)			
Staging Area East	Total	1	3,100	3,100	1.00	3,100			\$48	\$148,800
d. Paddock Master Booth - 8' x 28' platform with counter space							- elevated platform to control entry into Arena - view of Warm-up Arena			
Paddock Master Booth	Total	1	224	224	1.00	224			\$20	\$4,480
e. Announcers Stand above rough stock return - 10' x 20' elevated/enclosed booth							- elevated platform - view of Outdoor Arena and pens/chutes - ships-ladder access			
Announcers Stand	Total	1	200	200	1.00	200			\$48	\$9,600

E. Outdoor Event Arena (including warm-up arena)

Page 2 of 2

Room / Functional Space	No.	Sq. Ft. per unit	Total	gsf conv. factor	Total gsf	Adjacencies	Design Comments	Probable Budget Per SF	Total Probable Budget
5.0 Outdoor Warm-Up Arena									
a. Arena Floor 110'x200'							- multi-purpose sandy-foam footing - rounded corners - steel pipe rail 5' tall - lighting 10fc minimum required		
Outdoor Warm-Up Arena	Total	1	22,000	1.00	22,000	Main Outdoor Arena Floor, Show Office Warm-up Arenas		\$8	\$176,000
6.0 Show / Events Office									
a. Reception / Staff Office						Warm-up Arenas, Outdoor Event Arena Arenas, Show Officials Lounge	- counter between show staff and contestants - open office		
- 12' long counter									
- 1 display rack									
- 2 desks with return									
- 12 chairs									
Reception / Staff Office	Total	1	700	1.15	805			\$90	\$72,450
7.0 Storage under seating									
- storage under east/west seating decks						Seating, Concourse, Public Plaza	- for storage of misc. equipment - easy access to public plaza (exhibit equipment/furnishings)		
Arena Storage	Total	4	500	1.15	2,300			\$40	\$92,000
8.0 Building Support (under center seating deck)									
a. Communication Room							- controls for multi-media, data and communications systems		
- telephone, data and multi-media									
Communication Room	Total	1	200	1.15	230			\$40	\$9,200
b. Electrical Room							- switchgear and panels for electrical systems		
Electrical Room	Total	1	200	1.15	230			\$40	\$9,200
c. Mechanical Room							- controls for water systems & fire protection		
Mechanical Room	Total	1	200	1.15	230			\$40	\$9,200
9.0 Special Fabric Shade Cover over seating									
- fabric tensile structure						Seating, Concourse, Public Plaza	- primary purpose is shade cover - BirdAir, WorldCover, etc.		
Arena Storage	Total	1	26,250	1.00	26,250	not included in facility gsf		\$70	\$1,837,500
E. Outdoor Event Arena									
Total Building Square Footage			131,317		131,812				\$3,930,214

F. User Storage Building (rental)

Page 1 of 1

Room / Functional Space	No.	Sq. Ft. per unit	Total	gsf conv. factor	Total gsf	Adjacencies	Design Comments	Probable Budget Per SF	Total Probable Budget
1.0 User Storage Rooms									
a. Large Storage Rooms 20'x20'						Main Covered Arena, Staging Area, Stalls, Outdoor Arena Public Plaza	- rental storage space for user equipment (jumps, barrels, chutes, etc.) - steel building with masonry veneer, metal roofing - large overhead doors for easy access / bollards for protection		
Large Storage Rooms	Total	4	400	1,600	1.15	1,840		\$48	\$88,320
a. Small Storage Rooms 10'x10'						Stalls, Outdoor Arena Public Plaza	- steel building with masonry veneer, metal roofing - large overhead doors for easy access / bollards for protection		
Small Storage Rooms	Total	8	100	800	1.15	920		\$48	\$44,160
F. User Storage Building									
Total Building Square Footage			2,400		2,760				\$132,480

Page 1 of 1

Room / Functional Space	No.	Sq. Ft. per unit	Total	gsf conv. factor	Total gsf	Adjacencies	Design Comments	Probable Budget Per SF	Total Probable Budget
1.0 Horse Barns (3 total)									
a. Stalls - 10' x 10' stalls						Circulation / Aisles, Warm-up Arena, Trailer Parking, Wash Areas Indoor and Outdoor Arena	- wood tongue and groove stalls with metal frames, 4' sliding stall doors - full view mesh panel on stall fronts - asphalt flooring - GFI outlets with dustproof covers at each stall (20 amp circuit)		
b. Circulation / Aisles - 10' wide aisles minimum @ stalls (10'x50') - 20' wide main center aisle - covered walkways @ north/south perimeters	14 1 2	500 4,440 2,100	7,000 4,440 4,200	1.00 1.00 1.00	7,000 4,440 4,200	Stalls, Warm-up Arena, Toilets / Dressing, Concessions	- asphalt flooring		
c. Wash Areas - 10' x 10' wash stalls						Stalls, Circulation / Aisles	- freeze-proof hose bibs, protect from horses - non-slip flooring with trench type floor drains - pre-mixed hot/cold water		
d. Male Toilets / Dressing - 2 lavatories - 2 toilets - 2 urinals - 1 showers with dressing area - 1 janitors closet						Stalls, Warm-Up Arenas	- disabled accessible - for contestant and participant use		
Male Toilets / Dressing	Total	1	270	270	1.15	311			
e. Female Toilet / Dressing - 2 lavatories - 4 toilets - 1 showers with dressing area - 1 janitors closet						Stalls, Warm-Up Arenas	- disabled accessible - for contestant and participant use		
Female Toilets / Dressing	Total	1	270	270	1.15	311			
f. Mechanical / Electrical Rooms - 10' x 10'						Stalls, Circulation / Aisles	- switchgear and panels for electrical systems - controls for water systems & fire protection		
Wash Areas	Total	4	100	400	1.00	400			
g. Manure Storage Bins - 10' x 20' 3-sided / uncovered bins						Stalls, Circulation / Aisles	- located at west end of each barn - cast-in-place reinforced masonry walls with bollards		
Manure Storage	Total	2	200	400	1.00	400	not included in gsf for building		
G. Horse Barns									
Total Building Square Footage (ea.)									
3 Phase One Barns (360 stalls)									
133,860									
134,103									
\$3,306,000									

**Northwest Las Vegas
Equestrian Park
Las Vegas, Nevada**

Conceptual Master Plan Space Program Summary

4/26/06
gh2 GRALLA ARCHITECTS, LLC

H. Outdoor Practice Arenas, Round Pens, Concessions/Toilets

Page 1 of 2

Room / Functional Space	No.	Sq. Ft. per unit	Total	gsf conv. factor	Total gsf	Adjacencies	Design Comments	Probable Budget Per SF	Total Probable Budget
1.0 Cutting Arena a. Cutting Arena 150'x300'						Main Outdoor Arena, cattle pens barns, trailer parking	- Triple-washed sand and DG footing - Arena watering system at perimeter (dust control) - Lighting on timers (10fc min.) - 5' tall steel pipe rail - rounded corners	\$8	\$332,800
Cutting Arena	Total	1	41,600	41,600	1.00	41,600			
b. Animal Circulation / Holding Pens south side						Cutting Arena	- circulation of livestock without interruption of arena activities - 5' tall steel pipe rail - lighting 10fc minimum required	\$8	\$135,200
Animal Circulation/Pens	Total	1	16,900	16,900	1.00	16,900			
c. Bleachers (200) - 200 aluminum bleacher seats						Cutting Arena, concessions/toilets	- pre-fab aluminum bleachers by Sundisteel	\$30 per seat	\$6,000
Bleachers	Total	200							
1.0 Cutting Arena Sub-Total									
2.0 North Practice Arena (Future) a. Practice Arena 150'x300'						Trailer parking, barns, round pens bleachers, concessions/toilets cutting arena	- Triple-washed sand and DG footing - Arena watering system at perimeter (dust control) - Lighting on timers (10fc min.) - 5' tall steel pipe rail - rounded corners	\$8	\$350,800
North Practice Arena (future)	Total	1	43,850	43,850	1.00	43,850			
b. Bleachers (200) - 200 aluminum bleacher seats						concessions/toilets, parking, arena	- pre-fab aluminum bleachers by Sundisteel	\$30 per seat	\$6,000
Bleachers	Total	200							
2.0 North Practice Arena (future) Sub-Total									
3.0 North Concessions/Toilets (future) a. Concession/Toilet Building						Cutting Arena, North Practice Arena Bleachers	- Masonry structure with standing seam metal roofing - concessions service pre-packaged foods and beverages only	\$160	\$153,600
North Concessions/Toilets	Total	1	960	960	1.15	1,104			
3.0 North Concession/Toilet Building Sub-Total									
\$153,600									

H. Outdoor Practice Arenas, Round Pens, Concessions/Toilets

Page 2 of 2

Room / Functional Space	No. per unit	Sq. Ft. Total	gsf conv. factor	Total gsf	Adjacencies	Design Comments	Probable Budget Per SF	Total Probable Budget
4.0 South Dressage Rings a. Dressage Ring 20mx60m					Trailer parking, barns, round pens bleachers, concessions/toilets	- Triple-washed sand and DG footing - Arena watering system at perimeter (dust control) - Lighting on timers (10fc min.)		
South Practice Arena	Total	2 13,120 26,240	1.00	26,240				\$14 \$183,680
b. Bleachers (200) - 200 aluminum bleacher seats					concessions/toilets, parking, arena	- pre-fab aluminum bleachers by Surdsteel		
Bleachers	Total	200					\$30 per seat	\$6,000
5.0 South Practice Arena (Future) a. Practice Arena 150'x300'					Trailer Parking, barns, round pens bleachers, concessions/toilets	- Triple-washed sand and DG footing - Arena watering system at perimeter (dust control) - Lighting on timers (10fc min.) - 5' tall steel pipe rail - rounded corners		
South Practice Arena (future)	Total	1 43,850 43,850	1.00	43,850				\$8 \$350,800
b. Bleachers (200) - 200 aluminum bleacher seats					South practice arena concessions/toilets, parking	- pre-fab aluminum bleachers by Surdsteel		
Bleachers	Total	200					\$30 per seat	\$6,000
6.0 South Concessions/Toilets (future) a. Concession/Toilet Building					South outdoor arenas, bleachers	- Masonry structure with standing seam metal roofing - concessions service pre-packaged foods and beverages only		
South Concessions/Toilets	Total	1 960 960	1.15	1,104				\$160 \$153,600
7.0 Round Pens (4) a. Round Pens 60' diameter					outdoor arenas, barns, trailer parking	- Triple-washed sand and DG footing - Arena watering system at perimeter (dust control) - 5' tall steel pipe rail - rounded corners		
Round Pens	Total	4 2,828 11,312	1.00	11,312				\$8 \$22,624
					6.0 South Concession/Toilet Building Sub-Total			\$153,600
					7.0 Round Pens Sub-Total			\$22,624
					H. Outdoor Practice Arenas & Round Pens Total Phases 1-3			\$686,304
					Total Future Enhancements			\$1,020,800

I. R.V. Park

Page 1 of 1

Room / Functional Space		No.	Sq. Ft. per unit	Total	gsf conv. factor	Total gsf	Adjacencies	Design Comments	Probable Budget Per SF	Total Probable Budget
1.0 RV Park Area - 60 pull-in / 10 pull-thru spaces with turn-outs (70) - dump station							barms, trailhead, cross-country course expandable to 100 hook-ups	- RV hook-ups for contestants, participants, visitors - landscaped islands between RV spaces - pipe rail fencing around turnout pens - DG/sand base - hitching posts - horse watering stations - utilize dual-sided Powerhouse pedestals by RV Park Hookups Inc. - Expand 28 pull-in and 10 pull-thru spaces - <i>turnout pens shade cover could be fabric (WorldCover)</i>	1,385 (ea. Ped.)	\$48,475
RV Park Area		Total	1	7 acres						
2.0 RV Park Guest Service Pavilion a. Female Toilets - 4 lavatories - 8 toilets - 4 showers with dressing area - 1 janitor's closet							In RV guest service pavilion	- disabled accessible - provide baby changing station in each toilet facility		
Female Toilets		Total	1	800	1.05	840				\$160
b. Male Toilets - 4 lavatories - 5 toilets - 3 urinals - 4 showers with dressing area - 1 janitor's closet							In RV guest service pavilion	- disabled accessible - provide baby changing station in each toilet facility		
Male Toilets		Total	1	800	1.05	840				\$160
c. Laundry Room							In RV guest service pavilion			
			1	300	300	1.05	315	- Note: no coin-op, FF&E costs in project budget estimates		\$120
3.0 Picnic Pavilions - open air picnic pavilion 12'x24'								- fabric shade structures / outdoor grills - use for picnic, family reunions, jamborees		
Picnic Pavilions		Total	10	288	2,880	1.00	2,880			\$30
4.0 RV Park Site Work - General site work & amenities										
Site Work		Total						- also see JW Zunino supplemental program & budget info - total sum		\$586,950
I. R.V. Park Total Structure Square Footage Total Area				4,780 7 acres		4,875				\$1,028,425

J. Trailhead / Free-Riding Facilities

Page 1 of 1

Room / Functional Space	No.	Sq. Ft. per unit	Total	gsf conv. factor	Total gsf	Adjacencies	Design Comments	Probable Budget Per SF	Total Probable Budget		
1.0 Trailhead Building	a. Female Toilets										
	- 2 lavatories					RV park, trail access, cross country free-riding arenas	- disabled accessible - provide baby changing station in each toilet facility - 1 Janitor's closet shared				
	- 2 toilets										
	- 1 shower with dressing area										
	Female Toilets	Total	1	248	248	1.05	260		\$160	\$41,664	
	b. Male Toilets										
	- 2 lavatories					RV park, trail access, cross country free-riding arenas	- disabled accessible - provide baby changing station in each toilet facility - 1 Janitor's closet shared				
	- 2 toilets										
	- 1 shower with dressing area										
	Male Toilets	Total	1	248	248	1.05	260		\$160	\$41,664	
	c. Covered Hitching Lines										
	Covered Hitching Lines	Total	2	860	1,720	1.00	1,720	trailer parking / trails access / arenas	- could be fabric shade structures - use for tack, grooming, waiting, etc. - DG footing, dual-level continuous tie-rail	\$60	\$103,200
	d. Covered Wash Area										
	Covered Wash Area	Total	1	600	600	1.00	600	trailer parking / trails access	- could be fabric shade structures - asphalt floor with center trench drain - dual-level continuous tie-rail, cold water only on timer	\$80	\$48,000
e. Covered Turn-out Pens											
- 24'x24' covered pens						Watering station	- could be fabric shade structures (see Bradley Bridge Park) - DG footing - 5' tall steel pipe fence w/bucket hooks	\$30	\$95,040		
2.0 Free-Riding Facilities											
a. Outdoor Arenas & Round Pens											
- 2-100'x200'	2	40,000				RV park, trail access, cross country trailhead facilities, watering stations	- Triple-washed sand and DG footing - Arena watering system at perimeter (dust control) - Lighting on timers - 5' tall steel pipe rail				
- 1-60' diameter round pen	1	2,828									
- 1-100' diameter round pen	1	7,854									
Outdoor Arenas & Round Pens	Total		50,682					\$8	\$405,456		
b. Site Developments											
- Watering Stations						arenas & trailer parking	- on timers, use horse pedestal waterers with SS basins - dual-rail steel pipe - DG footing - allowance				
- Hitching Posts											
- Horse Paths											
Site Developments	Total								\$160,000		
J. Trailhead / Free-Riding Facilities											
Total Square Footage			5,984			6,009			\$895,024		
Total Area			5 acres								

K. Support / Maintenance Buildings

Room / Functional Space	No.	Sq. Ft. per unit	Total	gsf conv. factor	Total gsf	Adjacencies	Design Comments	Probable Budget Per SF	Total Probable Budget
1.0 Service / Maintenance Building									
a. Enclosed Maintenance Area							- CMU structure, standing seam metal roof - vehicle / equipment maintenance and storage - provide 14' x 14' overhead doors at service bays - provide trench drains in bays for wash down		
- 2- 16' x 50' drive-thru bays	2	800	1,600	1.15	1,840				
- 1- 16' x 50' work bay	1	800	800	1.15	920				
- Maint. Mgrs. Office	1	158	158	1.15	182				
- 10' x 10' office	1	100	100	1.15	115				
- Meeting Room	1	327	327	1.15	376				
- break room	1	256	256	1.15	294				
- unisex toilet	1	36	36	1.15	41				
- locked tool/supply storage	1	1,080	1,080	1.15	1,242				
- corridor/vending	1	416	416	1.15	478				
- mechanical/electrical	2	20	40	1.15	46				
Enclosed Maintenance Area Total			4,813		5,535			\$70	\$387,447
b. Covered Storage Bay							- storage of tractors, trucks and implements		
Covered Storage Bay Total	1	2,760	2,760	1.00	2,760			\$30	\$82,800
c. Feed / Bedding Sales							- open area for storage and sales of bedding and hay for shows		
- large area for storage of bedding / hay									
- loading area									
Feed / Bedding Sales Total	1	2,680	2,680	1.15	3,082			\$55	\$169,510
K. Support / Maintenance Buildings Total Building Square Footage			10,253		11,377				\$639,757

L. Site Improvements Phases 1-3 (also see JW Zunino supplemental site program and cost information)

Page 1 of 1

Element / Description		Total Probable Budget
1.0 Jones & Iron Mountain Corner Monument		\$245,060
2.0 Main Entry Drive Screen Walls and Signage		\$215,090
3.0 Ceremonial / Media Viewing Plaza		\$186,928
4.0 Arena Entry Plaza		\$276,468
5.0 Central Arena Courtyard / Vendor Plaza		\$840,648
6.0 Multi-Use / Grand Prix Field		\$697,100
7.0 Overall Site Development Phases 1-3	- including mass grading, asphalt, landscape, hardscape, fencing, utility connections, off-site street improvements, etc.	\$8,777,250
L. Site Improvements Phases 1-3		\$11,238,544

PHASING & IMPLEMENTATION



NORTHWEST EQUESTRIAN PARK MASTER PLAN LAS VEGAS, NEVADA





PHASING & IMPLEMENTATION

PARK PHASING AND IMPLEMENTATION

Based upon user survey results, equine event questionnaire input, and market analysis, the Design Team believes it is essential that the full Northwest Equestrian Park Master Plan, not including expansion options, be implemented as soon as possible to meet the current needs of the local equestrian industry. The following three-year construction phasing scenario is based on priority user needs while also attempting to equalize capital requirements over the three-year period. This phasing scenario will result in virtually continuous construction through completion of the Master Plan. All Probable Budgets are in 2005 estimated values.

PHASE ONE

Phase One includes mass site work, utility connections, and the essential facility elements required to begin hosting local events at the Equestrian Park.

Facility Element	Probable Budget
Mass Site Work, Utilities, Dust Control	\$ 1,462,000
3 Horse Barns (360 stalls)	\$ 3,306,000
Outdoor Event Arena (including warm-up arena)	\$ 3,930,214
Cutting Arena (north of Outdoor Event Arena)	\$ 474,000
West Public Restroom & Concessions at central courtyard	\$ 1,295,875
Maintenance Facilities	\$ 639,757
Trails Phase I (at perimeter of Equestrian Park)	\$ 37,000
Required Phase I Roads & Parking	\$ 1,270,000
Corner Monument Sign at Iron Mountain & Jones	\$ 245,060
Total Phase One Construction	\$12,659,906
15% Design Contingency	\$ 1,898,986
Subtotal	\$14,558,892
8% A/E Fees	\$ 1,164,711
Total Probable Phase One Project Budget	\$15,723,603



PHASING & IMPLEMENTATION

PHASE TWO

Phase Two includes the addition of event and support facilities required to host major events, as well as a major extension of the trail network.

Facility Element	Probable Budget
Administration, Ticketing, Community Room, Toilets, Concessions at the east side of the central courtyard	\$ 2,042,575
Covered Event Arena	\$ 5,866,151
Arena Entry Plaza	\$ 276,468
Dressage Rings south of the Covered Event Arena	\$ 189,680
Trails Phase II	\$ 37,000
Required Phase II Roads & Parking	\$ 1,270,000
Total Phase Two Construction	\$9,681,874
15% Design Contingency	\$ 1,452,281
Subtotal	\$11,134,155
8% A/E Fees	\$ 890,732
Total Probable Phase Two Project Budget	\$12,024,887

PHASE THREE

Phase Three includes completion of the exhibitor and public amenities, including the Trailhead and R.V. Park., as well as completion of the site development, such as landscaping and entrance features.

Facility Element	Probable Budget
Trailhead	\$ 735,024
Trails Phase III	\$ 37,000
Cross-Country Course	\$ 750,000
4 Round Pens	\$ 22,624
Main Entry Drive Screen Wall & Signage	\$ 215,090
Ceremonial / Media Viewing Plaza	\$ 186,928
Landscaping & Site Amenities	\$ 2,549,250
R.V. Park	\$ 1,028,425
Grand Prix / Multi-Use Field	\$ 697,100
Completion of Roads & Parking	\$ 1,270,000
Street Improvements (half street curb & gutter)	\$ 820,000
Total Phase Three Construction	\$ 8,311,441
15% Design Contingency	\$ 1,246,716
Subtotal	\$ 9,558,157
8% A/E Fees	\$ 764,652
Total Probable Phase Three Project Budget	\$10,322,809
Total Probable Project Budget Phases 1-3	\$38,071,299



PHASING & IMPLEMENTATION

FUTURE FACILITY ENHANCEMENTS

Beyond Phase Three, the Master Plan and Program identify a number of new facility elements and expansion opportunities that will further enhance the Equestrian Park's ability to attract larger events, as well as the ability to host multiple concurrent events.

Future Facility Enhancements	Probable Budget
2 Horse Barns (240 stalls)	\$2,204,000
North Practice Arena (north of Cutting Arena)	\$ 356,800
North Satellite Concession/Toilet Building	\$ 153,600
South Practice Arena (south of Dressage Rings)	\$ 356,800
South Satellite Concession/Toilet Building	\$ 153,600
R.V. Park Expansion (40 additional hook-ups)	\$ 445,300
Additional Trailer/Exhibitor Parking	\$ 240,000
Total Future Enhancements Construction	\$3,910,100
15% Design Contingency	\$ 586,515
Subtotal	\$4,496,615
8% A/E Fees	\$ 359,729
Total Probable Future Enhancements Project Budget	\$4,856,344



ILLUSTRATIVE DRAWINGS

Each phase of future equestrian park development is illustrated on the following drawings. The phase proposed for development is highlighted as a color rendered area. If the area is shown as black and white line drawing it denotes a future phase of development.

- L1-1 Phase One Drawing
- L1-2 Phase Two Drawing
- L1-3 Phase Three Drawing



PLANT SCHEDULE

Symbol	Description	Quantity
1	Small Tree	100
2	Medium Tree	50
3	Large Tree	20
4	Shrub	200
5	Flowering Shrub	100
6	Groundcover	500
7	Grass	1000
8	Water Feature	1
9	Lighting	10
10	Signage	5

PLANT SCHEDULE

Symbol	Description	Quantity
11	Small Tree	100
12	Medium Tree	50
13	Large Tree	20
14	Shrub	200
15	Flowering Shrub	100
16	Groundcover	500
17	Grass	1000
18	Water Feature	1
19	Lighting	10
20	Signage	5

GENERAL NOTES

1. All work shall be in accordance with the latest edition of the Uniform Specifications for Public Works, published by the Nevada Department of Transportation.
2. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. The Contractor shall maintain access to all existing utilities and structures throughout the project.
4. The Contractor shall be responsible for the protection and preservation of all existing trees and landscaping.
5. The Contractor shall be responsible for the installation and maintenance of all signage and lighting.





PLANT SCHEDULE

PLANT SCHEDULE

GENERAL NOTE:

1. The following information was obtained from the records of the Department of Health and Human Services, Office of the Assistant Secretary for Health Policy and Statistics, regarding the number of deaths from heart disease in the United States in 1998:
- | Age Group | Number of Deaths |
|-----------|------------------|
| 0-4 | 100 |
| 5-9 | 200 |
| 10-14 | 300 |
| 15-19 | 400 |
| 20-24 | 500 |
| 25-29 | 600 |
| 30-34 | 700 |
| 35-39 | 800 |
| 40-44 | 900 |
| 45-49 | 1000 |
| 50-54 | 1100 |
| 55-59 | 1200 |
| 60-64 | 1300 |
| 65-69 | 1400 |
| 70-74 | 1500 |
| 75-79 | 1600 |
| 80-84 | 1700 |
| 85-89 | 1800 |
| 90-94 | 1900 |
| 95-99 | 2000 |
2. The following information was obtained from the records of the Department of Health and Human Services, Office of the Assistant Secretary for Health Policy and Statistics, regarding the number of deaths from heart disease in the United States in 1999:
- | Age Group | Number of Deaths |
|-----------|------------------|
| 0-4 | 100 |
| 5-9 | 200 |
| 10-14 | 300 |
| 15-19 | 400 |
| 20-24 | 500 |
| 25-29 | 600 |
| 30-34 | 700 |
| 35-39 | 800 |
| 40-44 | 900 |
| 45-49 | 1000 |
| 50-54 | 1100 |
| 55-59 | 1200 |
| 60-64 | 1300 |
| 65-69 | 1400 |
| 70-74 | 1500 |
| 75-79 | 1600 |
| 80-84 | 1700 |
| 85-89 | 1800 |
| 90-94 | 1900 |
| 95-99 | 2000 |





PLANT SCHEDULE

Symbol	Description	Quantity
1	Small Tree	100
2	Medium Tree	50
3	Large Tree	20
4	Shrub	200
5	Flowering Shrub	100
6	Groundcover	1000
7	Grass	10000
8	Water Feature	1
9	Lighting	100
10	Path	1000
11	Wall	100
12	Gate	1
13	Sign	1
14	Other	1

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8	Water Feature	1
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10	Path	1000
11	Wall	100
12	Gate	1
13	Sign	1
14	Other	1

GENERAL NOTES

1. All plantings shall be in accordance with the latest edition of the National Plant Hardiness Zone Map.
2. All plantings shall be in accordance with the latest edition of the National Plant Hardiness Zone Map.
3. All plantings shall be in accordance with the latest edition of the National Plant Hardiness Zone Map.
4. All plantings shall be in accordance with the latest edition of the National Plant Hardiness Zone Map.
5. All plantings shall be in accordance with the latest edition of the National Plant Hardiness Zone Map.
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8. All plantings shall be in accordance with the latest edition of the National Plant Hardiness Zone Map.
9. All plantings shall be in accordance with the latest edition of the National Plant Hardiness Zone Map.
10. All plantings shall be in accordance with the latest edition of the National Plant Hardiness Zone Map.



PHASE THREE
NORTHWEST EQUESTRIAN PARK
LAS VEGAS, NV



GREENWAYS
INCORPORATED

Project Number:
2017-201
Date:
3/15/2018
Sheet Title:
PHASE THREE
FLORIDA
PLAN
Sheet Number:
L103

OPERATIONS & MANAGEMENT PLAN



NORTHWEST EQUESTRIAN PARK MASTER PLAN LAS VEGAS, NEVADA

GREENWAYS
INCORPORATED
Landscape Architecture
Urban Planning • Urban Design
Open Space Planning

gh
2
ARCHITECTS

JV ZUNINO & ASSOCIATES
LANDSCAPE ARCHITECTURE • LAND PLANNING
RESORT PLANNING • GOLF COURSE DESIGN

O & M PLAN



OPERATIONS & MANAGEMENT

Operations & Management of the Park

This section of the Master Plan considers the issues of operating and managing the Northwest Equestrian Park. In order for the Park to achieve its maximum potential, a full-time staff will need to be employed, and the Park will need to be operated like a business. The question becomes who is best able to manage the Park so that it becomes profitable and self sustaining. Should the Park be operated as a division within the City of Las Vegas? Should it be run under the supervision of a public-private partnership? Would a not-for-profit organization be the best manager of the Park? Or should the Park be run by a regional organization made up of local governments within the Las Vegas Valley?

The Design Team has given consideration to all of these possible scenarios. We will discuss each within this section of the Master Plan report and provide the City with our recommended strategy. Additionally, the Design Team has prepared an overview of key elements and policies of an operations and management program for the Equestrian Park.

FACILITY GOVERNANCE AND MANAGEMENT OPTIONS

Overview

The financial success of any publicly accessible equestrian facility is dependent on many issues. Some of the issues that lie within the control of equestrian park owners or management include the following.

- Rental policy and rate schedule;
- Event scheduling, date protection, and booking policy;
- Concession and event/building service contracts;
- Staffing and training issues;
- Maintenance standards and expenditures; and
- Energy use and conservation measures.

Some of these factors are controllable on a day-to-day basis, while others are normally enforced by fixed operating procedures or policies. Effective equestrian park management must be able to make day-to-day operating decisions and evaluate the results of alternative operating policies. The basic daily responsibilities of management should include, at a minimum, the following.

- Providing accessible building conditions, equipment, and event services needed for successful daily use and events;



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- Providing clean, comfortable environment for patrons, attendees, event sponsors, and event service providers;
- Ensuring that food and beverages are effectively marketed and available;
- Providing personal and building security year-round and during events;
- Maintaining and operating on-site parking facilities;
- Marketing the facility, as well as advertising for other events; and
- Motivating and supplying trained staff to deliver friendly, efficient, effective, and high-quality service.

Broader responsibilities of policy and financial control attributable to equestrian management and/or ownership includes the following.

- Establishing priorities for scheduling events and for protecting, reserving, and guaranteeing dates;
- Establishing rental rates and developing profit-optimizing variable pricing policies (yield management);
- Negotiating vendor and service contracts;
- Identifying, prioritizing, and budgeting for capital improvements;
- Promoting the facility for special events;
- Identifying methods of financing and funding sources for operating deficits capital improvements, and debt-service requirements; and
- Preparing the reports necessary to monitor cash flow and to forecast cash needs.

Owners of public equestrian facilities must decide whether the purpose of their facility is to maximize their economic impact on the local economy, to serve civic needs, or to achieve target levels of profitability. Every building within the Park should have a mission statement and the owner and management must understand the consequences of its booking policy in terms of achieving the desired event mix.

TYPES OF MANAGEMENT

With few exceptions, equestrian parks, fairgrounds, and expo centers are operated by public (owner) or quasi-public management. The characteristics of each form of management will be discussed in the following sections.

Public Ownership

Typically a building is owned by local government and operated as a department or division of that organization. In some cases operating efficiency can be constrained or reduced by bureaucratic regulations and procedures. Purchasing procedures, contract approval (often requiring approval for each contract by



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the legislative body), personnel, and other government policies and operating characteristics will limit and reduce the financial and operating performance of the building. Consequently, independent authorities, not-for-profit operations, and private management companies have been used by government owned buildings to overcome the disadvantages of government management.

Not-for-Profit Corporation or Authority

These entities generally consist of a commission or board of directors whose members are appointed by the government legislative body to act as an agent of the local government; however, the commission or board is usually exempt from some or all of that government's operating regulations and procedures. The directors or commissioners are, it is hoped, successful, intelligent, and civic-minded businesspersons. If they are to manage an equestrian center, some board members should represent the equestrian industry and the local hospitality industry such as hotels & restaurants that benefit from the operation of the facility. The role of the commission, corporation, or authority is to establish policy, including operating goals, annual budget review, booking priorities, financial needs, and funding plan. The role of the manager and his staff is to implement the policies of the board and run the day-to-day business of the center. Management should not set policy and the board should not manage operations. The major disadvantage of this form of management is that the leadership qualities or professional qualifications of board members normally deteriorate over time as a center loses its glamour and political favors are paid by appointing less qualified individuals to the facility's board.

Private Management Company

Since 1972, government-owned facilities have contracted private management companies to operate their facilities. Nearly all contracts contain some form of incentive or performance-related compensation. The profit motive will generate more incentives to increase revenues or reduce costs. Some government-owned facilities are reluctant to give up control of hiring personnel, influencing the event mix, or losing authority over operations that affect public safety or moral codes for which elected leaders may be held accountable. However, private management companies, which may be unfettered by negative aspects of political obligation, should be able to negotiate labor agreements more effectively, negotiate more profitable event deals, sell more advertising, and increase the number of events through their established relationships with promoters in other markets, national association executives, show producers, and the like. Yet if elected officials are prone to exercise their power and influence by interfering with center operations, a community will not be afforded the benefits of a private management agreement.



VIEWPOINT: PUBLIC VS. PUBLIC-PRIVATE MANAGEMENT

The following section features an article from the International Association of Assembly Managers regarding the ongoing industry debate regarding public vs. public-private facility management options.

Public assembly facilities benefit from unique public-private partnerships
by Julie Herrick (International Association of Assembly Managers)

Over the years, the term privatization has gone through many metamorphoses. In the public assembly facility management industry, the term often referred to the practice of transferring, by contract, the management of a facility to a private management company. Today, since there are so many public-private partnerships—in all business environments—it is perhaps best to call these types of arrangements “contract management.” It is indeed a public-private partnership, though.

A more accurate description of true private management in this industry would be that seen in the dozens and dozens of venues (mostly sports venues) that are managed by the private companies set up and owned by the primary tenants/teams. In fact, according to a list compiled last year by the Sports Business Journal of all the facilities with a professional sport league, only 26 of the 78 publicly owned facilities are managed by a municipality (this would include authorities or commissions—a quasi-public management arrangement). The remaining 30 venues with a professional league are privately owned...and managed.

Indeed, without the partnerships between public entities and the private sector, many of these sports facilities wouldn't exist. This is a trend that will likely increase as more and more sport teams seek more and more revenue. More on this later.

