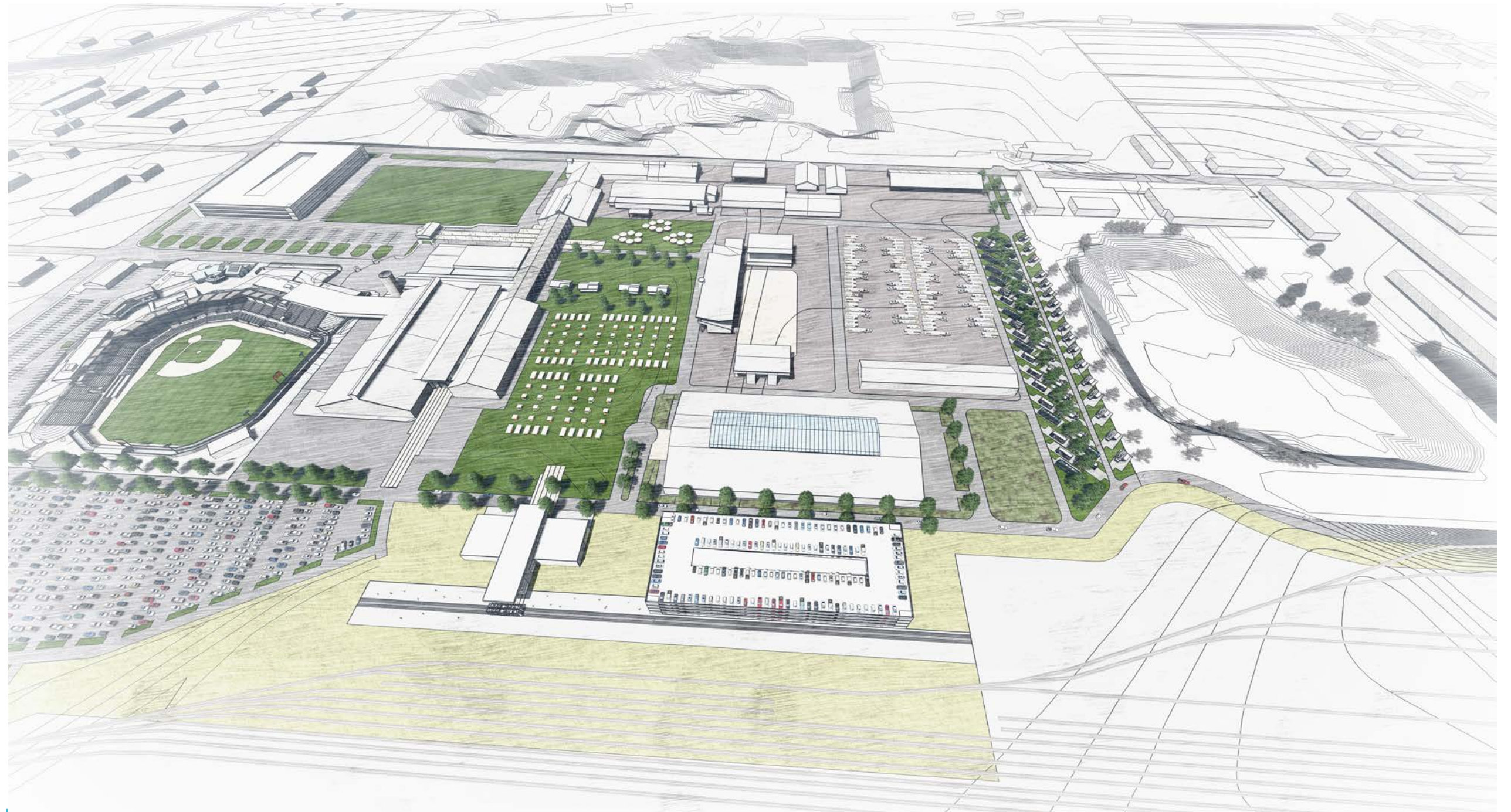


SPOKANE COUNTY

AVISTA STADIUM IMPROVEMENTS



MASTER PLAN REPORT
OCTOBER 2021

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1 ACKNOWLEDGMENTS

We would like to thank the following individuals who assisted with the process of preparing this assessment report:

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Erin Gurtel (Fair & Expo)
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Spokane Indians Baseball:

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Spokane Fair & Expo Center:

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SPVV Landscape Architecture

Spokane County hired ALSC Architects to provide facility assessment and planning services in association with needed improvements for Avista Stadium to ensure compliance with recently adopted Major League Baseball regulations. These new regulations are directed primarily at player, coaching staff, and team support facilities. Compliance with these new regulations is required to be completed prior to the beginning of the 2026 baseball season. Given the longer annual season schedule and ball games beginning in early April rather than June, many of the existing facilities will require improvements beyond those included in the new MLB regulations. These improvements are related to providing the necessary heat and thermal protection of systems in existing buildings that were not designed or built for cold weather operations.

