
LAS ANIMAS COUNTY
FAIRGROUNDS
REPORT





Looking at Pavilion Building



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UNIVERSITY TECHNICAL ASSISTANCE

LAS ANIMAS COUNTY FAIRGROUNDS EXECUTIVE SUMMARY

Jeffrey Wood

A fairground in modern Colorado life faces many challenges. Generally, a larger plot of land which gets used intensively for a couple of weeks a year and then becomes rather quiet for the balance of the year. Sure, there may be the opportunity to host rodeos or tractor pulls or concerts from time to time, but most often big arenas and exhibit halls sit empty in the fall, winter and spring before roaring back to life as the county fair season approaches. And often as not, these facilities are located in places that might need facilities of varying sizes to host reunions, weddings, club meetings, and conferences. The Las Animas County Fairgrounds in Trinidad has multiple underutilized facilities, but with a little vision, we can imagine a facility that operates year-round, providing spaces and places for a myriad of activities. From baseball diamonds and soccer fields to conference rooms and catering kitchens. How about an events center capable of hosting a wedding, a concert, or even a night at the theatre? How about an outdoor theatre for warm summer nights? Horseshoe pits, bike trails and a shady oasis to sip a cool drink or enjoy some lunch. The idea is to create a place with multiple levels of users - from athletes and picnic goers to folks watching a movie and attending a lecture all at the same time! With greater monetization the entire facility can be enhanced for users, such that other important comforts revealed in our survey (shade over the arena grandstand!) can become a reality. And along the way, an enhancement for the community and the neighborhood that goes from underutilized to overbooked.

“

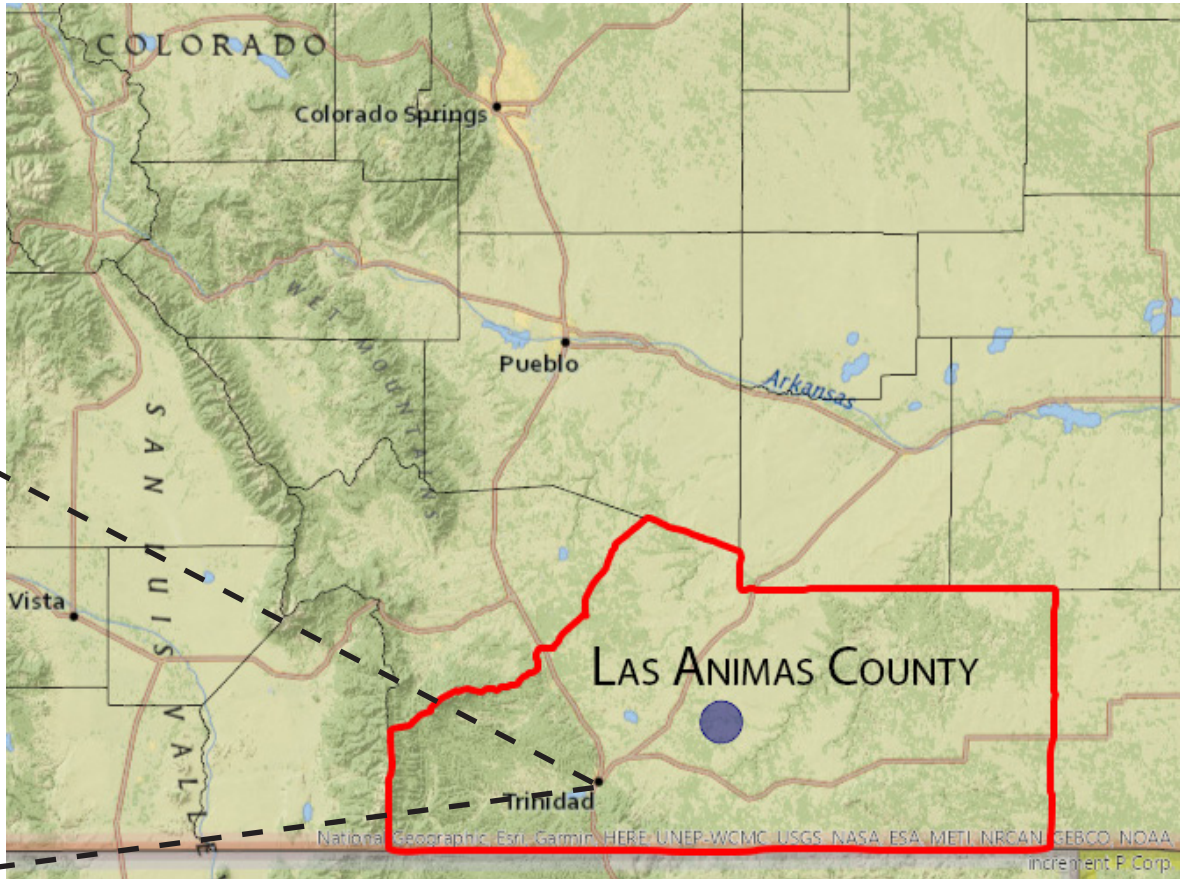
"We can imagine a facility that operates year-round, providing spaces and places for a myriad of activities."

"...from *underutilized* to *overbooked*."

LAS ANIMAS COUNTY FAIRGROUNDS PROJECT BACKGROUND

Las Animas County is situated at the southern border of Colorado with about 15,000 residents. It's most prominent city and the county seat is in Trinidad, which was founded in 1862 and is close to the Santa Fe Trail.





Las Animas County Fairgrounds Policies & Procedures

- | | | | |
|----------|-------------------|----------|--------------|
| A | Round Up Park | G | Horse Stalls |
| B | Grandstands | H | Midway |
| C | Outdoor Arena | | |
| D | Open Air Pavilion | | |
| E | Expo Center | | |
| F | 4-H Barn | | |

SITE CONTEXT



1



2



3



4



INTRODUCTION

DESIGN OBJECTIVES



Renovate the interior of the grandstand building to include rentable spaces, kitchen remodel, and the inclusion of ADA compliant elevator access.



A build-out of the existing pavilion building to include large event spaces, a kitchen, and an outdoor seating area.

Our main objective across the entire fairgrounds is to attract more people by making the fairgrounds accessible for more year-round uses.

Part of this objective was to create usable, rentable spaces that can accommodate multiple functions: weddings, birthday parties, club gatherings, and the like.

Another part of this objective was to renovate the exterior to include usable park space, sports fields, and SHADE.

By accomplishing this objective, the fairgrounds will be a lovely place to be all year-round, an exemplary county fair space, and produce revenue for the county.



Renovating the open space into a usable park space, complete with sporting fields, walkways, and a playground area



Improve seating, ADA access, and shading for the grandstand.

