



Clark County Event Center at the Fairgrounds Master Plan - 2023

PRESENTED JULY 9, 2025

Master Plan Introduction

- Chip Overton, AIA, LEED AP, Principal
- Keffer/Overton Architects
- K/O Fairgrounds Planners



Background

- Necessitated by the expiration of the existing master plan
 - Over 20 years old
 - Only two projects had been completed
 - Exhibition Hall – built in 2004-2005
 - Lobby ticket booths – added in 2019-2020
- Over \$39,000,000 in projects remained
 - Over 90% of those projects could not have been completed as stand-alone projects
- The plan was no longer relevant to the current market conditions or needs of the facility
- Continuing changes in animal health requirements necessitated changes in the livestock areas

Process

- Market Analysis conducted by Crossroads Consulting
 - Local Market Conditions
 - Overview of Fairgrounds Operations
 - Competitive Landscape
 - Potential Demand Generators
 - Market Assessment
- Infrastructure Analysis by K/O Fairground Planners
 - Review of Existing Facilities
 - Current and Future Event Potential
 - Stakeholder Interviews

Master Plan Purpose

- Explore the many potential possibilities in reorganizing the fairgrounds at its current location
- Guide the future development of the fairgrounds extending into the next 10+ years
- Continue the tradition of the Clark County Fair, while enhancing its current lines of business to include showcasing and promoting agriculture, commerce, technology, and culture
- Create a first-class venue for a successful community and regional celebration

Plan Summary

- Address sitewide deferred maintenance items
- Enhance support spaces (offices, restrooms, storage, shop, etc.)
- Develop additional multi-purpose space
- Improve traffic flow
- Add parking
- Upgrade technology
- Purchase new equipment
- Improve functional layout
- Modernize the barns



Priorities

“To successfully attract and retain the identified market segments as well as additional market segments while maintaining the existing base of business at all Fairground facilities, priority should be placed on continually addressing the following challenges as outlined in the Market Demand Assessment:

- Age/state of many existing physical assets
- Entrance/”face” of the Clark County Event Center
- Site ingress/egress
- Wayfinding/signage throughout the complex
- Flow of people, animals, and traffic particularly during Fair and simultaneous events
- Food/beverage quality and consistency

Priorities (continued)

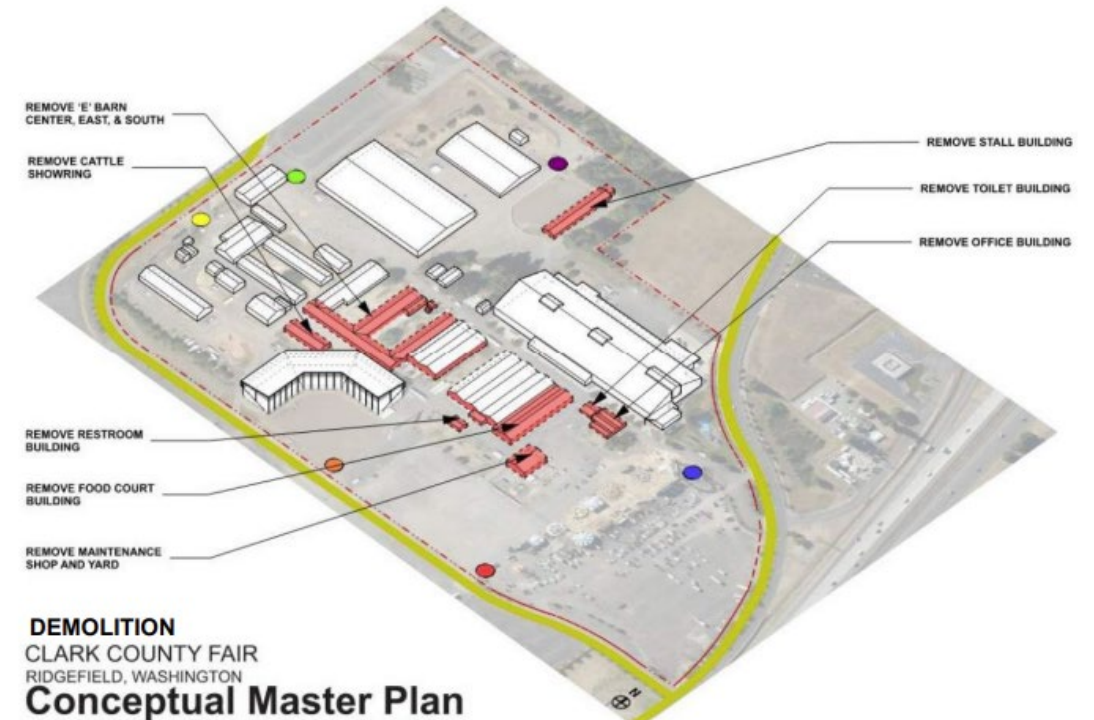
- Lack of modern, dedicated exhibit space and flexible meeting/banquet space
- Availability of technological services (i.e. Wi-Fi connectivity, audio/visual equipment)
- Continued improvement of existing State/regional competitive venues
- Economic conditions and related pressures on agricultural, equestrian, and concert activity
- Although current hotel supply is adequate to support expanded events, additional rooms would make the complex more marketable for future event activity.”