In addition to these required improvements, included in the scope of work was an investigation of potential spectator amenity improvements to enhance the game day experience and generate additional revenue. A third level of investigation was also included to identify improvements that would have potential operational benefits to both Avista Stadium and the adjacent Spokane County Fair & Expo Center grounds. Finally, the scope of work included bringing those projects forward into an update to the Master Plan for the fairgrounds campus.

3 SCOPE

The scope of work identified for this study includes the following basic components:

- A. Assessment of the condition of the existing stadium; validate improvements in lieu of full replacement.
- B. Study of new MLB regulations and identification of needed improvements.
- C. Determination of condition of existing buildings needing to be improved or replaced.
- D. Identification of scopes of work, conceptual plans, and cost of improvements needed to bring the facilities into MLB compliance.
- E. Identification of potential spectator amenities, conceptual plans, and cost of improvements.
- F. Study the Spokane County Fair & Expo campus and provide a conceptual master plan for the purpose of identifying facilities improvements that would provide mutual benefit to both the Fair & Expo operations and the Avista Stadium operations.
- G. Prepare a schedule identifying highest priority projects, beginning with improvements needed by March of 2022.

4 EXECUTIVE SUMMARY

This report captures the process, findings, and recommendations associated with the scope of work identified above. The report is broken into logical sections to aid in the reader's understanding of the conclusions reached. Section 5 contains the studies completed and the projects identified as either required for MLB compliance by 2026 or recommended to further enhance the experience of gameday spectators and Fair & Expo Center patrons. It also contains the planning efforts and resulting diagrams for execution of the Fair & Expo Center Master Plan. Section 6 provides a summary of the cost projections for the potential projects identified.

The basic question to be answered to begin the study is to determine if the existing stadium should be renovated or replaced.

The study team toured the entire facility with Spokane Indians staff and made note of the visible conditions. Team members from each design discipline (architectural, structural, electrical, civil, mechanical/plumbing, landscaping) observed the existing conditions and sought to find any signs of unsatisfactory conditions that might be of concern. Specific findings were recorded in observation reports. Overall, the findings were very favorable given the age of the facility and are summarized in Section 5 of this report. The most significant finding was water damage to concrete vomitories that has recently been repaired. Other issues observed in existing facility elements were deemed repairable. A more detailed structural investigation is recommended for the stadium roof overhang and press box to provide further confidence in the existing conditions and confirm visual findings.

The team conducted research into the average cost of facilities of similar scope located in our region as well as across the country, built over the course of the last 20 years. A summary of those findings is located in the Appendix of this report.

The research performed resulted in the following findings:

1. The lowest end of the cost range would result in a replacement cost in 2021 dollars of \$4,200 per seat or approximately \$28.5 million for a basic 6,800 seat stadium with minimal amenities.
2. The average cost of similar facilities built between 1999 and 2009 in 2021 dollars was \$6,100 per seat or \$41.5 million for a 6,800 seat average stadium with some amenities.
3. The average cost of similar facilities built between 2010 and 2021 in 2021 dollars was \$8,100 per seat or \$55.1 million for a 6,800 seat premium stadium.
4. Land acquisition costs are not included in these cost projections.

The ALSC team conducted numerous meetings with stakeholders and County staff to develop potential stadium improvements for MLB compliance, new spectator amenities, and other potential campus improvements. All of the projects with definitions and cost projections are included in Section 6 of this report. The projected costs to perform the basic updates needed to satisfy MLB standards by 2026 are \$12,259,000 - \$14,688,000, well under the projected costs of replacing the stadium. The projected costs for proposed spectator amenity improvements are \$4,973,000 - \$5,374,000. Other proposed projects to promote improvements on the campus to benefit both Avista Stadium and the Fair & Expo Center are \$2,491,000 - \$2,805,000.

This report also contains illustrations of a proposed Master Plan for the entire campus. Numerous documents were studied and incorporated into the plan, including the 2000 Master Plan, the 2009 Long Range Plan, and the 2020 presentation of the proposed Conference Center / Exposition Space/ Restaurant facility. Illustrations of proposed land acquisition, land uses, traffic flows, and a 50-year list of improvements are included in Section 5 of this report.