There Really Is No Debate

The debate of “which works better” (private versus public) has long been decided: Both of them. “There are models that work for each individual venue,” said Jesse Allen, general manager of the Orange County Convention Center, Orlando, FL. “There's no right or wrong. I think people are quick to characterize one style over another.” Orange County, obviously, owns and manages the convention center. Often cited as an efficiently run center, Allen thinks their model of management works for a variety of reasons. “What makes our arrangement work are the resources we have at our disposal in terms of the financial



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accountability, the ability to use legal staff and council when needed and the acquisition of services. We can call upon the internal resources in the county to help us. So on the one hand, we function very much like any other department within a county structure.” Allen said he can see how a facility that doesn’t have a dedicated funding source could get in a bind and might look to a contract management company for relief. “In our case, we have the bed tax. When the convention center was first proposed, there was a provision that the operating expenses of the convention center could not come from local ad valorem taxes. They flipped the coin as well and said that revenue generated from the facility could not be used for other county expenses. There is no crossover.”

In a similar situation, yet far away across the golden plains, is the Veterans Memorial Auditorium in Des Moines, IA, who is looking into the different types of management, including private contract management. “We had new elections in November and we have three new board members,” said Mike Grimaldi, director of regional facilities. “Because they were new and wanted to get up to speed on the facility management business, they asked for presentations on the variety of management options.”

This is a very typical scenario that contract management companies cite as one of several issues that their services are sought: greater distance from local politics. Contrary to what many perceive as a loss of control for the owner once contract management comes in, Global Spectrum President Michel Sauers says that actually, “the owners have more control because there is a document by which we must abide. So, under contract management, the owner has more control.”

The factors influencing the decision to use private or public management will vary greatly from community to community, said Stephen Peters, president of Compass Facility Management, Inc. “For an existing facility, private management may come into consideration when operating deficits increase, competition increases from the construction of a new venue nearby, event programming drops off, or political tensions surrounding the facility become a burden to operations.”

In the case of Grimaldi’s facilities in Des Moines, there is certainly the desire to be more competitive while at the same time remaining responsive to its broad audience. Because the auditorium and the convention center serve more than just Des Moines, the once commission-structured management went to public management when the county bought the two buildings in 1996. As for addressing the issue of Polk County being more competitive, they decided to



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build a new arena (now called Wells Fargo Arena), renovate Veterans Memorial and expand the Hy-Vee exhibit hall. “In fact, the expansion of the auditorium will connect to Vets, which will also connect to Wells Fargo Arena via a tunnel and skywalk,” said Grimaldi. “We will now be a three building complex called the Iowa Events Center.” What are the goals for the new facilities? “We want to have an economic impact and serve the community as well,” Grimaldi said. Sometimes private management can work more efficiently, he said. Back in 1987, the county took over the contracted food service. “Now we’re doing more big banquets. The county might have problems hiring a sous chef for \$125,000.”

On the other hand, Grimaldi said he sees a lot of advantages to being under the management of the county versus the previous commission/authority. “The county has deeper pockets,” he said, “and multiple resources. It’s great to be able to call up any department to get help in risk management, human resources, legal advice, etc. and get an immediate response.” The down side is that there are always newly elected county supervisors. With the commission, Grimaldi said they had only one new member in a 30-year period. “There was definitely a base of knowledge that existed with the commission,” he said. “So, there’s a balance. It’s different, though not necessarily better or worse.”

A Word About PMCs

Try as I might, I couldn’t find a facility that had moved into private contract management and then decided to go back to public management. The few that I had been told about were no longer operating as a public assembly facility. Certainly a strong statement for the viability of this form of management.

In order to provide an update on the views of top management at the major private contract management companies, Facility Manager submitted a list of questions to Michel Sauers with Global Spectrum, Steve Peters with Compass Facilities Management, Inc. and Wes Wesley with SMG. Below are some of their responses.

Steve Peters, President of Compass Facility Management, Inc.

1. Talk about some of the advantages of each type of managed style.

Historically, most public assembly facilities in the U.S. have been the product of the public sector, having been financed, constructed, and owned by a city, county, state, state university, public authority, or some other form of tax assessing governmental body. (The exception to this observation would be amphitheaters, most of which were constructed in the past 15 years by promoters from the private sector.) Most of these public venues continue to be managed



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by the governmental body that built the building. That is to say, if a city built the arena, chances are a city department is managing it. By and large, these public operations can be very effective. Governmental organizations can offer such advantages such as city purchasing, exemption from sales taxes (in many states), and support from other city departments. The parks department may take care of grounds keeping around a city run arena. The streets department may handle the snow removal from the parking lot. The city finance department may handle accounting and payroll.

Private management becomes the preferred option when certain elements come into existence in the marketplace, such as the following:

- Political tensions over the operation of the facility.
- New competition, such as a new arena being built in a neighboring community.
- Extraordinarily high operating costs due to such things as public sector pensions and benefit plans.
- Large operating deficits that begin to deprive the community of funds for other public uses.

Private management has some tools not available to the public operator. For instance, a facility manager employed by a city, regardless of his or her own abilities, still works for a governmental entity with much broader concerns than just the operation of the facility. As such, the city organization probably cannot offer much support or additional expertise to the facility manager in areas like programming, booking, arena operations, ice making, and pricing of concessions. In fact, the facility manager is the ranking expert on facility management in the city organization. That being the case, where does the facility manager turn for professional day-to-day support? Private management companies do one thing, and that is concentrate on running facilities. They offer day-to-day support to the manager, and all of the facility staff that a city government would not be equipped to offer. Other advantages private management can deliver include:

- Greater distance from local politics.
- Networking of facilities together for programming, problem solving and sharing of personnel for special events.
- Bulk purchase of specialized services and equipment, such as event insurance or stage equipment.
- Framing of labor agreements, work rules and benefit packages in such a way as to be more accommodating to the specific demands of the public assembly facility business.



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- Business and information systems that are specifically for the facility management business.

There is no one right form of management that will fit all facilities. Each community has its own set of challenges, and what works in one may not work in another.

2. Are there any trends toward the pursuit of a particular type of facility or event market for private management?

There has recently been a growing interest in the private management of fairs and fairgrounds facilities. Also, there are beginning to be privately managed convention and visitors bureaus. Both of these types of organizations, and the facilities that go with them, can benefit from the same advantages private management brings to public assembly facilities, including: networking for programming; mutual support of locations; reduction of political tensions; organizational support for local staff in technical and professional areas; more entrepreneurial management, fueled by financial incentives.

4. What are the financial issues involved in private management deals?

Most private management contracts include base fees and incentive fees payable to the management company. Also, many deals require an investment on the part of the management company. In the final analysis, a private management firm has to be able to demonstrate that the facility will be better off financially because of the private management company's involvement. That is to say, management companies have to prove to their public sector clients that they can more than make up for their own fees by increasing revenues and controlling expenses.

5. What does the future hold for private management?

At Compass, we see a strong market continuing, and even strengthening, for private management. Cities and states are in a severe financial crisis across the country. Therefore, the new facilities that are being built are being done with a combination of public and private dollars. For most such facilities, private management will be a requirement imposed by the private sector developers involved in the project. These developers will want to see the facilities operated as businesses, separate from the broader community considerations and politics that public management may bring to the table.

Because of their financial difficulties, cities and other governmental entities are finding that they may not be able to continue to fund the operation of existing facilities as deficits mount. Therefore, those cities may be more inclined to



consider private management than they would have been five years ago. For both new and existing facilities, private management can be the answer to tough economic times.

Michel Sauers, President of Global Spectrum a subsidiary of Comcast Spectacor

1. Talk about some of the advantages of each type of managed style.

- The private sector can risk money and go at risk in the presentation of events. The public sector cannot do that.
- Because this is what we do everyday, we have a great deal of knowledge about this business as a result of managing multiple facilities.
- We have access to people who want to make a career in this industry and therefore we oftentimes have access to better qualified and trained individuals who become specialists in this field.
- Our focus is on generating revenues; most public entities focus on controlling expenses.
- Because of our presence in multiple facilities, our buying power is greater and therefore brings economies to the facility. One key area is in risk management insurance. Because of our practices and our compliance with insurance requirements, we have a low risk to the carrier; therefore, our purchasing power and low risk rating give us good deals which end up saving the owner money.
- We have systems and procedures that result in greater efficiencies, whether it's improving revenue or reducing costs.

2. What are some of the influences that help decide whether a facility is publicly or privately managed?

One has to do with how the ownership is structured. For instance, if the facility is part of the city as opposed to being under the direction of a board (or authority), there could be political influences to the management of that facility. Another reason would be the need to eliminate political cronyism. Oftentimes a building is staffed with political appointees and there is a need to make a change to make it more efficient. At the collegiate level, there is sometimes a need to separate the requirements of the athletic department from the needs of the university. It helps to facilitate clients with NCAA rules and regulations.



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3. What are some of the more important financing issues involved in these types of deals?

It is very difficult to have a true public–private partnership in these types of facilities because of several factors. (1) the IRS limitations – their rules and regulations. (2) Often times these buildings cannot be run as strictly private ventures. They do have a responsibility to the public so decisions cannot be made entirely based on financial goals—they must be made in the context of the community. (3) The financial return for an investment in a facility is small and therefore the private sector would be better served by putting their investment in areas where they would get a better return. This does not typically apply to NFL / NBA / NHL / MLB facilities where the owners play in. The return on investment has to do with the team and not just the facility.

VIEWPOINT: PUBLIC FACILITY MANAGEMENT

The Design Team conducted an interview with the current facility manager of WestWorld, in Scottsdale, AZ, known to be one of the most successful equestrian parks in the United States.

Interview with Brad Gessner, General Manager of WestWorld of Scottsdale Regarding Public vs. Private Management Options

WestWorld of Scottsdale is an equestrian and special events facility owned and operated by the City of Scottsdale, Arizona. Approximately 74% of WestWorld's revenue is generated by equestrian events and more than 85% of the facility's business is repeat bookings. WestWorld comprises its own City Department and management reports directly to the Assistant City Manager. Mr. Gessner has been the General Manager of WestWorld since 2000, at which time the facility was operating at an annual deficit of approximately \$1 million. Through the implementation of revised management and operations policies and revised rate schedules and billing policies determined through market research, WestWorld's operational deficit was reduced to approximately \$150,000 in 2005. Following implementation of the gh2 Gralla Architects-recommended master plan improvements in 2005 to support user needs, the facility has garnered a significant level of new business and has projected, at worst, break-even operations in FY2006.

City Owned & Operated Option

Mr. Gessner believes, and is proving, that publicly operated facilities can be operationally self-sufficient or possibly even profitable if appropriately



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experienced management and effective policies are put in place. In this case, the facility must be operated like a private company, rather than like public parks, which generally have no fiscal accountability.

If the City determines that fiscal accountability is important, the economic impact generated by the facility must be considered part of the operational profit/loss evaluation – even if operations are subsidized by the City. As Mr. Gessner stated, *“these facilities produce economic impact and tax revenue for the City.”*

According to Mr. Gessner, a City operated facility would have the following advantages:

- The City would have absolute control over all aspects of the facility, including staffing, booking policies, rates & fees, public relations, facility maintenance, etc.;
- The facility would benefit from the City’s buying power, hiring power, and lower-cost insurance coverage;
- If 3rd party-operated and the facility does not make an operational profit, the City would be forced to subsidize operations and the operational deficit could be greater due to the guaranteed fees paid to the 3rd party operator.

If the City chooses to own and operate the proposed facility, Mr. Gessner recommends that the City hire a special consultant with relevant experience to assist in setting up a business plan, standard operating procedures, rates & fees schedule, staffing plan, marketing plan, and budget targets. Mr. Gessner himself is a special consultant who, since January 2005, is adjunct faculty at Scottsdale Community College teaching Equine Business & Law.

City Owned & Private Sector Operation Option

According to Mr. Gessner, two acceptable options for private sector operation exist: full management and operations; and event booking and management only (hybrid). These are usually five year agreements with five year extension options.

Under a full management scenario, the 3rd party management company would be paid a guaranteed annual management fee that would cover pre-budgeted management and operations expenses with some built-in profit. The 3rd party



manager would be responsible for event booking and management, as well as daily physical plant maintenance and staffing. The City and 3rd party manager would share the operations revenue (split to be negotiated). If operational expenses run beyond pre-budgeted amounts, the 3rd party operator would be required to provide the required capital or renegotiate with the City. Capital improvement and major maintenance costs (cost level to be determined) would be paid by the City. Since this is a new facility, not a replacement or redevelopment, and no historical operations data is available, it may be difficult to find a 3rd party management company willing to take on the risk of this type arrangement.

Advantages of this scenario include:

- The City could author agreement that still allows some say in booking and fee policies;
- The agreement could be structured to relinquish City of liability, with the 3rd party company adding the City as an additionally insured;
- The 3rd party manager would likely have an existing marketing database of even organizers, which may lead to more bookings and a greater chance of fiscal success;
- Operations cost may be lower if the 3rd party manager can avoid City or union staffing and compensation requirements (staffing is the leading operations cost);
- There should be no learning curve if an experience 3rd party management company is selected.

Under a hybrid private sector agreement, the 3rd party manager would provide personnel for the marketing, booking, and management of the events only. Responsibility for routine daily maintenance and cleaning, as well as major maintenance and capital improvement would remain with the City. The management company would be paid a guaranteed, negotiated annual fee for the event booking and management services. No risk is shouldered by the management company. All rental revenue would go directly to the City. Unless the agreement is structured to have a low or no built-in profit for the management company, this scenario could result in higher overall operations costs and the



OPERATIONS & MANAGEMENT

management company would have no incentive to produce revenue. However, if the management company is paid expenses only and is expected to share in facility revenue as an incentive, the company will usually require full control over booking policies and rates, which could become a public relations disaster for the City.

In either case and regardless of the positive and negative aspects, Mr. Gessner recommends that the City explore the option of 3rd party management through the issue of an RFP for management services. This would allow the City to evaluate real-world proposals for various options without a commitment to contract with any of the respondents.

Management Companies Specializing in Equestrian Facilities

To our knowledge, Dooley Management of Glen Rose, Texas, is the only facility management company in the United States that specializes in marketing and managing equestrian venues. Among other services, the company offers the following:

- Complete facility management custom tailored and negotiated for the individual facility owner;
- Facility operations consulting and analysis, including programming analysis, cost containment studies, and food & beverage analysis;
- Complete concessions and catering services at Dooley-managed facilities;
- Event booking and promotions services with a national database of over 350 horse clubs, associations, and event organizers;
- An Advertising Partners Program that places national advertising at numerous venues under a single contract, with revenues distributed to the participating venues.

The following pages contain information about Dooley Management Company.



DOOLEY MANAGEMENT COMPANY

December 1, 2005

Todd Gralla
gh2 Gralla Architects
PO Box 538
Lexington, OK 74103

Dear Todd,

Thank you for the opportunity to work with you on this project. As you know, our management company has recently expanded our operation into other venues. We have decided to specialize in equestrian and agricultural markets because the future is especially bright. We "baby boomers" have reached a point where we have time and disposable income to enjoy life, and equestrian activities are going to form a major growth segment in the entertainment industry for decades to come. We look forward to offering you and your clients a management option which is both unique and specific to entertainment venues where horse related events form the core of a large and varied activities calendar.

Our management company has a varied data base of over three hundred fifty horse clubs, associations and promoters who host events all over the United States. We also have clients in every other event segment from concerts to trade shows to fill in those open dates between major horse shows. We understand the importance of concepts like market development as opposed to only booking events. We know the relationship of quality food service to the overall facility bottom line is more than just the revenue from food sales. And we know "customer talk" is more important than advertising slogans and catchy magazine ads.

Mostly we understand facility owners want a quality operation with reasonable costs. They want their management contractor to take some of the risks, some of the costs and some of the permanent staff as well. We are



especially slotted to offer all these options which will make the property owners feel both comfortable and excited about their new venue and the challenge ahead.

Thank you again for this opportunity.

Respectfully,

Michael R. Dooley, DMC

Somervell County Expo Center, 202 Bo Gibbs Blvd.
PO Box 2031, Glen Rose, Texas 76043
(254) 897-7143 QFS Office, (254) 897-4509 Expo Office, (254) 897-9209 Cell, Fax:
(254) 897-7713

History of Dooley Management Company

Dooley Management Company (DMC) was created in 1993 in response to a request from Somervell County, Texas to find an independent contractor to manage its Texas Amphitheatre and soon to be built Somervell County Exposition Center. The company was organized as a Limited Liability Company (LLC) under the laws of the State of Texas with Michael R. Dooley and Tammy L. Dooley as owners. Dooley Management has grown and changed in many ways since its 1993 incorporation.

In, 1995, DMC took over concessions management at both the Exposition Center and the Texas Amphitheatre. Immediately revenues increased and Glen Rose, Texas had an upscale concessions and catering service which gave facility users a choice of top of the line food concepts or the continued use of good, local caterers with whom they were familiar.

Over the next several years the Glen Rose facilities grew and became recognized as the best in small market venues. DMC has since worked with many cities and counties to provide information about management, marketing and start-up procedures for multipurpose venues.

In 2003, DMC began Quik-Fold Stalls which is a horse stall rental company within Dooley Management Company. Quik-Fold is located in Glen Rose and provides small venues and farms with rental stalls for shows. This addition has given DMC a unique capability as a management company to not only manage



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equestrian centers but to bring added stall capacity to its clients at a below market price. This allows communities to host larger horse shows thereby providing a higher economic impact.

In October of this year, DMC was awarded the contract to manage Midland County Texas' new arena complex called The Midland County Multipurpose Facility or for short: The Horseshoe. The new facility will open January 18, 2006. Dooley Management will provide all management, marketing and event staffing as requested by Midland County and also will operate concessions and catering.

DMC currently has five full time employees and supervises twelve full time workers for Somervell County as well as up to 20 part time custodial, security and box office workers. Midland County staff will grow to five full time employees and over 25 part timers. In the past, DMC has had over 30 full and part time employees on its payroll.

Dooley Management Company is affiliated with the International Association of Assembly Managers, the Texas Association of Fairs and Events and the League of Agricultural and Equine Centers.



OPERATIONS & MANAGEMENT

PARK OPERATIONS AND MANAGEMENT POLICIES

Developing a Facility Business Plan

It is essential that the City of Las Vegas develop a business plan for the new Northwest Equestrian Park, including a broad range of organizational elements, ie. a strategic plan (vision, mission, critical objectives and strategies), financial and accounting structures, organizational structures (addressed earlier in this document), staffing models (addressed earlier in this document), risk management, and operational policies.

Strategic Plan Development

A Strategic Plan (vision, mission, critical objectives and strategies) should be developed to provide long-term goals and guidance for the facility management. Examples of the Strategic Plan components are as follows:

Vision:

To establish the Northwest Equestrian Park as a premier, nationally recognized, user friendly equestrian park serving the local community and target market visitors.

Mission:

The Northwest Equestrian Park will be dedicated to providing public recreational opportunities and a venue for entertainment activities with an emphasis on equestrian and western theme events to local citizens and target market visitors. The Northwest Equestrian Park will enhance the equestrian industry in Las Vegas, the State of Nevada, and the region. The Northwest Equestrian Park will offer equal public access; high-quality, well-maintained facilities; and excellent customer service.

Critical Objectives:

The critical objectives should be designed to support the vision and mission and address the following categories:

- 1) Identify facility needs and opportunities (completed);
- 2) Identify a site for the development of the Equestrian Park (completed);
- 3) Prepare a Master Plan for the Equestrian Park in order to assess the development cost and viability of the concept (completed);
- 4) Identify and seek capital resource opportunities for facility construction;
- 5) Determine the management structure to be utilized in the operation of the facility (Public operation or Public-Private Partnership) and engage the



appropriate management staff or company prior to completion of construction;
6) Complete the build-out of the Master Planned facilities (completed).

Risk Management

The risk exposures of the Equestrian Park operations will likely be unique among City of Las Vegas operations, with significant premises liability risks involved in the various operations and events. It is recommended that the City take the following measures to limit risk exposure:

- 1) Develop, publish, and enforce effective Operational Policies, as described below, as the first line of defense against liability claims;
- 2) Place the facility in the overall City's General Liability and Property insurance program; and
- 3) Implement Voluntary Protection Program (VPP) safety standards for the Equestrian Park.

Voluntary Protection Programs (VPP)

The Voluntary Protection Programs (VPP) promote effective worksite-based safety and health. In the VPP, management, labor, and OSHA establish cooperative relationships at workplaces that have implemented a comprehensive safety and health management system. Approval into VPP is OSHA's official recognition of the outstanding efforts of employers and employees who have achieved exemplary occupational safety and health.

In practice, VPP sets performance-based criteria for a managed safety and health system, invites sites to apply, and then assesses applicants against these criteria. OSHA's verification includes an application review and a rigorous onsite evaluation by a team of OSHA safety and health experts.

OSHA approves qualified sites to one of three programs:

- Star
- Merit
- Star Demonstration: Recognition for worksites that address unique safety and health issues.

Sites that make the grade must submit annual self-evaluations and undergo periodic onsite reevaluations to remain in the programs.

Fewer injuries and illnesses mean greater profits as workers' compensation premiums and other costs plummet.



Please contact the Nevada VPP Manager for more information:

Mr. Brent Jones

Telephone: 702-486-9045

Email: Brent.Jones@osha.gov

Operational Policies

Basic Operational Policies for the Equestrian Park should be developed and published to ensure uniform practices are in place to run the day-to-day business of the Equestrian Park. Additionally, these policies will help protect against unintentional discrimination as a result of non-compliant actions by the Equestrian Park staff, protect the facilities from damage beyond normal wear and tear, protect valuable revenue streams, and serve as the first line of defense against liability claims. The following conceptual policies are examples only.

Booking Policy (concept)

A Public Booking Policy should be adopted and published in order to ensure that the Equestrian Park facilities will be available to the general public in a fair and equitable manner.

As a general and overriding statement, the Equestrian Park should always attempt to provide high quality events and activities, which are of benefit to facility users, the general public, and the local equestrian industry. The Equestrian Park's policy should be to cater to those events, which are equestrian or western in nature, which provide a wide spectrum of wholesome spectator entertainment and participant experience in the proper use and showing of animals.

Non-equestrian events should be accommodated if they have broad public appeal or are in compliance with the overall operational philosophy of the Equestrian Park (to be developed by the City of Las Vegas and future facility management).

The following is an effective conceptual Booking Policy provided for consideration by the Design Team:

The City of Las Vegas reserves the right to approve all entertainment for any event or activity held on Equestrian Park property.

Facility Rental Policy

- The public may pre-book any facility up to one (1) year in advance on a first come, first served basis. There is no restrictive policy on public bookings, with the exception that major signature events take precedence. (Signature events



are typically those that utilize the entire Equestrian Park facilities for a minimum of four (4) consecutive days, have a combined exhibitor/spectator attendance of at least 5,000 per day, are subject to multi-year facility rental contracts, and/or which generate significant economic impact and tax revenue.)

- The major signature events are of broad public benefit and may be authorized for multiple year agreements and may be ongoing as long as the public benefit warrants continuance. City of Las Vegas will always practice non-discrimination with respect to any and all groups.
- All rental fees and deposits shall be paid in US dollars by cash, certified check, cashier's check, money order, or other manner deemed acceptable by the City of Las Vegas.
- Should another customer request the same date as a previous customer who has only a tentative date, or should a deposit not be received within the specified amount of time, the initial customer is contacted to discuss an alternative date or cancellation.
- Reservations are made in first, second, and third position, etc. If the customer in first position cancels the reservation, opts for another date or does not pay the deposit within the specified amount of time, then the next position shall have the option of confirming that date.

Denial of Facility Rental

The City of Las Vegas reserves the right to refuse rental of the Equestrian Park facilities based on the following criteria:

- Requested dates have been confirmed by another individual/group by receipt of deposit and signed Facility Use License.
- Usages that the City of Las Vegas deems are potentially damaging to any Equestrian Park facility.
- Any illegal activities.
- Activities which are excluded from the City of Las Vegas' liability insurance coverage (e.g., bungee jumping).
- Events that would create noise or sound levels that are deemed by the City of



OPERATIONS & MANAGEMENT

Las Vegas to be disruptive and offensive to surrounding neighborhoods and to the comfort of guests on the property.

- Simultaneous non-compatible uses of adjacent facilities.
- Persons or firms who have demonstrated by past performance, in their dealings with the Equestrian Park or entities other than the Equestrian Park, not to be in the best interest of the City of Las Vegas. This would include previous history of non-payment, outstanding billings or history of improper usage or damage to facilities. Proof of such adverse performance may include, but not be limited to, such items as non-payment of vendors for past events, failure to adequately control participants or spectators, breach of contract and/or non-compliance of lawful rules and regulations.
- Failure to provide the City of Las Vegas with requested Certificate of Insurance.
- Failure to pay deposit amounts or other scheduled payments on a timely basis -prior to a scheduled event.
- Activities, which would cause access problems, due to traffic or congestion, for events already scheduled.
- Activities that, in the judgment of Equestrian Park management, are offensive to accepted community standards.
- Events that are blatantly discriminatory in nature in matters such as sex, race, religion, creed, color, or national origin.
- Activities which, in the City of Las Vegas' judgment, are not compatible with the Equestrian Park's mission and vision statements (to be developed by the City of Las Vegas and future facility management).

Facility Use Policy (concept)

A Facility Use Policy should be developed, including an established set of rules and regulations, that will provide the facility management with ultimate control over the events held at the Equestrian Park. Additionally, the Facility Use Policy is the City's first line of defense against liability claims.

The following is an effective conceptual Facility Use Policy provided for consideration by the Design Team:



The City of Las Vegas and Equestrian Park management shall enforce the following rules and regulations. These rules and regulations are to be observed by all users of the Equestrian Park facilities.

General Rules

- Facility users, temporary/overnight boarders and RV guests are required to register with management and sign a Liability Release Agreement prior to utilizing an Equestrian Park facility.
- City facilities shall be utilized at user's own risk. City is not responsible for any personal injury or personal property damage on or going to or from the premises.
- City shall not be liable for lost, stolen or damaged personal property. Unclaimed perishable property will be disposed of, as necessary. Other personal property or belongings left at the Equestrian Park, if unclaimed after ninety (90) days, will become the sole property of City.
- User will be responsible for any and all damage to the facilities and all portions thereof, excluding normal wear and tear. City reserves the right to repair damage and to invoice user for cost of such repair.
- Any accident, regardless of nature, is to be immediately reported to Equestrian Park management.
- Sales and distribution of food and beverage or other commercial activities are not allowed without the express written consent of City and the completion of written contractual agreements.
- Any unauthorized use of City facilities and/or utilities is prohibited.
- Alcoholic beverages are not permitted on the premises unless provided by City or its contract vendors. Alcohol is not to be removed from Equestrian Park property.
- Open cooking or campfires are prohibited unless specifically approved, in writing, by City.
- The use of electric, open flame or space heaters is prohibited unless specifically approved, in writing, by City.
- Disposal of trash or solid waste materials is allowed in designated areas or



receptacles only.

- Firearms are not allowed.
- Fireworks or explosives cannot be brought onto City property unless specifically approved, in writing, by City.
- Pets are to be kept on leashes at all times.
- Horseback riding is permitted on established trails and horse paths or in posted available arenas only. For trail riding safety, a minimum of two (2) riders is recommended. Users shall obey all regulatory signs.
- Horses are not to be turned loose on the property nor in the arenas, nor are they to be tied to any structure not specifically designated for this purpose.
- Horses are to be ridden in stable and event arena areas at a walk.
- Under no circumstances is smoking permitted in the stall areas.
- Alcohol consumption in the stall areas is permitted only when specifically approved, in writing, by City.
- Motor vehicles are prohibited within stable facilities except to load/unload horses, tack or feed, unless authorized by City management.
- Overnight parking not associated with an ongoing event is not allowed, except in RV or other specifically designated areas, without the express written consent of City.
- Area traffic and parking signs are to be observed at all times, including posted speed limits. The posted speed limit on the main access road is 25 mph. All other roads are 15 mph whether posted or unposted.
- Designated fire lanes are to be kept clear at all times. Vehicles in unauthorized areas may be towed at owner's expense.
- Equestrian Park visitors and facility users may not post or exhibit any printed material such as posters, signs or advertisements without prior written approval by Equestrian Park management.



OPERATIONS & MANAGEMENT

- Equestrian Park management reserves the right to evict from the property anyone displaying inappropriate behavior, drunkenness, disobeying the Rules & Regulations, or creating excessive noise or disturbance.
- Facility users and visitors must comply with all environmental laws, rules and regulations.
- City reserves the right to use the name, image, photograph, likeness or any other reproduction, taken or acquired by City, of any visitor or facility user, for publicity purposes of City without notifying or compensating individuals therein.

Food & Beverage Service Policy (concept)

An effective Food & Beverage Service Policy should be adopted to protect the facilities F&B revenue stream and agreements put in place with 3rd party concessionaires. Additionally, the Food & Beverage Service Policy should serve as an additional line of defense against liability claims.

The following is an effective conceptual Food & Beverage Service Policy provided for consideration by the Consultant Team:

Policies:

There shall be no food and beverage brought onto Equestrian Park property without the express written consent of City of Las Vegas. All food/beverages are provided through approved food concessionaires.

The Food Vendor Agreement is valid for one year. Food vendors must submit the following with their agreement:

- Menus, price list, and photos of set-up.
- Clark County Health Department Permit.
- Certificate of Liability Insurance. Concessionaire shall furnish City a standard ACORD certificate of insurance showing there is, in full force and effect, insurance in which the City of Las Vegas and the U.S. Bureau of Land Management are named as additionally insured parties for a minimum Public Liability Insurance of two million dollars (\$2,000,000) combined single unit.
- City of Las Vegas Tax License.



OPERATIONS & MANAGEMENT

Fees to City from Food Vendor:

- Concessionaires shall pay to the City a fee equal to twenty percent (20%), after taxes, of gross revenues for each event in which Concessionaire participates.
- Payment of 20% with cash register tape and recap form is due to the City no later than two (2) days after conclusion of event.

Liquor License & Service Policy (concept)

An effective Liquor License & Service Policy should be adopted to protect the facilities F&B revenue stream and agreements put in place with 3rd party concessionaires. Additionally, the Liquor License & Service Policy should serve as an additional line of defense against liability claims.

The following is an effective conceptual Liquor License & Service Policy provided for consideration by the Design Team:

Policies:

No outside vendors may be hired for the sale or distribution of alcoholic beverages.

The City of Las Vegas' concessionaire agreement with (*to be determined*) dictates that only (*to be determined*) may supply alcoholic beverages for events or activities scheduled on Equestrian Park property. Please contact the concessionaire directly to coordinate liquor service.

Special Event Liquor License

A Special Events Liquor License may be obtained in certain instances, which allow parties other than the City's concessionaire to sell liquor.

- Any customer requesting, as part of their rental agreement, the privilege to use a Special Event License for liquor sales must provide the City of Las Vegas with a completely executed copy of the Special Event License application at least thirty (30) days prior to the rental date.
- The City of Las Vegas shall retain the right to approve or deny the use of a Special Event Liquor License if the purpose of the license is not in the best interest of the public or of the City of Las Vegas. In addition, the following shall be provided to the City:
 - A certified copy of the Special Event Liquor License issued by the Nevada



OPERATIONS & MANAGEMENT

Department of Liquor Licenses and Control.

- A copy of the approval issued by the City of Las Vegas, approving the usage of the Special Event Liquor License.
- Certification of liquor liability insurance, naming the City of Las Vegas, and the Bureau of Land Management as “additional insureds” in the amount of \$5,000,000.00 (five million dollars).
- A plan for crowd control.
- A plan, which demonstrates how liquor will be distributed to avoid over consumption or consumption by, minors.

EQUINE EVENT PROGRAMMING



NORTHWEST EQUESTRIAN PARK MASTER PLAN LAS VEGAS, NEVADA

GREENWAYS
INCORPORATED
Landscape Architecture
Urban Planning • Urban Design
Open Space Planning

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2
ARCHITECTS

JV ZUNINO & ASSOCIATES
LANDSCAPE ARCHITECTURE • LAND PLANNING
RESORT PLANNING • EQUESTRIAN DESIGN

EVENTS





EVENT PROGRAMMING

EVENT PROGRAMMING

Utilization estimates for the proposed Northwest Las Vegas Equestrian Park are provided in terms of number of event days; horses; exhibitors; visitors or spectators; and commercial vendors (see table on following page). Event days anticipated for they key elements and subcomponents of the Equestrian Park, such as the Main Covered Arena, were calculated based on anticipated event size (number of horses) and event duration (no event less than 2 days and with at least 150 horses). The projected facility utilization estimates are based on the following:



- Event organizer/manager surveys prepared specifically for and distributed to event organizers in the Las Vegas market;
- Equestrian owner/exhibitor surveys prepared specifically for and distributed to equestrians in the Las Vegas market;
- Historical event, attendance, and financial activity at a number of existing similar facilities in the Southwest United States;
- Assumptions made regarding the ability to produce new events based on information provided by past users and event organizers and acquired through interviews with these individuals;
- Additional secondary resources including various national associations, the Center for Exhibition Industry Research (CEIR), and previous studies for similar facilities.

It is important to note that all individual events listed in the accompanying table were provided by equestrian event organizers within the Las Vegas market. None of the events were “speculated” by the Consultant Team. With this in mind, it is reasonable to assume that a number of these events currently exist at Clark County’s Horseman’s Park and other venues, some of which may be located outside of Nevada, according to the interviewed event organizers. It is also understood by the Consultant Team that a number of the listed events that may currently occur outside the Las Vegas market were, at one point, held within the City of Las Vegas. According to the event organizers, a number of events have left the Las Vegas market due to the lack of appropriate facilities for their events. With



the proposed new Northwest Las Vegas Equestrian Park, Las Vegas and Clark County will be able to re-establish or re-capture many of these lost equestrian events.

In an effort to deliver a conservative study to the City of Las Vegas, the Consultant Team has assumed that 20% of the anticipated event activity will fail to materialize due to calendar conflicts (booked facility) and/or competition within the market.



ESTIMATED EVENT DAYS

The following event days are based on the information in the Anticipated Utilization Table and are broken out by facility element. This information was generated primarily for use in determining both estimated operational costs and estimated rental revenue.

