



OC FAIR & EVENT CENTER MASTER SITE PLAN



WHO WE ARE TODAY



ASSUMPTIONS

- All facilities to be fully ADA compliant
- All facilities to be value engineered
- All facilities to be energy efficient
- All landscaping to be California drought tolerant
- All new/upgraded restrooms to include men's, women's, family/gender neutral
- Solar Panels if and where possible
- Current Edison capabilities sufficient to support expansion
 - Each phase will require review and possible additional costs
- Current water pressure sufficient to support expansion for sprinkler systems etc.
 - Each phase will require review and possible additional costs
- CEQA will be carried out as required

PHASE 1

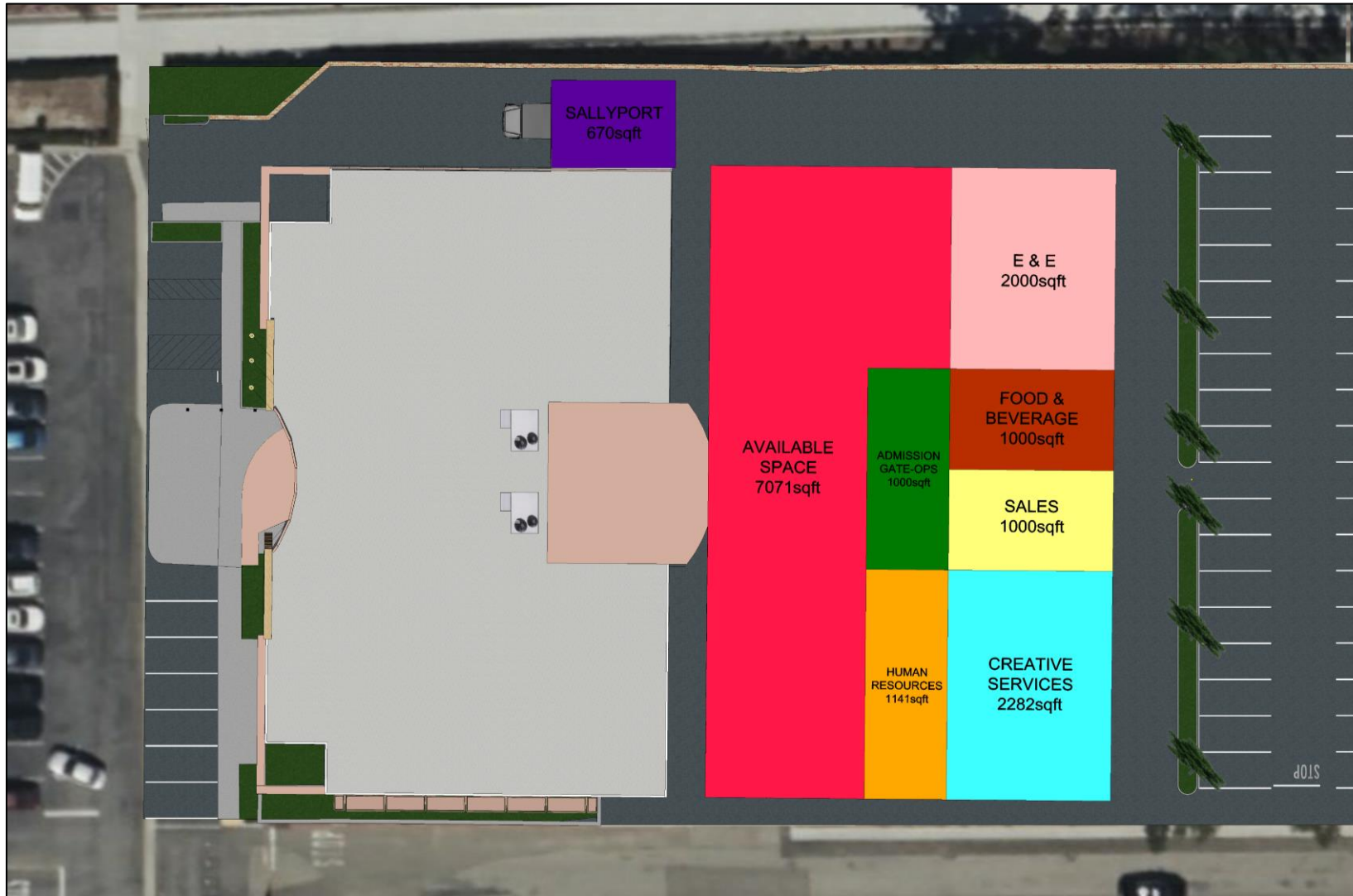
Administration Building Expansion
2023-2024

- New offices for displaced staff & departments
- Sally port to main bank
- Additional Annual Fair space requirements
- Meeting rooms, restrooms, kitchenette, archives, storage