Recommended next steps are to determine the highest priority projects to satisfy MLB requirements and to prepare the facility for the April 2022 season start. Those projects should move immediately into detailed design, budgeting/financing, permitting, bidding, and construction. The remaining compliance-related projects need to be scheduled for final design, budgeting/financing, permitting, and construction to ensure completion prior to the 2026 baseball season opening.

Regarding the Fair & Expo Center Master Plan, the first priority is to focus on acquisition of the STA property. Further, the County should either 1) acquire strategic portions of the railroad property or 2) secure an access easement to ensure a vehicular pathway east of the current property to connect to Fancher. Finally, the City of Spokane Valley should initiate the design phase for the new \$10 million conference center / exposition / restaurant project.

5 STUDIES

A - Stadium Assessment Replacement vs/Renovation

ASSESSMENT NOTES

a) Architectural:

General Observations:

- Much of facility is approaching 70 years old. No apparent significant issues were observed; the facilities have been well-maintained and function very well for their intended purposes.
- There has been water infiltration into the concrete structure supporting the bleachers. Repairs have been completed on spectator vomitories. Tunnels to dugouts were observed with minor spalling. Likely that concrete grade beams supporting seating sections have been exposed to moisture due to cleaning activities over the years.
- The facility is grandfathered in regarding any code compliance issues that may exist. It is likely that significant improvements will require the facility be brought up to current code compliance. Key issues to consider will be ADA compliance throughout the facility and potentially seismic code and snow loading factors.
- Buildings and improvements represent a variety of construction types, ages and conditions. Much of the stadium was constructed in the early 1950's; subsequent improvements and additions have been completed within the last 10+ years.

Spring 2022:

- Preparations for each individual building will vary greatly depending on current conditions and long-term plans. Must consider which improvements should be permanent improvements and which could be temporary.
- Significant issue will be determining appropriate means of protecting piping systems from freezing (heat tracing or within conditioned space), providing an adequate heat source (possibly temporary) and creating a thermal envelope to maintain functional spaces. Approach to these issues may vary greatly depending on whether or not the building being considered will remain long-term or be replaced in the near future.
- No scope noted thus far as needed for Office/ticketing building.

- Concessions Building has R-30 fiberglass batt roof insulation but no exterior wall insulation. Likely must add an exterior insulation system and new or reused exterior finish.
- Portion of Home Clubhouse is insulated and conditioned.
- All other support spaces observed are unheated and uninsulated.

b) Civil

General Observations:

- Exterior hardscape in adequate condition.
- Per discussions with Chris, no problem areas (surface ponding, sewer back-up).
- Dugout drainage needs to be addressed – current structure is not designed to infiltrate stormwater.
 - Chris confirmed the structure often needs cleaning and ponds at the surface

Spring 2022:

- Drainage improvements for the field will be needed. It is understood there is no existing drainage system below the turf.
 - Drainage improvements to include replacing current drainage structures in dugouts.
 - Drainage improvements should consider surface overflow infrastructure during frozen ground conditions.
 - New drainage infrastructure should consider master plan.

- Water line to press box is exposed and will need insulation.

MLB Compliance 2026:

- Increasing the wall height to 8' along the entire outfield will impact the seats behind the right field wall.
 - Seats in this area are ADA accessible and should remain accessible after changes.
- Moving outfield walls horizontally may be required (need verification of existing distances).
- Relocating the maintenance shed (behind center field wall).
 - Impacts utility routing (water?), vehicle access to field.

c) Electrical

General Observations:

- The electrical in the Public Restroom/Locker Buildings, Team Clubhouses, and Press Box appear to be original installation from 1958 which puts it at the end of its useful life for electrical panels and gear.
- The Public restroom/Home locker building has had multiple electrical fires/short circuits in the past per facility staff.

Spring 2022:

- Provide power for new HVAC or heat tracing equipment.

MLB Compliance:

- Field lighting must be upgraded/replaced to meet prescribed light levels.
- Lighting of player parking area must be upgraded to meet prescribed light levels.
- A security command post is required with 24/7 video surveillance of:
 - Player and staff parking areas.
 - Entrances to team clubhouse, umpire facilities, and female staff rooms
- Wi-Fi coverage and internet connections must be upgraded. (Staff indicated this is in-progress.)
- Provide power to HVAC and Kitchen upgrades described in mechanical section.

d) Mechanical

Spring 2022:

- Exposed water lines that are drained for winter will require heat tracing and insulation for cold weather operation.
- Office currently served by VRF system; heating is designed for operation down to 4°F.
 - Office can operate in winter conditions as is.
- Concessions is currently unconditioned – has gas appliances and exhaust fans.