Main Covered Arena including covered warm-up arena and show office: 130 event days and 48 set-up/strike days with a total of 178 days or 48.7% utilization.

Main Outdoor Arena including warm-up arena & show office: 151 event days and 50 set-up/strike days with a total of 201 days or 55% utilization.

Other Outdoor Arenas: (1,825 possible) 422 event days or 23% utilization.

Horse Stalls: 49,455 rental days or 37.6% utilization. It is important to note that a number of events require more stalls than offered in the Master Plan. In this case, the number of built stalls (360) was the maximum count utilized per day to improve accuracy of the study. Furthermore, national equestrian event research indicates that each horse at a typical event utilizes 1.3 stalls, considering the use of some stalls for storage of tack and equipment. To ensure the delivery of a conservative study, each horse in this study accounts for exactly one stall.

Grand Prix Field: 26 event days or 7% utilization. Although this venue is certain to attract a multitude of events, both equestrian and non-equestrian, the Consultant Team has not speculated any events beyond those provide by the surveyed event organizers.

Cross Country Course: 26 event days or 7% utilization.



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Community/Meeting Room: 52 event days or 14.2% utilization. All of these events are associated with medium to large equestrian events. Although this venue is certain to attract a multitude of events, both equestrian and non-equestrian, the Consultant Team has not speculated any events beyond those provide by the surveyed event organizers.

Courtyard Vendor Booths: (10,800 possible) 1,412 or 13% utilization. We estimated that approximately 50% of the attending vendors will utilize custom-outfitted vendor trailers and will not utilize the courtyard vendor spaces.

R.V. Pedestals: (29,200 possible: 60 in R.V. Park & 20 in trailer parking areas) 3,504 or 12% utilization.

VISITOR DAYS

Information regarding visitor days per event was provided by the event organizers. Where this information was not provided, the national event average of 3.2 people per horse was used. As with facility event days, visitor days were discounted 20% assuming that 20% of this activity may fail to materialize. This information was used primarily to determine the estimated value of on-site food & beverage concessions. In a further effort to provide conservative revenue estimates, only visitor days from the "large event" table, not including 4-H and other non-profit users, were utilized to estimate F&B concession revenue.



Large Event visitor days: 234,018

- Non-profit visitor days: 12,507

Large Event visitor days used for study: 221,511 X .80 = 177,208

+ Small Event Visitor Days: 16,040 (not used for F&B revenue calculations)

TOTAL VISITOR DAYS: 193,248

EVENT PROGRAMMING RECOMMENDATIONS

Based on the very strong regional demand for quality equestrian event venues, the high volume of anticipated equestrian-related utilization, and the anticipated willingness of event organizers to pay market rental rates, the Consultant Team believes that facility management should focus on programming for the equestrian-related event market. It is important that the proposed facility offer high-quality facilities and excellent exhibitor services, focusing on one thing and doing it very well. This type event includes but is not limited to the following:



EVENT PROGRAMMING

- Horse Shows (breed, non-breed, and discipline-specific)
- Barrel Racing
- Roping/Team Roping
- Cutting
- Reining
- Team Penning
- Rodeos (including youth and pro-rodeo)
- 3-Day Eventing
- Dressage
- Show Jumping
- Gymkhana
- Mounted Shooting Competitions
- Equestrian-related festivals, symposiums, and clinics
- 4-H & FFA Shows
- Horse Sales/Auctions
- Organized Trail Rides
- Equestrian-related equipment sales and auctions
- Grand Prix

However, it is anticipated that the facility management will seek non-equestrian events to minimize dark days and maximize facility revenue. We believe that the facility will be utilized most weekends (Friday-Monday) by equestrian events, however there may be numerous mid-week (Tuesday-Thursday) opportunities to seek multi-use events and maximize the facility's capabilities. Such multi-use events include, but are not limited to:

- Arenacross (motorcycles)
- Monster Trucks
- Tractor Pulls
- Consumer Shows
- Consumer Auctions
- Concerts
- BMX and other extreme sports
- Circus
- Other spectator events that require large arenas



EVENT PROGRAMMING

CONCLUSIONS

Based on the analysis of similar existing local, regional, and national facilities, information gathered from event organizer questionnaires, and the anticipated equestrian event utilization above, the Consultant Team has drawn the following conclusions:

- There is a very high level of demand for quality equestrian-related event facilities with a capacity of at least 300 horse stalls within the Las Vegas market;
- Venue competition for these events within the market, among affordable high-quality facilities, is virtually non-existent;
- The primary competing venue for the anticipated events would be the existing Horseman's Park, owned and operated by Clark County. It would be very difficult for Horseman's Park to compete against the proposed Northwest Las Vegas Equestrian Park and Horseman's Park would likely lose a significant portion of its business to the new Equestrian Park;
- If Horseman's Park is redeveloped for non-equestrian use, most if not all existing events will be relocated to the new Northwest Las Vegas Equestrian Park;
- The proposed Northwest Las Vegas Equestrian Park is planned and programmed to avoid competition with the larger, more costly to utilize facilities being developed at South Coast Casino;
- As planned, the proposed Northwest Las Vegas Equestrian Park will dominate the regional market for equestrian events with up to 400 horses, and will acquire some events with more than 400 horses due to the anticipated quality of facilities and relatively modest proposed pricing structure;
- Event programming efforts at the proposed Northwest Las Vegas Equestrian Park should focus on the strong demand of equestrian-related market, although the facility management may book non-equestrian multi-use events in the primary event venues to infill the event calendar. Event programming should focus on a core user type and do it very well to achieve regional prominence.





EVENT PROGRAMMING

PROGRAMMING SPREADSHEET

The following spreadsheet provides a tabulation of large and small events that could be hosted at the future Northwest Las Vegas Equestrian Park. Additionally, some of the information that was assembled through a questionnaire is included in order to display the methodology that the Design Team used in collecting data.

Las Vegas Equestrian Park -- Anticipated Utilization -- First Full Year of Stabilized Operations													Northwest Las Vegas Equestrian Park -- Anticipated Utilization -- First Full Year of Stabilized Operations												
LARGE EVENTS													SMALL EVENTS												
Operation	# of Events	Event Type	Event Date	Event Days	Event Hours/Day	Total # of Riders	# of Riders/Event	# of Spectators/Event	Total # of Spectators	# of Riders/Event	# of Spectators/Event	Total # of Spectators	# of Events	Event Type	Event Date	Event Days	Event Hours/Day	Total # of Riders	# of Riders/Event	# of Spectators/Event	Total # of Spectators	# of Riders/Event	# of Spectators/Event	Total # of Spectators	
Anticipated Operations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Anticipated Operations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Anticipated Operations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Anticipated Operations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Anticipated Operations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Anticipated Operations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Anticipated Operations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Anticipated Operations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Anticipated Operations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Anticipated Operations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
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Anticipated Operations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Anticipated Operations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
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Anticipated Operations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Anticipated Operations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
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Anticipated Operations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Anticipated Operations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Anticipated Operations	1	1																							

15%-20% of anticipated event activity will fail to materialize (use 20% for study)

Unknown events will materialize however none have been assumed to balance above discount. 50% of equine vendors vs vendor trailers - not vendor booths. Equine event attendance estimates follow national research numbers by type of event and horse count. Ro-bos and other flocked event attendance estimates are direct local event organizer input.

**Las Vegas Equestrian Park
Boarding and Training Facility Telephone Questionnaire**

Name: Judy Nielson **Facility:** Aspen Hill Farm
13080 La Cienega Street
Las Vegas, NV 89124
Judy cell # 702-496-2079
702-260-9291 (hunter/jumper)
702-338-2427 (dressage)
Specialization: hunter/jumper
dressage

Facility:

- **Acres:** 5
- **# Stalls:** 60
- **Outdoor Arenas (size, lighted, etc.):** 140' x 260' lighted arena, 20' x 50' dressage arena
- **Covered/Indoor Arenas (size, lighted, seating, etc.):** No
- **Other Riding or Training Facilities:** No
- **Are you planning any expansion?** No, but is thinking about relocating nearby

Boarding:

- **# Stalls for boarding:** 55, (5 personal horses)
- **Current # of horses boarded:** 50
- **Waiting List? How many?** No
- **Do you offer both stall rental with owner care and full-board?** Full-board w/ training only
- **Do boarders have free use of all facilities?** Yes
- **Boarding Rates:** \$450-\$850/monthly (\$300 training)
- **Additional Charges:**

Suggestions for NWLV Equestrian Park: Would like to have a place with an indoor arena, good quality footings, better dust control than what is provided from Horseman's Park Facility.

Thank you for your assistance. If you would like to learn more about the NWLV Equestrian Park please contact Bob Beyer at the Horse Council of Nevada. We will be having facility planning review sessions in Las Vegas throughout the summer and fall.

**Las Vegas Equestrian Park
Boarding and Training Facility Telephone Questionnaire**

Name: Kathi Hill **Facility:** Blue Sage Training Center
7505 Racel Street
Las Vegas, NV 89131
(702) 645-4580
Specialization: Arabians,
Reining horses, Western
Pleasure, English, trail, stock
horses

Facility:

- **Acres:** 2.5 acres
- **# Stalls:** (9) 12 x 12, (14) 16 x 20 outdoor, partially covered
- **Outdoor Arenas (size, lighted, etc.):** (1) 220 x 97 with lights
- **Covered/Indoor Arenas (size, lighted, seating, etc.):** No
- **Other Riding or Training Facilities:** (1) 60' round pen
- **Are you planning any expansion?** No

Boarding:

- **# Stalls for boarding:** 20
- **Current # of horses boarded:** 18
- **Waiting List? How many?** Not currently
- **Do you offer both stall rental with owner care and full-board?** Full-board only
- **Do boarders have free use of all facilities?** Yes
- **Boarding Rates:** \$275 for outside stalls, \$375 for inside stalls, training w/ boarding outside \$625, training w/ boarding inside \$725 (training \$350)
- **Additional Charges:**

Thank you for your assistance. If you would like to learn more about the NWLV Equestrian Park please contact Bob Beyer at the Horse Council of Nevada. We will be having facility planning review sessions in Las Vegas throughout the summer and fall.

**Las Vegas Equestrian Park
Boarding and Training Facility Telephone Questionnaire**

Name: April Boone **Facility:** Bonnie Springs Ranch/Old Nevada
Blue Diamond, NV 89004
(702) 875-4191

Facility:

- **Acres:** 70
 - **# Stalls:** 60
 - **Outdoor Arenas (size, lighted, etc.):** (1) full size rodeo arena, lights
 - **Covered/Indoor Arenas (size, lighted, seating, etc.):** No
 - **Other Riding or Training Facilities:** (2) round pens
 - **Are you planning any expansion?** Yes
-

Boarding:

- **# Stalls for boarding:** 45
- **Current # of horses boarded:** 30
- **Waiting List? How many?** none
- **Do you offer both stall rental with owner care and full-board?** Full-board
- **Do boarders have free use of all facilities?** yes
- **Boarding Rates:** \$250 for 1/2 sheltered stalls, \$210 for older stalls,
\$380 for new barn stalls w/ runs
- **Additional Charges:** Yes, for special needs

Thank you for your assistance. If you would like to learn more about the NWLV Equestrian Park please contact Bob Beyer at the Horse Council of Nevada. We will be having facility planning review sessions in Las Vegas throughout the summer and fall.

Las Vegas Equestrian Park

Boarding and Training Facility Telephone Questionnaire

Name: Joelle Wisnicky

Facility: Brass Tacks Equestrian Center
8330 Warbonnet Way
Las Vegas, NV 89113
702-896-3169
Specialization: hunter/jumper

Facility:

- **Acres:**
- **# Stalls:**
- **Outdoor Arenas (size, lighted, etc.):**
- **Covered/Indoor Arenas (size, lighted, seating, etc.):**
- **Other Riding or Training Facilities:**
- **Are you planning any expansion?**

Boarding:

- **# Stalls for boarding:**
- **Current # of horses boarded:**
- **Waiting List? How many?**
- **Do you offer both stall rental with owner care and full-board?**
- **Do boarders have free use of all facilities?**
- **Boarding Rates:**
- **Additional Charges:**

Thank you for your assistance. If you would like to learn more about the NWLV Equestrian Park please contact Bob Beyer at the Horse Council of Nevada. We will be having facility planning review sessions in Las Vegas throughout the summer and fall.

**Las Vegas Equestrian Park
Boarding and Training Facility Telephone Questionnaire**

Name: Shirley Shown **Facility:** Cornerstone Ranch
HCR 38, Box730
Las Vegas, NV89124
(702) 376-3099
(702) 376-3061
Specialization: basic
horsemanship, training

Facility:

- **Acres:** 5
 - **# Stalls:** 31
 - **Outdoor Arenas (size, lighted, etc.):** (2) 75 x 150 arenas with lights
 - **Covered/Indoor Arenas (size, lighted, seating, etc.):** No
 - **Other Riding or Training Facilities:** 50 x 300 turnouts
-
- **Are you planning any expansion?** No (already spent \$300,000)

Boarding:

- **# Stalls for boarding:** 29
- **Current # of horses boarded:** 27
- **Waiting List? How many?** No
- **Do you offer both stall rental with owner care and full-board?** Full-board
- **Do boarders have free use of all facilities?** Yes
- **Boarding Rates:** Pony \$150, horse \$175, horse above 15 hands \$200
- **Additional Charges:** special care is additional

Thank you for your assistance. If you would like to learn more about the NWLV Equestrian Park please contact Bob Beyer at the Horse Council of Nevada. We will be having facility planning review sessions in Las Vegas throughout the summer and fall.

Las Vegas Equestrian Park Boarding and Training Facility Telephone Questionnaire

Name: Tovah Houston **Facility:** Facet 58
6180 Donal Nelson Ave.
Las Vegas, NV 89143
(702) 656-1847

Facility:

- **Acres:** 2
- **# Stalls:** 12
- **Outdoor Arenas (size, lighted, etc.):** (1) 125 x 210, lights
- **Covered/Indoor Arenas (size, lighted, seating, etc.):** No
- **Other Riding or Training Facilities:** No
- **Are you planning any expansion?** No

Boarding:

- **# Stalls for boarding:** 12
- **Current # of horses boarded:** 12
- **Waiting List? How many?** yes
- **Do you offer both stall rental with owner care and full-board?** Full-board
- **Do boarders have free use of all facilities?** Yes
- **Boarding Rates:** \$325/month for stall
- **Additional Charges:** No

Thank you for your assistance. If you would like to learn more about the NWLV Equestrian Park please contact Bob Beyer at the Horse Council of Nevada. We will be having facility planning review sessions in Las Vegas throughout the summer and fall.

Las Vegas Equestrian Park Boarding and Training Facility Telephone Questionnaire

Name: Daniel Mell

Facility: Olympic Equestrian Center
13436 Gabriel Street
Las Vegas, NV 89124
702-896-8988
Specialization: pleasure horses

Facility:

- **Acres:**
- **# Stalls:**
- **Outdoor Arenas (size, lighted, etc.):**
- **Covered/Indoor Arenas (size, lighted, seating, etc.):**
- **Other Riding or Training Facilities:**
- **Are you planning any expansion?**

Boarding:

- **# Stalls for boarding:**
- **Current # of horses boarded:**
- **Waiting List? How many?**
- **Do you offer both stall rental with owner care and full-board?**
- **Do boarders have free use of all facilities?**
- **Boarding Rates:**
- **Additional Charges:**

Thank you for your assistance. If you would like to learn more about the NWLV Equestrian Park please contact Bob Beyer at the Horse Council of Nevada. We will be having facility planning review sessions in Las Vegas throughout the summer and fall.

**Las Vegas Equestrian Park
Boarding and Training Facility Telephone Questionnaire**

Name: Heidi Unger **Facility:** Rocking H Ranch
140 Kyle Canyon Road
Las Vegas, NV 89124
(702) 395-1519
Specialization: horse camps, desert riding trails

Facility:

- **Acres:** 5
 - **# Stalls:** 50
 - **Outdoor Arenas (size, lighted, etc.):** No
 - **Covered/Indoor Arenas (size, lighted, seating, etc.):** No
 - **Other Riding or Training Facilities:** (1) 60' round pen
 - **Are you planning any expansion?** Yes
-

Boarding:

- **# Stalls for boarding:** 48
- **Current # of horses boarded:** didn't want to tell me
- **Waiting List? How many?** No
- **Do you offer both stall rental with owner care and full-board?** Full-board
- **Do boarders have free use of all facilities?** Yes
- **Boarding Rates:** \$250/month for stall
- **Additional Charges:** Training session riding owners horse \$35 each,
riding lessons \$25 each time

Suggestions for NWLV Equestrian Center: would like to have a covered show arena and no more boarding.

Thank you for your assistance. If you would like to learn more about the NWLV Equestrian Park please contact Bob Beyer at the Horse Council of Nevada. We will be having facility planning review sessions in Las Vegas throughout the summer and fall.

**Las Vegas Equestrian Park
Boarding and Training Facility Telephone Questionnaire**

Name: Jacque Fitzgerald **Facility:** Sagebrush Ranch
12000 West Ann Road
Las Vegas, NV 89149
(702) 645-9422
Specialization: hourly trail rides,
lessons, horse camps, birthday parties

Facility:

- **Acres:** 50
 - **# Stalls:** 20 corrals
 - **Outdoor Arenas (size, lighted, etc.):** (1) "normal size" no lights
 - **Covered/Indoor Arenas (size, lighted, seating, etc.):** No
 - **Other Riding or Training Facilities:** (1) 60' round pen
 - **Are you planning any expansion?** Yes
-

No boarding at facility

Boarding:

- **# Stalls for boarding:**
- **Current # of horses boarded:**
- **Waiting List? How many?**
- **Do you offer both stall rental with owner care and full-board?**
- **Do boarders have free use of all facilities?**
- **Boarding Rates:**
- **Additional Charges:**

Thank you for your assistance. If you would like to learn more about the NWLV Equestrian Park please contact Bob Beyer at the Horse Council of Nevada. We will be having facility planning review sessions in Las Vegas throughout the summer and fall.

Las Vegas Equestrian Park Boarding and Training Facility Telephone Questionnaire

Name: Kristine Snellenburg **Facility:** Shadowfax
(trainer) 3300 B Coran Lane
Las Vegas, NV 89106
702-596-6466
Specialization: English riding,
Training, lessons
(No longer exists)

Facility:

- Acres:
- # Stalls:
- Outdoor Arenas (size, lighted, etc.):
- Covered/Indoor Arenas (size, lighted, seating, etc.):
- Other Riding or Training Facilities:
- Are you planning any expansion?

Boarding:

- # Stalls for boarding:
- Current # of horses boarded:
- Waiting List? How many?
- Do you offer both stall rental with owner care and full-board?
- Do boarders have free use of all facilities?
- Boarding Rates:
- Additional Charges:

Suggestions for NWLV Equestrian Park: Would like to have a place with a covered arena, covered warm-up arena, and good quality footings.

Thank you for your assistance. If you would like to learn more about the NWLV Equestrian Park please contact Bob Beyer at the Horse Council of Nevada. We will be having facility planning review sessions in Las Vegas throughout the summer and fall.

Las Vegas Equestrian Park

Boarding and Training Facility Telephone Questionnaire

Name:

Facility: Shadowland Equestrian Center
6901 A North Jones
Las Vegas, NV 89131
702-655-7402 **Wrong Number**
702-655-1506 **Wrong Number**
Specialization: European-style
instruction, dressage, combined
training, jumping, pony club

Facility:

- **Acres:** 17
- **# Stalls:**
- **Outdoor Arenas (size, lighted, etc.):** lighted 40 x 20, 60 x 20, Jumping stadium
360 x 240
- **Covered/Indoor Arenas (size, lighted, seating, etc.):**
- **Other Riding or Training Facilities:** 65' wide circular lunge pen, cross-country fences, galloping track, equestrian clubhouse
- **Are you planning any expansion?**

Boarding:

- **# Stalls for boarding:**
- **Current # of horses boarded:**
- **Waiting List? How many?**
- **Do you offer both stall rental with owner care and full-board?**
- **Do boarders have free use of all facilities?**
- **Boarding Rates:**
- **Additional Charges:**

***Information from advertisement**

Thank you for your assistance. If you would like to learn more about the NWLV Equestrian Park please contact Bob Beyer at the Horse Council of Nevada. We will be having facility planning review sessions in Las Vegas throughout the summer and fall.

**Las Vegas Equestrian Park
Boarding and Training Facility Telephone Questionnaire**

Name: Joel Ehlers **Facility:** Twin Palms Farm
Las Vegas, NV
702-354-1504

Facility:

- **Acres:** 2.5
- **# Stalls:**
- **Outdoor Arenas (size, lighted, etc.):** 150 x 250, lighted, viewing terrace
- **Covered/Indoor Arenas (size, lighted, seating, etc.):** No
- **Other Riding or Training Facilities:** 1 round pen, 2 grass turn-outs 60x60
- **Are you planning any expansion?**

Boarding:

- **# Stalls for boarding:** 21
- **Current # of horses boarded:** 17
- **Waiting List? How many?**
- **Do you offer both stall rental with owner care and full-board?** Full-board
- **Do boarders have free use of all facilities?** yes
- **Boarding Rates:** \$400/month (believes to be high end of market)
- **Additional Charges:** must train with their trainer (\$250/month minimum)
(most pay \$500/month for training)

Thank you for your assistance. If you would like to learn more about the NWLV Equestrian Park please contact Bob Beyer at the Horse Council of Nevada. We will be having facility planning review sessions in Las Vegas throughout the summer and fall.

Las Vegas Equestrian Park

Boarding and Training Facility Telephone Questionnaire

Name: Mr. Kent

Facility: Vegas Sands Ranch
6755 Rio Vista
Las Vegas, NV 89131
702-656-2662
Specialization: all breeds and
disciplines
**(Didn't want to give me the
information)**

Facility:

- Acres:
- # Stalls:
- Outdoor Arenas (size, lighted, etc.):
- Covered/Indoor Arenas (size, lighted, seating, etc.):
- Other Riding or Training Facilities:
- Are you planning any expansion?

Boarding:

- # Stalls for boarding:
- Current # of horses boarded:
- Waiting List? How many?
- Do you offer both stall rental with owner care and full-board?
- Do boarders have free use of all facilities?
- Boarding Rates:
- Additional Charges:

Thank you for your assistance. If you would like to learn more about the NWLV Equestrian Park please contact Bob Beyer at the Horse Council of Nevada. We will be having facility planning review sessions in Las Vegas throughout the summer and fall.

Las Vegas Equestrian Park Boarding and Training Facility Telephone Questionnaire

Name: Terri & Steve Weiss **Facility:** Willow Pines Ranch Equestrian Center
5770 West Rosada Way
Las Vegas, NV 89130
(702) 396-5063
(702) 400-1782 (Mrs. Terri Weiss)
www.willowpinesranch.com
Specialization: boarding & training all
breeds; Western & English riding lessons

Emailed and called but she didn't want to tell me anything, she said just to look on their website for information.... All information below is from website.

Facility:

- **Acres:**
- **# Stalls:**
- **Outdoor Arenas (size, lighted, etc.):** large lighted arena
- **Covered/Indoor Arenas (size, lighted, seating, etc.):**
- **Other Riding or Training Facilities:** barn, lighted round pens, new 8-jump course, grass paddocks, hot & cold water wash racks, picnic areas, trailer parking, individual tack lockers
- **Are you planning any expansion?**

Boarding:

- **# Stalls for boarding:**
- **Current # of horses boarded:**
- **Waiting List? How many?**
- **Do you offer both stall rental with owner care and full-board?**
- **Do boarders have free use of all facilities?**
- **Boarding Rates:** Barn stalls with turn-outs \$375/month
16' x 20' outside covered stalls \$250/month
- **Additional Charges:**

Thank you for your assistance. If you would like to learn more about the NWLV Equestrian Park please contact Bob Beyer at the Horse Council of Nevada. We will be having facility planning review sessions in Las Vegas throughout the summer and fall.

FUNDING & FINANCING THE PARK



NORTHWEST EQUESTRIAN PARK MASTER PLAN LAS VEGAS, NEVADA



FUNDING





FUNDING & FINANCING

FUNDING AND FINANCING THE EQUESTRIAN PARK

There are two types of funding that will be required to build and operate the Northwest Equestrian Park: capital funding and operations funding. This section of the Master Plan addresses each of these areas of funding and offers recommendations for how the city might meet these obligations. Included in this section is a strategy for generating revenues from the operation of the Park. In time, the Northwest Equestrian Park can become a facility that operationally self sustaining.

CAPITAL FUNDING

In order for the City of Las Vegas to implement the recommendations of this Master Plan it will be necessary to use a combination of local, state, federal, and private funding. The total cost for full build-out of the Park is estimated at \$38 million. Full development would occur in three phases, with phase one costing approximately \$15.7 million, phase two \$12 million and phase three \$10 million.

The City will need to raise the capital funds necessary to build the project. The Design Team envisions three primary sources of funds to pay for capital development: SNPLMA funding, City of Las Vegas and private sources. Each of these are described in greater detail as follows.

Southern Nevada Public Lands Management Act

One of the principal capital funding sources for the future development of the Northwest Equestrian Park will be SNPLMA. Established in 1998, SNPLMA allows the Bureau of Land Management (BLM) to sell land and use revenue derived from the sale for specific programs throughout Southern Nevada, including the acquisition of open space and development of park and trail facilities. The City of Las Vegas will need to submit applications for each phase of the Equestrian Park in conjunction with the appropriate funding cycles of SNPLMA in order to assist with the capital development of the equestrian park.

For phase one development, the City should make applications of funding to SNPLMA in the amount of \$6 million for the 2007 and 2008 cycles of funding. For phase two development, the City should make applications of funding to SNPLMA in the amount of \$6 million for the 2009 cycle of funding. For phase three development, the City should make applications to SNPLMA in the amount of \$3.5 million. The total contribution for capital development from the SNPLMA program would be \$21.5 million of the total \$38 million needed.



City of Las Vegas Funding

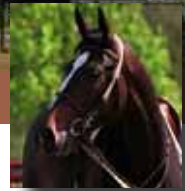
The City of Las Vegas has not set aside funding to support the development and operation of the Equestrian Park. The recommendations of this Plan will require the city to assess its funding capacity for the Park and take action to allocated capital funding] necessary to build the Park. Typically, the City would allocate funds from its general revenue stream. The City can also issue bonds, with voter approval, to cover costs to build the Park. The City may also structure partnerships with other entities, such as Clark County, to meet the financial needs of the project.

The Design Team recommends that for phase one development, the City allocate \$2.5 million. For phase two development, the team recommends the City allocate \$2 million. For phase three development, the team recommends the City allocate \$1.5 million. The total contribution for capital development from the City and its partners would be \$6 million of the total \$38 million needed.

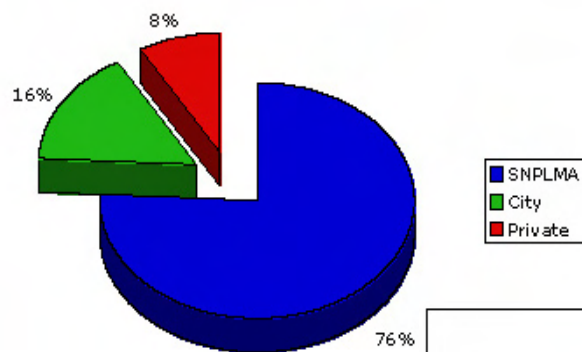
Private Funding

It will be necessary and important for the equestrian community to step forward and support the development of the Park. The Design Team believes that the Park affords the opportunity to raise private capital, from individual donors and businesses to support the capital campaign for each phase of the project. The team recommends that for phase one, approximately \$1.3 million in private funding be raised to support project development. For phase two, \$4 million should be raised and for phase three \$5.3 million will need to be raised. The total contribution for capital development from the private sources would be \$10.6 million of the total \$38 million needed.

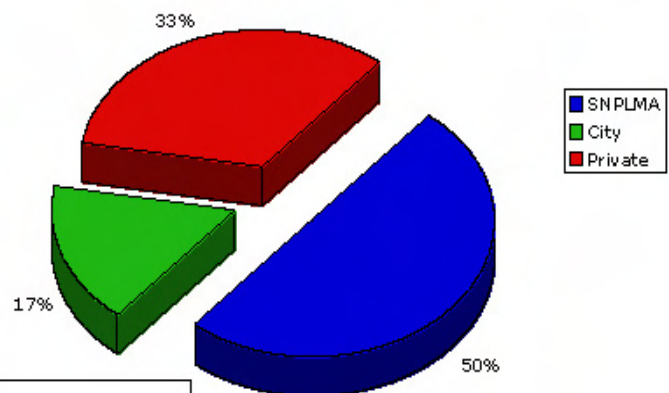
One possible incentive for individual and business donations would be the opportunity to have a facility named for a donor. This should only occur if an individual donor contributes more than \$1 million to future project development.



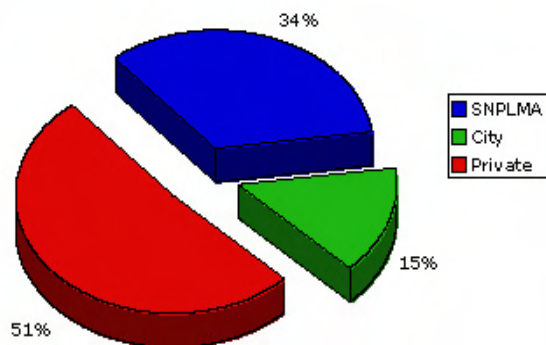
Phase One Funding Formula



Phase Two Funding Formula



Phase Three Funding Formula





OPERATING REVENUES AND EXPENSES

This section presents estimates of operating revenues and expenses for the proposed Northwest Las Vegas Equestrian Park. Operating revenues and expenses are estimated for the first full year of stabilized operations in 2005 dollars. Estimates are based on:

- Golden Spike Event Center (Ogden, Utah) FY 2003-2004 financial records;
- Salt Lake County Equestrian Park (South Jordan, Utah) FY 2003-2004 financial records;
- Facility utilization projections provided in the Facility Utilization section of this document, and acquired directly from Las Vegas market event organizers;
- Conservative rental rates and fees determined by gh2 following a study of rates and fees for similar local, regional, and national facilities, see the following Table C;
- Assumption that exclusive service concessionaires for foodservice and hay/feed/bedding sales will be engaged by the City of Las Vegas to service the proposed facility, and;
- Economic Feasibility studies for similar facilities nationwide.

Even given these factors, it is important to recognize that there is a level of uncertainty involved in all projects involving revenue or forecasts. Many of the considerations taken into account by gh2 in the preparation of this study (including, without limitation: socioeconomic trends, government practices and policies, economic recessions, management changes, competition, changes in facility policies and procedures, and prevailing opinions regarding these matters) are subject to change at any time and may vary significantly from those prevailing at the time this study was prepared, despite the use of due care by gh2. Further, gh2 GRALLA ARCHITECTS, LLC is not responsible for future marketing efforts and other management actions upon which actual results depend.



FUNDING & FINANCING

FINANCIAL ANALYSIS KEY FINDINGS

- Revenue vs. Expenses:** For the first full year of facility operations, potential facility revenue is estimated to total \$1,307,925 (\$1,491,550 before discounts/long-term contract pricing allowances). Operating expenses are estimated to total \$1,285,135, with an operational profit of approximately \$22,790. By the fourth year of operations, the first year of stabilized event growth induced by the “new facility” effect, the revenue is projected to reach \$1,748,567 with operational costs of \$1,558,214 (an operational profit of \$190,353). These figures include all anticipated discounts and long-term rental agreement pricing. See Tables A and C for more information.
- Facility Rental Revenue and Discounts:** Facility rental revenue is expected to total \$1,224,175 during the first full year of operations. However, in an effort to provide conservative, real-world estimates of facility rental income and ultimate profitability, this study utilizes discounted rental income estimates in the Revenue Projections and Operating Expenses Summary, Table C. The discounted rates are equal to 85% of the proposed published rates, providing for an average discount of 15% for local users and long-term negotiated contracts. The final discounted facility rental revenue is estimated to be \$1,040,549 during the first full year of operations.
- Primary Sources of Revenue:** As typical with most facilities of this type, the leading source of potential revenue will be horse stall rental fees, totaling an estimated \$730,013 (\$620,511 after discounts/long-term contracts) in the first year of full operations, accounting for approximately 47% of anticipated facility revenues. The second leading source of revenue is projected to be rental of the Main Covered Arena, totaling an estimated \$117,000 (\$99,450 after discounts/long-term contracts), or 9.5% of total year one facility rental revenue. Complete facility rental revenue is expected to total \$1,224,175 (\$1,040,549 after discounts/contracts) or 79.5% of total facility revenue. See Table C for more information.
- Estimated Miscellaneous Rentals and Fees:** Rental/service fees for items such as RV hookups, dump station fees, and arena utilities are expected to produce a minimum of \$135,060, or 10.3% of the total year one facility income of \$1,307,923 (after discounts/contracts). Miscellaneous rental fees are not discounted. See Table C for more information.
- Estimated Concessionaire Revenue:** Concessionaire revenue from on-site food & beverage sales and hay/feed/bedding sales is expected to total



FUNDING & FINANCING

\$107,315, or 8.2% of the total year one facility income of \$1,307,923 (after discounts/contracts). See Table C for more information.

- **Primary Expenses:** Labor (salaries/wages) and labor burden (taxes, benefits, etc.) are anticipated to be the leading operational expenses, totaling an estimated \$597,300 and \$167,490 respectively during the first full year of operations. This is \$764,790 or 59% of the total operational expenses of \$1,285,135. Building and site utilities should follow, costing an estimated \$155,633 the first year (12% of total operational expenses). See Table B for more detailed information.

OPERATING REVENUES AND EXPENSES SUMMARY

Table A on the following page presents estimates of potential revenues and expenses for the proposed new Northwest Las Vegas Equestrian Park. These revenues and expenses are intended to be an annual operating guide only, and do not include debt service on major capital improvements, including the initial capital development of the facilities.