Total SQFT: 15,659



PHASE 1: ADMINISTRATION BUILDING EXPANSION



PHASE 1: ADMINISTRATION BUILDING EXPANSION



ROUGH ORDER OF
MAGNITUDE BUDGET

PHASE 1

Administration Building Expansion
2023-2024

Phase 1 Budget

- Construction Costs \$17,602,246
- Soft Costs \$ 6,292,803

TOTAL: \$23,895,048

PHASE 2

Annual fair Upgrades
2024-2025

- Build at least 2 strategically located restrooms complete with showers and janitorial storage

Total SQFT: 1,895



PHASE 2: ANNUAL FAIR UPGRADES



PHASE 2: ANNUAL FAIR UPGRADES



ROUGH ORDER OF MAGNITUDE BUDGET

PHASE 2

Annual fair Upgrades
2024-2025

Phase 2 Budget

- CC \$5,691,316
- SC \$2,034,646

TOTAL:

\$7,725,962

PHASE 3A

Centennial Farm Expansion
2025-2026

- Demolition of existing Century Barn
- Replacement of Century Barn
- Multi-use Pens for pig, cows, and other animals
- Storage Canopy and Tack Room
- Allocated space for animal quarantine area/pen

Century Barn Total SQFT: 2,400

Barn Shed Total SQFT: 540



PHASE 3A: CENTENNIAL FARM EXPANSION



PHASE 3A: CENTENNIAL FARM EXPANSION



PHASE 3B

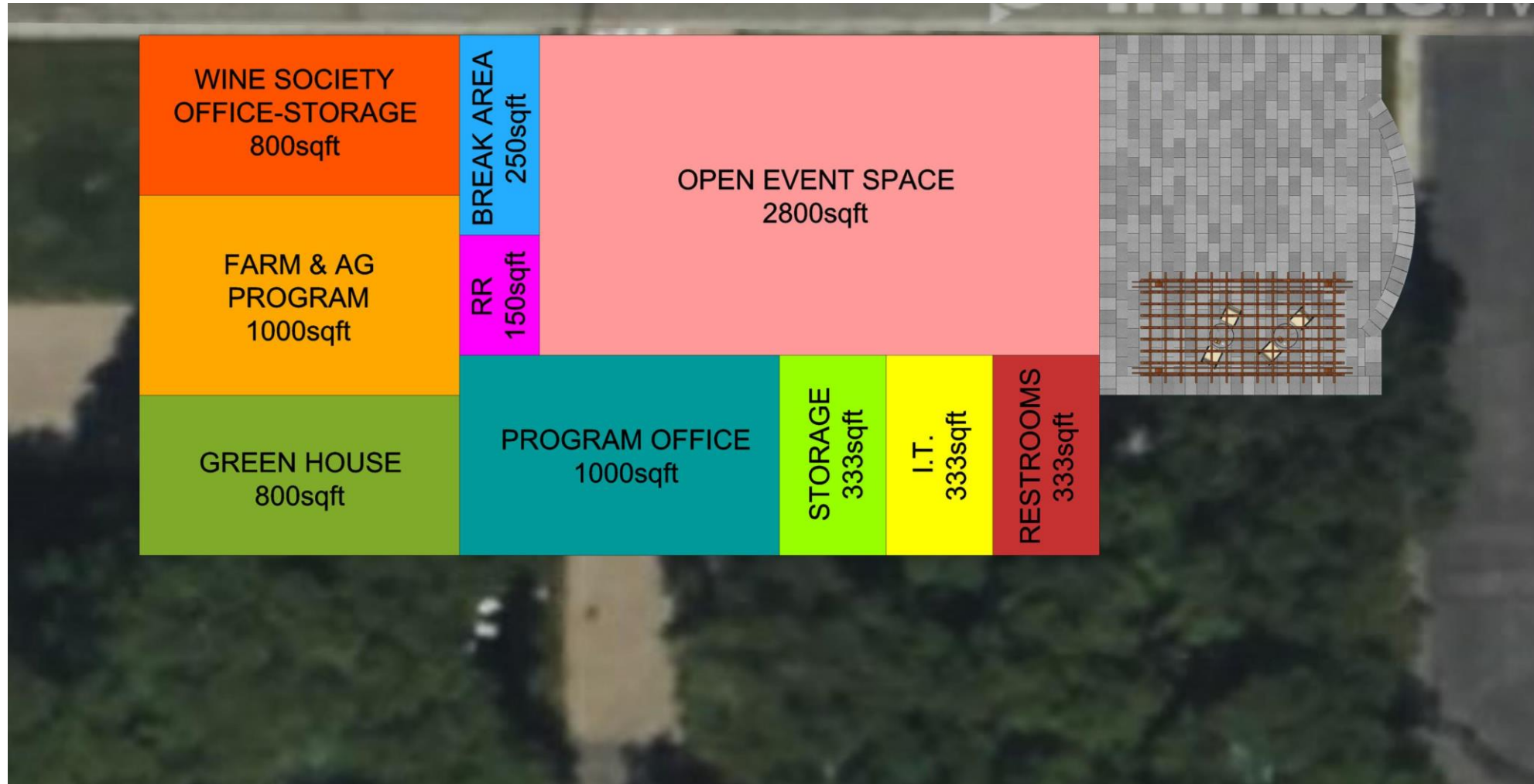
Multipurpose Education Center
2026-2027

- Demolition of Building 15
- New Multipurpose Educational building
- Allocated space for Farm & Agriculture programs, Event space for use by Heroes Hall etc.
- Office spaces for Agriculture program and OC Wine Society
- Restrooms and staff areas
- Additional storage room and greenhouse
- Outdoor Kitchen

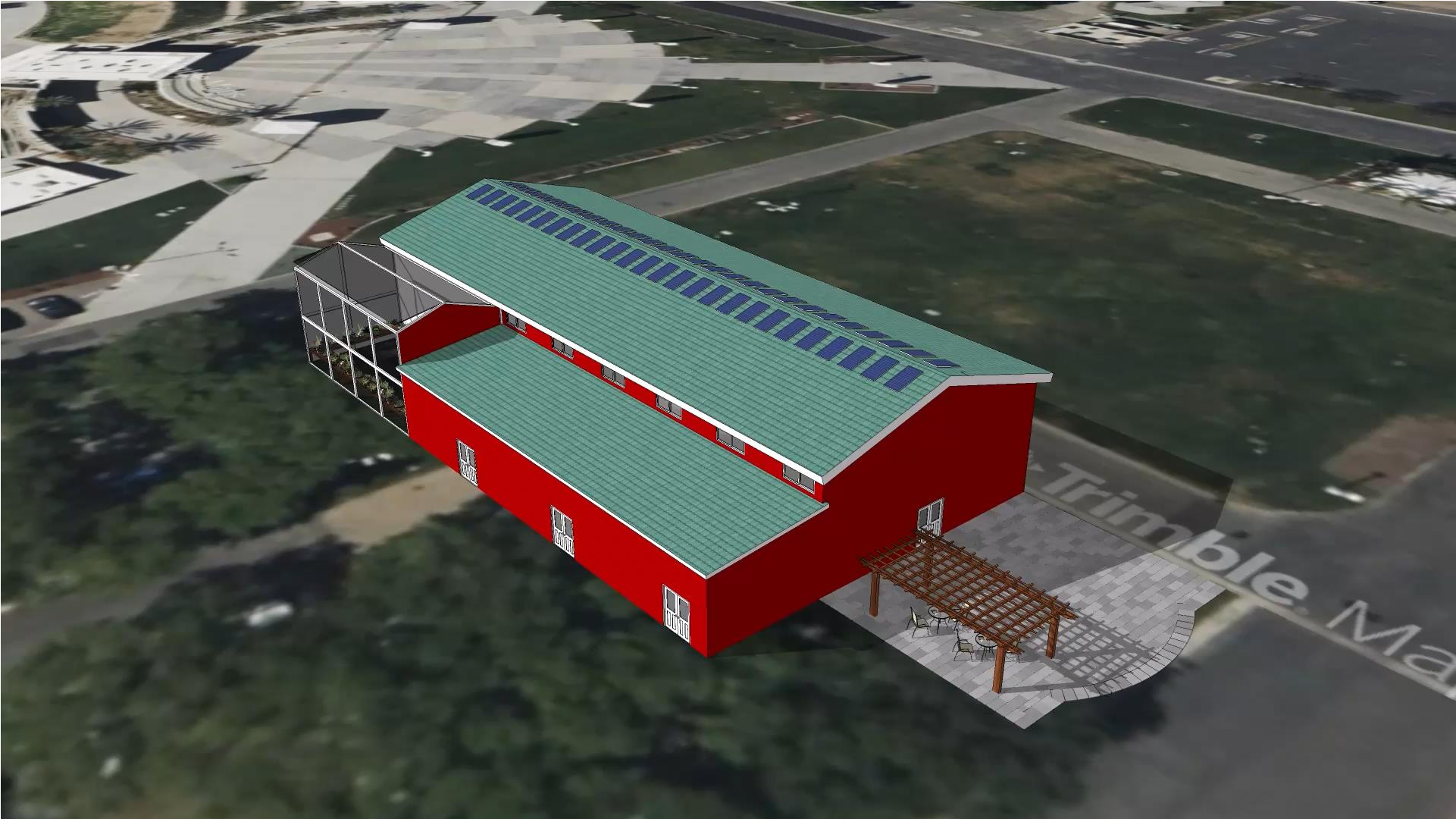
Total SQFT: 7,800



PHASE 3B: MULTIPURPOSE EDUCATION CENTER



PHASE 3B: MULTIPURPOSE EDUCATION CENTER



ROUGH ORDER OF MAGNITUDE BUDGET

PHASE 3A

Centennial Farm Expansion
2025-2026

PHASE 3B

Multipurpose Education Center
2026-2027

Phase 3A Budget

- CC \$2,716,584
- SC \$ 971,179
- Sub **\$3,687,762**

Phase 3B Budget

- CC \$ 8,069,096
- SC \$ 2,884,702
- Sub **\$10,953,797**

TOTAL:

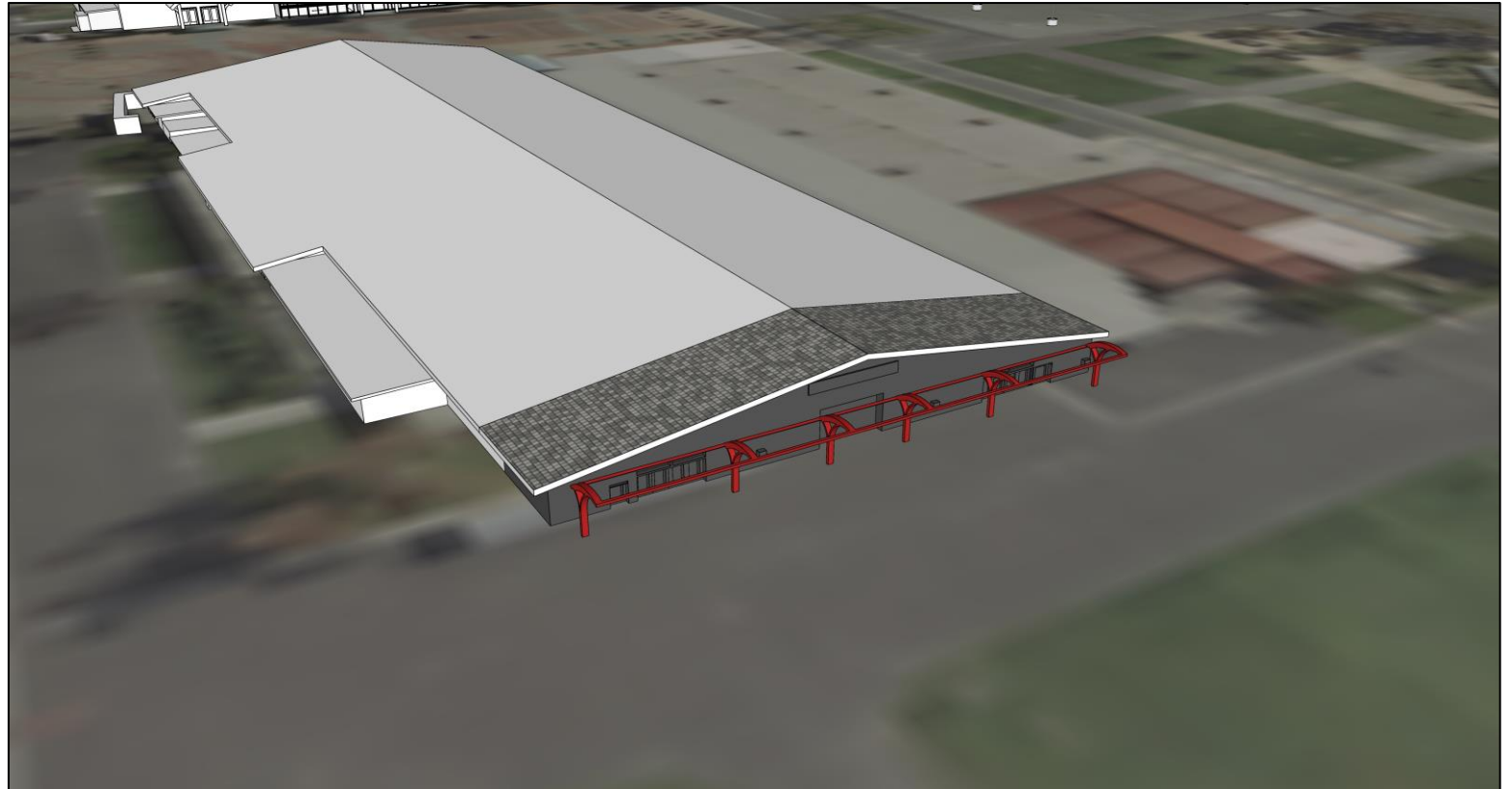
\$14,641,559

PHASE 4

Show Building Additions
2027-2028

- Expansion and upgrades to outer east and west facades
- Addition of vestibules and storage rooms