- Will need to add conditioning for winter operation.
- Will need to be brought up to current energy code.
- Any other buildings that will operate earlier and require conditioning will need to be brought up to full compliance with the 2018 energy code.
 - Restrooms, locker rooms, etc.

MLB Compliance:

- Home clubhouse:
 - Heating and cooling will be required.
- Visiting/Home Commissary and dining area:
 - Full kitchen must be provided.
 - Heating and cooling.
- Home Locker Room:
 - There are 3 lavatories; at least one more lavatory must be added. 8 total are recommended.
 - There are currently 8 showers, 10 total are recommended.
- Laundry:
 - Laundry sink must be provided.
- Home field managers office:
 - Will require private ¾ bath.
- Visitor Locker Room:
 - One additional lavatory will be required.
- Visiting field manager office:
 - Will require private ¾ bath.
- Female staff facilities:
 - Do not have currently.
 - At least two showers, 2 water closets, and 2 lavatories.
- Dugouts:
 - Direct restroom access must be provided.
- Weight room conditioning.

e) Structural

Spring 2022:

- Not aware of any major issues with existing structural elements needing immediate attention.
- Need to evaluate roof structures on locker rooms, etc., for potential loads due to adding insulation, etc., if required.
- Recommend review of light towers and cable bracing on stadium roof; likely need to be tightened.

MLB Compliance:

- Provide structural engineering support for modifications, additions, and remodels to support buildings or other structures as needed for MLB standards compliance.
- Perform condition assessment and general review of stadium structural elements.
- Recommend some amount of exploration, non-destructive testing, or other, deeper-level investigation to assess existing structural integrity. E.g., recommend investigation of primary frame connections, and examining of existing grade beam conditions. Other tunnel and on-grade structures have shown evidence of water infiltration, corrosion of reinforcing, and concrete spalling (see recently completed vomitory roof repairs).
- Evaluate proposed non-structural improvements to the press box, lighting structures and any other portions of the stadium superstructure to confirm no increase in loading.
- Repair minor concrete spalling and cracked concrete in tunnels from locker rooms to dugouts, in dugout lids, etc.

2. STADIUM REPLACEMENT COST STUDY

ALSC Architects conducted a study to determine an anticipated replacement cost for a new 6,800 seat ballpark in Spokane County. The purpose of this study was to make a comparison between the anticipated cost of renovation of the stadium and the likely cost of a new replacement stadium.

Multiple sources of information were researched to build a database of information that could be used to develop an opinion of a likely cost range for a replacement facility. That database of information is located in the Appendix of this report. There are numerous variables that have a direct impact on the likely cost of a new facility, including site acquisition and development cost variables, variations in the amenities to be included in the scope, market fluctuations and timing of the project, and others. The ballparks used in our research were from all over the country and were selected based on their similarities to the size of Avista Stadium, similar scope of amenities, and their designation as serving leagues similar to the High A West.

Based on the findings of that research, we found that an average cost per seat for stadiums of similar scope (adjusted to 2021 construction dollars) from 1999 through 2021 averaged \$7,080. The average from 2010 to 2021 was \$8,117. The lowest was \$4,008 and the highest was \$11,454, further illustrating the wide range of possible costs. Those average costs per seat, multiplied with a seat count of 6,800, yields an average cost of \$48.1 million-\$55.2 million in 2021 construction dollars for a replacement facility. These construction costs translate into a likely project cost of \$62 million-\$72 million to replace the facility on a new site if built within the next few years. Site acquisition costs are not included in these cost projections.