A full review of estimated operating expenses, revenues, supporting tables, and other relevant issues follows Table A.



FUNDING & FINANCING

TABLE A

gh2 GRALLA ARCHITECTS, LLC

Revised: December 7, 2005

Project Name :

Northwest Las Vegas Equestrian Park

ESTIMATED REVENUE PROJECTIONS AND OPERATING EXPENSES SUMMARY

LEGEND

REV (Revenue) Facility Rental Charges

REV1 (Revenue) Labor/Equip Setup/etc.- this includes charges to the event party to provide "Other Chargeable Items"

REV2 - Concess. (Revenue) Percentage of gross revenue paid by selected concessionaires

REV3 - Miscellaneous Revenue (facility sponsorships & advertising)

!!!THIS TABLE INCLUDES AN ANNUAL RENTAL RATE INCREASE OF 5% YEARS 2-3!!!

REVENUE	YEAR ONE	YEAR TWO	YEAR THREE	YEAR FOUR	YEAR FIVE
A. FACILITY RENTAL REVENUE:					
REV - Main Covered Arena	\$117,000	\$136,305	\$158,418	\$164,736	\$171,288
REV - Main Cov. Arena Set-up/Strike	\$14,400	\$16,776	\$19,498	\$20,275	\$21,082
REV - Main Outdoor Arena	\$93,100	\$108,462	\$126,057	\$131,085	\$136,298
REV - Main Out. Arena Set-up/Strike	\$11,650	\$13,572	\$15,774	\$16,403	\$17,056
REV - Other Outdoor Arenas	\$140,613	\$163,814	\$190,390	\$197,983	\$205,857
REV - Stall Rental	\$730,013	\$810,314	\$899,449	\$935,427	\$972,844
REV - Grand Prix Field	\$18,200	\$22,932	\$28,883	\$30,321	\$31,832
REV - Cross-Country Course	\$18,200	\$22,932	\$28,883	\$30,321	\$31,832
REV - Community/Meeting Room	\$10,400	\$12,116	\$14,082	\$14,643	\$15,226
REV - Courtyard Vendor Booths	\$70,600	\$82,249	\$95,592	\$99,405	\$103,358
TOTAL FACILITY RENTAL REVENUE:	\$1,224,176	\$1,389,472	\$1,577,027	\$1,640,600	\$1,706,673
RENTAL DISCOUNTS (15%):	\$183,626	\$208,421	\$236,554	\$246,090	\$256,001
RENTAL REVENUE AFTER DISC.:	\$1,040,550	\$1,181,051	\$1,340,473	\$1,394,510	\$1,450,672
B. BASIC FEES REVENUE:					
REV1 - RV Hookups	\$87,600	\$105,777	\$127,726	\$154,229	\$174,086
REV1 - Main Cov. Arena Lights	\$7,800	\$9,087	\$10,561	\$10,982	\$11,419
REV1 - Main Out. Arena Lights	\$9,060	\$10,555	\$12,267	\$12,756	\$13,264
REV1 - Other Outdoor Arena Lights	\$12,600	\$14,679	\$17,060	\$17,741	\$18,446
REV1 - Storage Bldg (10x10)	\$9,600	\$10,080	\$10,584	\$11,113	\$11,669
REV1 - Storage Bldg (20x20)	\$8,400	\$8,820	\$9,261	\$9,724	\$10,210
TOTAL FEE REVENUE:	\$135,060	\$158,998	\$187,460	\$216,546	\$239,094
C. CONCESSION REVENUE:					
REV2 - Food & Beverage Concession	\$85,060	\$94,417	\$104,802	\$108,995	\$113,354
REV2 - Hay/Feed/Bedding Concess.	\$22,255	\$24,703	\$27,420	\$28,517	\$29,658
TOTAL CONCESSION REVENUE:	\$107,315	\$119,120	\$132,223	\$137,512	\$143,012
D. MISCELLANEOUS REVENUE:					
REV3 - Sponsorships/Advertising	\$25,000	\$27,500	\$30,250	\$33,275	\$36,603
TOTAL CONCESSION REVENUE:	\$25,000	\$27,500	\$30,250	\$33,275	\$36,603
EST. TOTAL REVENUE (A,B,C,D):	\$1,307,925	\$1,459,169	\$1,660,155	\$1,748,567	\$1,832,778
EST. OPERATING EXPENSES:	\$1,285,135	\$1,379,684	\$1,484,101	\$1,558,214	\$1,636,508
EST. OPERATING PROFIT/(LOSS)*:	\$22,790	\$79,485	\$176,054	\$190,353	\$196,270

*Not including debt service for construction of the facilities

Anticipated Facility Utilization Growth Rate Multipliers:

FACILITY RENTAL & FEE REVENUE

Assumed increase of 11% per year for the first 3 years, then 4% + annual rate increase of 5%

2nd yr =	3rd yr =	4th yr =	5th yr =
1.165	1.354	1.408	1.464

Note: Figures may not total exactly due to rounding error.



PROJECTED OPERATING EXPENSES

All operational expenses grow at a rate proportional to anticipated facility utilization, plus 4% annual inflation as follows:

Years 2-3: 11% facility utilization growth + 4% inflation

Years 4-5: 4% facility utilization growth + 4% inflation

Personnel Expenses

Direct personnel expense includes salaries, wages, and overtime for all full-time and temporary employees. Indirect personnel expense includes taxes, benefits, and other costs for full-time employees only. Indirect expenses typically total 30% of direct personnel expenses. Direct personnel expenses are estimated to total approximately \$597,300 for the first stabilized year of operations. Indirect expenses during this same year are expected to total \$167,490, for a total personnel cost of approximately \$764,790. Personnel expenses are estimated to be the leading operational expense, accounting for approximately 59% of total operational costs.

The projected staffing plan below is based on research of staffing levels and associated costs at the similar facilities, with consideration given to the proposed facility size. The information below is estimated and fluctuations should be anticipated based on actual facility utilization, particularly in the case of part-time/seasonal labor. Salary/wage amounts have been rounded up to the nearest hundred and are based on 2005 dollars.

PROJECTED STAFFING PLAN

POSITION	NUMBER	SALARY/WAGE
Facility Director	1	\$ 76,000
Marketing/Sales Manager	1	\$ 65,000
Event Coordinator	1	\$ 31,100
Office Manager	1	\$ 35,200
Maintenance/Operations Supervisor	2	\$ 36,000 (\$72,000)
Bldg/Grounds Maintenance Worker I	4	\$ 30,300 (\$121,200)
Bldg/Grounds Maintenance Worker II	4	\$ 28,400 (\$113,600)
Custodial Worker	2	\$ 22,100 (\$44,200)
Part-Time/Seasonal Labor	allowance	\$ 39,000



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TOTAL DIRECT LABOR	\$597,300
LABOR BURDEN (30%)	\$167,490
(not including hourly)	
TOTAL STAFFING	\$764,790

Explanation of Staffing Positions

Facility Director: The Facility Director is ultimately responsible for the management of all staff and the smooth operation of the facility. This individual is the primary reporting individual to the City, regarding operations, budget, staffing, event programming, capital improvements, and other issues, and must ultimately make decisions or requests to the City regarding all operational issues. The Facility Director is the public face for the facility and must possess excellent political skills, sales ability, and written and oral communication skills. The Facility Director is directly involved in event booking and contracting, in support of the Marketing/Sales Manager. It is recommended that candidates for this position possess a minimum of five years experience as a Facility Director (Manager), a minimum of ten years experience as an Assistance Facility Director (Manager), or a combination of the two with a total minimum of 10 years. It is also recommended that candidates have management experience with similar equestrian-related facilities.

Marketing/Sales Manager: The Marketing/Sales Manager is a multi-task position with responsibilities including: booking events for the facility; negotiating contracts; writing press releases and coordinating facility and event marketing efforts; and selling facility sponsorships and advertising. This individual reports directly to the Facility Director. Candidates for this position must possess excellent interpersonal, presentation, and negotiating skills, as well as written and oral communication skills. It is recommended that candidates for this position have experience as a Marketing/Sales Manager at similar successful facilities. Equestrian-related facility experience is a plus.

Event Coordinator: The Event Coordinator acts as the point person for the facility during every event. This person must be able to think and react quickly to any problems arising during the event and be able to deal with show promoters, angry users, accidents, and other situations calmly. The Event Coordinator is directly responsible for ensuring that the facility is prepared for each event as per user instruction, addressing user needs during events, and post event evaluations to ensure user satisfaction. It is absolutely essential that this person



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has extensive equestrian event coordination experience, first-hand knowledge of horses, and the technical knowledge required to prepare arena footings for various types of equestrian events. It is recommended that candidates for this position have a minimum of 10 years experience as Event Coordinator at a successful facility with a similar equestrian user profile.

Office Manager: The Office Manager's primary role is support for the Facility Director, Marketing/Sales Manager, and Event Coordinator. This person will manage files and database, handle most incoming calls, coordinate facility tours, assist with accounting, and assist with day-to-day marketing/sales tasks. This person would be best classified as an executive assistant, rather than a secretary.

Maintenance/Operations Supervisor: The Maintenance/Operations Supervisor coordinates all work by the maintenance staff and directly responsible for the care and maintenance of the facility. This person reports directly to the Facility Director regarding maintenance issues and to the Event Coordinator regarding event preparation, arena conditioning, and grounds maintenance during events. It is recommended that this person equestrian, fairgrounds, or expo facility maintenance experience, first-hand knowledge of horses, and the technical knowledge required to prepare arena footings for various types of equestrian events.

Building & Grounds Maintenance Workers: The buildings & grounds maintenance staff is directly responsible for carrying out the physical labor tasks required for routine maintenance and cleaning of the facilities, event preparation, and post-event clean-up. The maintenance workers report directly to the Maintenance/Operations Supervisor.

Custodial Workers: The custodial staff is directly responsible for cleaning of the facility interiors (with the exception of the horse barns) and seating areas of the main event venues, and all toilet/shower facilities. On occasion, custodial staff may be required to assist the building & grounds maintenance staff with exterior cleaning and trash collection following major events. The custodial staff reports directly to the Maintenance/Operations Supervisor.

Part-Time/Seasonal Labor: An allowance for hourly laborers is included to assist the building & grounds maintenance staff with post-event clean-up and trash collection following major events. The hourly laborers are hired by and report



directly to the Maintenance/Operations Supervisor.

PROJECTED OPERATING REVENUE

Several methodologies were used to estimate the operating revenues for the proposed Northwest Las Vegas Equestrian Park. Considerations included the projected facility utilization, the proposed rate and fee structure (see Table C), and historical performance and financial operations of comparable facilities, line items are evaluated per event, per day, and per building basis to arrive at the estimates below. Estimated revenue breakdowns are available for each facility component in Table C. Facility utilization estimates are included earlier in this document. Additionally, five year revenue and expense projections are included in Table A.

Rental Revenue

Rental revenue will be generated from most events held at the Equestrian Park. Exceptions include training activities that may occur at the trailhead, public services such as horse housing during emergency evacuations, some local youth activities, and public meetings held at the community/meeting room. It is anticipated that the primary source of rental revenue will be from flat-fee rentals of the event facilities and stalls at the Equestrian Park. However, it is estimated that miscellaneous facility fees and commissions from concessionaire sales, such as food & beverage, will generate substantial revenues.

The following assumptions impact the rental revenue projections:

- Proposed startup rental rates are presented in Table C, which are approximately 15% below what the Consultant Team feels is the market value for the proposed facilities;
- Rental rates for 4-H, youth rodeo, Friends of the Mounted Patrol, and other non-profit users will be approximately 25% of the published rental rates;
- Net rental rates include a 15% discount for local users and long-term rental agreements, which will both be exercised at the discretion of the facility management. This discount was applied to all anticipated rentals to provide a conservative analysis. Average discounts for similar facilities across the United States range from 8.5% to 15% of annual



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TABLE B
Northwest Las Vegas Equestrian Park
PROJECTED ANNUAL EXPENSES

Updated: December 07, 2005

Project No. : 2002021
Project Name: Durango Regional Events Center
gh2 GRALLA ARCHITECTS, LLC

DRHC EVENTS CENTER FACILITIES OPERATIONS & MAINTENANCE ESTIMATES - PHASE ONE

	SALARY/ WAGE (2005 est.)	YEAR ONE TOTAL LABOR COSTS	YEAR ONE % ATTRIB. FACILITIES OPERATIONS	YEAR ONE EXPENSE ESTIMATED	YEAR TWO EXPENSE ESTIMATED	YEAR THREE EXPENSE ESTIMATED	YEAR FOUR EXPENSE ESTIMATED	YEAR FIVE EXPENSE ESTIMATED
1) DIRECT STAFFING COSTS								
A. Director/Facilities Manager (1)	\$76,000	\$76,000	100%	\$76,000	\$79,040	\$82,202	\$85,490	\$88,909
B. Marketing/Sales Manager (1)	\$65,000	\$65,000	100%	\$65,000	\$67,600	\$70,304	\$73,116	\$76,041
C. Event Coordinator (1)	\$41,100	\$31,100	100%	\$31,100	\$32,344	\$33,638	\$34,983	\$36,383
D. Office Manager (1)	\$35,200	\$35,200	100%	\$35,200	\$36,608	\$38,072	\$39,595	\$41,179
E. Maintenance/Operations Supervisor (2)	\$36,000	\$72,000	100%	\$72,000	\$74,880	\$77,875	\$80,990	\$84,230
F. Bldg. & Grounds Maintenance Worker I (4)	\$30,300	\$121,200	100%	\$121,200	\$126,048	\$131,090	\$136,334	\$141,787
G. Bldg. & Grounds Maintenance Worker II (4)	\$28,400	\$113,600	100%	\$113,600	\$118,144	\$122,870	\$127,785	\$132,896
H. Custodial Worker (2)	\$22,100	\$44,200	100%	\$44,200	\$45,968	\$47,807	\$49,719	\$51,708
I. Part-Time/Seasonal Labor (allowance)	\$39,000	\$39,000	100%	\$39,000	\$44,850	\$51,578	\$55,704	\$60,160
1) TOTAL DIRECT STAFFING SALARY A - I		\$597,300		\$597,300	\$625,482	\$655,435	\$683,715	\$713,292
2) INDIRECT STAFFING & OTHER COSTS								
A. Labor Burden (30% of Direct)		\$167,490		\$167,490	\$174,190	\$181,157	\$188,403	\$195,940
(Taxes, Benefits, etc.)(not including part-time)								
TOTAL YEAR ONE STAFFING COST:		\$764,790						
B. Operations Expense-General					4%	4%	4%	4%
Facility Maintenance (325,884 Int. SF @ \$0.11/sf)+(80RVx\$20)				\$37,447	\$43,064	\$49,524	\$53,486	\$57,765
Equipment Maintenance				\$14,000	\$16,100	\$18,515	\$19,996	\$21,596
Grounds Maintenance (approx. 80 acres @ \$100/acre + 8 arenas @ \$2000)				\$24,000	\$27,600	\$31,740	\$34,279	\$37,022
Waste Removal (trash/manure)				\$12,700	\$14,605	\$16,796	\$18,139	\$19,591
Office/Operating Supplies (allowance)				\$7,500	\$8,625	\$9,919	\$10,712	\$11,569
Telephone/IT				\$8,600	\$9,890	\$11,374	\$12,283	\$13,266
Professional Memberships/Dues				\$3,000	\$3,450	\$3,968	\$4,285	\$4,628
Training/Risk Management				\$7,000	\$8,050	\$9,258	\$9,998	\$10,798
Maintenance/Janitorial Supplies				\$6,200	\$7,130	\$8,200	\$8,855	\$9,564
Uniforms & Linen Supplies				\$4,500	\$5,175	\$5,951	\$6,427	\$6,942
Fuel/Oil/Other				\$5,400	\$6,210	\$7,142	\$7,713	\$8,330
SUBTOTAL OPERATIONS EXPENSE-GENERAL				\$130,347	\$149,899	\$172,384	\$186,175	\$201,069
C. Utilities								
C1. Administration Building (17,956 Int. SF)				\$18,495	\$19,234	\$20,004	\$20,804	\$21,636
C2. West Plaza Toilets-Concession (10,804 Int. SF)				\$6,120	\$7,039	\$8,094	\$8,742	\$9,441
C3. Main Covered Arena incl. warm-up (116,759 SF)				\$23,882	\$27,464	\$31,584	\$34,110	\$36,839
C4. Main Outdoor Arena incl. warm-up (131,812 SF)				\$30,449	\$35,016	\$40,268	\$43,490	\$46,969
C5. Outdoor Arenas - lights (270,000 SF)				\$19,872	\$22,853	\$26,281	\$28,383	\$30,654
C6. Barns (134,103 Int. SF)				\$23,194	\$26,674	\$30,675	\$33,129	\$35,779
C7. Service/Maintenance Building (11,377 Int. SF)				\$7,054	\$7,336	\$7,629	\$7,934	\$8,252
C8. R.V. Park (Pavilion + pedestals) (4,875 SF)				\$19,568	\$22,503	\$25,878	\$27,948	\$30,184
C9. Site Lighting & Misc. Utilities				\$7,000	\$7,280	\$7,571	\$7,874	\$8,189
SUBTOTAL UTILITIES				\$155,633	\$175,398	\$197,984	\$212,415	\$227,943
D. Promotions/Advertising/Printing/Postage/Travel				\$83,244	\$92,401	\$102,565	\$106,667	\$110,934
E. Insurance (vehicle)				\$2,700	\$2,781	\$2,864	\$2,950	\$3,039
F. Insurance (buildings/grounds/risk)				\$65,177	\$67,132	\$69,146	\$71,220	\$73,357
G. Capital Improvement Fund (roll-over) (building improvements,equipment, etc.)				\$83,244	\$92,401	\$102,565	\$106,667	\$110,934
2) TOTAL EXPENSES A-G				\$687,835	\$754,202	\$828,666	\$874,499	\$923,216
TOTAL NWLV EQUESTRIAN PARK ESTIMATED EXPENSES (1) & (2):				\$1,285,135	\$1,379,684	\$1,484,101	\$1,558,214	\$1,636,508

Sources: LaPlata County Fairgrounds historic operations data FY2004;
Saline County (KS) Expo historic operations data FY 2001-2002;
WestWorld of Scottsdale Economic Feasibility and Impact Study, July, 2003;
Golden Spike Events Center FY2003/FY2004 historic operations data;
Salt Lake County Equestrian Park FY2003/FY2004 historic operations data

Total not including G: \$1,201,891 \$1,287,283 \$1,381,536 \$1,451,547 \$1,525,574



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rental charges. Such discounts are invaluable in generating “first-time” rentals and garnering valuable long-term (4-6 year) rental contracts with the private sector;

- Set-up/Strike days (move-in/move-out) for the Main Covered Arena and Main Outdoor Arena will be charged at 1/3 the published rate;
- Event rental growth is expected to be 11% years 2-3, and 4% years 4-5. Year 4 should experience flattened growth once the “new facility” effects have worn off and scheduling new events becomes more difficult due to a saturated schedule. This revenue growth is reflected in Table A.

The following per day rental rates and anticipated utilization rates apply to the findings of this study:

Main Covered Arena: \$900 (national average is \$1,100)

Total Possible Days: 365

Event Days: 130 / Set-up/Strike Days (1/3 rate): 48 / Total Days: 178

Utilization Rate: 48.7%

Main Outdoor Arena: \$700 (national average is \$900)

Total Possible Days: 365

Event Days: 151 / Set-up/Strike Days (1/3 rate): 50 / Total Days: 201

Utilization Rate: 55%

Other Outdoor Arenas: \$350 (national average is \$450) (Not including Trailhead)

Total Possible Days: 1,825

Event Days: 422

Utilization Rate: 23%

Horse Stalls: \$15 (national average is \$15)

Total Possible Days: 131,400

Event Days: 49,455

Utilization Rate: 37.6%

(It is important to note that a few prospective events would utilize more than the planned 360 built stalls, requiring temporary stabling. These events were capped at 360 stalls per day to preserve the integrity of this study. Additionally, numerous studies have proven that each horse attending the average horse



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show in North America utilizes 1.3 stalls, considering the use of approximately 1 of each 4 stalls for tack and supplies storage. This study uses only straight horse numbers to estimate stall rentals, not a 1.3 multiplier.)

Grand Prix Field: \$700

Total Possible Days: 365

Event Days: 26

Utilization Rate: 7%

Cross-Country Course: \$700

Total Possible Days: 365

Event Days: 26

Utilization Rate: 7%

Community/Meeting Room: \$200 (national average is \$.14/nsf X 1,500nsf = \$210)

Total Possible Days: 365

Event Days: 52

Utilization Rate: 14.2%

(It is important to note that this estimate includes paid days in conjunction with events being held in the primary performance arenas. Not included are public meetings, 4-H use, and other non-revenue public service events.)

Courtyard Vendor Booth Pads: \$50 (national average is \$.22/nsf X 400nsf = \$88)

Total Possible Days: 10,800

Event Days: 1,412

Utilization Rate: 13%

(We have assumed that 50% of the anticipated vendors will utilize custom vendor trailers and will not require the use of the courtyard vendor booth pads.)

The first stabilized year of operations is expected to generate estimated net rental revenue of \$1,040,550 or 79.5% of total net revenue. The projected facility rental income before discounts is estimated to be \$1,224,176. By year five, facility rental income is expected to grow to \$1,450,672 (\$1,706,673 before discounts).

As typical with most facilities of this type, the leading source of potential revenue will be horse stall rental fees, totaling an estimated \$730,013 (\$620,511 after



discounts/long-term contracts) in the first year of full operations, accounting for approximately 47% of anticipated facility revenues. The second leading source of revenue is projected to be rental of the Main Covered Arena, totaling an estimated \$117,000 (\$99,450 after discounts/long-term contracts), or 9.5% of total year one facility rental revenue.

Recreational Vehicle Park & Trailer Parking Lot Hook-Ups

This revenue is generated from providing parking and utility hookups for visitors' RVs or horse trailers with integrated living quarters. Eighty (80) full-service (water/electric) RV hookups will be developed as part of the initial phase of construction. We have assumed that the RV hookups will have a first year utilization rate of approximately 12% in conjunction with events held at the Equestrian Park. It is anticipated that the RV facilities will also be moderately utilized by transients, however transient utilization estimates have not been included in the revenue projections in order to maintain the conservative nature of this report.

The anticipated fee for RV parking and hookup is \$25 per day (however the Consultant Team believes that a rate of \$30 may be acceptable in the Las Vegas market) and it is estimated that the total number of hookups utilized will be 3,504 through the first year of operation (12% utilization), for total gross income of \$87,600. By year five the RV revenue is projected to grow to \$174,086.

Main Covered & Main Outdoor Arena Lighting Charges & Utilities

This revenue comes from the provision of lighting for the primary performance arenas. Estimated lighting charges are expected to total \$7,800 for the Main Covered Arena and \$9,060 for the Main Outdoor Arena during the first year of operation. This conservative estimate is based on the anticipated arena utilization, an hourly charge of \$20, and the assumption that 50% of the event days will use 6 hours of lighting. See Table C for more information. Basic electrical services are provided as part of the base rental rate. It is anticipated that the cost for natural gas for providing radiant heat in the Main Covered Arena will be passed through to the users at no up-charge.

Other Outdoor Arena Lighting Charges & Utilities

This revenue comes from the provision of lighting for the outdoor secondary or practice arenas. Estimated lighting charges are expected to total \$12,600 for all five arenas combined during the first year of operation. This conservative



estimate is based on the anticipated arena utilization, an hourly charge of \$20, and the assumption that 25% of the event days will use 6 hours of lighting. See Table C for more information.

Equine User Storage Building Rentals

This revenue is generated by the rental of individual storage bays to equestrian users, which will primarily be organizations that have multiple annual events at the Equestrian Park. The building includes eight 10'x10' and four 20'x20' storage bays at proposed monthly rates of \$100 and \$175 respectively. The rental of this storage building is expected to generate \$18,000 in revenue based during the first year of operation and \$21,879 by year five.

Food & Beverage Concession

It is assumed that food & beverage provisions at the Equestrian Park will be managed by a third-party concessionaire, with the exception of non-profit events that may utilize F&B services as fundraisers. Under this agreement, the concessionaire will pay 20% of gross income as commission to the Equestrian Park.

Food & beverage concession revenue calculations are depended on the following assumptions:

- Non-profit events will manager their own F&B;
- Only ticketed events and/or events with more than 100 horses will require the concessionaires services;
- Each visitor day (person per day) will utilize \$2.40 in F&B

Based on these assumptions and an estimated 177,208 applicable visitor days, the concessionaire's gross income is expected to be \$425,299. The Equestrian Park 20% commission on food & beverage sales during the first year of operations is estimated to be \$85,060. By year five this concession revenue is expected to grow to \$113,354.

Feed, Hay, & Bedding Concession

It is assumed that feed, hay, and stall bedding provisions will be managed by a third-party concessionaire. Under this agreement, the concessionaire will



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pay 15% of gross income as commission to the Equestrian Park. It is further assumed that users will not be restricted from bringing their own hay/feed/bedding supplies on-site for their exclusive use, therefore a low hay/feed/bedding sale of \$3 per horse-occupied stall has been assumed. During the first full year of operations, it is estimated that there will be approximately 49,455 stall rental days at a rate of \$3 producing an estimated gross hay/feed/bedding profit of \$148,365 and an Equestrian Park commission of \$22,255 during the first year. By year five this concession commission revenue is expected to grow to \$29,658.

Sponsorships & Advertising

It is fully expected that the facility management and marketing staff will sell annual facility sponsorships and advertising. It is anticipated that most of this revenue will come from local hotels, restaurants, trailer dealers, and other exhibitor service-related business advertising signage within the Main Covered Arena and Main Outdoor Arena. A first year goal of \$25,000 is recommended and used in this study.



SOURCES

Interview and Survey data from users and stakeholders.

Tours and discussions with Management of the following facilities:

WestWorld of Scottsdale; Scottsdale, Arizona

Golden Spike Event Center; Ogden, Utah

Salt Lake County Equestrian Park; South Jordan, Utah

Desk research of the following sources:

FY 2003-2004 Accounting Data for the Golden Spike Event Center; Ogden, Utah

FY 2003-2004 Accounting Data for the Salt Lake County Equestrian Park; South Jordan, Utah

American Horse Council Foundation. *The Economic Impact of the Horse Industry in the United States, Volumes 1-3*. Prepared by Policy Economics Practice, Barents Group LLC (A KPMG Company) December 9, 1996; updated 2005.

American Paint Horse Association. *Annual Reports: 1998, 1999, 2000, 2001, 2002, 2003, 2004*.

American Quarter Horse Association *Annual Reports: 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004*.

Palomino Horse Breeders of America. *Annual Reports 2001, 2002, 2003, 2004*.

Master Development Plan and Economic Impact and Feasibility Study for the Kansas State University EquiCenter®. Prepared by gh2 GRALLA ARCHITECTS, LLC 2000.

Master Development Plan and Economic Impact and Feasibility Study for the City of Prescott Multi-Use Equestrian Complex. Prepared by gh2 GRALLA ARCHITECTS, LLC 2001.

Market Analysis, Master Development Plan, Business Plan, and Economic Impact and Feasibility Study for WestWorld of Scottsdale. Prepared by gh2 GRALLA ARCHITECTS, LLC and URS 2003.

Market Analysis, Master Development Plan and Economic Impact and Feasibility Study for the Relocation of the Saline County Expo Center. Prepared by gh2 GRALLA ARCHITECTS, LLC 2003.

Market Analysis, Master Development Plan and Economic Impact and Feasibility Study for the Abandonment of the existing La Plata County Fairgrounds and Development of the new Durango Regional Events Center. Prepared by gh2 GRALLA ARCHITECTS, LLC 2005



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Center for Exhibition Industry Research (CEIR). *Economic Impact of the U.S. Exhibition Industry*. 1994, 2000

Center for Exhibition Industry Research (CEIR). *Exhibition Industry Census*. 2001, 2002

U.S. Census Bureau Data 1980-2002

Personal contact with representatives from various organizations, associations, commercial event organizers, and venues.

Various Internet sites for selected organizations, associations, commercial event organizers, and venues.



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Utilities

Utility expense includes heating, lighting, power, water, and sewer services as well as other fixed costs and charges. Estimates are based on an analysis of comparable facility operations and previous facility feasibility studies, as well as anticipated facility utilization. Utility expense for the site and buildings is estimated to be approximately \$155,633 during the first year of operations. This cost will grow at a rate directly proportional to facility utilization (11% years 2-3 and 4% years 4-5).

Since proposed systems and finished building plans are not in place for energy use modeling, per square foot values and anticipated utilization are utilized to calculate anticipated utility costs. Fully enclosed climate-controlled structures, such as the Administration Building and West Plaza Toilet & Concession Building, use an annual utility cost of \$1.03/sf when active and \$.07/sf when dark. For example, in the case of the Administration Building, the building will be 100% utilized (occupied daily) and the formula is as follows:

$$17,956 \text{ interior square feet} \times \$1.03 \times 100\% \text{ utilization} = \$18,495$$

The open-air event facilities (Main Covered Arena and Main Outdoor Arena) with high intensity lighting systems use an annual utility cost of \$.42/sf when active and no value when dark since all systems will be shut down. For example, in the case of the Main Indoor Arena, the building will be 48.7% utilized and the formula is as follows:

$$116,759 \text{ covered square feet} \times \$.42 \times 48.7\% \text{ utilization} = \$23,882$$

The open-air barns, although similar to the event facilities, utilize lower intensity lighting systems and the annual utility cost is lower at approximately \$.32/sf when active and no value when dark since all systems will be shut down. The formula is as follows:

$$134,103 \text{ covered square feet} \times \$.32 \times 37.6\% \text{ utilization} = \$23,194$$

Building & Equipment Maintenance

Maintenance, repairs, and related supplies expense consists primarily of costs associated with materials and supplies and other building equipment (not labor), along with routine expenditures for maintaining the buildings and fixed



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equipment. It is anticipated that single occurrence maintenance costs above \$5,000 would fall under Capital Improvement Fund expenditures. The expense for building maintenance is estimated to total \$37,447. This estimate is partially based on an average cost of \$.11 per square foot annually for maintenance of similarly constructed new facilities (approximately 325,884 square feet), and \$20 annually for the 80 RV pedestals. It is important to note that most of the mechanical and electrical systems, as well as other equipment and materials will be covered by new product warranties for several years following substantial completion of the construction project. Additionally, this cost will grow at a rate directly proportional to facility utilization (11% years 2-3 and 4% years 4-5).

Grounds maintenance (not including labor) is anticipated to cost \$24,000, or \$100 per acre. This includes replacement materials for fence repairs, irrigation system repairs, site lighting repairs, etc.

Equipment maintenance is estimated to cost \$14,000, which includes 3rd party maintenance of tractors, implements, and vehicles.

Waste/Manure Removal

Waste and manure removal expenses are based on historic costs at similar facilities as well as the anticipated facility size and utilization. It is estimated that waste/manure removal will cost \$12,700 during the first full year of operations. Additionally, this cost will grow at a rate directly proportional to facility utilization (11% years 2-3 and 4% years 4-5).

Office/Operating Supplies

This expense allowance category includes most hard office expenses required to run the business affairs of the Northwest Las Vegas Equestrian Park, including copy paper, paper clips, staples, printer toner, etc. An allowance of \$7,500 for office/operating supplies has been included for the first full year of operations.

Telephone/IT

This expense line-item covers local and long-distance communications and internet/email for the management and operations offices. Based on historic operations data from similar facilities, Telephone/IT will cost an estimated \$8,600 during the first full year of operations.



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Professional Memberships/Dues

Facility and management memberships and dues payable to professional organizations such as the International Association of Fairs & Expositions (IAFE) and League of Agricultural & Equestrian Centers (LAEC) are typically paid through the facility operations account. An allowance of \$3,000 has been provided for professional memberships and dues.

Training/Risk Management

Employee training and risk management courses (often mandatory) are provided an allowance of \$7,000 during the first year of operations.

Maintenance/Janitorial Supplies

An estimated \$6,200 has been included for maintenance supplies such as brooms, mops, cleaning chemicals, light bulbs, etc.

Uniforms & Linen Supplies

An estimated \$4,500 has been included for 3rd party supply of maintenance staff uniforms and maintenance shop towels.

Fuel/Oil

This line-item is provided for consumable fuel/oil products utilized by facility vehicles and equipment, which would not be included in the Equipment Maintenance budget. Fuel/Oil is expected to cost approximately \$5,400 during the first year.

Marketing Expenses (Promotions)

Marketing expense is for facility promotion, as well as promotion of events held at the facility, and includes expenses related to attending conventions, advertisement, facility brochures, and other marketing materials, including printing, travel, and other costs. Marketing expense is estimated to range from 6% to 8% of rental only net revenue (after discounts). For the purpose of this study 8% is used. Based on net rental revenue projections of \$1,040,549, the marketing expense is estimated to total \$83,244.

Insurance (Buildings, Grounds, Risk, and Vehicle)

Building, grounds and personal property insurance is estimated to cost approximately \$65,177 during the first full year of operations. This estimate is based on information gathered from similar facilities and previous studies. The



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rate is roughly calculated at \$.20 per square foot of under roof area (325,884). The cost is likely to change based on the specific requirements of the City's Risk Management Policy at the actual time the proposed facilities are put into service. In addition, replacement cost values for the new buildings are anticipated to rise at undetermined levels annually. For the purpose of this study, the insurance rates automatically increase by 4% annually. Vehicle insurance is an allowance and is estimated to cost \$2,700. This also may change from year to year, based on fleet status.