Bldg 10 Total SQFT: 2,284



PHASE 4: SHOW BUILDING ADDITIONS



PHASE 4: SHOW BUILDING ADDITIONS



ROUGH ORDER OF MAGNITUDE BUDGET

PHASE 4

Show Building Additions
2027-2028

Phase 4 Budget

- CC \$2,250,854
- SC \$ 804,680

TOTAL:

\$3,055,534

PHASE 5A

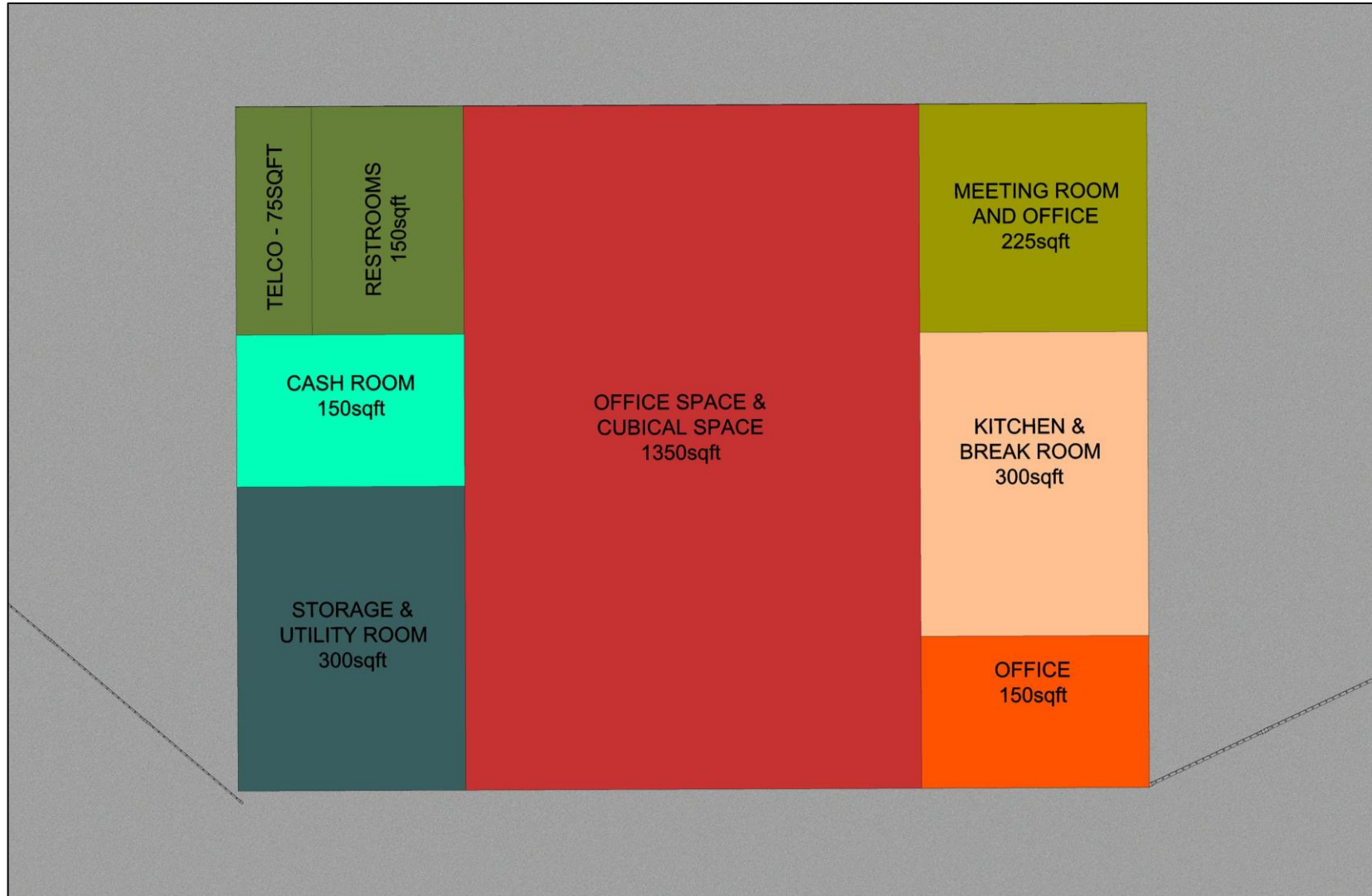
Pacific Amphitheatre Upgrades
2028-2029

- Demolition and replacement of Box Office
- Renovations to outside plaza
- Upgrade all restrooms
- New kitchenette, meeting room, and exterior shade canopy

Total SQFT: 2,500



PHASE 5A: PACIFIC AMPHITHEATRE UPGRADES



PHASE 5A: PACIFIC AMPHITHEATRE UPGRADES



PHASE 5B

Pacific Amphitheatre Upgrades
2029-2030

- Structural repairs and physical renovations to the entire facility
- Repairs and renovations to include: signage, sound walls, civil services and landscaping