All Master Plan Projects



Demolition & Renovations

	Demolition	Area	Units	Cost/Unit	Cost
GG	Partial Beef Barn	31,000		\$5	\$155,000
KK	Horse Stall Barn	9,000		\$5	\$45,000
J	Cattle Show Ring	5,000		\$5	\$25,000
HH	Food Court	11,500		\$8	\$92,000
II	Maintenance Bldg. & Yard	5,000		\$5	\$25,000
AA	Livestock Rest Rooms	800		\$15	\$12,000
JJ	Rest Rooms & Office	6,500		\$10	\$65,000
LL	Restrooms	1,000		\$15	\$15,000
MM	Barn	6,500		\$5	\$32,500
	Renovations				
D	Administration	5,000		\$3	\$15,000
E	Exhibit Hall	120,000		\$3	\$360,000
G	South Halls 1 & 2	36,000		\$78	\$2,808,000
H	South Hall 3	19,000		\$78	\$1,482,000
I	Grandstand	36,000		\$78	\$2,808,000
K	Pygmy & Dairy Goat Barn	20,000		\$59	\$1,180,000
L	Livestock South Barn	20,000		\$59	\$1,180,000
M	Sheep Barn & Annex	14,000		\$59	\$826,000
N	Bee Barn N	1,500		\$78	\$117,000
O	Small Animal Barn	8,500		\$59	\$501,500
P	Sheep Barn	11,000		\$59	\$649,000
Q	Goat Barn	8,500		\$59	\$501,500
R	Goat Show Ring	3,300		\$47	\$155,100
S	Antique Equipment Shed	2,500		\$47	\$117,500
T	Riding Arena	71,000		\$70	\$4,970,000
X	Horse Stalling Barn	31,000		\$59	\$1,829,000
CC	Remaining Beef Barn	11,000		\$59	\$649,000



New Facilities & Core Improvements



New Facilities				
B	Fairgrounds Management Office	6,000	\$450	\$2,700,000
F	Green Space Food Court and Event Plaza	23,000	\$50	\$1,150,000
C	New Covered Pavillion	17,000	\$350	\$5,950,000
DD	New Green Gate Covered Entry, Drop-off, Ticketing, and Restrooms	5,000	\$500	\$2,500,000
AA	New Livestock Barn, Show Arenas and Restrooms	31,000	\$450	\$13,950,000
V	New Covered Arena	24,000	\$200	\$4,800,000
W	New Maintenance Shop & Yard	6,000	\$350	\$2,100,000
RR	New Red Gate Ticket Bldgs. And Overhead Pedestrian Walkway	1,500	\$450	\$675,000
SS	New Orange Gate Ticket Bldgs.	500	\$300	\$150,000
OO	New Purple Gate, with turn lane, and Ticketing Bldg.	200	\$450	\$90,000
EE	New Blue Gate Covered Entry, Drop-off, and Ticketing Bldg.	4,000	\$450	\$1,800,000
NN	New Restroom Building	2,500	\$600	\$1,500,000
XX	RV Park Toilet/Shower Bldg.	2,500	\$600	\$1,500,000
WW	New Events Center Commissary	5,000	\$450	\$2,250,000
ZZ	New Land Acquisition	0.66	\$530,000	\$349,800
BB	New Land Acquisition	2.65	\$600,000	\$1,590,000
Facility Core Improvements				
XX	Updated RV Park - Improved Spaces	91	\$41,000	\$3,731,000
	Maintenance Equipment - itemized in General Updates of Plan	1	\$1,800,000	\$1,800,000
	Carnival Campground Lot D - Add Sewer & Water Hook-ups	10	\$10,000	\$100,000
	Sitework for new structures	1	\$450,000	\$450,000
	Wastewater pump Station	1	\$550,000	\$550,000
W	Stormwater replacement & Tree Removal for Maintenance Yard	1	\$450,000	\$450,000
	Technology Updates - itemized in General Updates of Plan	1	\$1,550,000	\$1,550,000
	Pavement Replacements and Green Space	1	\$3,000,000	\$3,000,000
	Marquees at Delfel Avenue and NW 179th Street	2	\$235,000	\$470,000