Capital Improvement Fund (roll-over)

Most facilities of this type maintain Capital Improvement Funds that roll-over from year to year, providing for continued reinvestment/improvement in the physical facilities, as well as to cover major maintenance costs (in this case a single occurrence maintenance expenditure exceeding \$5,000. For instance, additional RV pedestals or upgraded seating at an outdoor arena. Although this fund is not an immediate or guaranteed annual out-of-pocket expense, most facility managers believe it is prudent to carry the fund line-item on the annual facility expenses to ensure that at least basic capital improvements and major repairs are possible. As a general rule-of-thumb, similar facilities place 6%-8% of annual net rental revenue in roll-over capital improvement funds. Although the year one fund contribution is only an estimated \$83,244, this fund would accumulate approximately \$495,800 during the first five years of operation, not including any interest that may be earned.



FUNDING & FINANCING

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BACKGROUND MATERIAL



NORTHWEST EQUESTRIAN PARK MASTER PLAN LAS VEGAS, NEVADA

BACKGROUND



BACKGROUND MATERIAL

BACKGROUND INFORMATION

OVERVIEW

This section of the Equestrian Park Master Plan provides some essential background information and data that the Design Team used in analyzing potential development scenarios for the project. This material includes a site analysis map, the 2002 SNPLMA funding application for the equestrian park master plan that was filed by the City of Las Vegas, and two separate reports prepared by gh2 Gralla Architects that provides a snapshot and summary of other regional and national equestrian facilities around the nation.

FACILITIES TOUR

The Design Team along with staff from various City of Las Vegas departments conducted a facilities tour on June 28 and 29, 2005. The purpose of the tours was to visit facilities that might be similar in size, composition and offerings to the proposed Northwest Equestrian Park. On June 28, the tour was conducted in Salt Lake County and Ogden, Utah. The team and staff visited the Salt Lake County Fairgrounds and the Golden Spike Arena (see photo below). On June 29, the team and staff visited the WestWorld Equestrian Park in Scottsdale, Arizona. The material and information that was collected during the tours is embedded within a separate report that follows this summary.





BACKGROUND MATERIAL

SUMMARY OF REGIONAL AND NATIONAL EQUESTRIAN FACILITIES

The characteristics of fourteen selected facilities are reviewed below. Eleven of the reviewed facilities are existing and three are under development. This summary provides useful information about the competitive environment in which the Northwest Las Vegas Equestrian Park must operate to acquire bookings for national level equestrian events, as well as highlights facility and/or operational procedures that could be built or implemented at the Northwest Las Vegas Equestrian Park.

Facilities were selected for this summary based on the scope of the facility and/or the scope of events hosted by the facility. Some of these venues are large facilities such as the Oklahoma City State Fair Park, WestWorld of Scottsdale, and the Will Rogers Memorial Center in Ft. Worth, while other facilities of a smaller scale such as the Los Angeles Equestrian Center. All of the facilities covered in this review are potential comparables to the Northwest Las Vegas Equestrian Park.

Ownership & Operations

All of the facilities in the summary are owned and operated by either government/quasi-government agencies or not for profit foundations or trusts with the exception of the Norris-Penrose Equestrian Center, the Los Angeles Equestrian Center, and the South Coast Equestrian Center.

A majority of the reviewed facilities offer large exhibit spaces and accommodate multi-purpose events rather than limiting their accommodations solely to equestrian events. The exception, Norris Penrose Equestrian Center located in Colorado Springs, has a history of being marketed exclusively to the equestrian industry. However, following recent management changes, Penrose has begun accepting some non-equestrian business on an “as available” basis. Some of the largest equestrian facilities share their site with full fairground / expo center accommodations such as the Oklahoma City State Fair Park, the Reno-Sparks Livestock Events Center, and the Del Mar Horsepark, while others have a more urban multi-purpose focus such as the Will Rogers Memorial Center which is in a complex of large indoor exhibit spaces and the South Coast Equestrian Center which is incorporated into a casino/hotel/convention complex in Las Vegas. The Salt Lake County Equestrian Center, Del Mar Equestrian Park (as part of the larger fairgrounds operations) and the Golden Spike Event Center diversify their equestrian focus by offering horse racing facilities.



BACKGROUND MATERIAL

Size/Facilities

The size of the facilities reviewed varies widely. One major factor for the variance of the sizes listed in the facility appendix is due to the way that some facilities report their size. The smallest listed facility size in this report is 43 acres for the Reno-Sparks Livestock Events Center. This is the acreage for the Livestock center only. The entire Reno-Sparks facility is very large and includes exhibit and fairgrounds-type multi-use facilities. The Oklahoma City State Fair Park goes to the other extreme in reporting their acreage at a size of 420 acres that includes not only their equestrian venues but a car racetrack and substantially higher than average exhibit hall space, general parking, and RV parking. The median size for the reviewed facilities is from 120 to 150 acres.

All of the facilities listed have at least one existing climate controlled arena with the exception of WestWorld of Scottsdale, the Del Mar Horsepark Equestrian Facility, and the Los Angeles Equestrian Center. WestWorld of Scottsdale is in the process of renovating and upgrading its facilities and will have climate controlled arena facilities in the near future. The two facilities that have no climate-controlled arenas or current plans to add such amenities are located in the temperate climate of California and can thus sustain a reasonable climate under their covered arenas for most of the year.

Many of the facilities listed have more than one climate-controlled arena, such as the Oklahoma City State Fair Park (2), and the Will Rogers Memorial Center (3). Oklahoma City has the most permanent indoor or covered arenas with a total of seven, plus one large outdoor arena. Facilities that are limited in acreage have the least number of permanent arenas. The National Western Complex in Denver, CO and the Will Rogers Memorial Center share the lowest number of permanent arenas with three each, although all of their permanent arenas are either indoor or covered. Both of these facilities erect portable arenas in parking lots for warm-up and/or practice. WestWorld of Scottsdale has the highest total number of indoor/outdoor arenas with nine (3 covered / 6 outdoor). Oklahoma City follows with 8, although seven are indoor or covered.

The number of permanent stalls (fixed-position) varies widely from a high of 1,180 at the Oklahoma City State Fair Park and a low of 100 at McGee Park in Farmington, New Mexico. The lowest permanent stall count for a national-level facility is 306 at the Salt Lake County Equestrian Center. The median number of permanent stalls for the reviewed facilities is 400 to 500. All of the facilities have the capability to provide temporary stalls however only a few can provide them within permanent structures and with adequate permanent utilities and service



BACKGROUND MATERIAL

facilities such as wash areas. When counting the maximum number of stalls (both permanent and temporary), the Oklahoma City State Fair Park again tops the list with a total up to 3,278 stalls and the Will Rogers Memorial Center, Ft. Worth, is a close second with a total of up to 2,843 stalls (it is important to note that 500 of the facility's 2,000 portable stalls are located in a parking structure). Most facilities feature 10'x10' stalls, an industry standard for equestrian event facilities.

The main indoor show arenas at most of the national scale facilities provide vendor zones in the spectator seating concourse, typically elevated and behind the spectator seating. These vendor zones offer an average of 60 – 10'x10' booths in each arena. This is a preferred location according to many equine vendors due to the fact that most spectators at horse shows are also exhibitors. Several of the reviewed facilities also offer freestanding exhibit and/or multi-use banquet facilities of up to 180,000 net square feet (Oklahoma City). It is also important to note that the AQHA World Championship Show (held in OKC) utilizes 130,000 net square feet of freestanding Class-A exhibit space for the concurrent trade show.

Rental Fees

Rental fee structures for the reviewed facilities vary and are generally a function of the operator's mission, location/size, type of event (ticketed/non-ticketed), user group, and facility amenities. Although all of the facilities provide set rates they are usually open to fee negotiations on a case-by-case basis. Negotiated fees are generally based on the volume of facility use, event duration, time of year, multi-year contracting, and other such criteria.

The range of rates provided by the facilities is somewhat misleading due to the fact that some of the facilities (Salt Lake County in particular) have heavily subsidized operating budgets and a close comparison of facility quality and amenities reveals substantial differences among similarly priced facilities. For example, the Salt Lake County Main climate-controlled Arena (\$500 per day) is comparable in quality and amenities to the National Western Complex Events Center Arena (\$1,750 per day); however, the county government heavily subsidizes the Salt Lake County Equestrian Park's operational budget.

Several of the facilities offer both ticketed and non-ticketed rate structures. Salt Lake County offers a non-ticketed rate of \$500 per day or a ticketed rate of \$1.50 per ticket for the main arena. The Norris Penrose Equestrian Center has a similar fee structure for their outdoor arena for which they charge \$2,500 per weekend



BACKGROUND MATERIAL

for non-ticketed events and 12% of the gate for ticketed events. Many facilities offer a rate structure that charges either a set rate or a certain percentage of the ticket sale depending on which number is higher. For example, the Will Rogers Memorial Center charges a rate of \$2,250 per day or 10% of ticket sales. Thus the facility rental fee will be a minimum of \$2,500 per day but could be higher if 10% of the ticket sales exceeds the base rate of \$2,500. Other facilities that offer this type of fee structure are the Los Angeles Equestrian Center and the Oklahoma City State Fair Park. The National Western Event Center Event Center Arena rents for \$1,750 per day for equine events and \$2,500 per day for non-equine events. According to National Western management, this rate structure was developed to attract equine users due to the high volume of additional space rented for equine events (stalls, arenas, exhibit space) and the high level of economic impact produced by equine events as compared to most non-equine events.

Most of the facilities will also give special consideration to non-profit users on an “as available” basis. For example, the Oklahoma City State Fair Park will rent Barn 6 Arena (\$1,000 per day) for \$200 per weekend and proof of renters insurance. This amount reportedly covers the utility costs for lighting, but does not include utility costs for climate-control.

Peak Season

The peak season at most facilities is driven by both climate seasons and the horse show season. Those facilities located in areas with colder and longer winters have shorter peak seasons, from April/May to October/November. However, since most of the national facilities have climate-controlled arenas and/or substantial covered arenas, stalls, and auxiliary facilities, the impact of hot summers and even winter weather is negligible. Generally, the average national peak season lasts from March/April to November/December, which directly corresponds with the most active nation-wide horse show months in the United States. However, there are significant exceptions to this national peak. Most noteworthy, WestWorld of Scottsdale has a peak season of November through April, primarily due to its extremely mild winter climate conditions. This unique climate has been cited as a reason why WestWorld is so popular as an event destination during the winter months, according to user surveys. In contrast, June through September is WestWorld’s low season, primarily due to the facility’s current lack of covered arenas (for sun protection). This is currently being addressed by covering two additional arenas at WestWorld, to be completed September, 2005.



BACKGROUND MATERIAL

Event Days

The estimated number of equestrian event days at the facilities reviewed varies widely, from 60-70 at the National Western Complex in Denver to 240-260 at the Oklahoma City State Fair Park. The wide variations in the number of event days can be misleading because some of the facilities are larger and better organized to allow multiple events to be staged concurrently, such is the case with the Oklahoma City State Fair Park. Some facilities that are smaller and typically capable of hosting only one event at a time are specifically designed and managed for equestrian events such as the history of Norris Penrose Equestrian Center indicates, which reports 200+ event days each year. It is not surprising that the National Western Complex has the lowest number of estimated equine events days (60-70) since it has one of the highest arena rental rates (\$1,750 per day) and a low number of permanent stalls (336). Although the Oklahoma City State Fair Park (240-260 equine event days) has the highest main arena rental rate (\$1,800 per day), it offers the highest stalling capacity and numerous indoor climate controlled show arena alternatives such as the Barn 6 Show Arena which seats 1,500 and rents for \$1,000 per day. Most of the reviewed facilities also report numerous non-equestrian event days



LEGEND

SYMBOL	DESCRIPTION
100 YEAR FLOOD ZONE	100 YEAR FLOOD ZONE
CLARK COUNTY SHOOTING RANGE	CLARK COUNTY SHOOTING RANGE
CIVIC DISTRICT ZONE	CIVIC DISTRICT ZONE
RESIDENTIAL ESTATE ZONE	RESIDENTIAL ESTATE ZONE
RESIDENTIAL PLANNED DEVELOPMENT ZONE	RESIDENTIAL PLANNED DEVELOPMENT ZONE
RURAL ESTATES RESIDENTIAL ZONE	RURAL ESTATES RESIDENTIAL ZONE
UNINCORPORATED RURAL ZONE	UNINCORPORATED RURAL ZONE
FUTURE INTERCHANGE	FUTURE INTERCHANGE
PALEONTOLOGY AND ARCHAEOLOGY SITES	PALEONTOLOGY AND ARCHAEOLOGY SITES



NORTHWEST EQUESTRIAN PARK

SITE ANALYSIS



GREENWAYS INCORPORATED

MZLINO ASSOCIATES

SCALE: 1" = 100'

LEG: 0' 100' 200' 300'

NORTH



LAS VEGAS, NEVADA

SNPLMA SPECIAL ACCOUNT NOMINATIONS - 2002 Parks, Trails and Natural Areas

Project: Regional Equestrian Park (Planning and Design)

Amount Requested: \$ 250,000

A. Provide a general description of the project:

The City of Las Vegas is requesting funding for the planning and design of a regional equestrian park. The intent is to develop a public amenity of regional scope that will operate as a featured component of the regional trails network. The equestrian park will feature services such as stables, covered and uncovered arenas, warm-up areas, trail and trailhead facilities, camping areas, covered hitching posts, stalls, and parking.

The proposed 320-acre regional equestrian park will be situated west of Jones Boulevard, north of Iron Mountain Road, and east of Floyd Lamb State Park.

B. Describe the benefits of the project:

Currently, there are a limited number of equestrian facilities within the Las Vegas Valley (Valley) that horse clubs and other equestrian groups can use. The demand for developed space for holding equestrian events has been greater than the space available, forcing the facilities to be booked up to a year in advance. The development of a new equestrian park will fill this void and provide facilities for horse-riders' activities well into the future.

As development continues to spread throughout the Valley, traditional access to open space and trails on federal lands is being diminished and lost. The location of this facility, adjacent to Floyd Lamb State Park and federal lands, will create linkages to state and federal lands and to the planned regional trails system.

C. What is the approximate cost of the project:

The City of Las Vegas (City) will be preparing detailed plans and specifications for the development of the equestrian park. When these plans are developed, a detailed cost estimate will be prepared. Initial expectations project that no more than 50 acres of the 320-acre park will be completed during the first phase of development.

D. Describe any operation or maintenance requirements and associated costs once the project is constructed, including who will be responsible for these costs:

It is expected that the City will contract with a separate agency to maintain the park. The costs for maintenance cannot be determined at this time.

Please answer the following questions as they apply to your project:

1. Does the project provide more and better visitor facilities to meet increasing demands and changing demographics?

a) The nature of the project

Despite its obvious focus on equine activities, the park will serve other citizens as well. The equestrian park will be capable of functioning as a multi-modal regional facility by providing campsites, trails, and parking that can be utilized by other recreationalists such as campers, hikers, and other outdoor enthusiasts.

b) Demand for the facility and regional significance

As stated earlier, there is such a shortage of equestrian facilities that bookings up to a year in advance must be made for event planning. The equestrian park will provide much-needed amenities such as arenas, stables, and trailheads for equestrians to practice and perform.

c) Number and/or demographics of visitors

The expected number of visitors to this facility is an objective of the project. It is expected that visitors to the facility will come from all over the Valley as well as potentially from southern Nevada and beyond.

d) Nexus with public lands or natural resource issues

The equestrian park is linked with the planned regional trails network and will serve as a trailhead to Floyd Lamb State Park and federal lands located in the northwestern portion of the Valley. The proposed equestrian park will be located adjacent to Floyd Lamb State Park.

2. Does the project provide more and better educational opportunities?

a) The nature of the project

As a way to experience southwestern historical and cultural roots, the equestrian park will provide opportunities for those interested to come in personal contact with them while also giving those who are experienced horse-riders the facilities they need to practice and perform.

b) Demand and regional significance

In and of itself, the equestrian park will be an educational opportunity. The equestrian park could operate as a living workshop for understanding the methods of discovery that our pioneering forefathers developed. Great western explorers such as John C. Fremont, Kit Carson, and others relied heavily on horses and mule packers. The close proximity to the undisturbed Desert National Wildlife Refuge will provide for one of the few existing opportunities to recreate the experiences that these great discoverers went through.

c) Number and/or demographics of visitors

See response to 1(c) above.

d) Nexus with public lands or natural resource issues

The trails and trailhead within the equestrian park will link to trails that will be built by the City of Las Vegas as part of its adopted Master Plan Trails Element. The general trails within the park will connect to other trails located in the Floyd Lamb State Park and to federal lands to the north and east. The regional trails that will connect to the equestrian park will interconnect the entire Valley.

3. Does the project protect the integrity of significant resource values or improve the quality of the environment?

a) Number and significance of resource values involved (including cultural, historical, and scientific values)

The equestrian park will provide a recreational facility that is important to the regional character of the Valley. Equestrian enthusiasts are currently challenged in finding venues to practice and perform an activity that is in itself an important

element of southwestern culture. The historical relationship between the horse-rider and the southern Nevada region can be traced backed to its European discovery when Rafael Riviera found his thirsty horse a cienega within the Las Vegas Springs.

b) Nature of the project and relative significance of desired outcomes

The northwest portion of the Las Vegas Valley is one of the fastest-growing areas in the Valley. Included with this new growth, however, are the present landowners who represent a large portion of the Valley's desert-rural residents, a significant portion of the Valley's horse-owners. The desired outcome of this project is to provide much-needed facilities for horse enthusiasts while also providing residual benefits to the general public.

c) Nature of the threat to the resource values and urgency for action

The rapid population growth in the Valley is decreasing the amount of areas available for horse riding. An equestrian park on a regional scale that is also linked to the regional trails network will provide the means to preserve the quality and vibrancy of the equestrian culture.

4. Is the project part of an approved regional plan for parks, trails, or natural areas?

a) Specific multi-agency goals being met

The equestrian park is expected to be a regional facility in which other agencies and equestrian groups will have an interest. Constructing a regional equestrian facility will not only satisfy the underserved needs of horse enthusiasts, but will also create opportunities for other outdoor enthusiasts such as hikers and campers. Transportation trails that connect with the equestrian park will also fulfill the needs of providing an alternative mode of transportation to the Desert National Wildlife Refuge.

b) Nature and significance of multi-agency goals or support

Considering the breadth of the proposed equestrian park and that the primary users are dispersed throughout the Valley, other local agencies and municipalities will have an interest in the park's success. The State has also indicated its support for the development of such a facility.

5. Does the project involve significant funding partnership in land acquisition, development, or management?

a) Number, nature, and relative significance of funding partnerships

Funding will be a major factor in the park's success. It will be important, therefore, to form funding partnerships with other agencies, including Clark County and the equestrian organizations who have an interest in the park's success.

b) Arrangements for long-term operations and maintenance

It is anticipated that the equestrian park will be operated and maintained from fees charged to the users. Those fees will in turn be used to fund the employment of a private organization that will operate and maintain the park.

6. Does the project have the support of state and local government and/or other interested parties?

a) Agencies and/or other interested parties that support or oppose the project

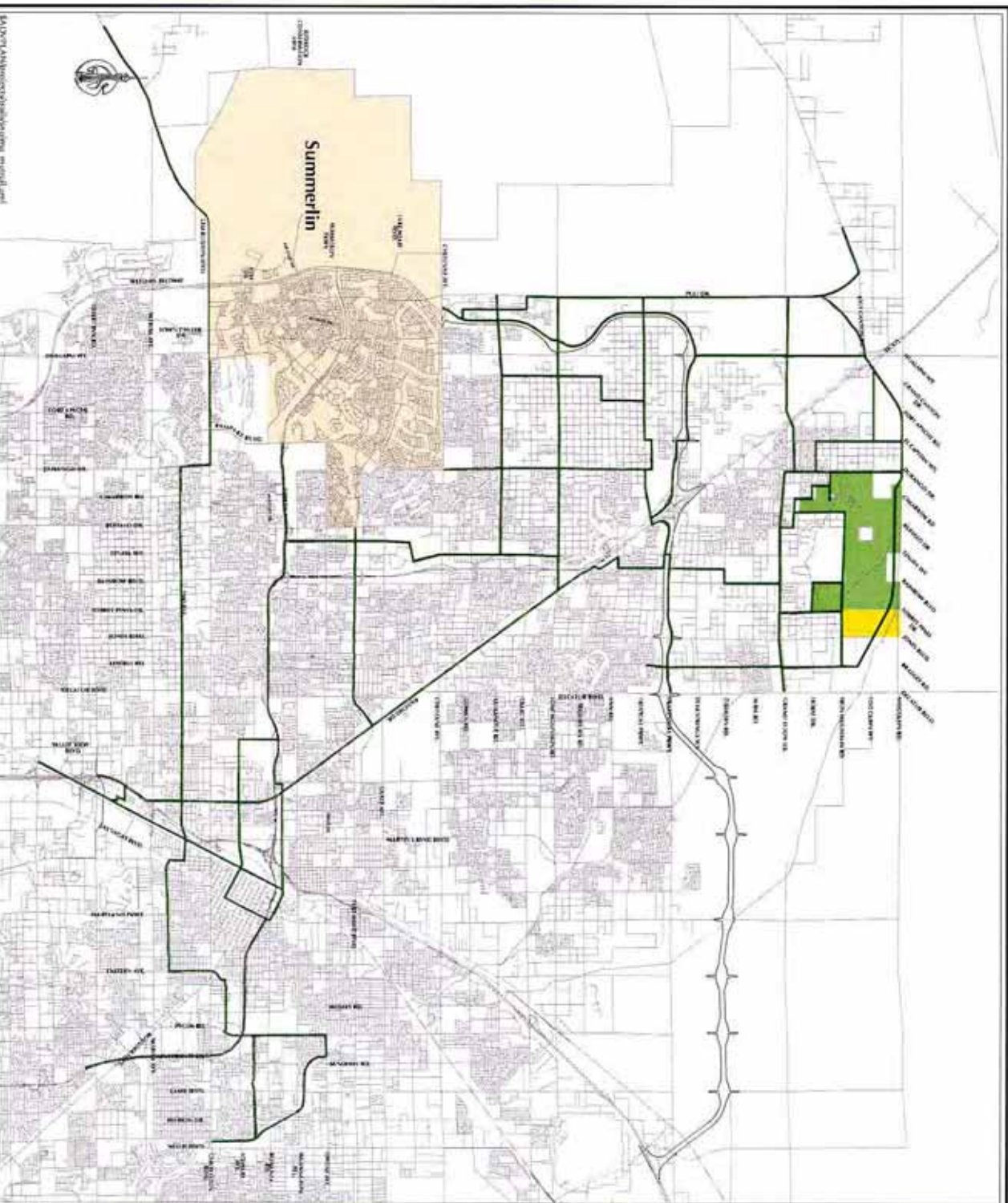
The equestrian park is expected to be a regional facility in which other agencies and the several equestrian groups will have an interest. The state of Nevada has already indicated its support for the development of such a facility and is willing to extend the park's usage into Floyd Lamb Park.

b) Nature of support or opposition

Equestrian groups have lobbied heavily for the equestrian park.

c) How support or opposition is demonstrated

Supporters of the equestrian parks have expressed their interest to both elected officials and the City staff. The Horse Council of Nevada has formed a group called the Equestrian Park Committee which is actively pursuing development of the park in conjunction with the City.



City of Las Vegas

SNPLMA FUNDING PROJECTS within the City of Las Vegas

- N Multi-Use or Equestrian Trails
- Floyd Lamb State Park
- Proposed Equestrian Park



Plotted: September 27, 2001

PLANNING & DEVELOPMENT

City of Las Vegas

Prepared by: Planning & Development

Map 001-001

Northwest Equestrian Park Master Plan, Las Vegas, NV Comparable Local/Regional and National Facilities Appendix

The following information regarding comparable national facilities is a compilation of facility-provided information, proprietary data and case studies maintained by gh2 GRALLA ARCHITECTS, LLC. Additional information may be found on the facilities' respective internet sites.

A nationwide selection of both existing facilities and facilities under development have been included based primarily on the comparable scope of events commonly held at the facilities. As a result, you may notice that the scope and quality of the as-built existing facilities surveyed vary greatly in some instances. For example WestWorld of Scottsdale vs. the Will Rogers Memorial Center, Ft. Worth. As a result of limited permanent facilities, the costs to stage a major show at WestWorld, due to the required erection of portable structures and utilities, are substantially greater than the costs to stage similarly sized shows at facilities with a greater scope of permanent facilities. For example, the WestWorld All Arabian Show, with 2,000 horses over 10 show days, cost \$916,218 to stage; while the American Paint Horse Association World Show held at the Will Rogers Memorial Center in Fort Worth, Texas, with 1,958 horses over 14 show days, cost \$272,000— see below:

All Arabian Show

WestWorld, Scottsdale, Arizona

Show Days: 10

Move In/Set Up Days: 14

Move Out/Tear Down Days: 7

Total Number of Horses: 2,000

Total Number of Stalls Used: 2,800

Permanent Stalls: 480

Portable Stalls: 2,320 (in temporary tent structures with temporary utilities)

Permanent Show Arenas: 1 covered

Temporary Covered Arena: 1

Outdoor Arenas: 7 (8 total but 1 covered with temporary structure – see above)

Trade Show: Temporary structure

Staging Costs 2002: \$916,218

(Staging costs include all physical facility requirements, including WestWorld rental and labor, temporary structures rental and labor, arena footings/working/water, portable office and toilet trailers, utilities, communications, tradeshow set-up, janitorial services/supplies, waste removal, security, generators and fuel, etc.)

American Paint Horse Association World Championship Show

Will Rogers Memorial Center, Ft. Worth, TX

Show Days: 14

Move In/Set Up Days: 3

Move Out/Tear Down Days: 2

Total Number of Horses: 1,958

Total Number of Stalls Used: 2,800

Permanent Stalls: 800

Portable Stalls: 2,000 (500 in parking garage, 1500 in multi-use buildings with permanent utilities)

Permanent Show Arenas: 3 – climate controlled

Outdoor Arenas: 3 – plus 8 round exercise pens

Trade Show: Permanent exhibit facility

Staging Costs 2002: \$272,000

(Staging costs include all physical facility requirements, including Will Rogers Center rental and labor, portable stalls and labor, arena footings/working/water, utilities, communications, janitorial services/supplies, waste removal, security, etc.)

Additionally, WestWorld experiences a substantial loss in potential revenue due to the extensive set-up and teardown time required to stage the large shows. For example, the WestWorld All Arabian Show requires 21 days of set-up time and teardown time, as opposed to five days for the similarly sized American Paint Horse Association World Show held at the Will Rogers Memorial Center in Fort Worth, Texas. This discrepancy is mainly due to the low volume of permanent facilities and

structures at WestWorld, compared with other facilities around the country that stage similarly sized events. In conclusion, it is evident that the shortage of facilities at WestWorld has a significant negative impact on the number of available 100% rental rate days due to extensive set-up/tear-down periods.

(It is important to note here that Will Rogers Memorial Center charges 50% of the standard rental rate for move-in/move-out days and WestWorld charges 25% of the standard rental rate for move-in/move-out days; and both facilities have different rate and fee structures. Additionally, WestWorld is currently undergoing an approximate \$64 million expansion and upgrade construction project which will eliminate the need for extensive temporary facilities set-up to host extremely large events.)

Comparable National Facility Profiles – Existing Facilities

WestWorld of Scottsdale

(Toured by Las Vegas officials and planning consultants)

Scottsdale, Arizona

Ownership: Managed by the City of Scottsdale, 66-year remaining land lease with BOR

Contact Information:

Mr. Brad Gessner, General Manager

16601 N. Pima Rd

Scottsdale, AZ 85260

Phone: 480.312.6825

Web Site: www.scottsdaleaz.gov/westworld/

Acreage: 168 acres

Location & Access: Excellent, WestWorld is directly adjacent to and accessible from the Pima Freeway/Loop 101.

Event Facilities:

Equidome Arena: Covered open air equestrian event center

- 150'x 290' arena floor
- Raised concrete concourse
- 6,340 seating capacity (2000 box seats / 4,340 bleacher seats)
- 20' access alleys
- Show office, toilets

Rental rates:

October 1 – May 30: \$1,103.00 per day

June 1 – September 30: \$826.87 per day

Lights: \$30.00 per hour

Move in/out \$363.99

Wendell Arena: Outdoor equestrian competition arena

- 180'x360' arena floor
- 6,756 seating capacity (2,000 box seats / 4,156 bleacher seats)
- Show Office
- Lighted and irrigated

Rental rates:

October – May: \$551 per day

May – September: \$413.43 per day

Lights: \$30.00 per hour

Move in/out: \$181.83

Warm-up: \$262.50

Covered Practice Arenas: (2)

- 150'x 300' arena floors

Outdoor Arenas (lighted): 5 (150'x 300' arenas for various equestrian events)

Rental Rates:

Event: \$166.00 per day

Move in/out: \$54.78 per day

Warm-up: \$83.00 per day

Lights: \$30.00 per hour

Arena 9: 150'x 250' lighted arenas for various equestrian events

Rental Rates:

Event: \$110.00 per day

Move in/out: \$36.30 per day

Warm-up: \$55.00 per day

Lights: \$10.00 per hour (entire arena)

Polo Field: 19 acres split into two areas. Used for car shows, hot air balloon launches, dog shows, and polo matches

Rental Rates:

West Half: \$1,103.00 per day

East Half: \$1,103.00 per day

Move in/out: \$363.99 per day

Barns: 14 (covered barns)

- 672 permanent boxed stalls
- Lighted

Rental rates: Stalls: \$11.00 per night

R.V. Parking with Services: 280 R.V. spaces with full hookups. Some spaces can accommodate 55' coaches with 50 amp electrical service.

Rental rates: \$20.00 per night plus tax with or without hookup

Boarding:

Currently there is no long term boarding available. However, Master Plan includes a self-contained, 15-acre boarding and training facility adjacent to but operationally independent from WestWorld's competition facilities. WestWorld management proposes that the facility will house both an English discipline trainer and western discipline trainer with central management and billing. Boarding and training clients will be able to use the WestWorld competition facilities on an as-available basis. Minimum boarding fee will be \$450.

Major Events 2005:

- Scottsdale Classic Quarter Horse Show: October 6 - 15
- Thoroughbred Breeders Sale: October 19 - 20
- Arabian Horse Association Fall Festival: November 11 - 13
- Cowboy Mounted Shooters: November 22 - 27
- Saguaro Classic All Arabian Horse Show: December 1 - 4
- U.S. Team Roping Championships: December 29 – January 1, 2006

Notes:

An Improvement Master Plan and Economic Feasibility and Impact Study for WestWorld were completed by gh2 GRALLA ARCHITETS, LLC in 2003.

New trail head facility (2 arenas; hitching posts; horse watering stations; restrooms) completed 2003 during Master Planning process. Cost: approx. 1.6 million

Improvements currently under construction include (approx. \$64 million in general funding):

- Utility infrastructure upgrades
- General site improvements: landscaping, drainage, roads & parking, way-finding, etc.
- Construction of a new 218,000gsf (\$56 million) multi-use building (exhibits/arena/admin/foodservice)
- Covering 2 – 150'x300' arenas
- Wendell Arena footing and drainage improvements (outdoor equine stadium)
- Relocation of 3 outdoor arenas w/lighting and adjacent show office
- Redevelopment of approximately 200 RV hookups planned to also service temp. stall barns
- Acquisition of 52-acre State School Land parcel for additional parking (est. \$20 million)

June 29, 2005 LV Tour Group – Brad Gessner, G.M. Comments:

2001 operational deficit: \$1 million

2004 operational deficit: \$150,000 (reduction largely due to management policies and aggressive booking strategies)

Big shows are what keeps WestWorld operationally feasible for the city and the city provides \$100k to \$200k subsidies to 7 major "signature" events each year to keep them coming back. Most of these events last at least 2 weeks.

70% of WestWorld revenue is from equine events, other 30% is car shows, consumer shows, etc.

Over 80% of WestWorld's events are repeat events

Both private management agreements and government (city) management have +/-:

- Government management allows greater control by city, but operations typically more costly to city;
- Private management removes responsibility and liability from city, but city loses control over booking and management policies – sometimes forcing out the small users and aggressively booking large money-making events.

“General community may ask the question: Why do this project? Why build it?”

“It is an economic primer because it draws people into their city, with event users buying hotel rooms, food, gas, art, etc. Two recent studies have concurred that WestWorld had a \$23 million direct economic impact on the City of Scottsdale in 2003 – repeated annually.”

WestWorld Problems According to Management:

- Not enough stalls;
 - Not enough covered arenas – no summer bookings because too hot;
 - Need 4,000-seat climate controlled show arena – no summer bookings because too hot;
 - Not enough trailer parking.
- (It should be noted that the current expansion/improvement project addresses all of these problems)*

WestWorld Management Recommendations:

- There should be a physical separation between event facilities, trailhead facilities, and boarding/training facilities.
- It is crucial that the facility operations manager be a horse person and understand equine user needs, concerns, and arena footing preparation.
- National-level facilities require at least 1,200 stalls in permanent buildings and 8-12 arenas.
- Search for knowledgeable management staff with International Association of Fairs and Expos or Western Fair Association.
- Good arena footing mix is 50% native clay and 50% triple-washed sand.
- Build a permanent rodeo arena with permanent pens and chutes – not labor intensive portable equipment.