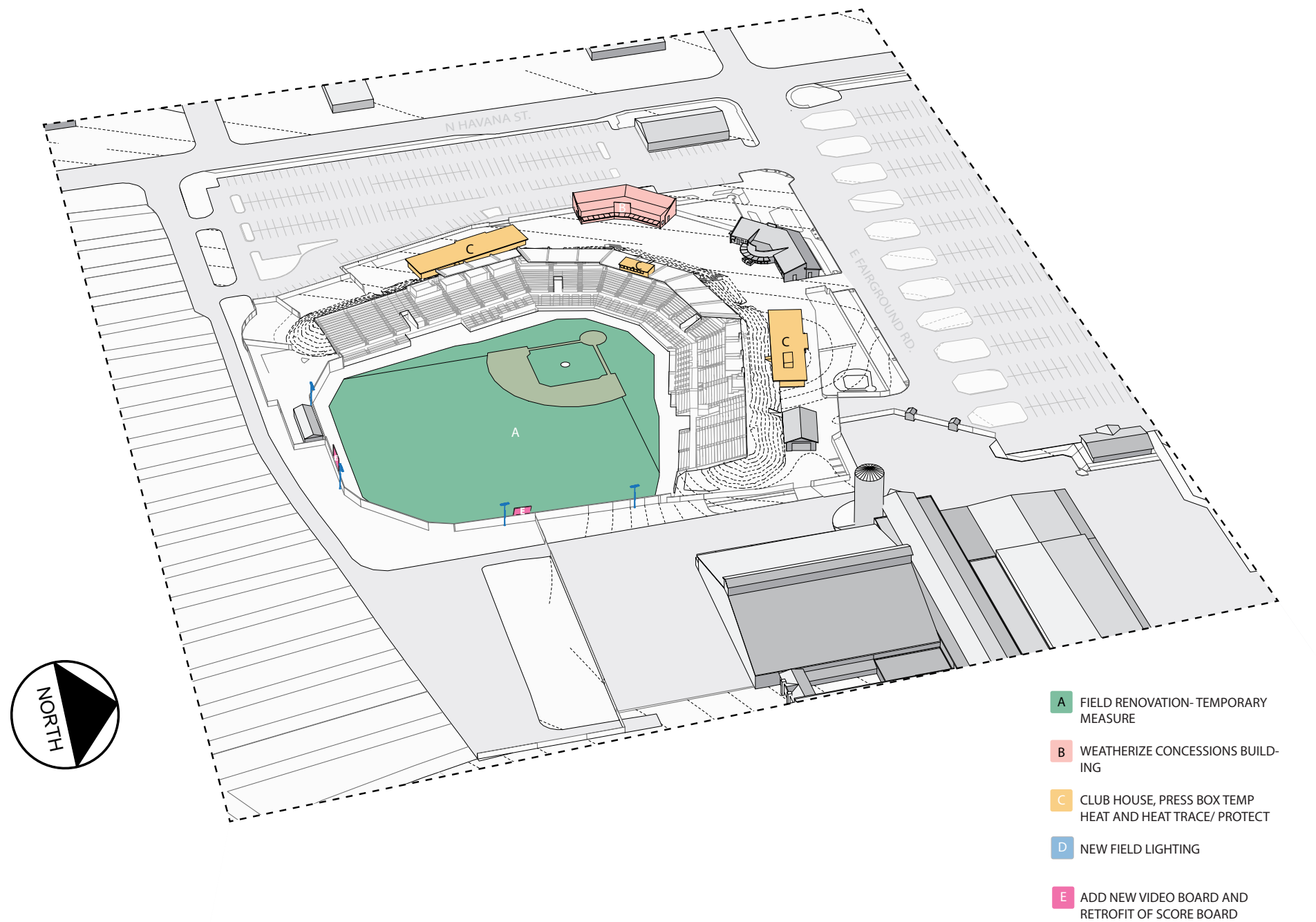
We also gathered information regarding the fields in the High A West league. Only two other stadiums in the league were built within the time frame of our study. The Eugene Emeralds PK Park, built in 2010 with 4,000 seats, translates in 2021 construction dollars to \$40,538,880 for a new 6,800 seat facility; resulting in a project cost of \$52,700,500. The Hillsboro Hops Ron Tonkin Field, built in 2013 with 4,500 seats, translates in 2021 construction dollars to \$30,713,377 for a new 6,800 seat facility; resulting in a project cost of \$40 million (that project reused existing improvements in site infrastructure, resulting in a lower construction cost).

Our research also shows that the adjusted average cost per seat has increased by over \$1,000 in the last 10 years in the newer stadiums. That increase is likely the result of additional player support facilities and premium spectator amenities that are more in demand in the last decade.

