



# Randolph County Agricultural Center

## Updated Conceptual Plan



# Project Team



Project Lead



Mechanical, Electrical,  
Plumbing Engineering  
and Fire Protection



Structural  
Engineering



Civil Engineering,  
Landscape  
Architecture



Arena Design



Traffic  
Engineering

# Preliminary Programming



During the month of November 2017, the Design Team met with the following groups to gather information regarding current spaces and goals for the Randolph County Agricultural Center.

- Livestock Arena Sub-Committee
- Civic Center Sub-Committee
- Randolph County Cooperative Extension
- Forest Service
- Soil and Water
- Farm Service Agency
- Rural Development
- Natural Resources Conservation Service (NRCS)

The Design Team compiled the collected list of goals and presented an initial, overall project cost estimate in December 2017. At that time, the total cost of the project was estimated at \$68.5M.

# Updated Programming



In preparation for the February 2018 Randolph County Commissioner's meeting, the Design Team was tasked with reducing the overall project cost from \$68.5M to \$50M. The large-scale program changes from December 2017 to present are outlined below.

- Ag Arena – Remove walls around stall barn and warm up arena
- Ag Arena – Overall sf reduction
- Civic Center – Remove break out rooms
- Offices – Overall sf reduction
- Forest Service – Removed from scope
- Site Costs – Reduced as per updated scope
- Arena HVAC Alternate – Removed from scope
- Ag Arena – Include concrete floor in stall barn (Add)
- Ag Arena – Include 400 stalls in Livestock Housing, up from 296 (Add)

# Updated Program



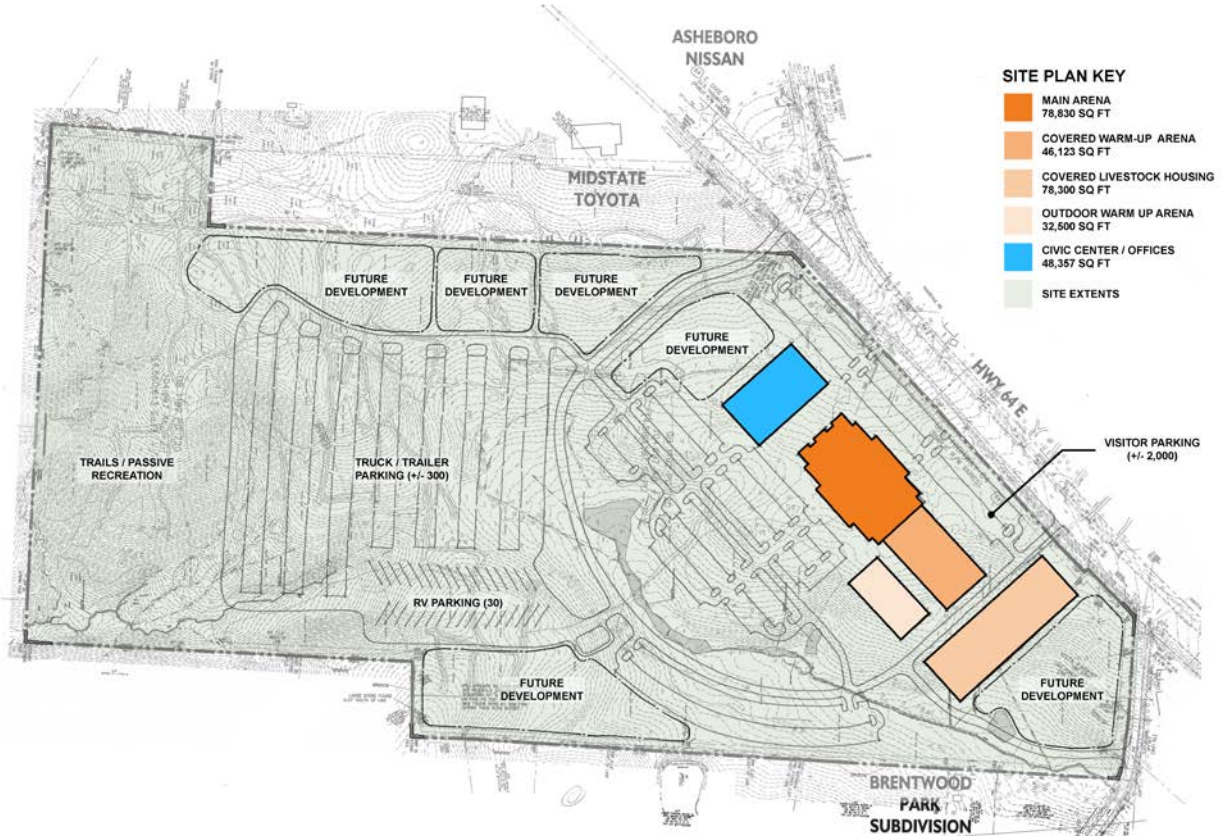
Area / Space	Indoor GSF	Covered GSF	Exterior GSF
Main Arena	78,830		
Covered Warm-Up Arena		46,123	
Covered Livestock Housing		78,300	
Covered Loading/Unloading		7,640	
Outdoor Warm Up Arena			32,500
Civic Center	27,560		446
Shared Office Space	3,254		
Cooperative Extension	9,450		5,198
Farm Service Agency	1,735		
Rural Development	3,200		
NRCS	945		
Soil and Water	2,214		324
<b>Program Totals:</b>	<b>127,188</b>	<b>132,063</b>	<b>38,468</b>