Photos:



WestWorld Tour Group Photo



WestWorld Equidome:
135'x290' arena floor with 6,340 seating capacity



WestWorld Equidome



WestWorld Wendell Arena:
180'x360' arena floor with 6,756 seating capacity



WestWorld Outdoor Arenas



WestWorld Barns: 672 Stalls



WestWorld Barns



WestWorld Trailhead

Golden Spike Event Center

(Toured by Las Vegas officials and planning consultants)

Ogden Utah

Ownership: Owned and managed by Weber County, Utah

Contact Information:

Amy King (Event Coordinator)

1000 North 1200 West

Ogden, UT 84404

Phone: 801.399.8254

1.800.44.ARENA

Fax: 801.392.1995

E-Mail: aking@co.weber.ut.us

Web Site: www.goldenspikeeventcenter.com

Acreage: 141 acres

Location & Access: Good; 40 miles north of Salt Lake City 3 miles east of I-15 at exit 349

Event Facilities:**Golden Spike Arena:** Main show arena

- 6,500 Seating Capacity
- 55,000 s.f. heated
- Indoor stock pens
- 1,450 s.f. concert stage
- Kitchen
- 6 concession stands
- Showers and dressing rooms
- Conference room
- Scoreboards
- Radiant tube heating over seats, no air-conditioning

Rental rates: \$700.00 per day

Equine Arena: 41,000 s.f. arena attached to the indoor arena via outdoor alleyway

- 126'x 235' clear span construction
- 400 seating capacity on one side

Rental Rates: \$500.00 per day

Auction Arena: 1

- 12,000 s.f. arena floor
- Climate controlled
- 350 Bleacher seats
- Concessions
- Enclosed attached barn

Rental rates: \$350.00 per day

Barns: 4 (covered barns)

- 549 permanent box stalls
- Asphalt flooring
- Lighted
- Covered wash areas

Rental rates: Stalls: \$15.00 per day, Pens: \$25.00 per day (2 bags bedding included in fee)

Equestrian Cross Country Course: 1 (a variety of terrain and jumps within track infield)

Rental Rates: \$350.00 per day (includes use of 3/4 mile race track)

Exhibit Hall: 21,000 s.f. Arena

- Stage Area
- Concrete floors
- Heated
- Kitchen
- 2 Concession stands
- 100'x210' Open span construction

Rental Rates: \$550.00 per day

Outdoor Stadium:

- 6,000 seats
- 225'x125' lighted arena floor

- Holding Pens
- Rodeo Office

Rental rates: \$300.00 per day

Racetrack: 3/4-mile oval track, covered grandstand seating 2,500

- PA system
- 4 horse walkers

Rental Rates: \$350.00 per day (includes use of cross country course)

R.V. Parking with Services: No designated R.V. parking or hookups but R.V.'s are parked around barns and are allowed to use electrical hookups from the barns for \$10.00 per night. They can accommodate 40-50 R.V.'s in this manner. An R.V. park is needed

Boarding

Overnight boarding only (in show stalls)

Rates: \$15.00 per night

Major Events 2005:

- World Cutter and Chariot Championships
- PRCA Wilderness Circuit Rodeo Finals
- National Barrel Horse Association Western National Championship
- Chevy truck's Western National Cutting Horse Championship

Notes:

Photos:



Golden Spike Tour Group



Golden Spike Main Arena:
100'x180' Arena Floor



Golden Spike Main Arena:
6,500 Seating capacity



Golden Spike Equestrian Arena



Golden Spike Outdoor Stadium
225'x125' floor with 6,000 seats



Golden Spike Outdoor Stadium



Golden Spike Outdoor Stadium



Golden Spike Arena Connector to Equine
Arena



Golden Spike Barns
549 Stalls



Golden Spike Stalls



Golden Spike Horse Stall



Golden Spike Wash Stalls



Golden Spike Race Track



Golden Spike Cross Country Course at
Track Infield



Golden Spike Exhibit/Vendor Courtyard

Reno-Sparks Livestock Events Center

Reno, Nevada

Ownership: Owned and managed by the Reno-Sparks Convention & Visitors Authority (RSCVA)

Contact Information:

John House (General Manager)

1350 N. Wells Avenue

Reno, NV 89512

Phone: 775.688.5751

E-Mail: jhouse@rscva.com

Web Site: www.visitrenotahoe.com/facilities/reno_livestock/

Acreage: 43 acres

Location & Access: Good, Located near the intersection of I-80 and Hwy 395 in Reno, NV.

Event Facilities:

Indoor Main Arena:

- 150'x 300' dirt arena floor
- 6,200 covered seating capacity
- Climate controlled
- 15,000 s.f. exhibit area overlooking Main Arena floor.

Rental rates: \$2,200 per day, 1/2 price move in/out

Indoor Livestock Pavilion/Auction Area:

- 100'x 200' dirt arena floor
- 1,000 seating capacity
- Connected to Main Arena

Rental rates: \$850 per day, 1/2 price move in/out

Cutting Arena:

- 100'x 200' covered dirt floor arena
- Adjacent to Main Arena

Rental rates: \$400 per day

Outdoor rodeo Arena:

- 145'x 315' dirt floor arena
- 9,000 seating capacity
- Lighted

Rental rates: \$650 per day

Exhibit Hall:

- 100'x 200' concrete floor
- Climate Controlled
- 20,000 s.f. total

Rental rates: \$900 per day, 1/2 price move in/out

Stalls: 660 10'x 12' stalls in 24 barns, including 216 multi-use stalls

- Wash racks
- Showers and bathrooms

Rental rates: \$19.00 per day standard rate, show rates are negotiated according to show size.

R.V. Parking with Services: No R.V. hookups available

Boarding

No long term boarding

Major Events 2005:

- NHRCA Snaffle Bit Futurity: September 9 – October 2
- Breeders Invitational
- Pacific Coast Cutting Horse Associations' Derby
- Dressage in the Sierra
- Region III Arabians
- West 4D Finals
- Reno Rodeo

Notes:

National Western Complex**Denver, Colorado**

Ownership: Owned by the City and County of Denver/ managed by Western Stock Show Assoc.

Contact Information:

Brad Ettleman (Marketing)

4655 Humboldt Street

Denver, CO 80216

Phone: 303.297.1166

Fax: 303.292.1708

E-Mail: brade@nationalwestern.com

Web Site: www.nationalwestern.com

Acres: Approximately 90 acres; 600,000+ s.f. of building area

Location & Access: Excellent; entries adjacent to both east and west Interstate 70 exit/on ramps

Event Facilities:**Indoor Arenas: 2****1. Events Center – built in 1994**

- 150'x300' arena floor (dirt over concrete)
- Arena floor can be modified to hard packed clay, carpet, or riding surface
- 2 spot lights; state-of-the-art sound and paging system
- 140 foot candles of light over arena
- Heated; no A/C
- 4,777 fixed seats; 3,000 portable floor seats
- 1,000 amps of electric available at arena floor
- 4 concession stands; multiple beer/liquor stands
- 4 restrooms; each corner of concourse
- 3,500 s.f. of display space at concourse
- Arena ceiling height of 78'
- 8 exterior ticket windows; 6 lobby ticket windows
- Elevator for ADA accessibility

2. Stadium Arena – built in 1908 with current renovations

- 120'x260' arena floor
- 4,600 fixed seats; 2,000 floor seats
- Attached to 25,000 s.f. of exhibit space
- 59 display booths in concourse
- Arena ceiling height of 90'
- 2 spotlights; 60 foot candles of light over arena; 3 electronic info boards
- Deli and Café adjacent to arena
- 3 lounge areas

Rental rates:

Events Center: \$1,750.00 per public day, Move in/out are free

Stadium Arena: \$1,750.00 per public day, Move in/out are free

Covered Arenas: 1 practice/warm-up arena adjacent to Events Center; 90'x190' Rental is included with Events Center

Outdoor Arenas: 2 (additional portable arenas can be set-up in parking areas) Rental is included with Events Center

Horse Stalls: 336 – 8'x10' permanent stalls; 500 portable stalls in Expo Hall on concrete

Rental rates:

2 day show (3 nights): \$27.50

3 day show (4 nights): \$30.00

4 day show (5 nights): \$32.00

5 day show or more: \$35.00

Exhibit Space:**Expo Hall**

- 34,732 s.f.
- Accommodates 136 – 10'x10' booths; 40 amps of power per booth
- 125 lbs. PSF loading capacity
- Ceiling height 14'8"
- Two large service entrances for show set up 14' (h) x16' (w)

- 12 ticket windows
- Includes NW Bar & Grill seating 180 guests
- Heat & A/C
- Two stories with 2 elevators

Stadium Hall – new in 1990

- Level 1: 32,437 s.f. / Level 2: 33,527 s.f.
- Accommodates 130 – 10'x10' booths on each level; 40 amps of power per booth
- 125 lbs. PSF loading capacity
- Ceiling height: Level 1 – 12'; Level 2 – 14'
- One large service entrance 15'9" (h) x 16' (w)
- Fifteen sewer and water connections
- 200 car parking lot for exhibitors
- Heat & A/C
- Includes NW Cafeteria seating 450
- 2 loading docks at 48" height

Hall of Education

- 450 Seating Capacity
- 280 Banquet capacity
- 100 capacity at bar
- Accommodates 430 10'x10' booths with electric

Rental rates:

Expo Hall: \$3,500.00 per public day, Move in/out are free

Stadium Hall: \$2,500.00 per public day, Move in/out are free

Hall of Education: \$4,500.00 per public day, Move in/out are free

Foodservice:

- The Cattlemen's Club; full service; seating 240
- The Main Cafeteria; seating 450
- The Bar & Grill; full service; seating 150
- Equestrian Lounge; full service lounge; seating 50
- Catering; ability to serve up to 15,000 at any National Western location

R.V. Parking with Services: Approximately 30 with electric, no water, no dump station

Rental rates: \$15 per night

Major Events & Users:

- National Western Stock Show & Rodeo: uses 327,591 s.f. of exhibit space making it Colorado's largest trade show; record attendance set in 2000 – 631,801
- Colorado Sport Boat and Travel Show – Colorado's largest
- Colorado Kennel Club Dog Show – Largest in the West hosting over 3,000 dogs
- International Log Home Show
- Great American Train Show
- U.S. Monster Truck Motorsports events
- Harley Davidson H.O.G. Rallies
- Central Colorado Quarter Horse Association shows
- Circle J Morgan Horse Show
- Rocky Mountain Horse Expo and Trade Show
- Bill Picket National Finals Rodeo
- Rope the Rockies National Finals Team Roping
- National Junior Angus Association Show
- Supercross Motorcycle Racing
- Region VIII Arabian Horse Show

Notes:

\$30 million expansion program recently completed

Oklahoma State Fair Park**Oklahoma City, Oklahoma**

Ownership: Owned by the City of Oklahoma City, managed by OKC Fair Trust

Contact Information:

Mr. Tim O'Toole, General Manager

Mailing Address:

State Fair Park

P.O. Box 74943

Oklahoma City, OK 73147

Physical Address:

State Fair Arena

333 Gordon Cooper Blvd

Oklahoma City, OK 73107

Phone: 405.948.6704

Fax: 405.948.6821

E-Mail: ballen@okstatefairpark.com

Web Site: www.okstatefairpark.com

Acreage: Approximately 420 acres

Location & Access: Excellent; at the intersection of Interstate 240 and Interstate 40

Event Facilities:**Indoor Arenas: 5****1. State Fair (Norick) Arena**

- 150'x300' arena floor (equine footings over concrete)
- 6,200 fixed seats; 2,400 portable floor seats
- Includes 100'x200' indoor staging area connected to Horse Barn 1
- Full climate control
- Extensive ticket lobby, concourse, concessions, restrooms, lounges, offices
- Portable wood sports surface and portable ice surface with batter boards
- Adjacent equine footings storage/mixing facility with 5 footing choices

Rental rates: \$1,800.00 per show day vs. 13%

2. Horse Barn 1

- 200'x60' arena used for small shows or warm up for large Norick Arena shows
- Also includes 324 permanent stalls, wash areas, offices, lounge, concessions, restrooms with showers

Rental rates: \$400.00 per show day

3. Horse Barn 3

- 200'x80' arena floor, 400 bleacher seats
- Also includes 132 portable stalls, restrooms, concessions, and wash areas

Rental rates: \$400.00 per show day

4. Horse Barn 6 Show Arena

- Secondary main show arena designed to resemble Norick Arena floor and rails
- 120'x250' arena floor
- 1,500 permanent seats (portable bleachers for approx. 1,000 additional available)
- Full climate control
- Includes 80'x300' indoor staging area, cattle pens, below seating return lanes, restrooms with showers, concessions, show office

Rental rates: \$1000.00 per show day

5. Horse Barn 9

- 120'x250' show arena
- Bleacher seating for approximately 400

Rental rates: \$400.00 per show day

Covered Arenas: 1 – 100'x200' (under construction – rental rates to be determined)

Outdoor Arenas: 1 – 150'x400', lighted (under construction – rental rates to be determined)

Current Horse Stalls: 852 – 10'x10' permanent stalls; up to 2,100 portable stalls (total 2,952)

Rental rates: \$20 (1-4 days), \$30 (5-9 days), \$40 (9+ days)

Exhibit Space: Total 306,972 square feet

Travel & Transportation Building: 64,000 s.f.

Rental rates: \$1,450.00 per show day
Carriage Hall w/Courtyard: 21,000 s.f.
 Rental rates: \$600.00 per show day
Hobbies, Arts & Crafts Building: 19,600 s.f.
 Rental rates: \$500.00 per show day vs. 13%
Modern Living Building: 36,750 s.f.
 Rental rates: \$750.00 per show day vs. 13%
Centennial Building: 28,800 s.f.
 Rental rates: \$700.00 per show day vs. 13%
International Trade Center: 70,000 s.f.
 Rental rates: \$1,450.00 per show day vs. 13%
Made in Oklahoma Building: 66,822 s.f.
 Rental rates: \$1,400.00 per show day vs. 13%

Car Racetrack & Grandstand: 1/4 mile and 1/2 mile ovals, infield stage, 5,000 seat grandstand

R.V. Parking with Services: 320 with electric, water, restrooms, showers, dump station

Major Events & Users:

- International Finals Rodeo – 5 days, January
- OKC Boat Show – 3 days, January
- Oklahoma Home & Garden Expo – 4 days, February
- Oklahoma Hunting & Fishing Expo – 4 days, February
- Oklahoma State Basketball Championships – 4 days, March
- Metro Auto Dealers Car Show – 4 days, March
- Shrine Circus – 4 days, March
- OKC Centennial Horse Show – 5 days, April
- Southwest Street Rod Nationals – 4 days, April
- National Reining Horse Derby – 4 days, May
- OQHA Redbud Spectacular Horse Show – 5 days, June
- National Appaloosa Horse Show – 13 days, June/July
- Great Hunter Jumper Horse Show – 5 days, July
- Oklahoma State Fair – 15 days, September
- Grand National Morgan Horse Show – 8 days, October
- U.S. Team Roping Championships – 7 days, October
- American Quarter Horse Association World Show – 16 days, November
- National Reining Horse Futurity – 10 days, November/December
- World Barrel Racing Futurity – 5 days, December

Notes:

Currently the most extensive indoor equestrian event facility in the world. Major horse facility improvements completed in 1997 following gh2 GRALLA ARCHITECTS, LLC improvements program – including new fully climate controlled show arena, new stalls, new/improved wash areas, complete interconnection of all barns, State Fair Arena improvements, utility upgrades, etc.

The Fair Trust enacted a small fee increase starting with the 2002 season and is exploring the implementation of a \$3 parking fee to pay for parking, lighting, security, and traffic management improvements.

2005-2008 Equestrian Facilities Redevelopment:

Will Rogers Memorial Center**Fort Worth, Texas**

Ownership: Owned and operated by the City of Fort Worth

Contact Information:

Joy Langley (Booking Coordinator)

3401 West Lancaster

Fort Worth, TX 76107

Phone: 817.392.7469

Fax: 817.392.8170

E-Mail: Joy.Langley@fortworthgov.org

Web Site: www.fortworthgov.org

Acreage: 85 acres

Location & Access: Excellent; adjacent to Interstate 30

Event Facilities:

Indoor Arenas: 3 – fully climate controlled

1. Will Rogers Coliseum

- 120'x280' arena floor
 - 5,700 fixed seats; 1,300 portable floor seats
- Rental rates:** \$2,250 per day vs. 10%, 1/2 price move in/out

2. Moncrief Building – built 1996 for \$11 million

- Arena with 150'x300' floor; seating 1,100; display booths around concourse
- Portable stalls for 260 horses or space for 650 cattle
- Meeting rooms; show offices

Rental rates:

Arena: \$1,200 per day, 1/2 price move in/out

Stalls (portable assembled): \$45.00 per stall per week

Pen (instead of portable stalls): \$500 per day, \$200 move in/out

3. Richardson-Bass Building

- Arena with 150'x300' floor; seating 1,946; display booths around concourse
- 640 seat sale arena adjacent to arena floor
- Stalls for 843 horses
- Meeting rooms; show offices

Rental rates:

Arena: \$1,500 per day, 1/2 price move in/out

Stalls (permanent): \$40.00 per stall per week

Pen: \$500 per day, \$250 move in/out

Covered Arenas: 0

Outdoor Arenas: 0 (portable outdoor arenas erected in parking lots for major events)

Horse Stalls: 843 – 10'x10' permanent stalls; 500 portable stalls in the 761-car underground parking garage; 1500 portable stalls in exhibit buildings (total possible 2,800)

Rental rates: (Same as Richardson-Bass building)

Exhibit Space: Amon G. Carter Exhibits Hall**Texas Room**

- 100,000 square feet
- Ceiling height 21'
- Electric/telephone outlets every 15 feet
- 4 concession stands
- Seats 5,000+ for banquets

Rental rates: \$4,500 per day, 1/2 price move in/out

Round Up Inn Ballroom

- 18,000 square feet
- Permanent stage
- 2 small meeting rooms
- Seats 1,600 for banquets

Rental rates: \$1,500 per day, 1/2 price move in/out

Multi-Use Auditorium: Will Rogers Auditorium

- Seats 2,856

Rental rates: \$1,5000 per day vs. 10%, 1/2 price move in/out

R.V. Parking with Services: None available

Major Events & Users:

- Fort Worth Stock Show & Rodeo (held since 1896) – record paid attendance 152,989 in 1996
- American Paint Horse Association World Championship Show – 14 day show
- National Cutting Horse Association Summer Cutting Spectacular – 20 day show – begins 2 days following completion of the APHA World Show
- National Cutting Horse Association Superstakes – 10 day show
- National Cutting Horse Association Futurity – 7 day show
- High Caliber Gun & Knife Show – 4 days
- Tarrant County Churches of Christ Annual Outreach – 6 days
- Miss Texas Pageant – 5 days

Notes:

Will Rogers Equestrian Center (equine portion of the Will Rogers Memorial Center) opened in 1987. Phase One cost was \$16 million. \$11 million Moncrief Building added in 1996. City of Fort Worth estimates that the center generates more than \$200 million to the local economy. The center averages 2.5 million visitors per year. The APHA, Appaloosa Horse Association, NCHA and other horse groups are currently funding an economic impact study of the equine events on the Ft. Worth economy to justify requested improvements and expansions at the Will Rogers Equestrian Center. The study is to be complete February, 2003.

Comparable National Facility Profiles – Facilities Under Development

South Coast Equestrian Center (Hotel, Convention & Casino)

Las Vegas, Nevada

Ownership: Owned and operated by Coast Casinos (gaming company)

Contact Information:

Tim Lanier (Equestrian Center General Manager)

9777 Las Vegas Blvd. So.

Las Vegas, NV 89123

Phone: 702.796.7111

Cell: 702.250.7542

Fax: 702.270.3266

E-mail: tlanier@coastcasinos.net

Web Site: www.southcoastcasino.com

Acres: 60 acres including casino, equine, and convention facilities

Location & Access: Excellent, adjacent to I-15 and surrounded by three upscale Las Vegas communities.

Event Facilities:

Main Show Arena:

- 4,400 fixed seating
- 250'x 125' show arena floor
- Climate controlled
- Cattle pens to accommodate 2,000 head

Rental rates: Undisclosed as per Tim Lanier

Warm-up Arena: 100'x 275' adjacent to Main Arena

- Climate controlled

Rental rates: Undisclosed as per Tim Lanier

Stalls: 1,200 climate controlled show stalls

Rental rates: Undisclosed as per Tim Lanier

Exhibit Hall (at equestrian center):

- 80,000 s.f. of divisible exhibit space
- Accommodates up to 400 exhibit booths

Rental rates: Undisclosed as per Tim Lanier

Show Offices: 4

R.V. Parking with Services:

May 18, 9am meeting with South Coast Arena Manager Tim Lanier

1. The facility is scheduled to open in February 2006 as part of a complex that includes casino gaming, convention space, exhibit space, hotel accommodations, and various other attractions.
2. Tim Lanier is former manager of Will Rogers Coliseum in Ft. Worth;
3. Facility will have 1200 stalls and one indoor events arena;
4. The South Coast arena and equestrian facilities are scheduled to open Feb. 06.
5. Business Plan:
 - A. Compete with facilities such as OKC and Ft.Worth for large breed shows:
 - NRHA Reining Derby (currently in OKC)
 - APHA "money" event (proposed by APHA)
 - FEI Reining Masters (negotiating for Oct. 2006)
 - B. Won't be going after shows with less than 300 horses;
 - C. Want shows with 500-1000 horses;
6. Thinks overnight/layover stabling with RV hookups are in short supply in LV valley and will be in demand to support major events at Thomas & Mack and the new South Coast facility.
7. South Coast (Tim) might be interested in providing management services for the new NW Las Vegas Equestrian Park as this new facility might be ideal for working in conjunction with the South Coast to host/house horses for very large events. Tim has had a number of requests to host events too small for South Coast.
8. Tim recommended a visit with the UNLV Rodeo Team –they may need a facility to serve as their home (currently at Rocking K arena).

Comparable Local/Regional Facility Profiles – Existing Facilities

Salt Lake County Equestrian Park and Event Center

(Toured by Las Vegas officials and planning consultants)

South Jordan, Utah (suburban Salt Lake City area)

Ownership: Owned and managed by Salt Lake County

Contact Information:

Arthur Lovato (Interim General Manager)

Susan Carhart (Event Coordinator)

Tad Campbell (Maintenance Supervisor)

10800 South 2200 West

South Jordan, Utah 84095

Phone: 801.254.0106

Fax: 801.254.5113

Web Site: www.slcoequestrian.org

Acreage: 123 acres

Location & Access: Good; 6 minutes from Interstate 15, 6 miles south of Salt Lake City center

Event Facilities:

Indoor Arenas: 1 (Event Center) built in 1998 (cost approx. \$7.5 million)

- 150'x300' arena floor
- Climate controlled
- 2000 retractable arena floor seats by Hussey
- Portable hard-surface interlocking flooring system for concerts, tradeshow, special events
- Foodservice Kitchen; toilets; show office; administration offices; box office

Rental rates:

\$500 per day or \$1.50 per ticket for ticketed events

Hourly rental rate is \$50.00 per hour with a two-hour minimum.

Portable Flooring: \$500 per event

Reservation Deposit: \$100.00 per day

Damage Deposit: Negotiated

Outdoor Arenas: 5 (including 1 lighted, 5,000 seat rodeo arena)

Rental rates:

Open Paddocks: \$250.00 per month

Runs: \$40.00 per horse

Rodeo arena:

Club Night: \$400.00 per season (clubs such as 4-H get 1 night per week monthly April-Sept.)

Events (8 Hours): \$400.00

Show Arena:

Club Night: \$400.00 per season (clubs such as 4-H get 1 night per week monthly April-Sept.)

Events (8 Hours): \$400.00

Open Arena and Track:

Daily: \$3.00 per horse, Annual: \$50.00 per horse,

Chariot: \$50.00 per team, Grounds Fee: \$3.00 per horse

Polo Field: 1 (used for polo, grand prix, county fair, car shows, dog shows, etc.)

Rental Rates: \$200.00 per day

Horse Show Stalls: 306 show stalls – covered, not enclosed

Rental Rates: Overnight rate with bedding: \$15.00 per night

Bedding: 10 Cu. Ft. included, additional bags are \$7.00 per bag

Racetrack: Laurel Brown Racetrack, 3/4-mile track, and grandstand seating 2,000

Rental Rates: Professional: \$500.00 per day, Recreational: \$200.00 per day

R.V. Parking with Services: Not available

Major Events 2005:

- Utah Horse Expo, March 11-13
- Arabian Horse Show: March 30 – April 3
- IKC Dog Show: May 4-8
- Wild Horse Festival: May 17-21

- Paint Horse Show: May 27-30
- County Fair: August 17-20

Boarding

300 month-to-month boarding stalls:

Rates:

Outside Covered Stalls: \$50.00 per month

Inside Covered Stalls: \$65.00 per month

Notes:

An Improvement Master Plan and Economic Feasibility and Impact Study for the Salt Lake County Fairgrounds were completed by gh2 GRALLA ARCHITETS, LLC in 1995. At that time the facility name was changed to the Salt Lake County Equestrian Park and Event Center. The recently constructed Event Center arena, horse barns, and polo field resulted from this Master Plan.

Additional future improvements in the Master Plan include: an additional 200 permanent horse stalls; one additional climate controlled arena with a 150'x300' floor and seating for 3,000; additional parking; RV parking with horse turnouts; renovation of the racetrack and grandstand; and addition of an amphitheater in the track infield.

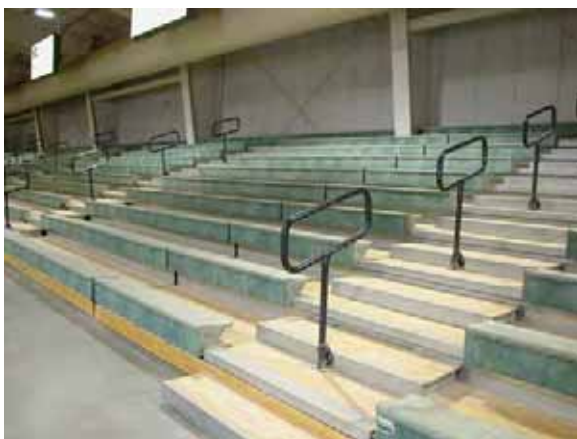
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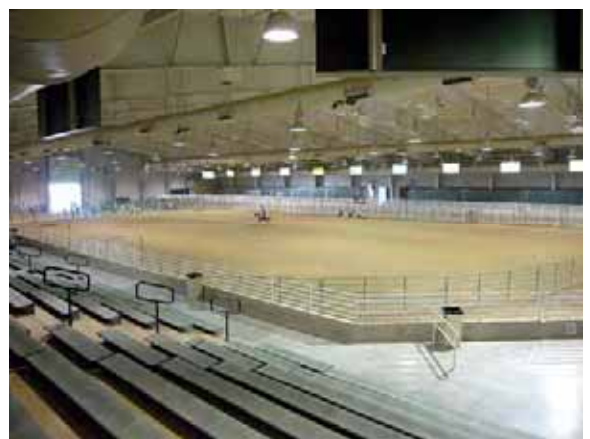
Salt Lake County Equestrian Park Tour Group Photo



Salt Lake County Equestrian Park Indoor Arena



Salt Lake County Equestrian Park Indoor Arena Seating: 3,000 fixed, 2,000 retractable



Salt Lake County Equestrian Park Indoor Arena: 150'x300'
Hussey retractable seating



Salt Lake County Equestrian Park Boarding Stall
Barns:
300 boarding stalls



Salt Lake County Equestrian Park Barn
Exterior



Salt Lake County Equestrian Park Barn Wash
Stalls



Salt Lake County Equestrian Park Boarding
Stall Exterior



Salt Lake County Equestrian Park Outdoor
Arena



Salt Lake County Equestrian Park Stalls: 306
show stalls

Horseman's Park

Las Vegas, Nevada

Ownership: Owned and Managed by Clark County

Contact Information:

Tom Collins (County Commissioner)

5800 E Flamingo Rd.

Las Vegas, NV 89122

Phone: 702.455.8200

E-mail: tcollins0622@cox.net

Web Site: www.co.clark.nv.us/parks/horsemans_park.htm

Acreage: approx. 60 acres

Location & Access: Poor, access from east Flamingo road only.

Event Facilities:

Outdoor Event (Rodeo) Arena:

- 150'x 300' arena floor
- Lighted
- Stock pens and chutes
- 1200 seating capacity (aluminum bleachers) on south side
- Adjacent 120'x 120' practice ring

Rental rates: (also see attached schedules)

Community: \$275.00 per day

Commercial rate: \$325 - \$525 per day

Lights: \$15.00 per hour

Cutting Arena:

- 100'x 100' Arena floor
- Lighted
- Adjacent to the Flamingo Arena

Rental rates: \$125.00 per day, Lights: \$15.00 per hour

Flamingo Arena:

- 100'x 200' Arena floor
- Lighted

Rental rates: \$175.00 per day, Lights: \$15.00 per hour

Practice Arena:

- 80'x 100' Arena floor
- Adjacent to the Flamingo Arena

Horse Stalls: 320 permanent stalls in 40-stall barns between the Rodeo Arena and Flamingo/Cutting Arenas.

Rental Rates:

Stalls: \$10.00 per day (2 day non-event max)

Pens: \$5.00 per day (2 animal per pen max)

Portable pen: \$100.00 per day

R.V. Parking: 40 Total R.V. spaces with electric only

Rental rates: From \$27.00 to \$54.00 per day

Boarding

Currently there is no long term boarding available

Major Events 2005:

- Southern Nevada Hunter Jumper Association: Jan. 6-10
- Nevada Goat Rodeo: April 21-25
- Las Vegas Championship Team Roping: April 27 – May 1
- Pro Rodeo – County Western Resources: Sept. 9-12
- Las Vegas Arabian Horse Association: November 3-7

May 18, 12:00 Noon Horseman's Park (Clark County) Self Tour

1. All outdoor facilities with exception of covered stalls, temp. 75-degrees, however very hot sun by noon – not appropriate for outdoor events during mid-day.

2. Facilities consist of:
 - 1- 150x300 outdoor event (rodeo) arena; lighted; stock pens & chutes (no shade as per PRCA requirements); approx. 1200 aluminum bleachers on south side of arena; adjacent 120x120 practice ring; old and new toilets near grandstand.
 - 320 stalls; shed row; poor ventilation (in 40-stall barns); located between rodeo arena and horse show/cutting arenas.
 - 1- outdoor wash rack; approx. 12-bays.
 - Toilet building/vending located in middle of stall area.
 - 1- cutting arena 100x100; lighted; adjacent to horse show arena.
 - 1- horse show arena 100x200; lighted.
 - 1- practice ring 80x100; adjacent to horse show arena.
 - RV hookups; adjacent to stalls; approximately 40.
3. General notes:
 - Parking and roads unimproved; mostly dirt and gravel.
 - No traffic delineation – separation of animal, pedestrian, and vehicular traffic.
 - No separation of exhibitor and public parking.
 - Facility image is generally desolate with minimal to no site development and landscaping typical of a public park/facility.
 - Arena footings appear to be hard and cloddy with a significant amount of stones large enough to cause hoof injuries.
 - Not enough concession facilities for exhibitors.

Additional Horseman's Park Information
CLARK COUNTY DEPARTMENT OF PARKS & COMMUNITY SERVICES
2005 SCHEDULE OF SERVICE CHARGES

PARK/EVENT SECURITY	
Number in Group	Guards Required
01 - 200	0
201 - 249	1
250 - 349	2
350 - 449	3
450 & Over	4 + 1 for each additional 150 persons
Per hour security rate charged according to current contract for private security guard services. Additional fees may apply during period of high security alert. Additional security requirements may apply depending on the nature of activities, if alcoholic beverages are available at the event, and/or during periods of high security alert.	

CONCESSION/VENDOR EXHIBIT STANDS
\$40/day /vendor stand (Applies to profit making events and commercial vendors). The Department may negotiate with nonprofits to offset cost incurred by the County or for a percent of profits when appropriate.
\$30/season/league for nonprofit Youth Sports Organization fee charge for sales concessions during youth sports program.