1. MARCH 2022 PROJECT LISTS, DIAGRAMS, COSTS

The following illustration identifies five projects needing completion if possible by the beginning of the 2022 baseball season:

MARCH 2022 PROJECTS



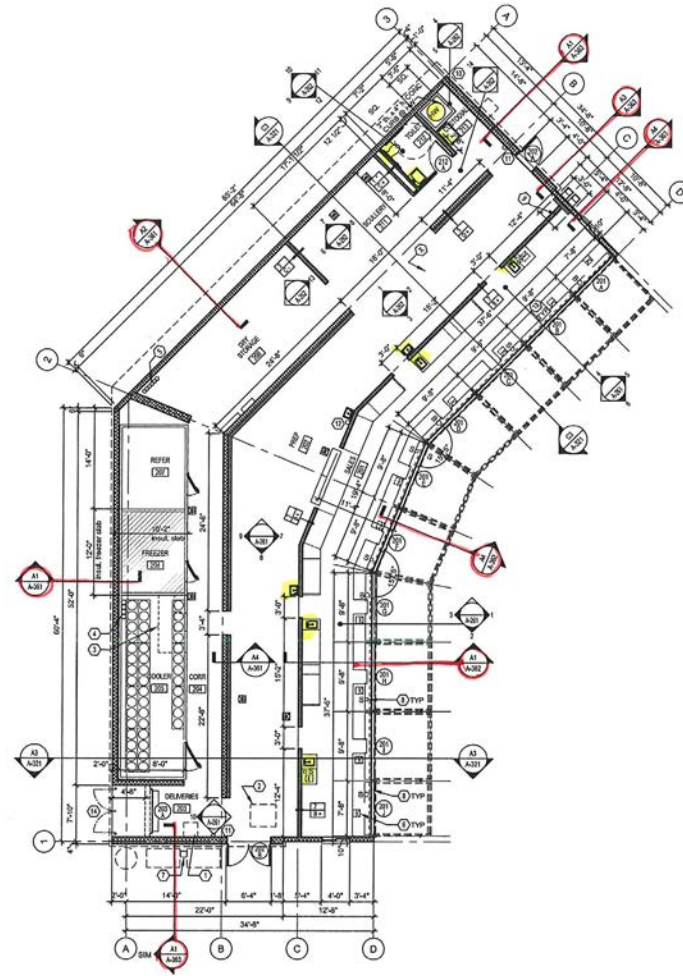
a) Field Renovation, Temporary Measures

1. **Existing Condition:** The existing ball field surface is non-compliant due to uneven grades and a lack of sufficient drainage.
2. **Proposed Improvement:** Survey the field, establish new grading, install a new drainage system, repair irrigation system, and install new sod.
3. **Cost Projection:** \$230,000
4. **Completion Schedule:** March 2022

1. MARCH 2022 PROJECTS (cont.)

b) Weatherize Concessions Building

1. **Existing Condition:** The Concessions Building was built in 2013 and was not designed for cold-weather operations. Although the roof features R-30 insulation, the building envelope lacks insulation and the building heating systems do not have the capacity to provide the needed heat for cold weather operations.
2. **Proposed Improvement:** Upgrade the building's exterior envelope on the exterior face of the walls and provide additional HVAC systems as needed to heat the building.
3. **Cost Projection:** \$390,000 - \$420,000
4. **Completion Schedule:** March 2022



c) Temp Heat/Heat Trace/Protect Existing Plumbing: Clubhouses, Press Box

1. **Existing Condition:** The existing press box and clubhouse buildings are mostly original construction and were not designed for cold weather operations. Although portions of the buildings have adequate heat and insulation, the building envelope lacks insulation and the building heating systems do not have the capacity to provide the needed heat for cold weather operations.
2. **Proposed Improvement:** Given the long-term proposed permanent upgrades to these buildings, this project would involve temporary measures to make the buildings operable in cold weather conditions by providing heat tracing on water and exposed drainage lines and temporary space heating for the 2022 early spring building operations. The intent is to take the edge off of the cold temperatures and to protect existing plumbing systems from freezing.
3. **Cost Projection:** \$65,000
4. **Completion Schedule:** March 2022

d) New Field Lighting

1. **Existing Condition:** The current field lighting system is aged technology that does not comply with current MLB requirements for fc levels and infield /outfield uniformity ratios.
2. **Proposed Improvement:** Replace the current lighting system with new compliant LED lighting system. Refer to Appendix, NGU Sports Lighting Report dated 4/11/2021.
3. **Cost Projection:** \$1,040,000 - \$1,270,000
4. **Completion Schedule:** March 2022