Parking and Roadways

Parking				
Y	Repave East Area Parking Lot A	140,000	\$12	\$1,680,000
A	Repave West Area Parking Lot A	170,000	\$12	\$2,040,000
A	Install Traffic Rated Utility Boxes for Carnival	35	\$12,500	\$437,500
TT	New Paved Parking North of Lot F	30,000	\$20	\$600,000
AB	Pave Southeast Area of Lot F	113,000	\$12	\$1,356,000
UU	Repave Parking Lot B	165,000	\$12	\$1,980,000
VV	Repave Parking Lot C	115,000	\$12	\$1,380,000
BB	Pave Parking and Ticketing Bldg.	85,000	\$20	\$1,700,000
	Parking Structure in NE Corner of Parking Lot B - 4 Levels, 400 cars	145,000	\$190	\$27,550,000
	Parking Structure to East Area of Parking Lot B - 3 levels, 200 cars	72,000	\$190	\$13,680,000
	Parking Structure NW area of Parking Lot F - 5 levels, 500 cars	181,000	\$190	\$34,390,000
W	Maintenance Shop Parking	9,000	\$20	\$180,000
Roadways				
QQ	New Road Connections	82,000	\$20	\$1,640,000
	South and West Sidewalks	16,000	\$9	\$144,000
FF	New Internal Site Loop Road	53,000	\$12	\$636,000

Funding Sources

Fund 1026- Current Fund Balance is \$19,224,000 with the ability to collect approx. \$63.8M more through 2042.

❖ Fund 1026 is current uses:

- The County uses these revenue for ongoing major maintenance and capital projects on the property.
- The County transfer approx. \$600,000 to the Fair each year for facilities and operational expenses.
- This will leave us about \$70M to complete projects on the masterplan and major maintenance on the site.

❖ Fund 1003- Current Fund Balance is \$1,919,000

Current Projects

Current Projects

☐ PARKING LOT PAVING

- Conditions of the parking lots at the fairgrounds need to be address.
- Currently we are getting bid documents ready to go out in the Fall of 2025 for the Repaving of Parking Lot A.
- Approved Budget for Parking lot A is \$4,500,000

☐ E Barn Roof Repairs

☐ A&E for Administration Building

☐ Lighting Upgrades



A wide-angle photograph of a large, empty, gravel-covered parking lot. The lot is marked with white lines, including a prominent diagonal line in the foreground. In the background, there are trees, a fence, and a large building under a cloudy sky.



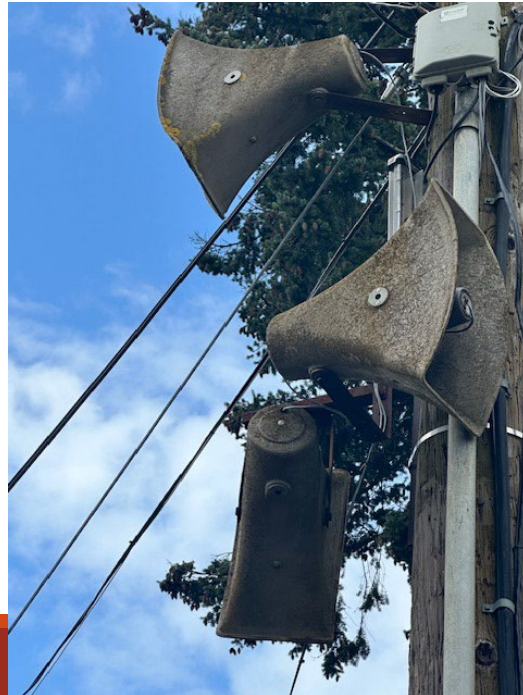
2025 Repairs and Equipment

Repairs	Budget
Bee Barn Remodel	\$50,000
Network Switch for Grandstands	\$40,000
Grandstand Speakers and Crows Nest Electrical	\$40,000
Public Address System	\$30,000
Asphalt Repairs Interior Fairgrounds	\$250,000
Exhibition Hall Floor Refinishing	\$250,000
TOTAL	\$660,000