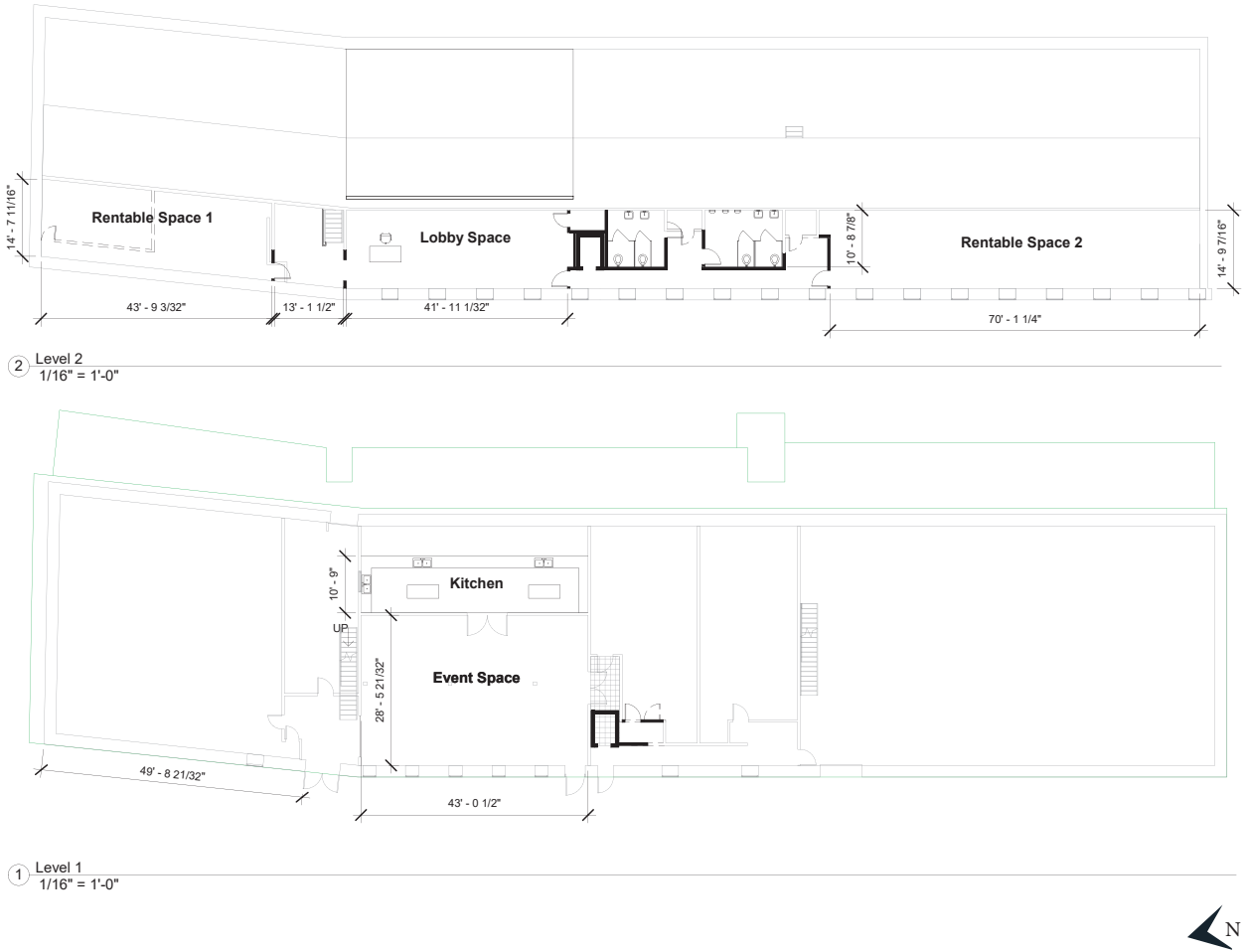


Develop an announcer's booth that works as a stage as well.

GRANDSTAND FLOOR PLANS

The goal for the renovations to the interior of the grandstand building is to create monetized, rentable spaces with the inclusion of an elevator and updated restrooms.

Plan A places the elevator next to the existing restroom on the bottom floor, renovates the existing restrooms on the top floor, and adds two single-use restrooms at the center of the top floor.



Plan B places the elevator at the same location as Plan A, but demolishes the existing restroom on the top floor to create a more useful rentable room, then includes multi-use restrooms at the center.

FINAL GRANDSTAND FLOOR PLAN

Based on the feedback and communication with the stakeholders, Plan C was chosen to move forward with.

Plan C features an elevator placed near the existing staircase, creating a circulation core and a foyer before the check-in space on the top floor. Also on the top floor, we will include a conference room as another monetized, rentable space. We will also demolish the existing restroom as in Plan B, but will include multi-use restrooms in the central area as well.

Preliminary Opinion of Cost / Order of Magnitude Las Animas County Fairgrounds Grandstand Building

Fall 2020

Building Area Assumes entire building @ 28,450 square feet

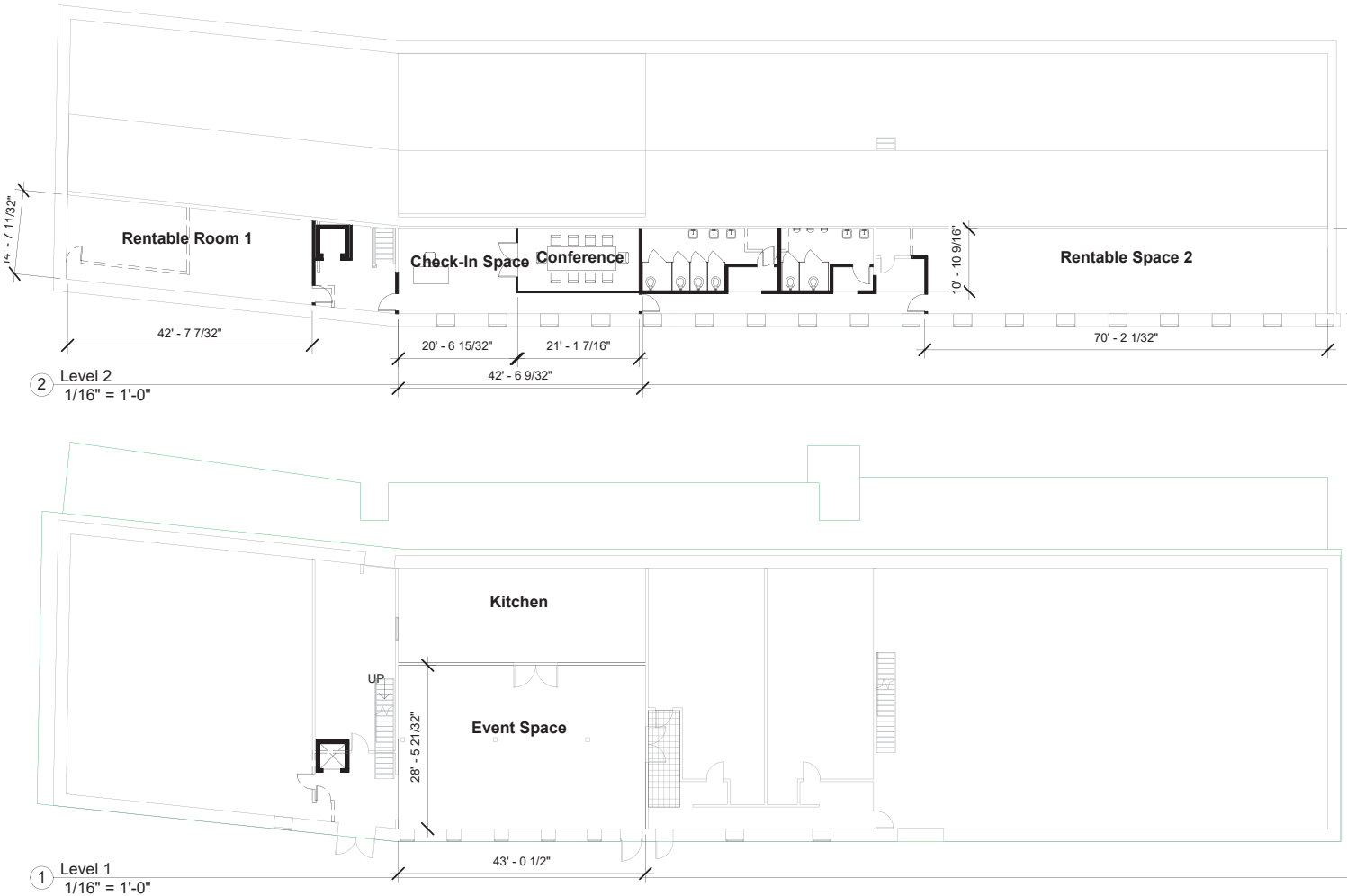
- 1.a Grandstand10,120 sf(Adjusted seating, Roof pitch)
- 1.b Kitchens, Baths1,058 sf(Kitchen, Bathrooms)
- 1.c Event Spaces2,254 sf(Remodel of upstairs)