Total SQFT: 219,721



ROUGH ORDER OF MAGNITUDE BUDGET

PHASE 5A

Pacific Amphitheatre Upgrades
2028-2029

PHASE 5B

Pacific Amphitheatre Upgrades
2029-2030

Phase 5A Budget

- CC \$6,816,897
- SC \$2,437,041
- Sub **\$9,253,938**

Phase 5B Budget

- CC \$ 9,867,693
- SC \$ 3,527,700
- Sub **\$13,395,394**

TOTAL:

\$22,649,332

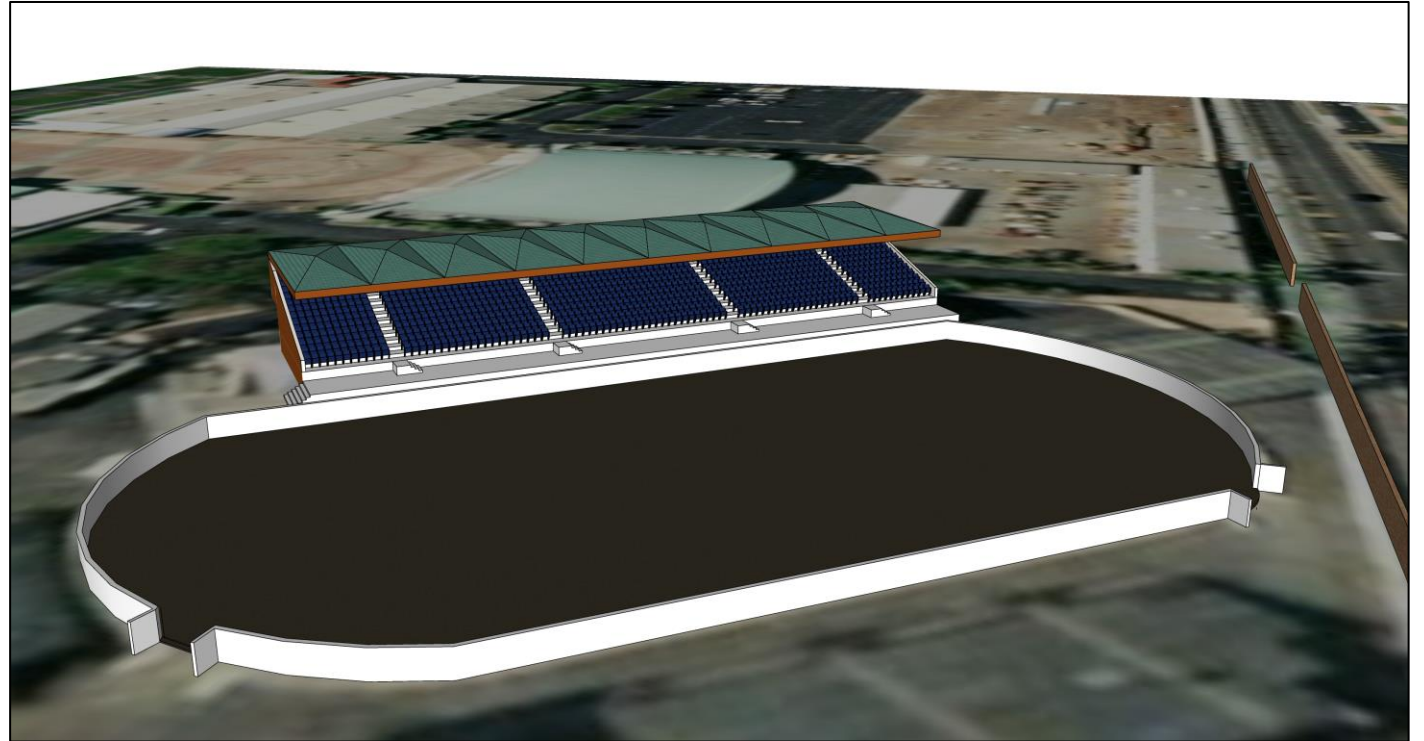
PHASE 6

Action Sports Arena Upgrades
2030-2031