Equipment	Budget
Water Truck	\$165,000
Hook Truck w/ 5 Boxes	\$335,688
Utility Terrain Vehicle	\$35,000
TOTAL	\$535,688



CLARK COUNTY
EVENT CENTER
at the Fairgrounds





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Future Projects



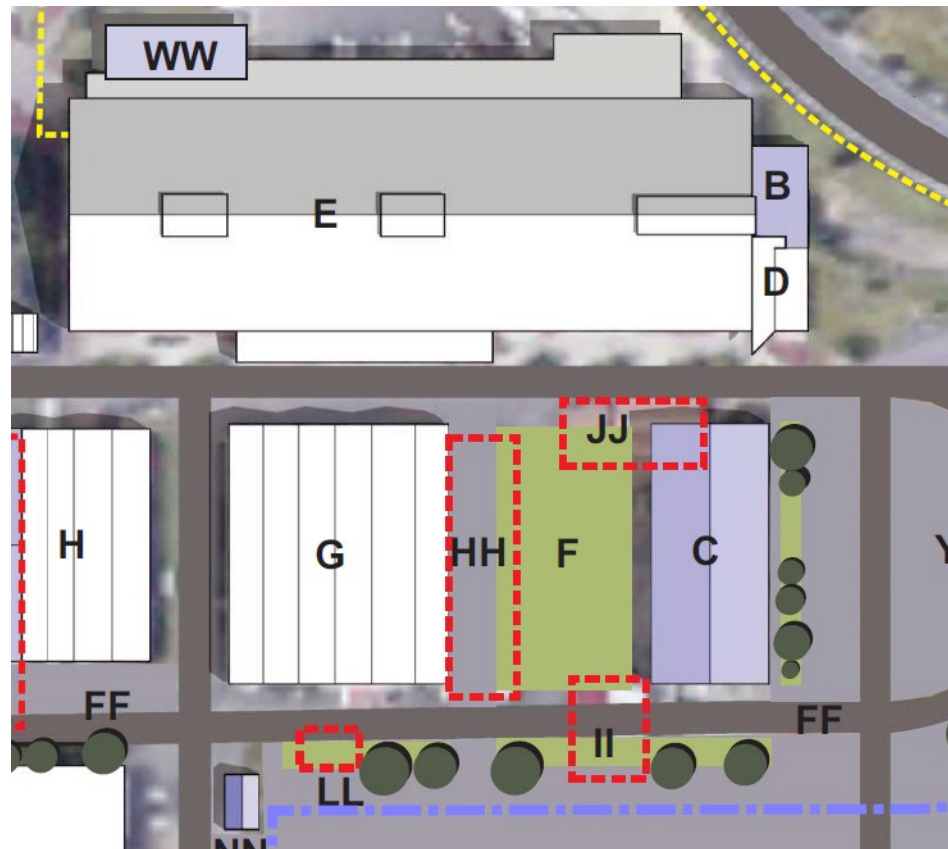
2026 Repairs and Equipment

Repairs	Budget
Bee Barn Network Switch	\$50,000
Asphalt Repairs	\$250,000
Grandstand Speakers and Crows Nest Electrical	\$40,000
Livestock Pen Replacement	\$150,000
Horse Arena and Stall Barn Lighting Replacement	\$200,000
Replace the event center gutters	\$125,000
WA State Clean Building Act	\$2,300,000
TOTAL	\$3,115,000

Equipment	Budget
Utility Trailer	\$30,000
Livestock Pens	\$60,000
Tractor	\$75,000
Golf Cart and/or Utility Vehicle (3)	\$45,000
TOTAL	\$460,000