Assessment of Construction Cost			Low Range		High Range	
A. Building Cost <i>(All costs of construction within 5 ft of building)</i>						
	Impacted Square Footage	SF Cost			SF Cost	
1.a	Grandstand	10,120 @ \$ 50 = \$	506,000		\$ 75 = \$	759,000
1.b	Kitchens, Baths	1,058 @ \$ 250 = \$	264,500		\$ 300 = \$	317,400
1.c	Event Spaces	2,254 @ \$ 100 = \$	225,400		\$ 200 = \$	450,800
LINE A: Total Cost = \$			770,500		= \$ 1,076,400	
B. Fixed Equipment <i>(Lockers, fixed seating, casework, etc.)</i>			10% of Line A \$ 77,050		10% of Line A \$ 107,640	
C. Allowances						
New Elevator	@	\$ 50,000			\$ 75,000	
Stage/Booth	@	\$ 25,000			\$ 50,000	
		= \$ 50,000			= \$ 75,000	
D. Estimated Total Construction Cost:			(A + B + C)	\$ 972,550	(A + B + C)	\$ 1,384,040
Soft Costs and Contingencies			Low Range		High Range	
Costs to consider:						
E. Site Acquisition / Demolition		N/A \$ -			N/A \$ -	
F. Moveable Equipment		10% of Line A \$ 77,050			10% of Line A \$ 107,640	
<i>(Generally items not built in place)</i>						
G. Professional Fees		10% of Line D \$ 97,255			10% of Line D \$ 138,404	
H. Contingencies		10% of Line D \$ 97,255			10% of Line D \$ 138,404	
J. Administrative Costs		2% of Line D \$ 19,451			2% of Line D \$ 27,681	
Subtotal of Soft Costs:			(E thru J)	\$ 291,011	(E thru J)	\$ 412,129
K. Total Budget Suggested			(D + E thru J)	\$ 1,263,561	(D + E thru J)	\$ 1,796,169

Total Budget Cost per Square Foot \$94.07 \$133.72

This cost estimate is based upon preliminary conceptual design and planning and should be used for information only for purposes of determining an order of magnitude. The estimate was completed without actual engineering and is subject to change. The estimate should be refined as more detailed design stages provide accurate quantities. The data used to compile the estimate is derived from industry standard sources such as 2016 RS Means data sets. Prices are subject to change with time and other industry related factors.

- Notes:
- a Indicates total new building construction area - broken out due to cost differences
- b Assumed that site is already procured - existing
- c With existing site, it is assumed that only minimal building support development needed



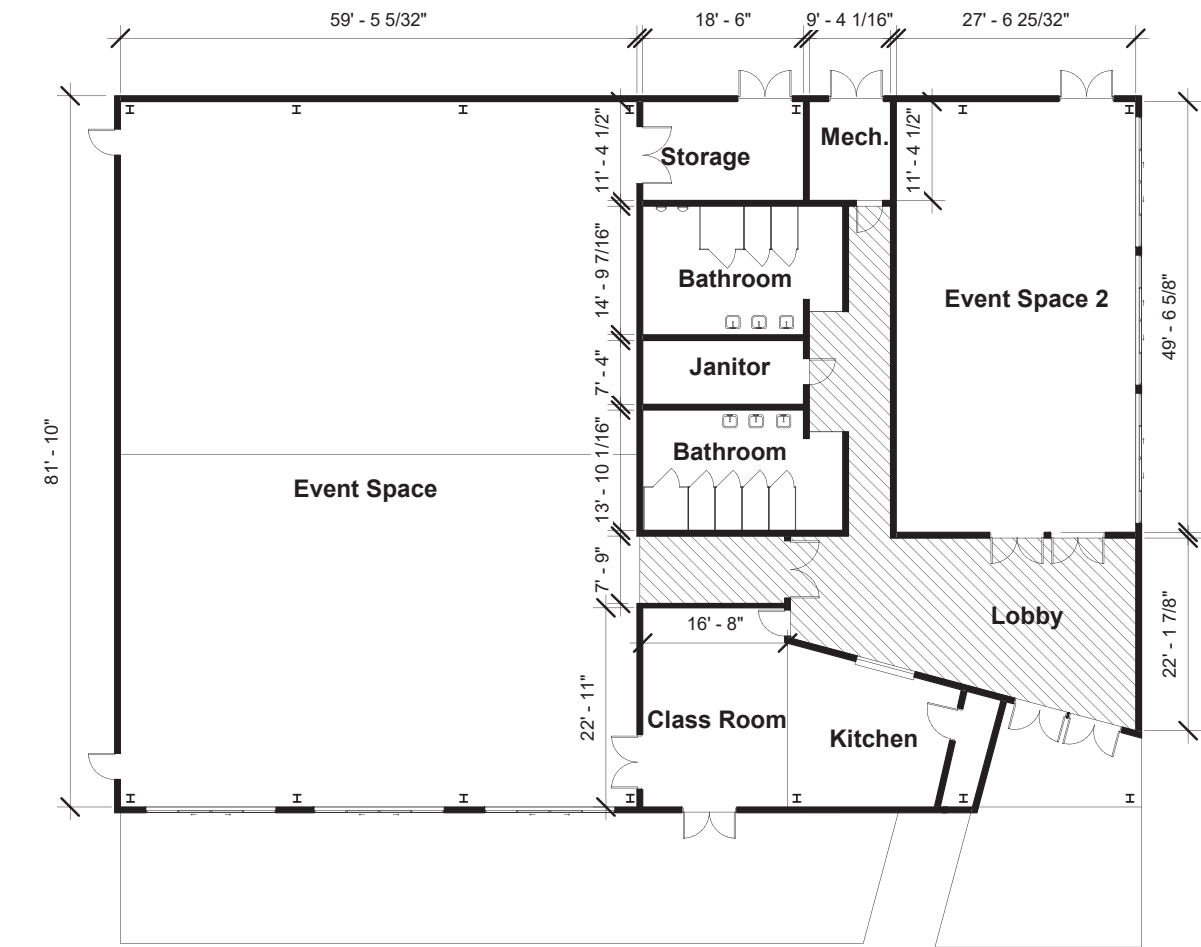
Room Schedule		
Name	Area	Appr. Size
Event Space	1224 SF	43' x 28' 6"
Kitchen	708 SF	43' x 10' 9"
Rentable Room 1	613 SF	43' 9" x 14' 8"
Rentable Space 2	1030 SF	70' 1" x 14' 9"
Conference	230 SF	21' 1" x 10' 10"
Check-In Space	381 SF	20' 6" x 14' 9"