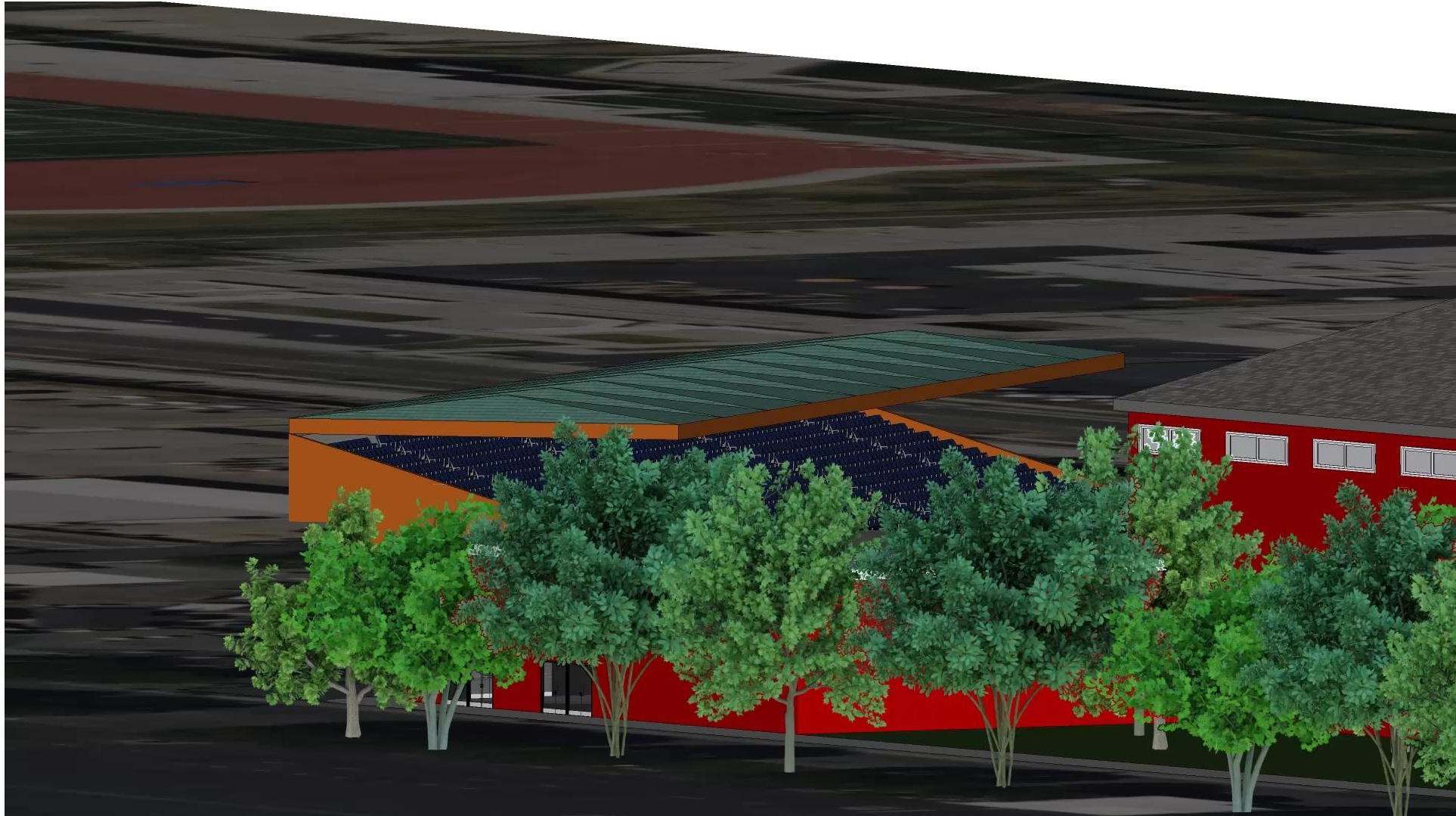
- Replacement of bench seating to stadium seating
- Replacing old boards with a portable board system
- Current Seating Count: 1800
- New Seating Count: 1462

Track Total SQFT: 31,278

Stands Total SQFT: 10,256



PHASE 6: ACTION SPORTS ARENA UPGRADES



ROUGH ORDER OF MAGNITUDE BUDGET

PHASE 6

Action Sports Arena Upgrades
2030-2031

Phase 6 Budget

- CC \$2,204,384
- SC \$ 788,067
- Sub **\$2,992,451**

TOTAL:

\$2,992,451

PHASE 7

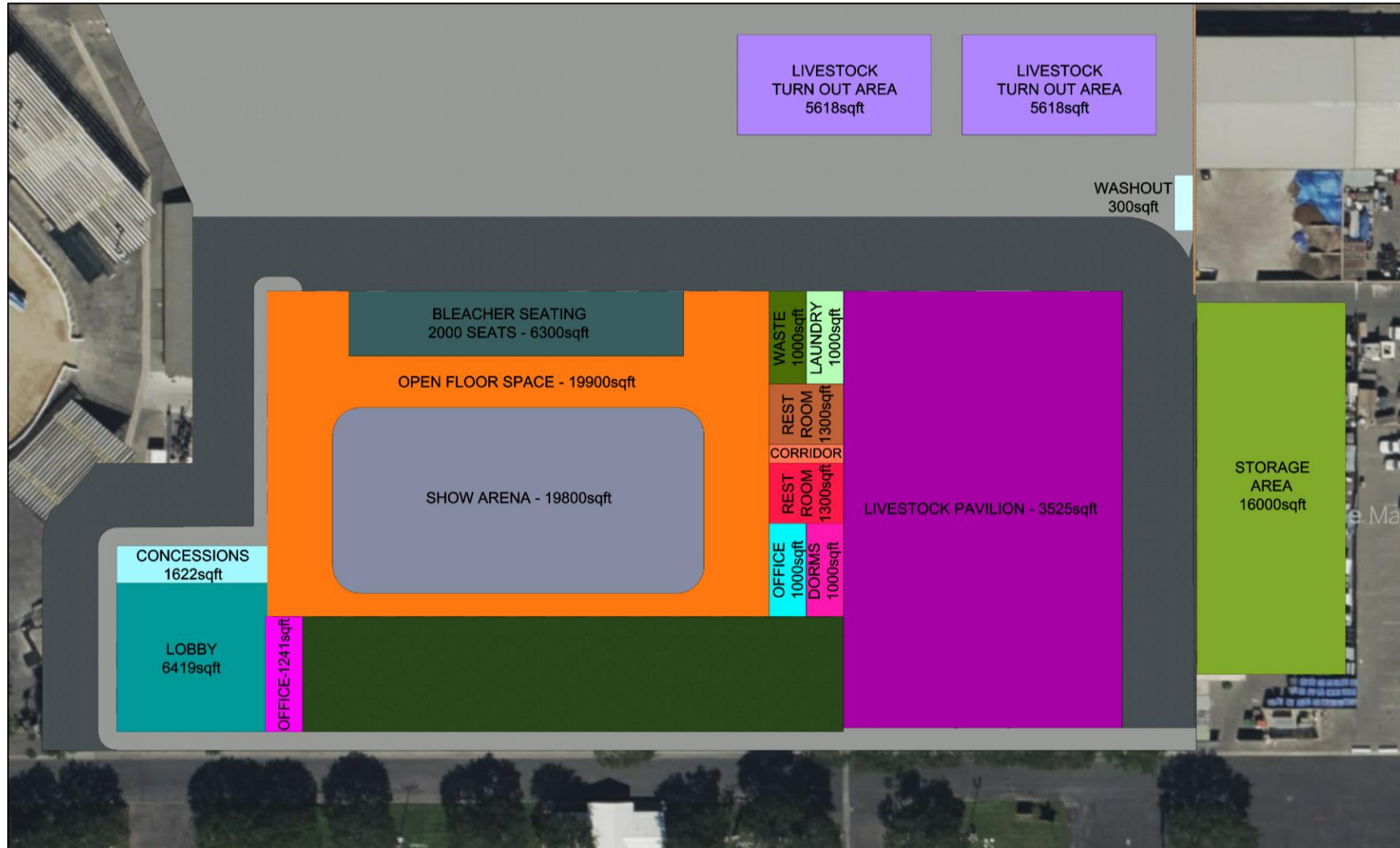
Agriplex & Livestock
2031-2032

- Demolition of old barns, offices & storage sheds
- New Show Ring(s), Pavilion & exhibit space
- Portable stalls
- Show Offices, Staff Area, Restrooms, Concession
- Relocation of existing Show Arena Building

Total SQFT: 89,500



PHASE 7: AGRIPLEX & LIVESTOCK



PHASE 7: AGRIPLEX & LIVESTOCK



ROUGH ORDER OF MAGNITUDE BUDGET

PHASE 7

Agriplex & Livestock
2031-2032

Phase 7 Budget

- CC \$63,795,162
- SC \$22,806,770
- Sub **\$86,601,932**

TOTAL:

\$86,601,932

PHASE 8

Property Upgrades
2032-2033

- Decorative and functional security perimeter fence and gate systems
- Landscaping
- All remaining Civil work



ROUGH ORDER OF MAGNITUDE BUDGET

PHASE 8

Property Upgrades
2032-2033

Phase 8 Budget

- CC \$49,867,715
- SC \$17,827,708

TOTAL:

\$67,695,423

WHO WE ARE TOMORROW



ROUGH ORDER OF MAGNITUDE BUDGET RECAP

- Phase 1 - \$ 23,895,048
- Phase 2 - \$ 7,725,962
- Phase 3A - \$ 3,687,762
- Phase 3B - \$ 10,953,797
- Phase 4 - \$ 3,055,534
- Phase 5A - \$ 9,253,938
- Phase 5B - \$ 13,395,394
- Phase 6 - \$ 2,992,451
- Phase 7 - \$ 86,601,932
- Phase 8 - \$ 67,695,423

\$74,959,886

Grand Total - \$229,257,242

FINANCING PLAN