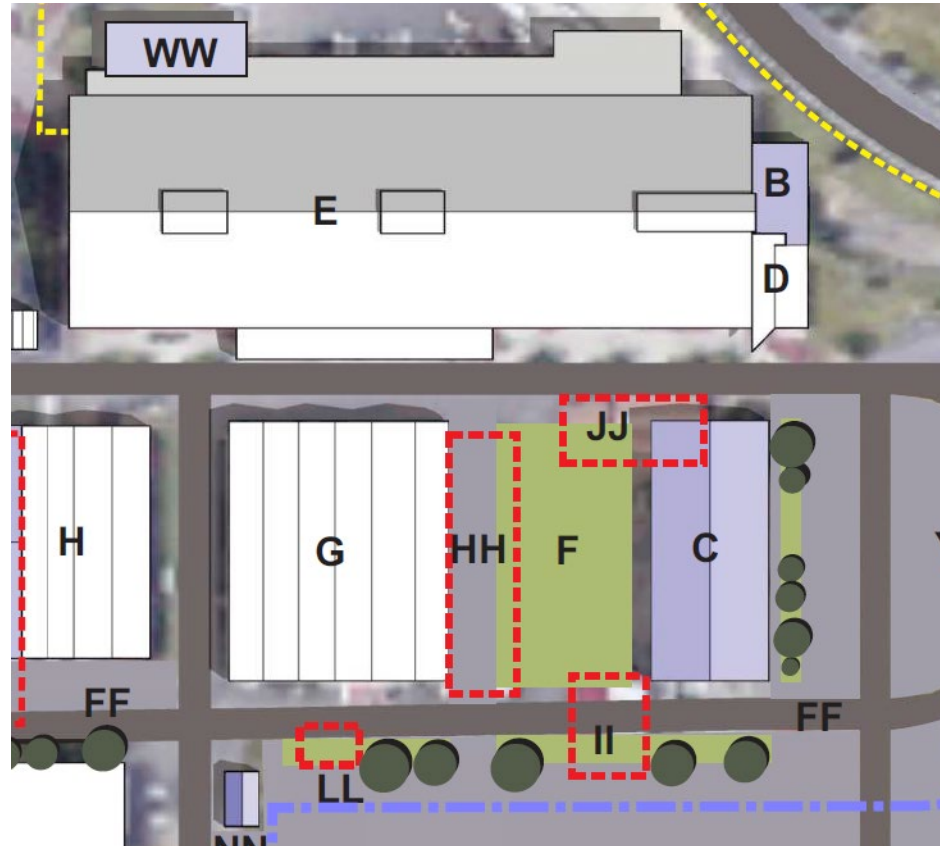


Administration Office/Food Court



- Build Administration Office Expansion (B)
- Build new Maintenance Shop (not shown)
- Demolish Old Admin building and Restroom Building (JJ)
- Demolish Maintenance Shop (II)
- Build new Covered Rental Pavilion with Restrooms (C)
- Demolish Food Cover (HH)

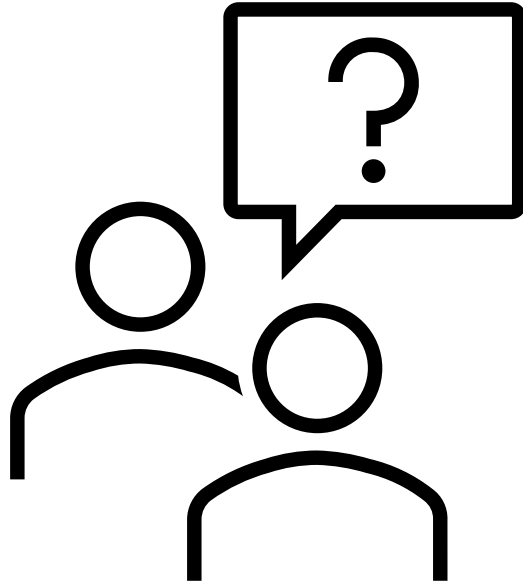
Administration Office/Food Court Estimated Budget*



*Cost Estimates as of September 2023 so inflation rates will need to be used when submitting for the actual budget request

Project	Estimated Budget
Administration Office Expansion	\$2,700,000
New Maintenance Shop	\$2,100,000
Old Admin/Restroom Demolition	\$65,000
Maintenance Shop Demolition	\$25,000
New Rental Pavilion	\$5,950,000
Food Court Demolition	\$92,000
TOTAL	\$10,932,000

Questions



Thank you!