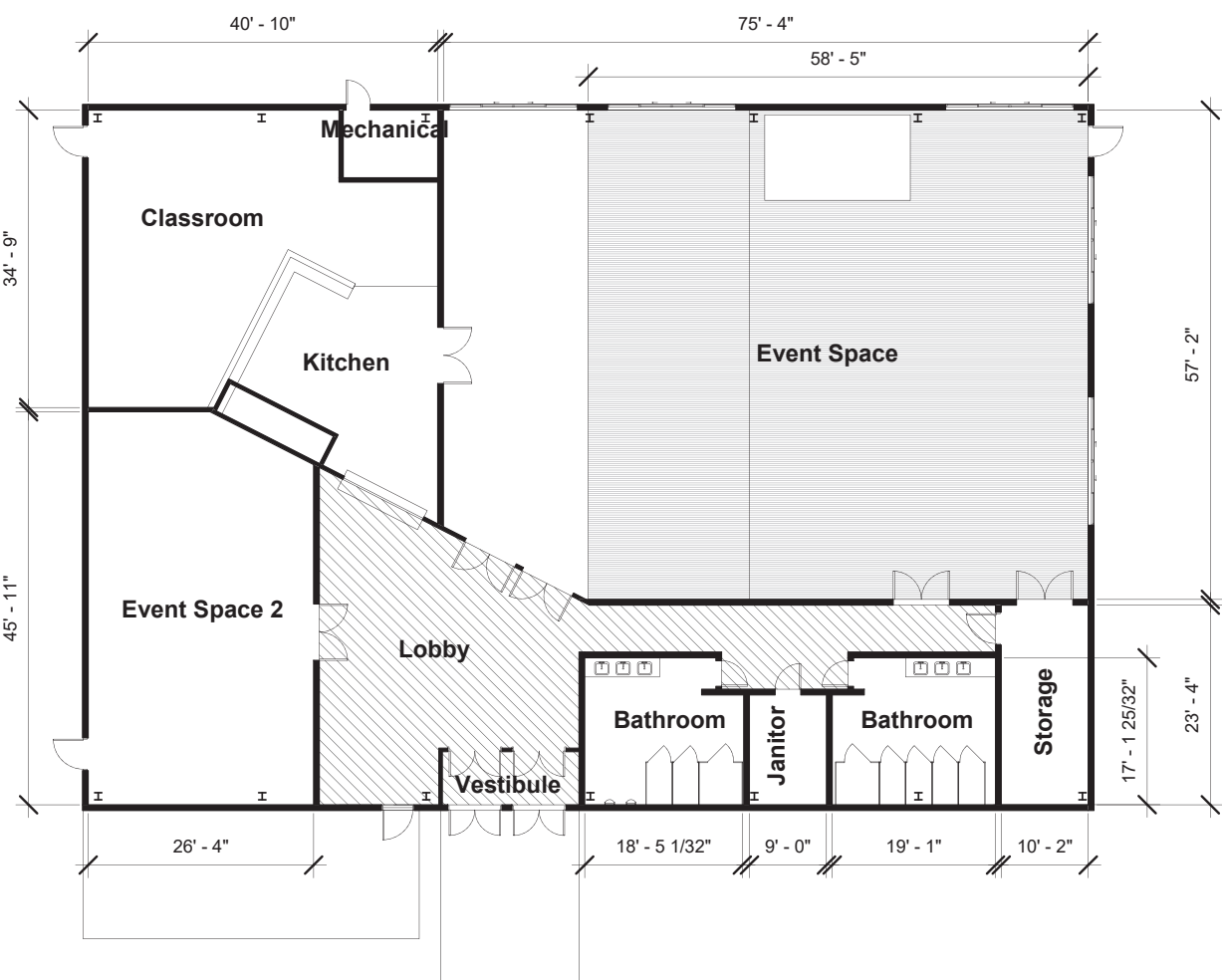
PAVILION
FLOOR PLANS

The goals of the pavilion design is to build-out the existing structure in order to create monetized, rentable event spaces for weddings, concerts, and other larger events. Each design also includes a smaller event space, a catering/concession/classroom kitchen space and public restrooms.

Plan A includes an entrance in line with the existing road, a smaller kitchen, and a large event space that has three sides of exterior walls.



① Level 1
1/16" = 1'-0"



① Level 1
1/16" = 1'-0"



Plan B places the entry more central to the structure, offers a larger classroom and kitchen, and opts to have the large event space on the Northeast corner.

FINAL PAVILION
FLOOR PLAN

Based on the community's feedback through the online survey, It was understood that the preferred floor plan for the pavilion build-out is plan C.

Plan C also places the large event space in the Northeast structure with a large storage/backstage area, but utilizes the south side (near the outdoor space) for the kitchen and classroom to access the exterior.

Preliminary Opinion of Cost / Order of Magnitude
Las Animas County Fairgrounds Pavilion Building

Fall 2020

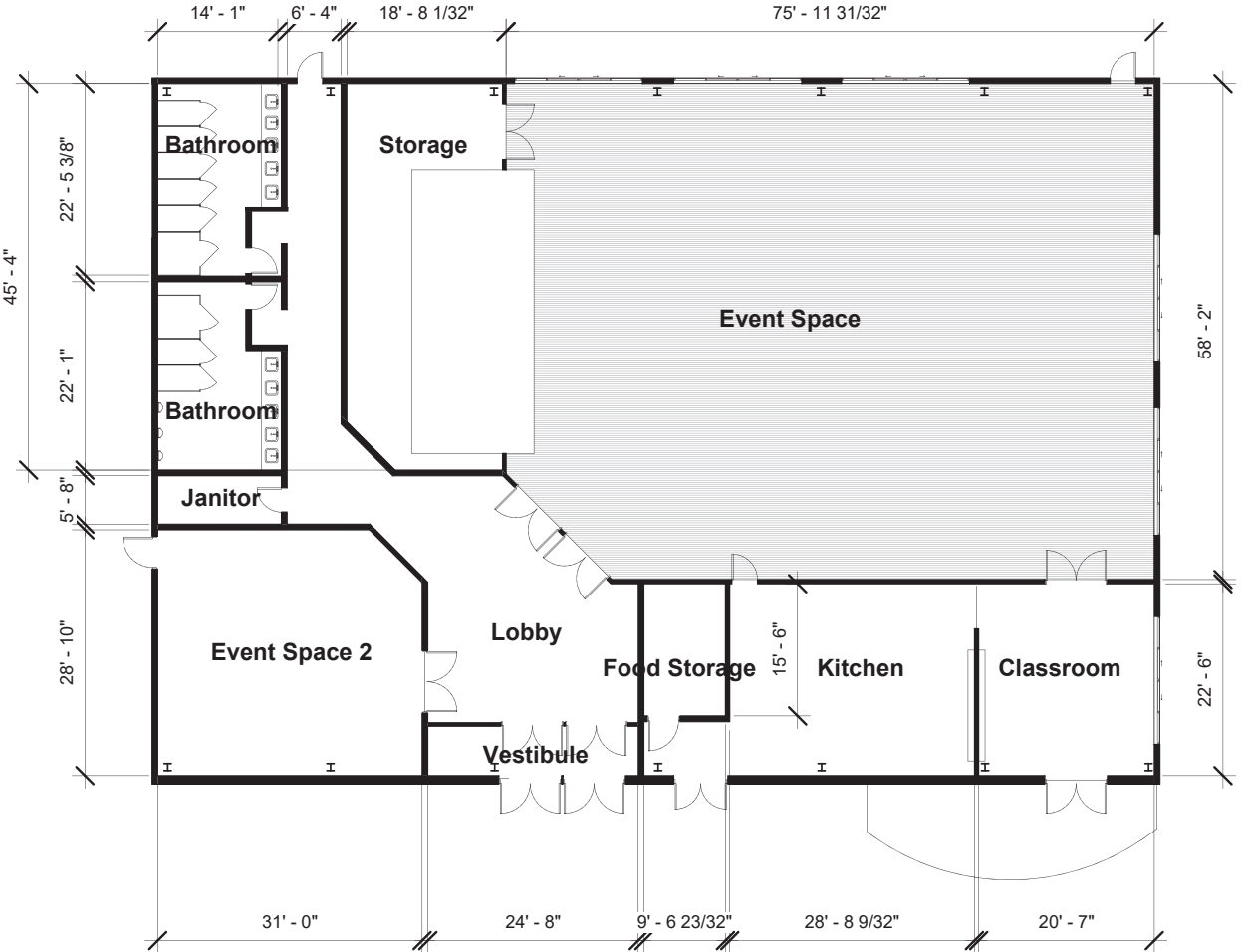
Building Area Assumes entire building @ 8,544 square feet