HORSEMAN'S PARK - FACILITY USE FEES		
Shows & event fee is defined as 8 continuous hours (no split shows requests) and includes one arena preparation. Sorry, no refunds for show/event reservations canceled within 48 hours of the reserved date.		
SHOWS & EVENTS	COMMUNITY RATES	COMMERCIAL RATE
Rodeo (main) Arena	\$275 per event day	N/A
Horse Shows	N/A	\$325/event day
Rodeos	N/A	\$425/event day
Ropings	N/A	\$525/event day
Carnivals	N/A	\$525/event day
Flamingo Arena	\$175 per event day	\$225 per event day
Cutting Arena	\$125 per event day	
Reserved use of Rodeo Arena for preparation of events	\$100 per day	\$200 per day
Lights (unless otherwise noted)	\$13 per hour	\$13 per hour
Arena Lights (other than scheduled event)	\$15 per hour	\$15 per hour
Electrical	\$27 per hook-up per event day; \$54 per day for more than 8 hours \$10 per hook-up per day for small appliances \$27 per hook-up per day RV's, golf carts, television sets, or other large appliances or electrical items	
Portable Pen Panels - includes set-up and tear-down of panels	\$100 per day	\$100 per day
Event Stalls	\$10 per day	\$10 per day
Non-Event Stalls	\$10 per day Maximum 2-day usage for temporary boarding.	N/A
Portable Stalls	\$2 per day per animal	\$5 per day per animal
Unstalled Animals - Overnight	\$5 per animal per night	\$5 per animal per night
Animal Pens	\$ 5 each or 1-5 animals, \$15 per day 6-10 animals, \$20 per day 11 or more animals, \$25 per	\$5 each or 1-5 animals, \$15 per day 6-10 animals, \$20 per day 11 or more animals, \$25 per

	day	day
Additional Arena Preparations	\$35 per each arena preparation	\$45 per each arena preparation
Extended Hours	A charge of \$30 per hour or portion thereof will be assessed for each hour over 8 hours	A charge of \$50 per hour or portion thereof will be assessed for each hour over 8 hours
Youth Event - User does not charge fee for participation. Participants are 18 years of age or younger, no more than 20 animals, with insurance	\$10 per day	
Reserved Use of Show Office	\$25 per event day	
Announcer's Stand	\$25 per event day	
Hand-held Microphone System	\$10 per event day	
Clean-Up	\$1,000 minimum fee for shows 2 days or longer \$ 500 minimum for shows of 2 days or less Fee may increase based on number of days, animals, participants/spectators (i.e. trash pick-up, manure in common areas, etc.	
Early Move-in/Late Departure	For shows that move-in prior to the 2-day advance move-in or checkout beyond the 1-day departure. \$100 per day minimum. Use of arena and stalls will be at normal "day" rate, if available	
Late Check-Out	\$5/stall for each stall not vacated by 10 a.m. charged to show \$5/each for horse trailers, tents or other equipment not removed by Noon on checkout day, charged to show.	
Late Fees - Billing	30-90 days past due: 5% of total balance due per each 30 days after due date, plus any incurred collection fees 91-120 days past due: 10% of total balance due per each 30 days after due date. Revocation of existing and future permits after 90 days past due and/or up to 1 year suspended usage of facility.	
Security Required for parting control. Event sponsor will be charged the contract rate for Security/Parking Guards	0 - 150 animals 151-200 animals 201-250 animals 251-300 animals 301 + animals	2 guards 3 guards 4 guards 5 guards 6+ guards or as required by Dept. staff and Park police for parking enforcement and patron safety

Horseman's Park Proposed Facility Use Fees

Shows and Events	Community Rate	Commercial Rate
Horse Shows	\$275/day	\$400/day
Rodeos		
Ropings/Carnivals		
Youth Event <u>OMIT</u> <u>Do Not Use/Need</u>	\$10/day (No participation fee, participants 18, fewer than 20 animals)	
Flamingo Arena	\$175/day	\$225/day
Cutting Arena	\$125/day	
Additional Arena Prep	\$35	
Extended Hours	\$30/hr after 8 hours	\$50/hr after 8 hours
Move-in/out	\$100/day	

Lights	\$15/hr per area	
Electrical	\$10/day – large appliances \$27/day – small appliances SUGGEST \$15 one fee regardless	
Stalls	\$10/day (2 day non-event max.)	
Pens	\$5 each (2 animal max. per pen)	
Portable Pen	\$100/day	
Show kit (Use of Show Office, Misc. System & Announcer's Stand)	\$50/day	
Concession Stand (8 Hrs)	\$30	
Concession Stand (8+Hrs)	\$54	
Clean Up	\$500/day	
Dumpster	\$200	
Late Fees	30-90 days 5% total balance per 30 days & collection fees 90-120 days 10% total balance per 30 days & collection fees Revocation of existing & future permits after 90 days past due. Up to 1 year suspended use of facility.	
Security	0-150 animals –2 guards 150-200 animals –3 guards 201-250 animals –4 guards 251-300 animals –5 guards 301+ animals –6+ guards or as required by park police, and Dept. staff for parking enforcement and patron safety	

Horseman's Park Proposed Fee's Option 2

Main Arena

\$350/day- Community

\$550/day commercial

Includes: Use of Show office, microphone system, announcers stand, electricity

Lights: \$15/hr

Flamingo Arena

\$225/day- Community

\$275/day- Commercial

Includes: Use of Show office, microphone system, announcers stand, electricity

Lights: \$15/hr

Cutting Arena

\$125/day

Lights: \$15/hr

Rodeo Arena (for event preparation)

\$100/day Community

\$200/day Commercial

Lights: \$15/hr

OMIT Youth Event

\$10/day

No fee for participation, participants are 18 or younger, no more than 20 animals

Lights: \$15/hr

Pens and Stalls

Stalls \$10/day (2 day non event max.)
Pens \$5/pen/day 2 animal per pen max.)
Portable pen \$100-day

Extended Hours more than 8 hours per day
\$30/hr- community
\$50/hr- commercial

Clean-up: \$500/day

Dumpster: \$200

Move-in/out: \$100/day
Late Check-out \$5 per item

Late Fees:

30-90 days 5% total balance per 30 days & collection fees
90-120 days 10% total balance per 30 days & collection fees
Revocation of existing & future permits after 90 days past due. Up to 1 year suspended use of facility.

Security:

0-150 animals –2 guards
150-200 animals –3 guards
201-250 animals –4 guards
251-300 animals –5 guards
301+ animals –6+ guards or as required by park police, and Dept. staff for parking enforcement and patron safety

Del Mar Horse Park**Del Mar, California**

Ownership: Managed by the 22nd District Agricultural Association on behalf of the State of California

Contact Information:

Willow Buckley

Equestrian Events Department

2260 Jimmy Durante Blvd.

Del Mar, CA 92014-2216

Phone: 858.794.1171

Web Site: www.sdfair.com

Acreage: 65 acres

Location & Access: 20 miles north of downtown San Diego, CA

Event Facilities:**Covered Arena:**

- 166'x 296' arena floor

Rental rates:

Standard Rates: \$1,000.00 per day

Winter Rate (October – March): \$1,500.00 per day

Outdoor Arenas: 8 (referred to as rings by the Horse Park)

Arenas 1-4:

- Outdoor rings with the following dimensions: 2@ 147'x 258', 1@ 155'x 262', and 1@ 193'x 292'

Rental rates: \$500.00 per day

Grand Prix Field:

- Oval grass field 365'x 238'
- Centrally located in park

Rental rate: \$1,500.00 per day and \$1000.00 per additional ring

Outdoor Polo Arena:

- 147'x 220'

Rental rate: \$600.00 per day

Arenas 6-8:

- Outdoor rings with the following dimensions: 1@ 118'x 200', 1@ 125'x 198', and 1@ 95'x 76'
- No rates available

Dressage Ring:

- 100'x 236'

Rental Rate: \$500.00 per day

South Grass Arena:

- 413'x 173'

Rental Rate: \$750.00 per day

Other Arena Notes:

- Arena seating is comprised of movable bleachers that are set up differently from show to show.
- The fee for arena lighting is \$100.00
- Move in day is 1/3 the total rental cost.

Horse Show Office: Located next to the covered arena

Rental Rates: \$50.00 per day (included in rental fee for large shows)

Horse Stalls: 130 permanent stalls available for shows with as many as 800 possible with portable stall units. Boarding stalls are available but not used for shows.

Rental Rates: Fees calculated on number of days and horses

R.V. Parking: 72 Total R.V. spaces with electrical and water hookups – no sewer

Rental rates: \$25.00 per night

Boarding

Currently there is no long term boarding available

Major Events 2005:

- The Dressage Affair: April 15 - 17

- Showpark Ranch and Coast Classic: May 10 - 15
- Sun & Surf Quarter Horse Show: May 19 – 22

Notes:

McGee Park – San Juan County Fairgrounds

Farmington, New Mexico

Ownership: Owned and managed by San Juan County

Contact Information:

Jim Parnell (Parks and Maintenance Administrator)

Mailing Address:

100 S. Oliver

Aztec, NM 87410

Physical Address:

#41 CR 5568

Farmington, NM 87401

Phone: 505.324.3000

Fax: 505.324.3003

Web Site: www.co.san-juan.nm.us/dpt/mcgeepark/

Acreage: 186 acres

Location & Access: Good

Event Facilities:

Memorial Coliseum: Dirt floor event center

- 290'x 100' arena floor
- 5,137 grandstand seating
- 3,000 arena seating capacity
- Air-conditioned
- Complete rodeo facilities
- Portable stage

Rental rates: \$300 - \$2,000 per day; Concessions: \$100 each

Indoor Riding Arena: new facility

- 128'x220' arena floor
- 1,250 seating capacity
- Air Conditioned
- Complete rodeo facilities

Rental rates: \$30 - \$40 per hour, Security: \$66.00 if required, Operator: \$10.00 per hour

Outdoor Arena:

- 100'x 200'
- 1,250 seating capacity
- Lighted

Rental Rates: With lighting: \$12 - \$32 per hour, Without lighting: \$10 - \$25 per hour

Stalls: 100 permanent covered horse stalls, 10'x 10'

- Wash racks
- Electricity

Rental Rates: \$5.00 per day

R.V. Parking with Services: 574 Total R.V. spaces with electrical (30 or 50 amp service) and water hookups. There is a dump station on site

Rental rates: \$18.00 per day

Boarding

Currently there is no long term boarding available

Major Events (Recent):

- San Juan County Fair
- National High School Finals Rodeo (2 consecutive years every 6 years)

Notes: A new livestock/stall barn is currently under construction

Norris-Penrose Equestrian Center**Colorado Springs, Colorado**

Ownership: Owned and managed by Pikes Peak or Bust Rodeo Foundation Board

Contact Information:

Wendy DiPietro

1045 West Rio Grande St.

Colorado Springs, CO 80906

Phone: 719.635.3547 Ext. 2

Fax: 719.578.1415

Web Site: www.penroseequestrian.com/

Acreage: 150 approx acres

Location & Access: Good, Located two miles from downtown Colorado Springs in close proximity to other local attractions.

Event Facilities:**Outdoor Stadium:**

- 170'x 300' arena floor
- 5,700 covered seating capacity
- 4,300 additional concert seating capacity
- 8 bucking chutes
- Complete rodeo facilities
- Announcer / press box

Rental rates: \$2,500 per weekend vs. 12% of gate

Indoor Arena:

- 120'x300' arena floor
- 500 seating capacity
- Climate controlled
- Not limited to equestrian events

Rental rates: \$2,500.00 per weekend

Outdoor Arenas: (four warm-up rings and one competition size dressing arena)

- Sizes vary
- Excellent drainage
- Lighted

Rental Rates: \$250.00 per day

Stalls: 340 permanent covered horse stalls, 10'x 10'

- Wash racks
- Lighted

Rental Rates: \$10.00 per night for show stalls

R.V. Parking with Services: 52 Total R.V. spaces with electrical and water hookups. There is a dump station on site

Rental rates: \$25.00 per day

Boarding:

Full care indoor boarding facility with optional large stalls

Rates:

- Large Stall: \$355 per month
- Standard Stall: \$340 per month
- Outside Run with Shelter: \$370 per month
- Lower Barn Stall: \$300 per month

Major Events 2005:

- Eastern Slope Slide Reining Show
- Pikes Peak Supercross
- Pikes Peak or Bust Rodeo

Notes:

Construction is in progress and should be completed by the end of 2005 for a new Special Event Building overlooking the east end of the Penrose Stadium. Direct access to 500 acres of Pikes Peak

National Forest with groomed trails, Colorado Trail, and Pikes Peak Green Way Trail. Host more than 200 actual days of equestrian events per year. Primary use is equine and rodeo. Major sponsors: Pepsi, Budweiser, Western Sizzlin, USBank, Midnight Rose Hotel & Casino, Travelodge. A Penrose Equestrian Center Master Plan was developed in September 2000, for expansion and improvements, as well as to establish the Center as a commercial, non-profit, tax exempt, public enterprise (public foundation). The Master Plan calls for \$13.5 million in capital improvements. gh2 GRALLA ARCHITECTS, LLC maintains a copy of the Master Plan Documentation in the firm's archives.

Los Angeles Equestrian Center**Burbank, California**

Ownership: Privately owned and managed

Contact Information:

George Chatigny (General Manager)

480 Riverside Dr.

Burbank, CA 91506

Phone: 818.840.9063

Fax: 818.333.1458

E-Mail: george@la-equestriancenter.com

Web Site: www.la-equestriancenter.com

Acreage: 75 approx acres

Location & Access: Excellent, Accessible from two major area freeways, minutes from high-end Los Angeles hotels and restaurants.

Event Facilities:**Equidome Arena:**

- 150'x 300' dirt floor arena
 - 3,500 covered seating capacity
- Rental rates:** \$900 per day or \$300 per evening for horse shows
\$2000 or % of gate (depending on the higher number) for other events

Show Terrace and Exhibition Rings:

- Large ring: 150'x 300', Small ring: 125'x 250' dirt arena floors
- Open air with portable grandstands
- Show terrace in between rings

Rental rates: \$650 per day or \$300 per evening

Trails End Arena:

- 150'x 300' dirt floor arena
- Portable grandstands
- Lighted
- 3 bucking chutes, roping box, and holding pens

Rental rates: \$1000 per day

Show stalls:

- 460 wood show stalls

Rental rates: \$16.00 per day, max of \$55.00

R.V. Parking with Services: No R.V. hookups available

Boarding:

550 full service boarding stalls of various sizes, rental rates are between \$405 and \$580 per month. There is a 5% discount if you pay a year in advance.

Major Events 2005:

- Hollywood Charity Horse Show
- Memorial Day Classic Hunter/Jumper Show
- Champagne Circuit Quarter Horse Show
- Region 2 Championship Arabian Horse Show
- Cool August Nights Dressage Show
- L.A. International Jumping Festival
- Los Angeles National Hunter/Jumper Show

Notes:

Comparable Local/Regional Facility Profiles – Facilities Under Development

Kansas State University EquiCenter®

Manhattan, Kansas

Ownership: Owned by the Kansas State University Foundation, operated by the KSU Department of Animal Sciences and Education

Acreage: 160 acres

Location & Access: Excellent; 1 mile north of Interstate 70

Event Facilities:

Indoor Arenas: 3

Multi-Use Main Arena / Exhibition Facility

- Full Climate Control
- 150'x300' arena floor (concrete with extensive utilities/communications)
- 4,000 stadium seats / 2,200 floor seating / 1,200 bleachers in concourse display space
- Extensive administration and show offices, classrooms/meeting rooms
- Multiple concessions and food court
- Attached indoor, climate controlled auditorium/auction arena seating 1,000
- Concourse includes space for 12'x12' vendor booths surrounding arena
- Cattle pens and chutes, return lanes below spectator seating decks

Horse Barn Arenas

- 1-150'x300' show arena with bleacher seating
- 1-100'x100' warm up arena between horse barn arena and main arena
- Enclosed connector to main event arena
- Concessions, offices, meeting rooms, restrooms with showers

Outdoor Arenas: 2 permanent 150'x300' / 10 arenas may be erected at outdoor event fields

Outdoor Event Fields: 2 (used for polo, cross-country, multi-use events, overflow parking)

Horse Stalls: 390 Phase One permanent stalls for shows / 80 stalls for KSU Rodeo Team and Equestrian Team in separate barns, including pastures and paddocks for team horses/livestock; up to 300 future stalls.

On-site Veterinary Facility

Large Maintenance and Hay/Bedding Facility

Banquet Facility: banquet seating for 1,000 and full food service facilities

Wildcat Village Specialty Retail Plaza: 8,000 s.f. of shell retail space adjacent to banquet facility, forming pedestrian plaza

R.V. Parking with Services: 46 pull through spaces with water and electric, each with individual horse turnout, dump station, picnic pavilions, shower/restroom/meeting facility

Hotel Site Near Main Facility Entrance and Banquet Facility

Notes:

1999 Master Plan and Economic Feasibility and Impact Study by gh2 GRALLA ARCHITECTS, LLC on file. This is a 2002 KSU Foundation Capital Development Project currently in the funding phase. Approximate construction cost \$32 million – turnkey development including major utility infrastructure and FF&E.

Saline County Expo Center (Relocation)

Salina, Kansas

Ownership: Owned and operated by Saline County

Contact Information:

Phil Penn (Director of Livestock and Expo Center)

900 Greeley

P.O. Box 5040

Salina, KS 67402-5040

Phone: 785.826.6530

Fax: 785.826.6534

E-mail: phil.penn@saline.org

Web Site: www.co.saline.ks.us

Acreage: 230 acres on proposed site

Location & Access: Excellent, site runs parallel with I-35 at __-mile distance with excellent visibility; main entrance within 1.25 miles driving distance from two I-35 exit/on ramps

Event Facilities:

Main Show Arena (Ag Hall):

- 1,000 fixed seats with an additional 2,000 retractable bleacher seats
- 150'x 300' arena floor
- Adjacent warm-up arena: 90'x 120'

Proposed Rental rates: \$750.00 per day 50% move-in/out

Multi-Purpose Arena Building:

- Show Arena: 120'x 250'
- Warm-up Arena: 90'x 120'
- Bleacher seating
- Direct connected access to the Multi-Purpose Barns

Proposed Rental rates: \$500.00 per day 50% move-in/out

Multi-Purpose Barns:

4 - 80'x 160' Barns:

- 50 stalls/booths per barn.
- **Proposed rental rates (entire barn):** \$400.00 per day 50% move-in/out

2 – 160'x 160' Barns:

- 100 stalls/booths per barn
- **Proposed rental rates (entire barn):** \$750.00 per day 50% move-in/out

Livestock Barns:

3 - 80'x 160' Barns:

- **2- Standard rental:** Proposed rental (entire barn): \$400.00 per day 50% move-in/out
- **1- Dairy rental** (60'x 120' Arena Rental): Proposed rental (entire barn): \$400.00 per day 50% move-in/out

Horse Stalls: 400 total proposed stalls in barns, individual stall rental fees are as follows:

- **Stall setup fee:** \$10.00
- **Stall Rate:** first day: \$10.00, \$5.00 each day after

Outdoor Motorsport Arena:

Proposed rates: \$250.00 per day 50% move-in/out, Concessions/Show Office: \$50.00/ day

Outdoor Livestock Arena: 60'x 120' arena with direct connected access to the Livestock Barns

Proposed rates: \$250.00 per day 50% move-in/out, Concessions/Show Office: \$50.00/ day

R.V. Parking with Services: 60 – 80 R.V. parking spaces

Rates: \$25.00 per night for hookup, \$15 per dump at dump station

Large Exhibit and Banquet Facilities

EQUINE SURVEYS & PUBLIC INPUT



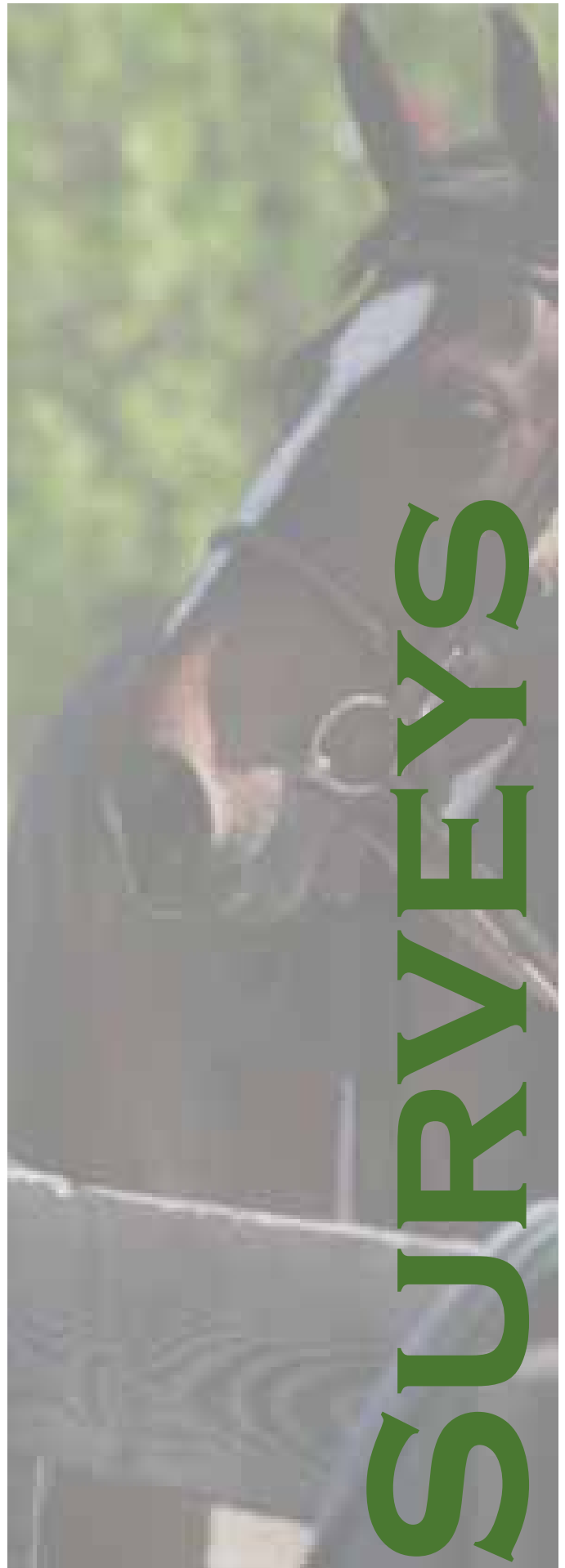
NORTHWEST EQUESTRIAN PARK MASTER PLAN LAS VEGAS, NEVADA

GREENWAYS
INCORPORATED
Landscape Architecture
Urban Planning • Public Works Planning
Open Space Planning

gh
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ARCHITECTS

JV ZUNINO & ASSOCIATES
LANDSCAPE ARCHITECTURE • LAND PLANNING
RESORT PLANNING • EQUESTRIAN DESIGN

SURVEYS





SURVEYS & PUBLIC INPUT

SURVEYS AND PUBLIC INPUT

The Design Team used a variety of methods to engage and involve the citizens of the Las Vegas Valley in the preparation of the master plan for the Northwest Equestrian Park. The team conducted public opinion surveys, met individually with members of the Horse Council of Nevada, facilitated public information workshops, conducted telephone interviews to collect important data about equestrian activities in the Valley and facilitated meetings with City staff.

PUBLIC OPINION SURVEY

During the months of May, June and July, 2005, the Design Team prepared, distributed, collected and tabulated a public opinion survey, targeted at equestrian owners and users. We worked with the Horse Council of Nevada to distribute the survey through the internet, by mail and at public workshops. A copy of the original survey can be found at the end of this section of the report. Upon conclusion, 226 survey responses were returned to the Design Team. The results of the survey were tabulated and are presented in this section of the report. In essence, the survey reveals and supports the conclusion that an equestrian park in Northwest Las Vegas is very much needed and would serve the interests of Valley residents. The future park could also serve a valuable role in attracting a variety of events to the Las Vegas Valley.

PUBLIC WORKSHOPS

The Design Team conducted three public workshops with the citizens of the Las Vegas Valley. The first meeting was conducted on May 18, 2005. At this meeting the Design Team discussed the scope of work, deliverables and timeframe. On August 1 and 2, 2005, the Team facilitated a charrette with members of the Horse Council of Nevada. The purpose of this meeting was to solicit specific information from members of HCON and to make additional contacts with the equestrian community. A questionnaire was used during these meetings and is provided at the end of this section. On October 18, 2005, the Team facilitated a third public workshop to present the preliminary master plan and solicit input. The team used the comments received from this meeting to alter the design program.





SURVEYS & PUBLIC INPUT

TELEPHONE INTERVIEWS

The Design Team also conducted telephone interviews with equestrian owners, stables and user groups, using the same questionnaire that was utilized at the August 1 and 2 meetings, to obtain various types of information relevant to the completion of this master plan. Much of this information was incorporated in various other sections of this master plan report, including the design program, events programming and utilization study and operations and management program.

CITY STAFF MEETINGS

The Design Team also facilitated meetings with city staff throughout the planning process to obtain detailed feedback and input on specific proposals. The City of Las Vegas created an internal design review committee. The group worked closely with the Team throughout the process. The Team met with the City Manager's office to discuss the preliminary design program for the Park. We also facilitated meetings with Clark County representatives and staff liaison from the Las Vegas City Council.

Northwest Las Vegas Equestrian Park Master Plan

Equine Survey



SURVEY RESULTS

JULY 2005

GREENWAYS

INCORPORATED

Landscape Architecture
Multi-Objective Trail Planning
Open Space Planning

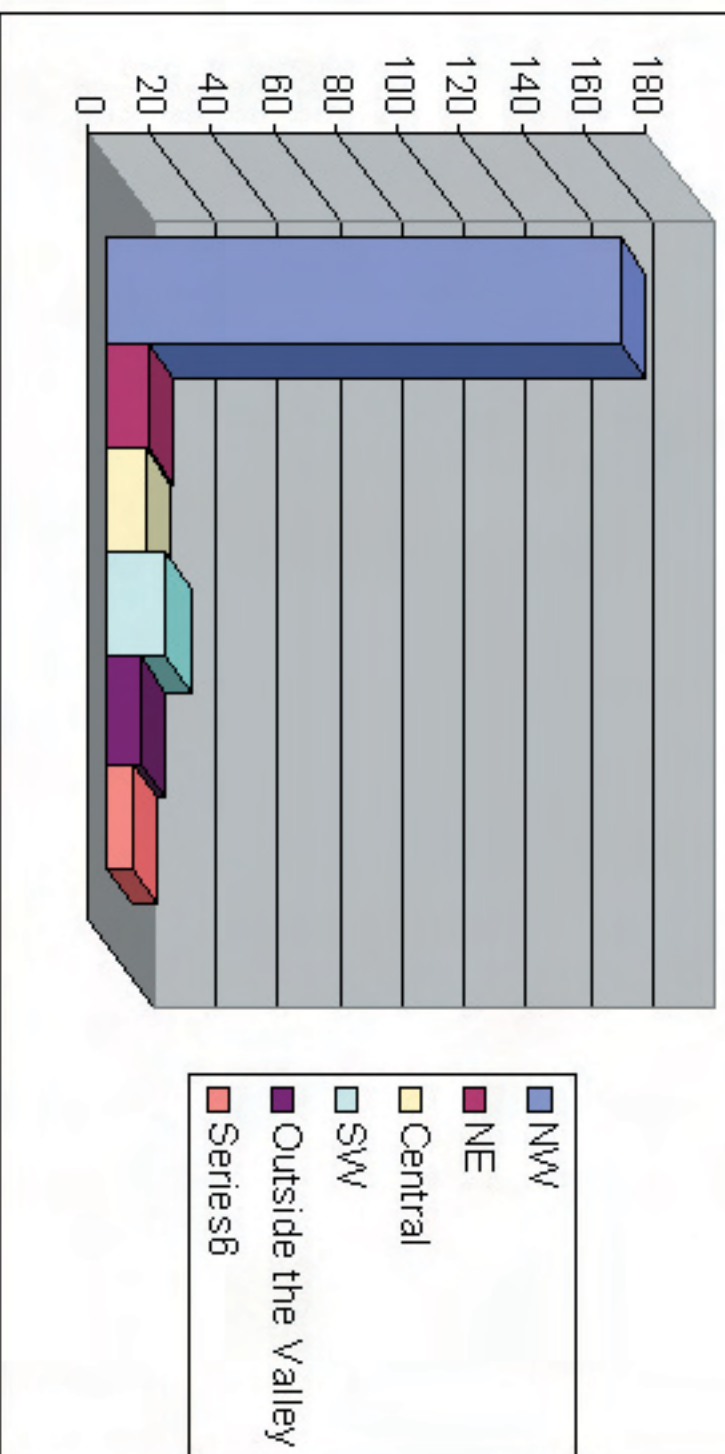


JWZUNINO & ASSOCIATES
LANDSCAPE ARCHITECTURE • LAND PLANNING
RESORT PLANNING • GOLF COURSE DESIGN



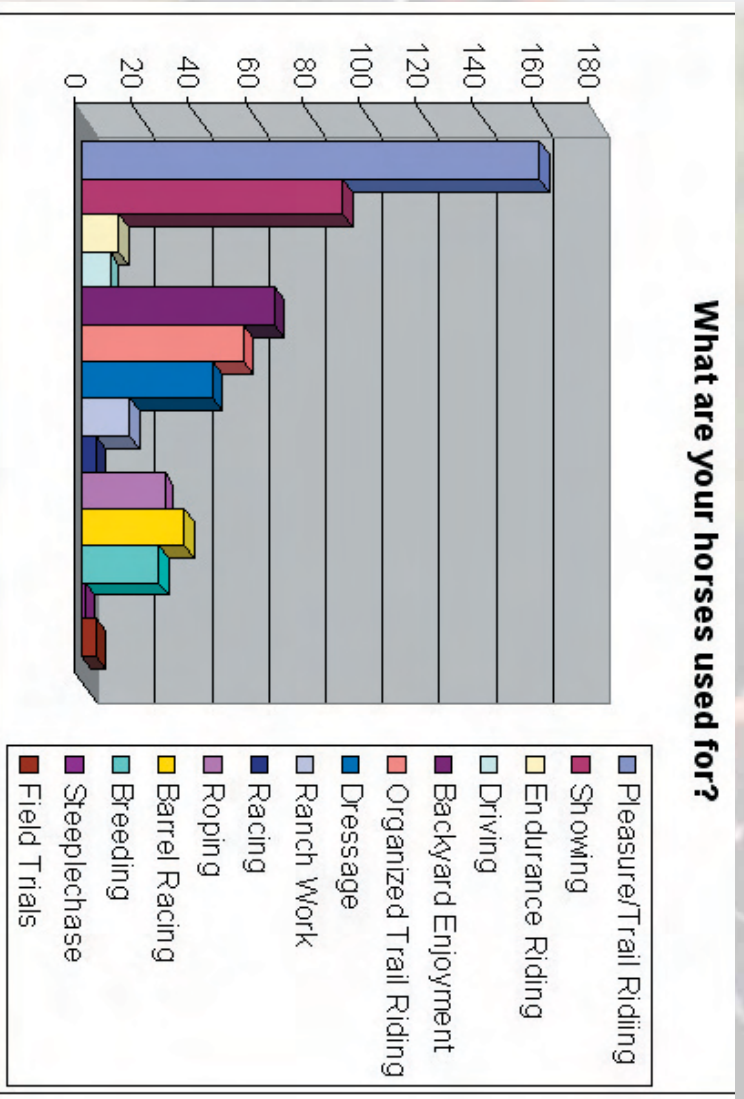
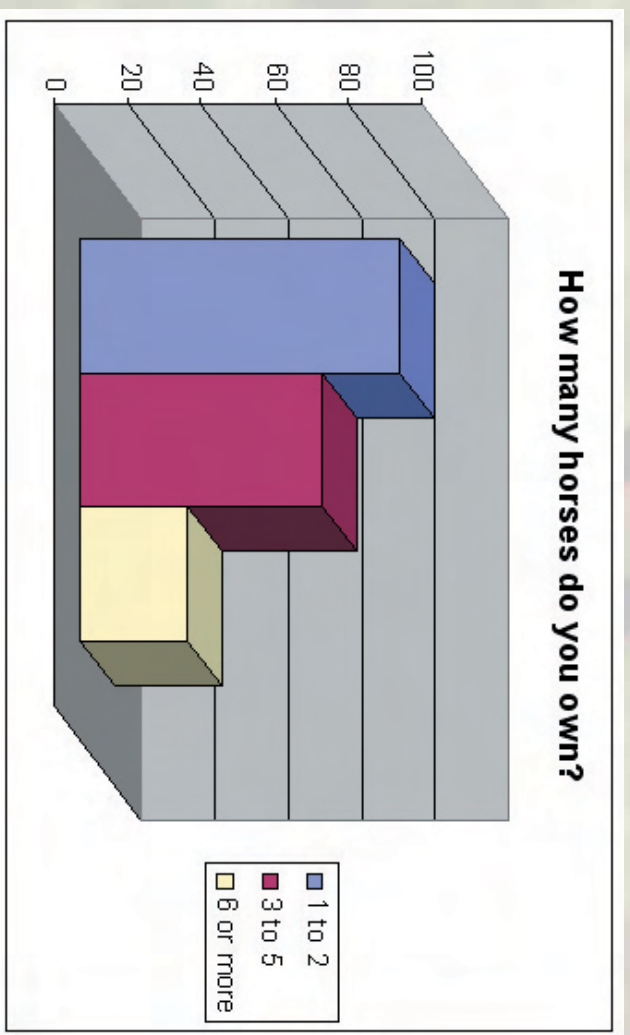
*Note: These results are based on 226
responses as of July 1, 2005*

Participants' Home Location



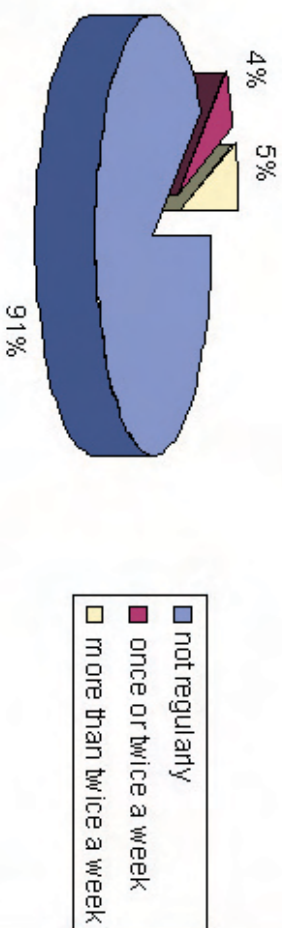
In addition:

- 68% of respondents work full-time. 13% work part-time and 11% are retired.
- 50% are between 41 and 60 years old. 32% are between 26 and 40 and 11% are over 61 years old.