# Conceptual Site Plan

HH ARCHITECTURE

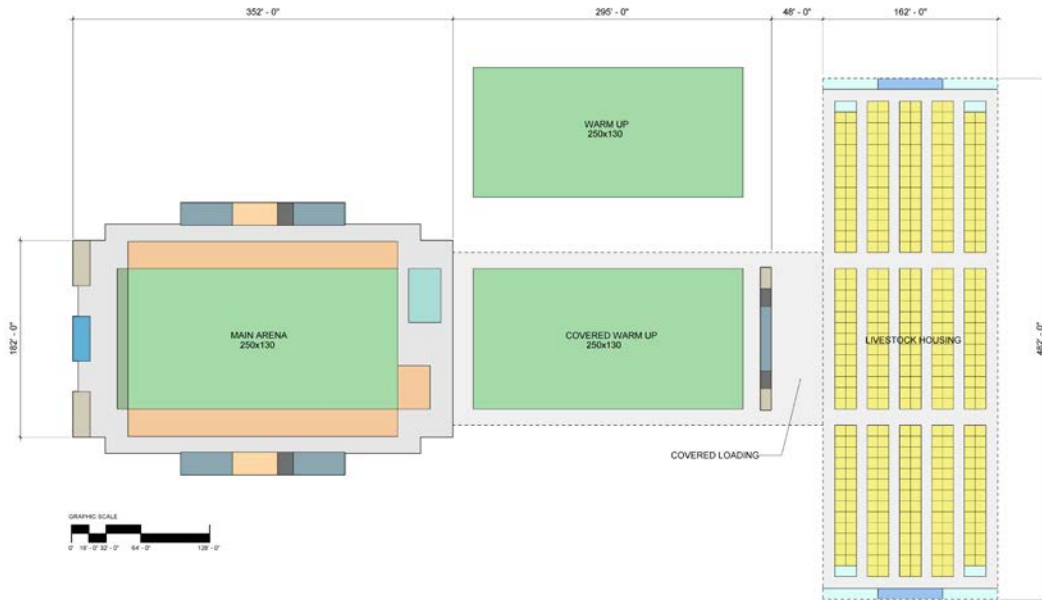


BRIARCLIFF  
SUBDIVISION



March 12, 2018

# Conceptual Plan – Agricultural Arena



### MAIN ARENA - 78,830 SQ FT

- ARENA
- BLEACHERS
- TICKETING
- OFFICES / MEETING
- CONCESSIONS
- RESTROOMS
- ROUGH STOCK
- TIMED EVENT CATTLE
- MECHANICAL
- CIRCULATION

### COVERED WARM UP ARENA - 46,123 SQ FT

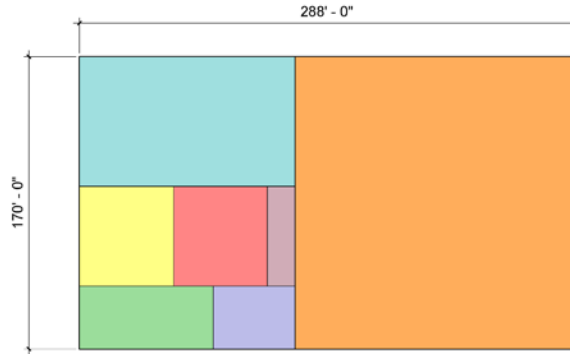
- WARM UP
- OFFICES / MEETING
- RESTROOMS
- MECHANICAL
- COVERED CIRCULATION

### LIVESTOCK HOUSING- 78,300 SQ FT

- COVERED STALLS (402)
- WASH BAY (20)
- SHAVINGS
- COVERED CIRCULATION

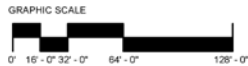


# Conceptual Plan – Civic/Offices



CIVIC CENTER / OFFICE SPACES - 48,357 SQ FT

- CIVIC CENTER
- SHARED SPACES
- COOPERATIVE EXTENSION
- FARM SERVICE AGENCY
- RURAL DEVELOPMENT
- NATURAL RESOURCES CONSERVATION SERVICE
- SOIL AND WATER





# Updated Cost Estimate



Area / Space	Cost Per SF	Est. Cost
Arena	\$69	\$14,937,490
Civic Center	\$301	\$8,297,775
Office Building - Includes Cooperative Extension, Farm Service, Rural Development, NRCS, and Soil and Water	\$212	\$4,763,070
Site Costs		\$8,600,000
<b>Estimated Construction Cost</b>		<b>\$36,598,335</b>
Design Contingency @ 10%		\$3,659,834
Escalation @ 1%/Month (Assume March 2019 Start)		\$5,855,734
<b>Subtotal</b>		<b>\$46,113,902</b>
Owner Soft Costs @ 20%		\$9,222,780
<b>TOTAL PROJECT ESTIMATE</b>		<b>\$55,336,683</b>