- 1.a Pavilion7,296 sf(Renovating and finishing building)
- 1.b Kitchens, Baths1,248 sf(Kitchen, Bathrooms)

Assessment of Construction Cost		Low Range		High Range	
A. Building Cost					
(All costs of construction within 5 ft of building)					
	Impacted Square Footage	SF Cost		SF Cost	
1.a Pavilion	7,296	@ \$ 100	= \$ 729,600	\$ 200	= \$ 1,459,200
1.b Kitchens, Baths	1,248	@ \$ 250	= \$ 312,000	\$ 300	= \$ 374,400
LINE A: Total Cost		= \$	1,041,600	=	1,833,600
B. Fixed Equipment		10% of Line A	\$ 104,160	10% of Line A	\$ 183,360
(Lockers, fixed seating, casework, etc.)					
C. Allowances					
		@	= \$ -	=	\$ -
D. Estimated Total Construction Cost:		(A + B + C)	\$ 1,145,760	(A + B + C)	\$ 2,016,960
Soft Costs and Contingencies		Low Range		High Range	
Costs to consider:					
E. Site Acquisition / Demolition	N/A	\$ -	N/A	\$ -	
F. Moveable Equipment	10% of Line A	\$ 104,160	10% of Line A	\$ 183,360	
(Generally items not built in place)					
G. Professional Fees	10% of Line D	\$ 114,576	10% of Line D	\$ 201,696	
H. Contingencies	10% of Line D	\$ 114,576	10% of Line D	\$ 201,696	
J. Administrative Costs	2% of Line D	\$ 22,915	2% of Line D	\$ 40,339	
Subtotal of Soft Costs:		(E thru J)	\$ 356,227	(E thru J)	\$ 627,091
K. Total Budget Suggested		(D + E thru J)	\$ 1,501,987	(D + E thru J)	\$ 2,644,051
Total Budget Cost per Square Foot			\$175.79		\$309.46

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- Notes:
- a Indicates total new building construction area - broken out due to cost differences
- b Assumed that site is already procured - existing
- c With existing site, it is assumed that only minimal building support development needed



1 Level 1
1/16" = 1'-0"

Room Schedule		
Name	Area	Appr. Size
Storage	818 SF	18' 8" x 45' 4"
Event Space	4351 SF	75' 11" x 58' 2"
Classroom	469 SF	20' 7" x 22' 6"
Kitchen	715 SF	28' 8" x 22' 6"
Food Storage	148 SF	9' 6" x 15' 6"
Janitor	82 SF	5' 8" x 14' 1"
Bathroom	287 SF	22' 1" x 14' 1"
Bathroom	294 SF	22' 6" x 14' 1"
Vestibule	146 SF	24' 8" x 5' 9"
Lobby	1080 SF	24' 8" x 29'
Event Space 2	887 SF	31' x 28' 10"

PAVILION
COURTYARD PLANS

The UTA program team was asked to design a much needed shaded seating area during the fair. The proposed additions to the pavilion included a walled courtyard, fountain and paths, while prioritizing seating and shade.

Additional design suggestions included an outdoor theater, string lighting and native plantings



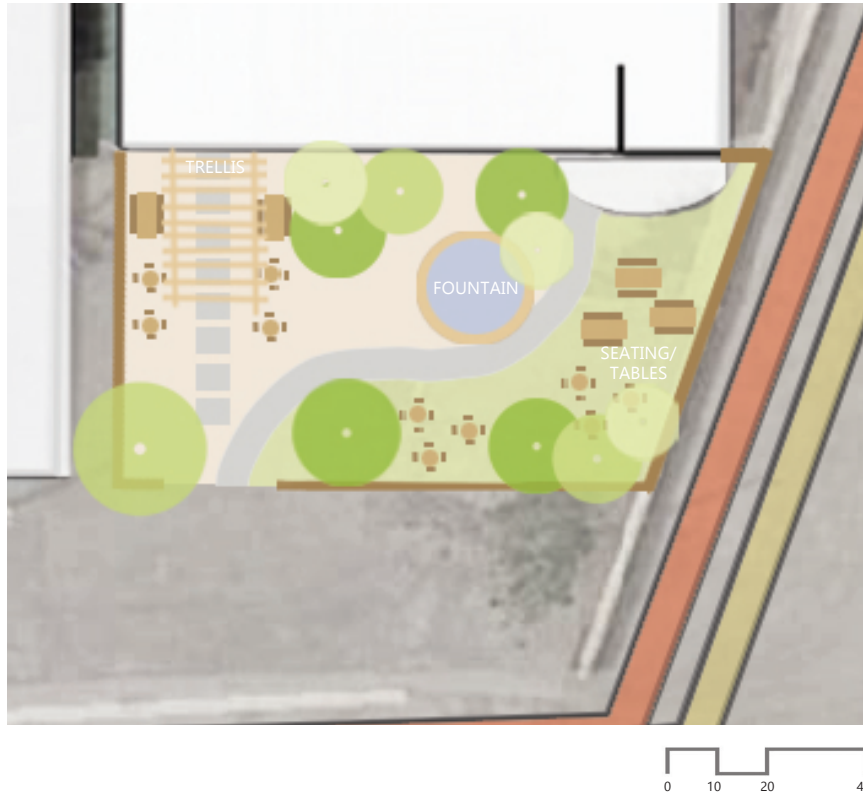
Plan A features a patio, shade awnings, a fountain and seating.



Plan B adds an outdoor theater and native plantings



Plan C uses a trellis walkway and lined tables for indoor/ outdoor events



FINAL PAVILION COURTYARD PLAN

Based on the community's feedback through the online survey, the UTA program team developed a **preferred courtyard design** which includes trellises and trees for shade, seating and tables, patios, an outdoor theater, paths, native plantings and a fountain. This design creates an oasis for year round gathering and celebration.

Preliminary Opinion of Cost / Order of Magnitude Las Animas County: Pavilion Building Landscape

Fall 2020

Project Area Assumes landscape improvements to proposed pavilion grounds, adding shade trees and trellis, an outdoor theater, seating, paths, and native plantings based on landscape plan in report

- 1.a-f Seating, Shade and Path (added seating, picnic area, pedestrian path, theater and shade trellis)
- 2.a-h Plantings and Fountain (native trees and plants, add irrigation, and fountain)