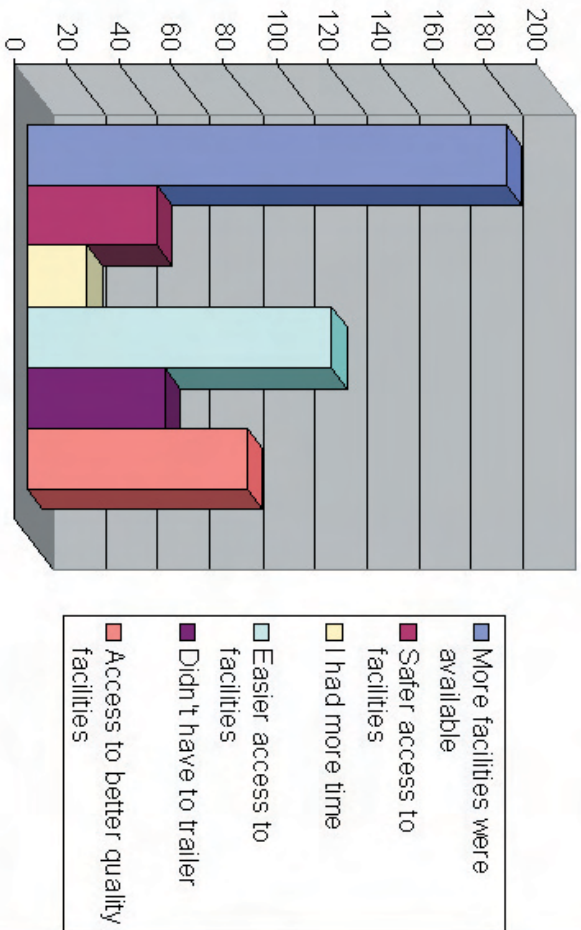


- Top 6 uses for the respondents horses:
- 1) Pleasure/Trail Riding
 - 2) Showing
 - 3) Backyard Enjoyment
 - 4) Organized Trail Riding
 - 5) Dressage
 - 6) Barrel Racing

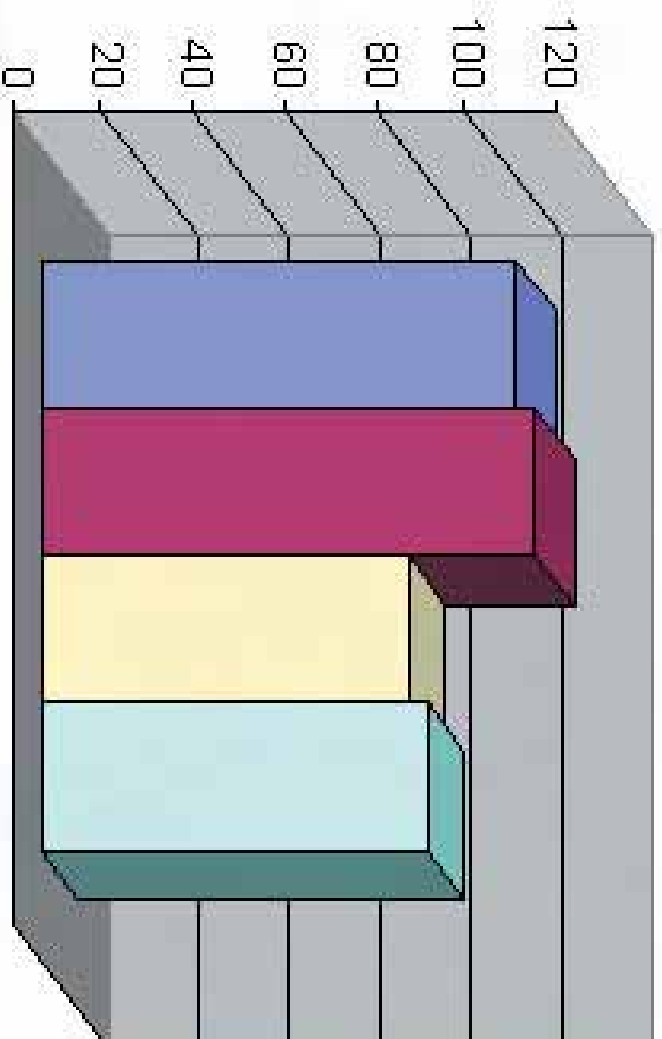
How often do you ride in an indoor or covered arena?



I would ride in an indoor or covered arena more if:



Where do you normally ride your horse ?

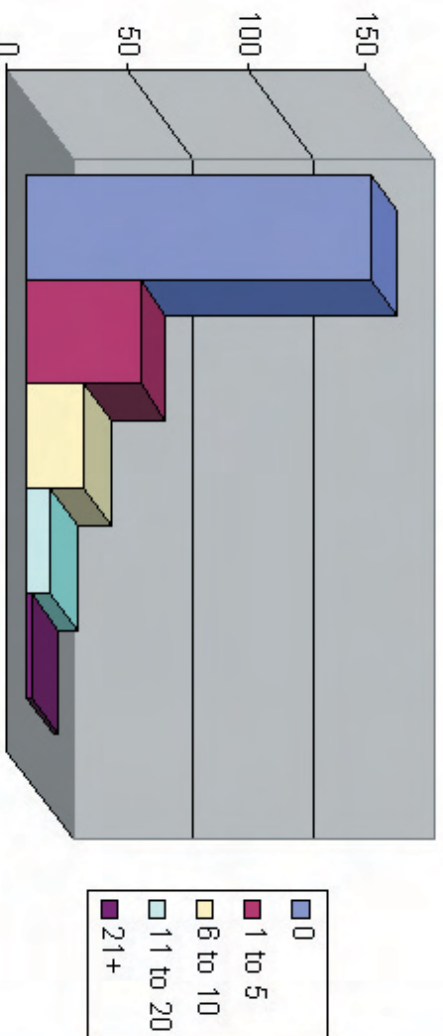


- On my own property
- On off-road trails
- Alongside a roadway on trails
- Other private property

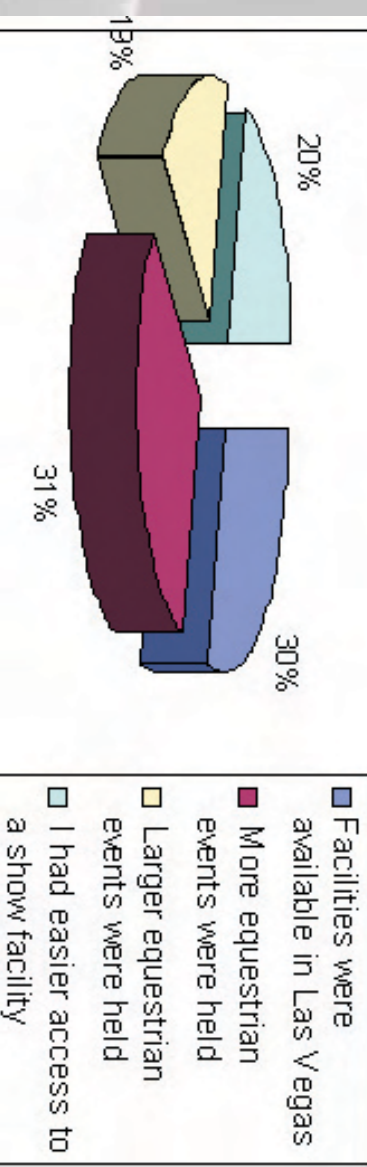
In addition:

- 44% of respondents rode their horse along side roadways less than half the time.
- Only 20% road on off-road trails more than half the time
- Another 22% did not know there were off-road trails

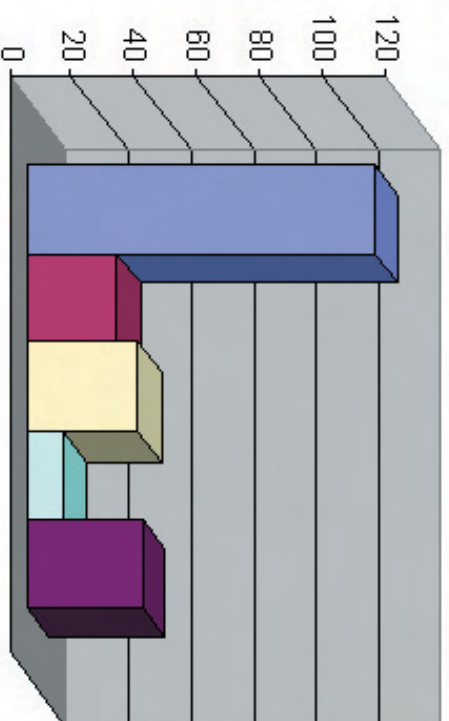
How many times in 2004 did you show your horse in Las Vegas?



I would show my horse more often in Las Vegas if:

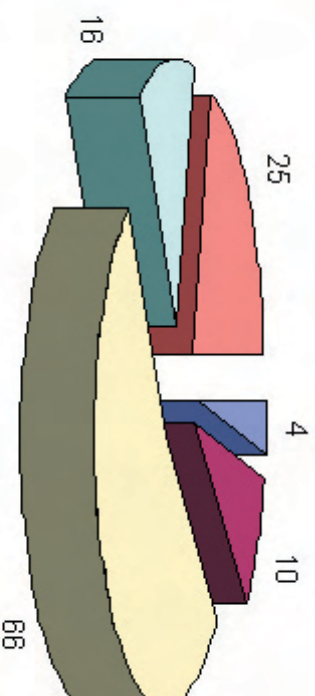


How far will you travel to participate in equine events?



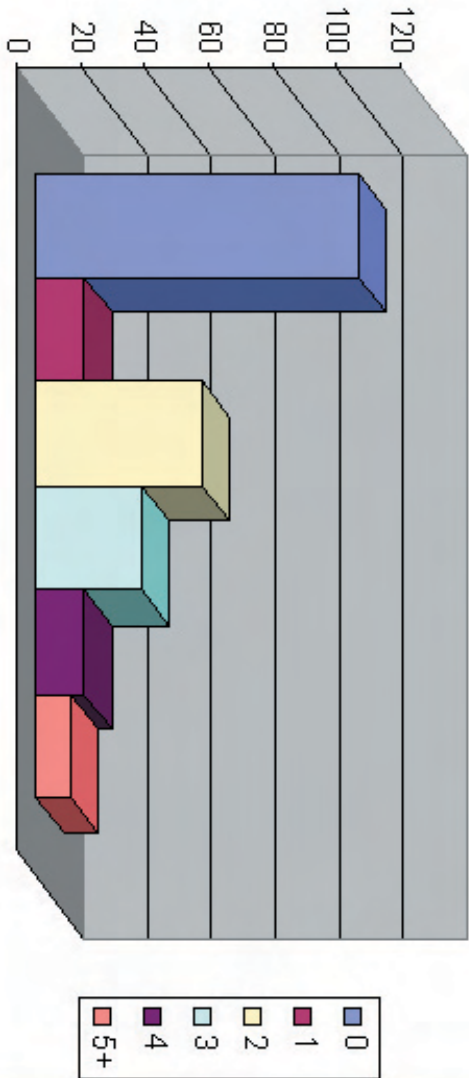
- Less than 100 miles
- 100-200 miles
- 200-300 miles
- 300-400 miles
- 400+ miles

If you show out of town, where do you normally stay?

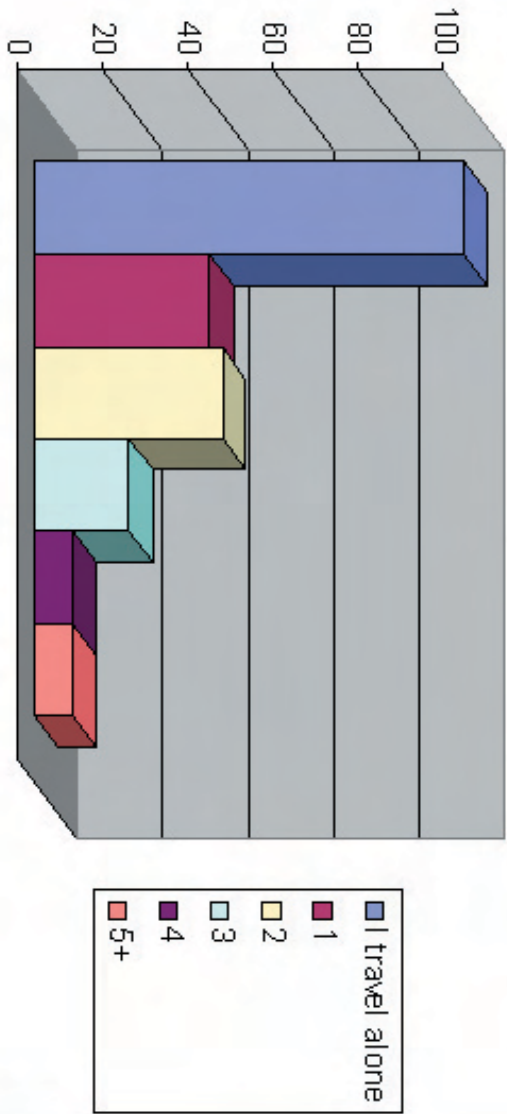


- family
- friend
- hotel
- RV
- other

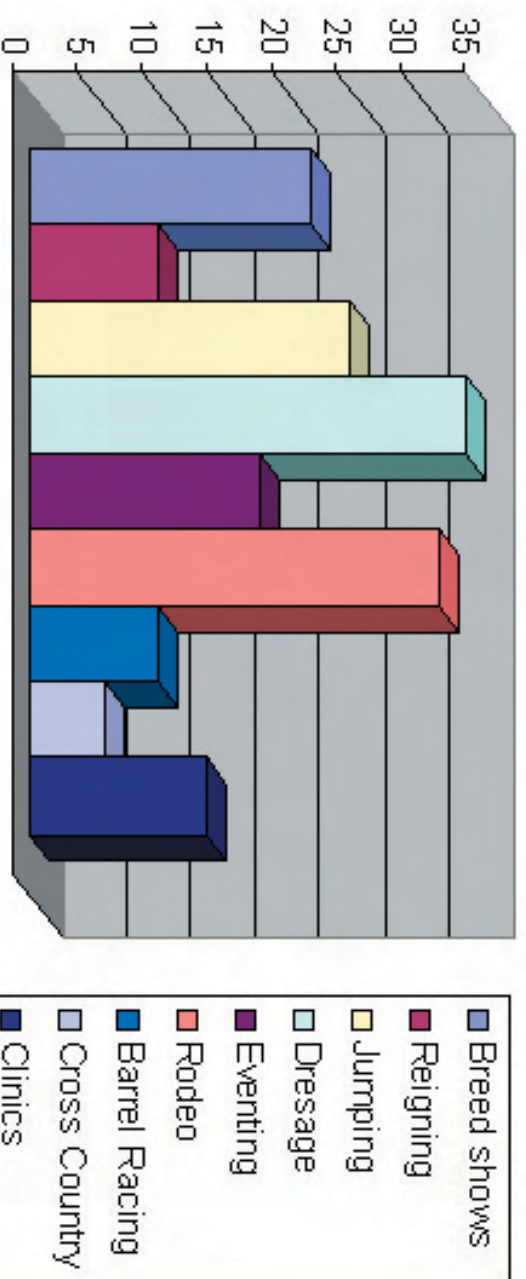
On average, how many nights do you stay over at shows?



How many people travel with you to shows?

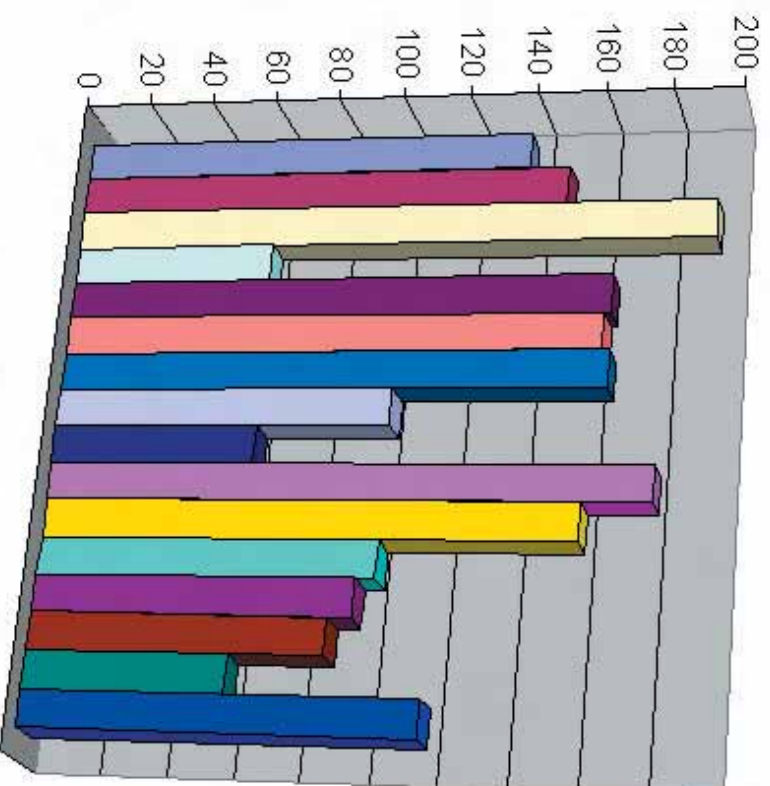


Other suggested events for the Las Vegas Region



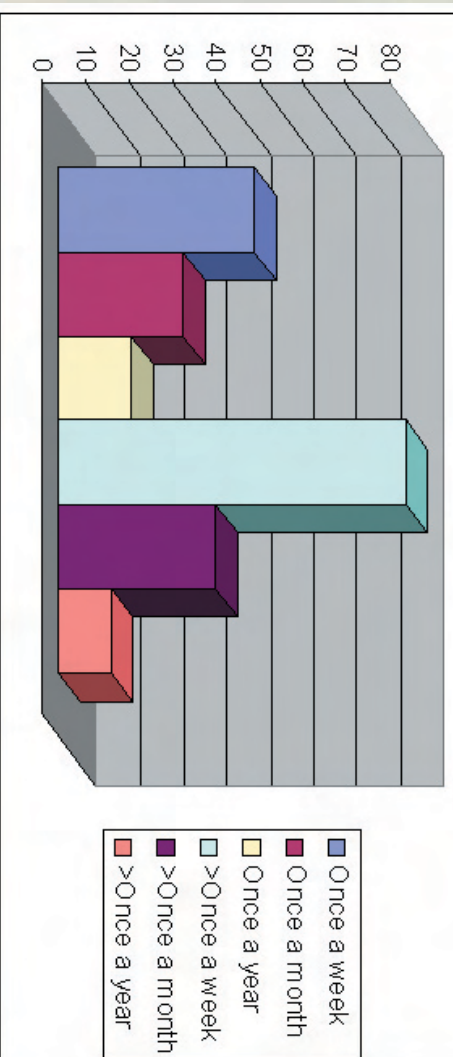
- This graph is based on popular suggestions in an open ended question.
- Other individual responses included steeple chase, trail rides, and hunter shows; each mentioned at least twice.

What type of facilities would you use in an Equine park?



- The 4 facilities that were chosen most often were covered practice arena, outdoor practice arena, tack and feed store, and picnic area.
- The 4 most suggested facilities not included in the options were wash racks, covered seating, a trail system, and a dressage arena.

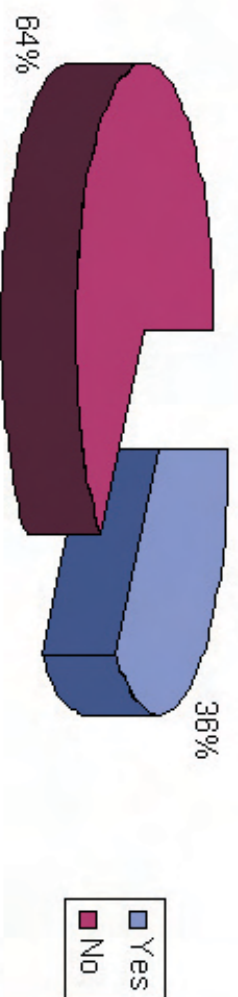
How often would you use an Equine park in Northwest Las Vegas?



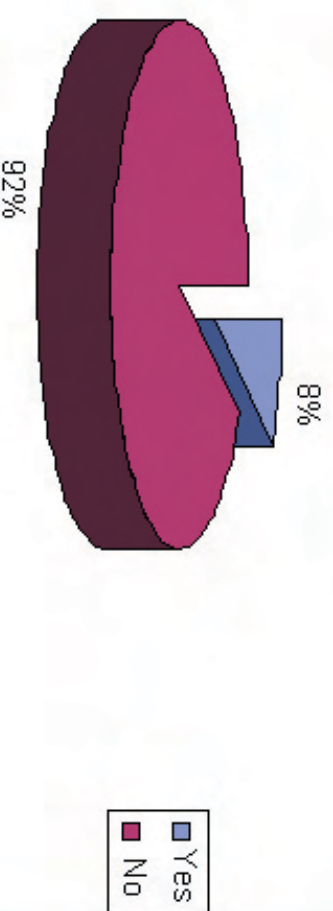
- Respondents’ predicted frequency of Equine Park usage was scattered
- When asked to rank facility types by expected frequency of use, respondents said they would most frequently use a outdoor practice arena, a covered show arena, and an climate controlled arena.
- Respondents listed children’s playgrounds and an RV park as the least likely options to be used.

Greatest Frequency	High Frequency	Medium Frequency	Low Frequency
Outdoor Practice Arena	Covered Practice Arena	Picnic Areas	Long-Term Rental Stalls
Climate Controlled Arena	Tack/Feed Store	Horse Paddocks	Vendor Pavilion/Exhibit Area
Covered Show Arena	Event Rental Stalls	Cattle Holding Facilities	RV Parking w/ hook-ups
Trail Network	Rodeo Arena	Meeting/Banquet Space	Children's Playground

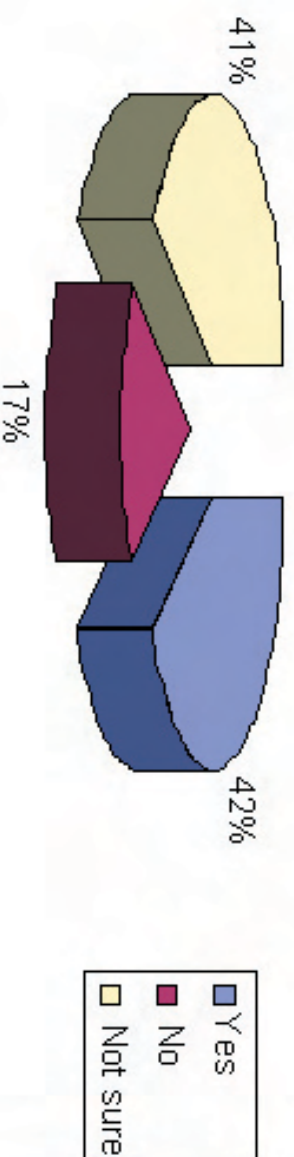
Would you stay overnight at an equestrian park if you were showing close to home?



Would you object to a major horse show facility that may be used for other events?



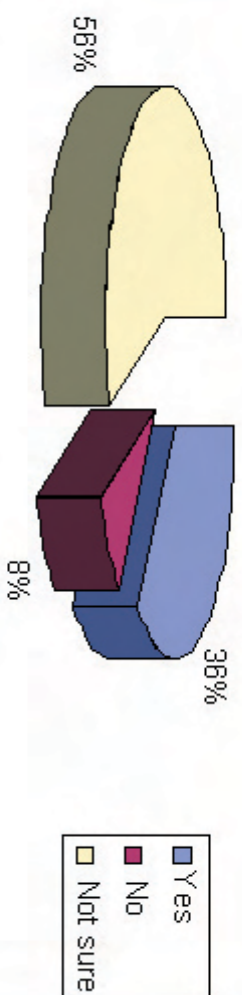
Would you be willing to pay a per hour fee to use an Equine Park in Northwest Las Vegas?



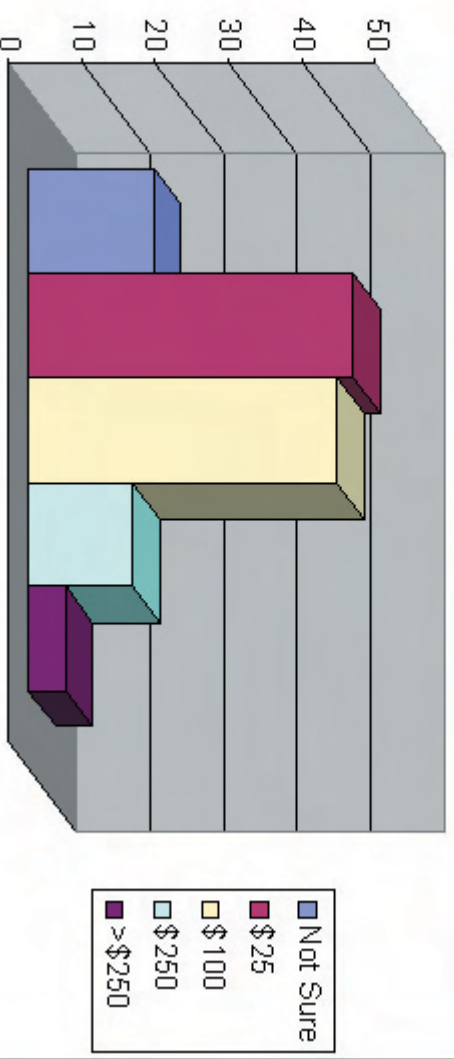
In addition:

- 40% of the participants replied that they would be willing to pay a \$5 per day fee to use an equine facility.
- Another 31% responded saying they would be willing to pay an annual fee of \$350.
- 23% were willing to pay \$10 per day while only 6% of respondents answered affirmatively to paying \$25 a day or more than \$700 a year.

Would you be willing to make an annual contribution to maintain the park?



How much would you be willing to contribute towards an annual maintenance fee?



Las Vegas Equestrian Survey

The City of Las Vegas requests your participation in this Equestrian Survey. The goal is to obtain up-to-date information from equestrians and equine owners in the Las Vegas Valley to determine the level of interest, need and support for a future Northwest Equestrian Park. The results of this survey will help the City's consultants determine the facility makeup and scope for the Northwest Equestrian Park. The results of this survey will be made available on the City's web site and will be provided to the Horse Council of Nevada. Please answer all relevant questions and return the completed survey to: **Ms. Teresa Morrell, City of Las Vegas Planning Department, Development Services Center, 731 South Fourth Street, Las Vegas, NV 89101.** **All completed surveys must be returned by June 30, 2005.** Surveys received after this date will not be included in the official results.

Section A: Demographic Data

1) Where do you live?

- | | |
|---|--|
| <input type="checkbox"/> Northwest Las Vegas Valley | <input type="checkbox"/> Southwest Las Vegas Valley |
| <input type="checkbox"/> Northeast Las Vegas Valley | <input type="checkbox"/> Southeast Las Vegas Valley |
| <input type="checkbox"/> Central Las Vegas Valley | <input type="checkbox"/> Outside of Las Vegas Valley |

2) Please indicate your age group:

- | | | |
|-----------------------------------|-----------------------------------|---------------------------------------|
| <input type="checkbox"/> Under 18 | <input type="checkbox"/> 18 to 25 | |
| <input type="checkbox"/> 26 to 40 | <input type="checkbox"/> 41 to 60 | <input type="checkbox"/> 60 and older |

3) Working status:

- | | | |
|------------------------------------|------------------------------------|----------------------------------|
| <input type="checkbox"/> student | <input type="checkbox"/> homemaker | |
| <input type="checkbox"/> full-time | <input type="checkbox"/> part-time | <input type="checkbox"/> retired |

4) Household income:

- | | | |
|--|---|---|
| <input type="checkbox"/> \$40,000 and below | <input type="checkbox"/> \$40,000 to \$60,000 | |
| <input type="checkbox"/> \$60,000 to \$100,000 | <input type="checkbox"/> \$100,000 to \$150,000 | <input type="checkbox"/> over \$150,000 |

Section B: Equine Data

1) Do you own horses?

- ☐ yes ☐ no

2) If yes, how many?

____ 1 to 2

____ 3 to 5

____ 6 or more

3) Do you rent or lease horses for riding? ____ yes

____ no

4) My horses are used for (please check all that apply)

____ Pleasure/trail riding

____ Ranch work

____ Showing

____ Racing

____ Endurance riding

____ Roping

____ Driving

____ Barrel racing

____ Backyard enjoyment

____ Breeding

____ Organized trail riding

____ Steeplechase

____ Dressage

____ Field Trials

5) Number of days per month your horses are used ____ ; hours per day ____

6) How often do you ride in an indoor or covered arena? (select one)

____ Not regularly

____ Once or twice a week

____ More than twice a week

7) I would ride in an indoor or covered arena more often if (check all that apply)

____ More facilities were available

____ I had easier access to a facility

____ I had safer access to a facility

____ I didn't have to trailer to get to a facility

____ I had more time

____ I had access to better quality facilities

8) Where do you normally ride your horse?

____ On my own property

____ Alongside a roadway on trails

____ On off-road trails

____ On other private property with permission

9) How often do you ride along side roadways?

____ Most of the time

____ Less than half the time

____ Never

____ The entire ride

10) How often do you use local off-road trails? (That are not along a roadway)

- ☐ Didn't know there were trails ☐ A small portion of each ride
☐ Less than half of a typical ride ☐ Half of each ride
☐ Most each ride ☐ All the time

11) How many times, in 2004, did you show your horse in Las Vegas? _____

12) I would show my horse more often in Las Vegas if (check all that apply)

- ☐ Facilities were available in Las Vegas ☐ I had easier access to a show facility
☐ More equestrian events were held in Las Vegas
☐ Larger equestrian events were held in Las Vegas

13) How many times, in 2004, did you show your horse outside of Las Vegas? _____

14) How far will you travel to participate in equine events? (check one)

- ☐ Less than 100 miles ☐ 100-200 miles ☐ 200-300 miles
☐ 300-400 miles ☐ 400+ miles

15) If you show out of town where do you normally stay?

- ☐ Family ☐ Friend ☐ Hotel ☐ RV ☐ Other: _____

16) How many horses do you take to shows? _____

17) How many nights do you stay on average? (circle one): 1 2 3 4 5+

18) How many people (in addition to yourself) travel with you to shows?

(circle one): 1 2 3 4 5+

19) Do you own a trailer with living quarters? _____ A Recreational Vehicle? _____

**20) Are there specific equine events you would like to see brought to Las Vegas?
Please tell us about these events:**

21) Are you a member of an equine breed or sport organization/association? _____

If yes, please list: _____

Section C: Equine Park Needs

1) What type of facilities would you use at an Equine Park? (select all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Event Rental Stalls | <input type="checkbox"/> Long-Term Rental Stalls |
| <input type="checkbox"/> Tack/Feed Store | <input type="checkbox"/> Outdoor Practice Arenas |
| <input type="checkbox"/> Covered Practice arenas | <input type="checkbox"/> Trail network for riding |
| <input type="checkbox"/> Cattle holding facilities | <input type="checkbox"/> Rodeo arena |
| <input type="checkbox"/> Covered show arena | <input type="checkbox"/> RV parking area with hookups |
| <input type="checkbox"/> Climate controlled arena | <input type="checkbox"/> Vendor pavilion / exhibit space |
| <input type="checkbox"/> Picnic areas | <input type="checkbox"/> Children's playground |
| <input type="checkbox"/> Meeting / banquet space | <input type="checkbox"/> Horse paddocks |

2) What other facilities or amenities would create an equine park that you would use on a regular basis?

Section D: Equine Park Use

1) If an Equine Park was made available in Northwest Las Vegas how often would you use the facility? (please select one)

- | | |
|---------------------------------------|---|
| <input type="checkbox"/> Once a week | <input type="checkbox"/> More than once a week |
| <input type="checkbox"/> Once a month | <input type="checkbox"/> More than once a month |
| <input type="checkbox"/> Once a year | <input type="checkbox"/> More than once a year |

2) If an Equine Park were built in Northwest Las Vegas, which facility are you most likely to use? (Using numbers, please rank the following in order of most used to least used)

- | | |
|--|--|
| <input type="checkbox"/> Event Rental Stalls | <input type="checkbox"/> Long-Term Rental Stalls |
|--|--|

- | | |
|--|--|
| <input type="checkbox"/> Tack/Feed Store | <input type="checkbox"/> Outdoor Practice Arenas |
| <input type="checkbox"/> Covered Practice arenas | <input type="checkbox"/> Trail network for riding |
| <input type="checkbox"/> Cattle holding facilities | <input type="checkbox"/> Rodeo arena |
| <input type="checkbox"/> Covered show arena | <input type="checkbox"/> RV parking area with hookups |
| <input type="checkbox"/> Climate controlled arena | <input type="checkbox"/> Vendor pavilion / exhibit space |
| <input type="checkbox"/> Picnic areas | <input type="checkbox"/> Children's playground |
| <input type="checkbox"/> Meeting / banquet space | <input type="checkbox"/> Horse paddocks |

3) Would you stay overnight at the equestrian park if you were showing close to home? ☐ Yes ☐ No

4) Would you object to a major horse show facility that may be used for other events in the Northwest neighborhood? ☐ Yes ☐ No

Section E: Funding the Equine Park

1) Would you be willing to pay a per hour fee to use an Equine Park in Northwest Las Vegas?

☐ Yes ☐ No ☐ Not Sure at this time

2) Would you be willing to pay an annual fee to use an Equine Park in Northwest Las Vegas?

☐ Yes ☐ No ☐ Not Sure at this time

2) If yes, how much would you be willing to pay for entry to the Park? (choose 2)

<input type="checkbox"/> \$5 per day	<input type="checkbox"/> \$10 per day	<input type="checkbox"/> \$25 per day
<input type="checkbox"/> \$350 per year	<input type="checkbox"/> \$700 per year	<input type="checkbox"/> \$1,000 per year

3) Would you be willing to make a financial gift to the development of the Park?

☐ Yes ☐ No ☐ Not sure at this time

4) If yes, how much would you be willing to contribute?

☐ \$100 ☐ \$500 ☐ \$1000 ☐ more than \$1000

5) Would you be willing to make an annual contribution to maintain the Park?

Survey Number _____

____ Yes ____ No ____ Not sure at this time

6) If yes, how much would you be willing to contribute annually?

____ \$25 ____ \$100 ____ \$250 ____ more than \$250

Section F: Personal Data (optional)

First Name: _____

Last Name: _____

Address: _____

City: _____

State: _____

Zip Code: _____

E-mail: _____

This survey was prepared by Greenways Incorporated and g2hGralla Architects for the City of Las Vegas, NV for use in calibrating interest, need and support for the Northwest Las Vegas Equestrian Park project.

Small Event Information:

■ Type of Event:

Duration:

Set-up Time:

🔧 Takedown Time:

📅 Date(s) of Event:

■ No. of Horses:

■ No. of Classes:

■ No. of Exhibitors/Visitors:

■ No. of Stalls:

■ No. of Vendors:

■ No. of Tickets Sold:

Small Event Special Requirements:



Positive Items Regarding Facilities Currently Used:

✘

✘

✘

✘

✘

✘

✘

Negative Items Regarding Facilities Currently Used:

✘

✘

✘

✘

✘

✘

✘

Which Area Facilities do you use?

✘

✘

✘

How could these facilities be improved to fit your group's needs?

✘

✘

✘

✘

Which do You Consider to be the Best Facilities in the Region?

■

■

■

What Facility Components Should the NW Las Vegas Equestrian Park Include?

■

■

■

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Additional Comments:

■

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