Assessment of Construction Cost				Low Range				High Range			
A. Construction Cost											
	Qty	Unit		Unit Cost				Unit Cost			
Seating and Shade											
1.a	Path Pavers	660	SF	@	\$ 4	=	\$ 2,640	\$ 10	=	\$ 6,600	
1.b	Picnic Tables	12	EA	@	\$ 500	=	\$ 6,000	\$ 900	=	\$ 10,800	
1.c	Trash Receptacles	1	EA	@	\$ 500	=	\$ 500	\$ 700	=	\$ 700	
1.d	Trellis Shade Structure	1	EA	@	\$ 2,000	=	\$ 2,000	\$ 6,000	=	\$ 6,000	
1.e	Movie Seats	40	EA	@	TBD	=	TBD	TBD	=	TBD	
1.f	Movie Screen and Projector	1	EA	@	TBD	=	TBD	TBD	=	TBD	
							\$ 11,140			\$ 24,100	
Plantings and Fountain											
2.a	Site Prep	1	LS	@	\$ 2,000	=	\$ 2,000	\$ 4,000	=	\$ 4,000	
2.b	Shade Trees	12	EA	@	\$ 400	=	\$ 4,800	\$ 500	=	\$ 6,000	
2.c	Irrigation Assembly	1	EA	@	\$ 4,000	=	\$ 4,000	\$ 6,000	=	\$ 6,000	
2.d	Irrigation Piping	100	LF	@	\$ 15	=	\$ 1,500	\$ 25	=	\$ 2,500	
2.e	Fountain	1	EA	@	\$ 3,000	=	\$ 3,000	\$ 10,000	=	\$ 10,000	
2.f	Planters	3	EA	@	\$ 400	=	\$ 1,200	\$ 650	=	\$ 1,950	
2.g	Pedestrian Lights	14	EA	@	\$ 120	=	\$ 1,680	\$ 200	=	\$ 2,800	
2.h	Labor				TBD	=	TBD	TBD	=	TBD	
							\$ 18,180			\$ 33,250	
B. Estimated Total Construction Cost				\$ 29,320				\$ 57,350			
Soft Costs and Contingencies				Low Range				High Range			
Costs to consider:											
C. Contingency				30% of Line B \$ 8,796				30% of Line B \$ 17,205			
Includes design costs, labor, and unforeseen expenses											
Subtotal of Soft Costs:				\$ 8,796				\$ 17,205			
D. Total Budget Suggested				(B + C) \$ 38,116				(B + C) \$ 74,555			

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- Notes:
- A Pavers for path 4'x4' and 6'x6'
- B Irrigation dependent on current system status and determined requirements
- C Labor costs dependent on community support and volunteer days



PARK
PLANS

The UTA team started with five initial schemes for the park space of the fairgrounds.

Option 5 was selected to move forward with, which the team used in conjunction with an additional play area provided by the town, reclaiming the access road and incorporating the existing play area and trees on site.



PARK
PLANS

Expanding on option 5 of the initial designs, the community gave input on potential athletic field layouts. The fields would make use of what is currently primarily parking, that would be reallocated to the south of the indoor arena.

The UTA team also designed four options for a mixed used pedestrian and cycling path, through and around the fairgrounds. The hopes with this multi-use pedestrian and cycling path would be to connect to existing town biking and walking trails, creating extensions through Trinidad.

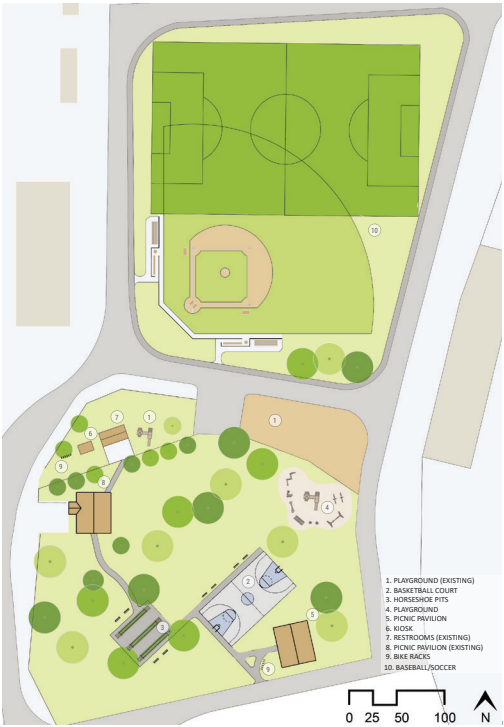
Option C and the **Red Path** were chosen by the community via an online survey to move forward with.



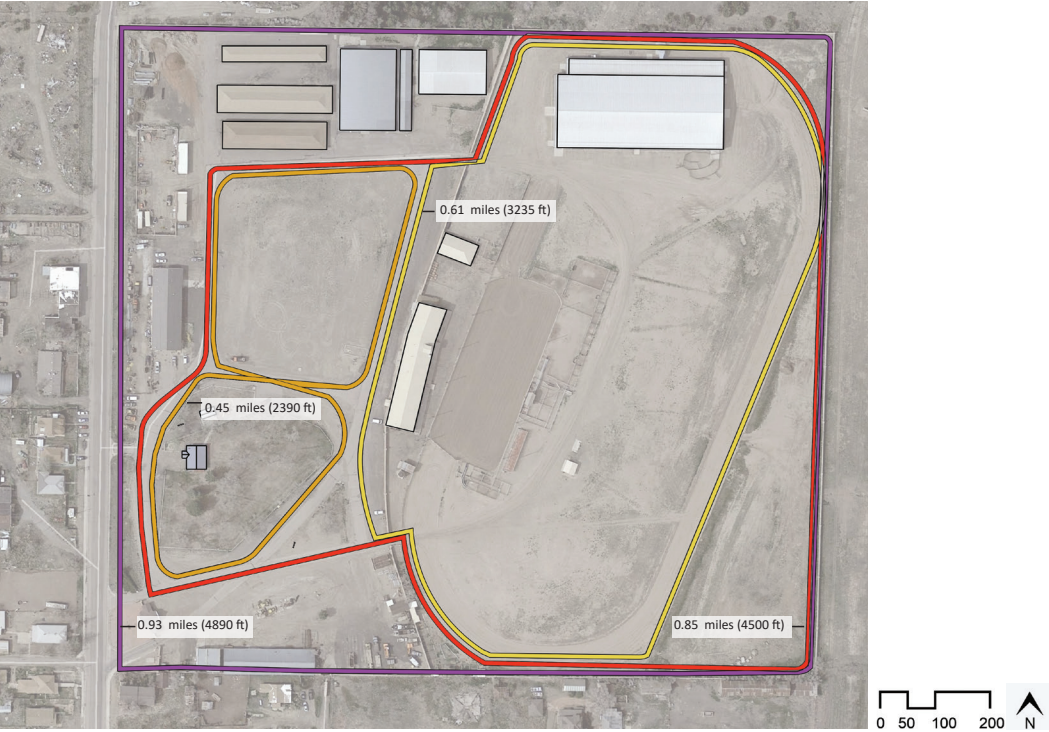
Option A features a regulation-sized base ball field with a 60 by 94 yard soccer field.



Option B features A FIFA regulation sized, 70 by 110 yard soccer field with the softball sized baseball field.



Option C features two standard fields with surrounding lawn. This would include a softball sized baseball field and a standard 60 by 94 yard soccer field.



- The orange would figure eight the existing park and gravel parking area.
- The yellow would follow the road and tract, passing north of the indoor arena.
- The red would encompass these previous two paths.
- The purple would extend to the far reaches of the property, which would need a break in the wall that runs north to south through the site.

FINAL PARK
PLAN

Fairgrounds Site Plan showing preferred landscape improvements including: a multi-use pedestrian path, athletic fields, park and pavilion/ courtyard

Preliminary Opinion of Cost / Order of Magnitude

Las Animas County: Park Improvement and Path

Fall 2020

Project Area Assumes landscape improvements to existing park, adding sport fields and a pedestrian path

- 1.a-k

Park Improvements
- 2.a-h

Sports Fields
- 3.a-d

Pedestrian Path
- (added picnic pavilion, basketball court, horse shoe pits, seating and lighting)

(combined baseball and soccer fields with viewing area)

(multi-use path around fairgrounds, with lighting, shade and seating)

Assessment of Construction Cost		Low Range		High Range	
A. Construction Cost					
Park Improvements	Qty	Unit	Unit Cost		
1.a Picnic Tables	12	EA	@ \$ 500 = \$ 6,000	\$ 900 = \$ 10,800	
1.b Benches	8	EA	@ \$ 1,500 = \$ 12,000	\$ 2,500 = \$ 20,000	
1.c Trash Receptacles	2	EA	@ \$ 500 = \$ 1,000	\$ 700 = \$ 1,400	
1.d Bike Racks	1	EA	@ \$ 600 = \$ 600	\$ 850 = \$ 850	
1.e Basketball Court	4,700	SF	@ \$ 2.50 = \$ 11,750	\$ 17 = \$ 79,900	
1.f Wayfinding Signage	1	EA	@ \$ 2,500 = \$ 2,500	\$ 3,250 = \$ 3,250	
1.g Overhead Lighting	4	EA	@ \$ 3,000 = \$ 12,000	\$ 5,000 = \$ 20,000	
1.h Path Pavers	2,000	SF	@ \$ 4 = \$ 8,000	\$ 10 = \$ 20,000	
1.i Horse Shoe Pits	1	EA	@ TBD = TBD	TBD = TBD	A
1.j New Playground	1	EA	@ TBD = TBD	TBD = TBD	
1.k Picnic Pavilion	1	EA	@ TBD = TBD	TBD = TBD	
			\$ 53,850	\$ 156,200	
Sports fields					
2.a Site Prep	1	LS	@ \$ 2,000 = \$ 2,000	\$ 4,000 = \$ 4,000	
2.b Natural Grass Fields	80,000	SF	@ \$ 0.60 = \$ 48,000	\$ 1.50 = \$ 120,000	B
2.c Irrigation Assembly	1	EA	@ \$ 4,000 = \$ 4,000	\$ 6,000 = \$ 6,000	C
2.d Irrigation Piping	500	LF	@ \$ 15 = \$ 7,500	\$ 25 = \$ 12,500	
2.e Bleachers	40	EA	@ \$ 100 = \$ 4,000	\$ 500 = \$ 20,000	
2.f Dug Out	2	EA	@ \$ 5,000 = \$ 10,000	\$ 10,000 = \$ 20,000	
2.g Shade Trees	3	EA	@ \$ 400 = \$ 1,200	\$ 500 = \$ 1,500	
2.h Labor			TBD = TBD	TBD = TBD	
			\$ 76,700	\$ 184,000	
Pedestrian Path					
3.a Crusher fines	4,500	LF	@ TBD = TBD	TBD = TBD	E
3.b Overhead Lighting	8	EA	@ \$ 3,000 = \$ 24,000	\$ 5,000 = \$ 40,000	
3.c Shade Trees	8	EA	@ \$ 500 = \$ 4,000	\$ 700 = \$ 5,600	
3.d Benches	4	EA	@ \$ 500 = \$ 2,000	\$ 700 = \$ 2,800	
			\$ 30,000	\$ 48,400	
B. Estimated Total Construction Cost			\$ 160,550	\$ 388,600	
Soft Costs and Contingencies			Low Range	High Range	
Costs to consider:					
C. Contingency			30% of Line B \$ 48,165	30% of Line B \$ 116,580	
Includes design costs, labor, and unforeseen expenses					
Subtotal of Soft Costs:			\$ 48,165	\$ 116,580	
D. Total Budget Suggested		(B + C)	\$ 208,715	(B + C) \$ 505,180	

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- Notes:
- A

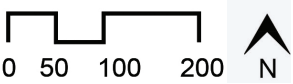
Playground provided by county
- B

Option for turf fields at \$6 - \$10 per square foot
- C

Irrigation dependent on current system status and determined requirements
- D

Labor costs dependent on community support and volunteer days
- E

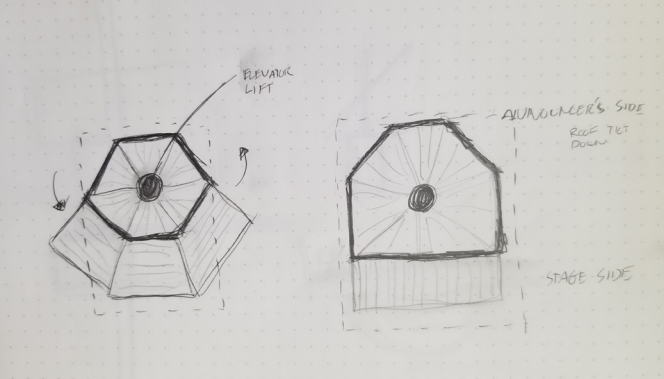
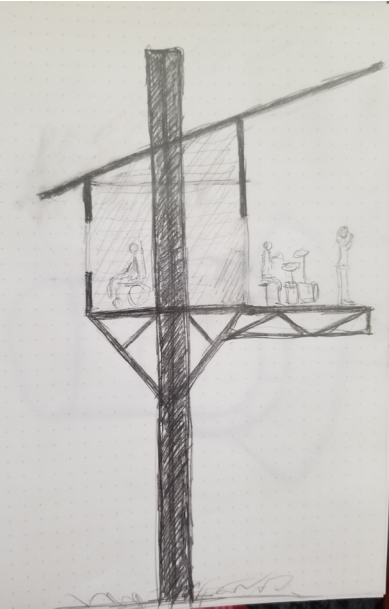
Crusher fines could be sourced or donated locally, cost TBD



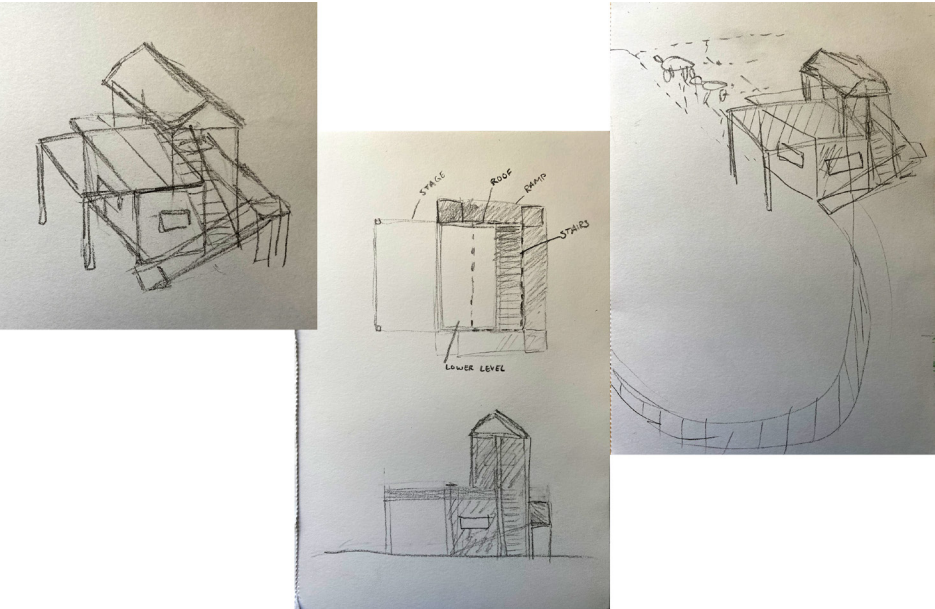
STAGE/BOOTH CONCEPTS

The UTA team started to develop concepts for the announcer's booth that is situated at the rodeo arena opposite of the grandstand. The task was to design an announcer's booth that will also be a stage for concerts and accommodate the rodeo chute, while complying with ADA building codes.

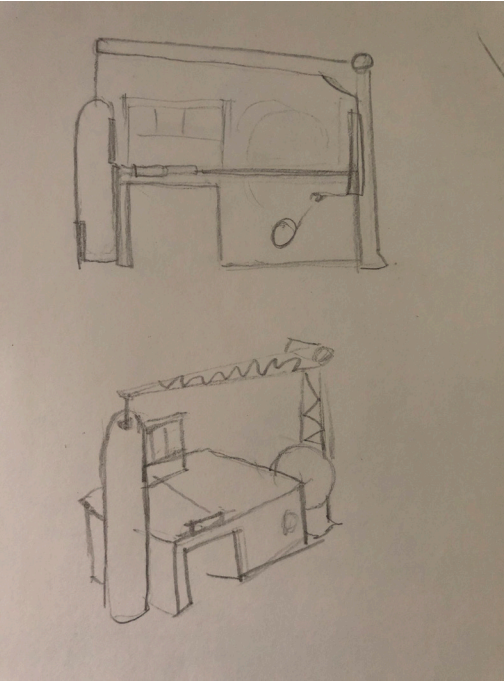
Concept 1 includes a stem-like center screw around which the booth/stage rotates. The rotation moves the stage/booth up or down and replaces the need for an elevator.



Concept 2 features a ramp necessary to comply with ADA codes that wraps around the announcer's booth and finishes at the front of a stage.



Concept 3 features a lift that is brought up by a crane, which doubles as the truss for lighting over the stage. The announcer's booth is on wheels in order to move it directly to the front (over the chute) for maximum viewing during the rodeo, and can be moved back to create room for the stage during concerts.

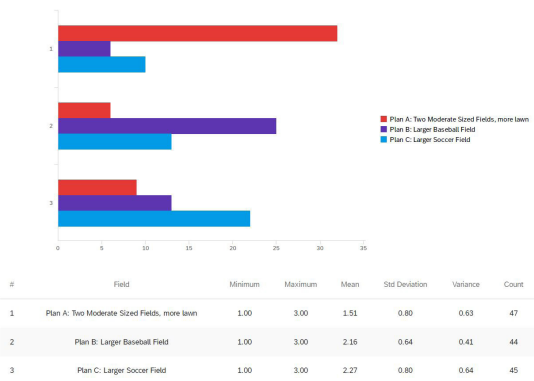


COMMUNITY OUTREACH

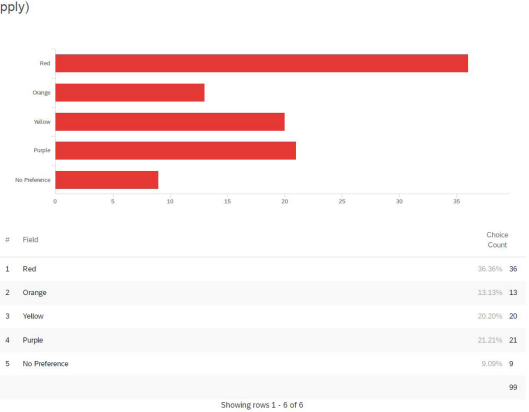
Due to the Covid-19 pandemic and subsequent travel restrictions, shut downs, and meeting cancellations, the UTA team corresponded with the Las Animas County stakeholders and community through online methods

An **Online Survey** was conducted to get direct feedback from the community to move forward with.

Q3 - How would you rank the field layout options? (Feel free to zoom in on the plan)



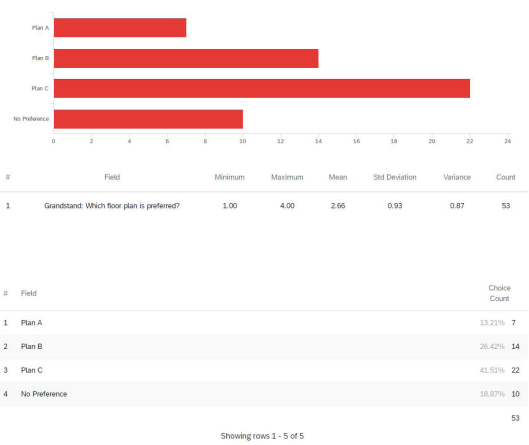
Q5 - Multi-use Pedestrian/Cycling Path: Which route(s) do you prefer? (check all that apply)



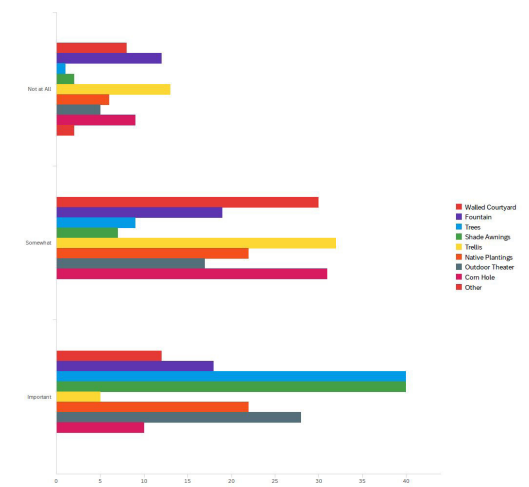
Q12 - Pavilion: Which floor plan option do you prefer?



Q9 - Grandstand: Which floor plan is preferred?



Q13 - Outdoor Pavilion: How would rank each element for your use?



<https://youtu.be/tYWKHxDVF-c>

In the summer of 2020, the UTA team recorded and posted a **YouTube Video** presenting preliminary design schemes for the grandstand building, the pavilion building, and the park plans. A link to the video was given to the stakeholders to distribute to the community. The video allowed the community to see each of the design schemes and the explanations for each scheme directly from the UTA designers.

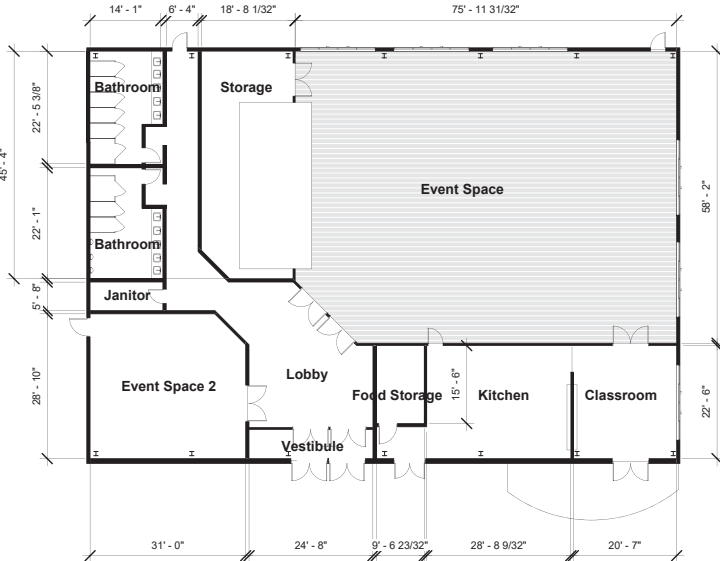
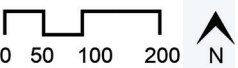
FINAL
CONCEPTS



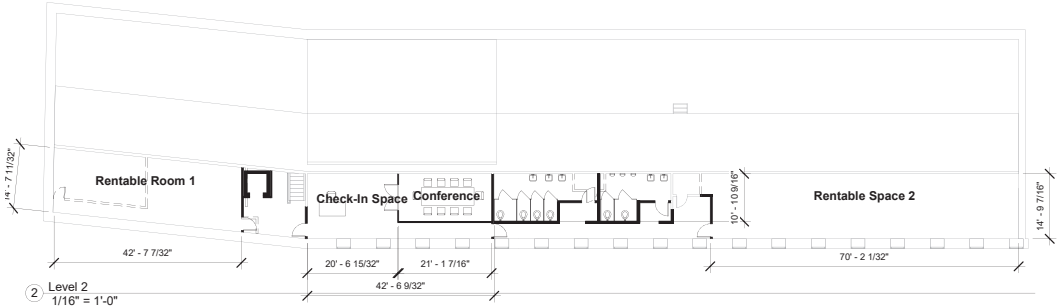
Fairground Site with renovations



Pavilion Courtyard Plan



Pavilion Floor Plan



Grandstand Building Floor Plans



LAS ANIMAS COUNTY FAIRGROUNDS **REPORT**