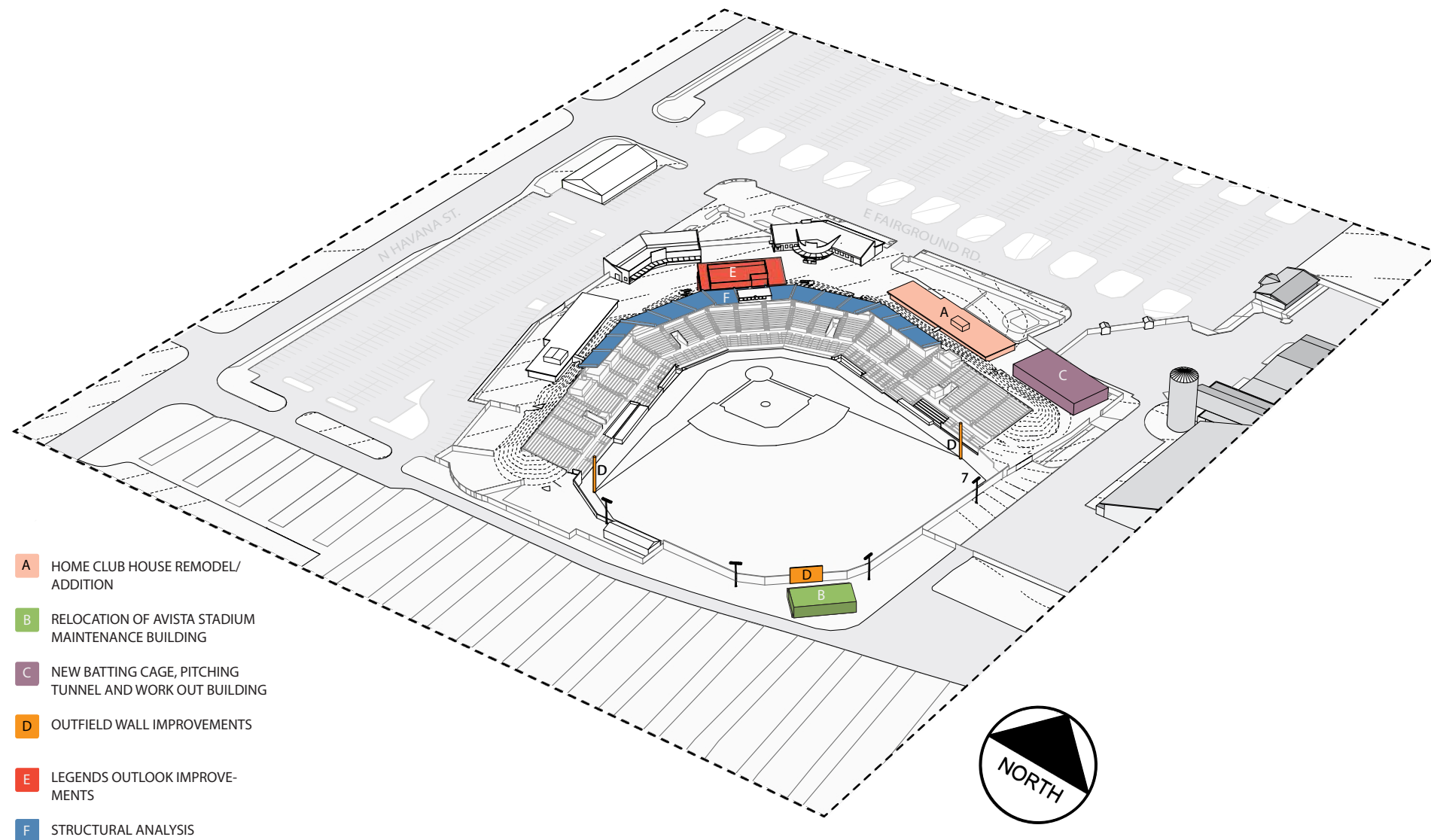
e) Add New Video Board & Retrofit of Scoreboard

1. **Existing Condition:** The existing scoreboard above the outfield wall is nearing the end of its useful life and lacks video replay capability.
2. **Proposed Improvement:** Remove the existing scoreboard and install 1) a new video scoreboard and 2) a new "old school" scoreboard with manually placed scoring placards.
3. **Cost Projection:** \$1,200,000 - \$1,500,000
4. **Completion Schedule:** March 2022

2. MARCH 2023 PROJECT LISTS, DIAGRAMS, COSTS

The following illustration identifies projects needing completion by March of 2023:

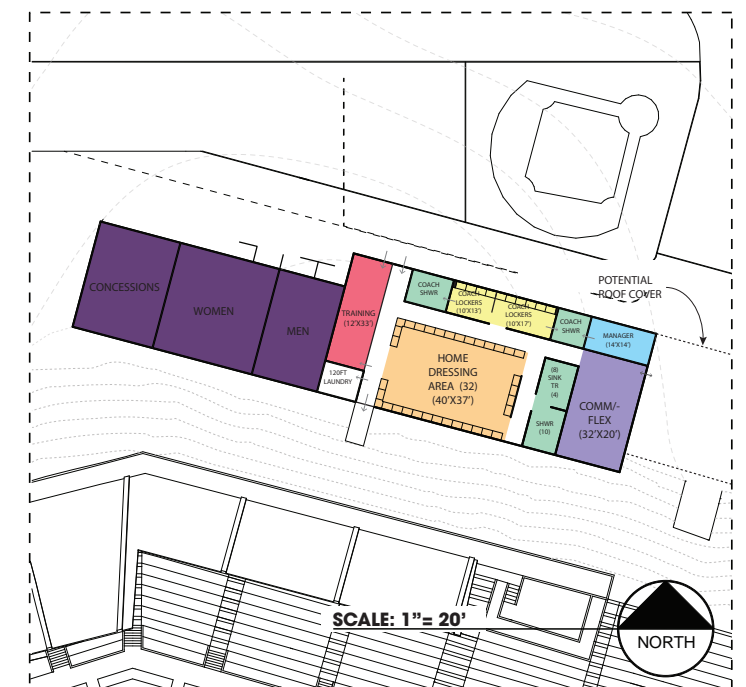
MARCH 2023 PROJECTS



- A HOME CLUB HOUSE REMODEL/ ADDITION
- B RELOCATION OF AVISTA STADIUM MAINTENANCE BUILDING
- C NEW BATTING CAGE, PITCHING TUNNEL AND WORK OUT BUILDING
- D OUTFIELD WALL IMPROVEMENTS
- E LEGENDS OUTLOOK IMPROVEMENTS
- F STRUCTURAL ANALYSIS

a) Home Clubhouse Remodel/Addition (also includes spectator amenities: restrooms, concessions)

1. **Existing Condition:** The existing Home Club Facilities are housed in the Home Clubhouse. The existing building was constructed in 1959 and lacks code-compliant building envelope insulation, HVAC systems and is not in compliance with MLB standards as noted below.
2. **Proposed Improvement:** Renovate and expand the existing Visitor Team Clubhouse, restrooms, and concession areas on the third base side of the stadium to comply with current code and MLB requirements. Improvements would follow the same basic profile completed when the existing administration building was renovated and expanded. The basic structure of the building is in serviceable condition and in a favorable location for the proposed use, making this approach more cost-effective than full demolition and replacement.
3. **Cost Projection:** \$2,600,000 - \$2,700,000; 5,640 SF, \$460-\$478/SF.
4. **Completion Schedule:** March 2023



5 STUDIES (cont.)

2. MARCH 2023 PROJECTS (cont.)

b) Relocation of Avista Stadium Maintenance Building

- 1. Existing Condition:** The existing maintenance building is located in an area best-suited for other proposed uses.
- 2. Proposed Improvement:** The maintenance building area in the northeast corner of the stadium operations could be relocated to a combined proposed Spokane County Maintenance operation located in the Conservations Building south of the stadium on Havana. This move could add to more efficient bulk storage of outdoor materials, with weekly needed amounts of materials stored in a new location directly behind the outer wall at center field. Relocating the materials storage areas away from the northeast corner frees up valuable site area for development of other projects, including needs of both the fairgrounds and the stadium.
- 3. Cost Projection:** \$843,000 - \$903,000
- 4. Completion Schedule:** March 2023

c) New Batting Cage, Pitching Tunnel, and Workout Building

- 1. Existing Condition:** The existing facilities lack adequate the 200 s.f. minimum team storage space required by MLB. The facility lacks the MLB required two covered pitching/hitting tunnels and sufficient lighting systems providing 70 fc.
- 2. Proposed Improvement:** Construct a new building that would provide the enclosed storage and space needed for the pitching/batting tunnels.
- 3. Cost Projection:** \$1,150,000 - \$1,230,000; 4,050 SF, \$283 - \$303/SF
- 4. Completion Schedule:** March 2023

d) Outfield Wall Improvements

- 1. Existing Condition:** The existing Batter's Eye does not meet MLB dimensional requirements. The foul poles do not meet MLB dimensional and padding standards.
- 2. Proposed Improvement:** Enlarge the Batter's Eye to 30' high by 60' wide. Install 30' tall foul poles with 8 feet of base padding.
- 3. Cost Projection:** \$218,000 - \$245,000
- 4. Completion Schedule:** March 2023

e) Legends Lookout improvements; Combine 3rd Base Line Skyboxes Into One Large Box

- 1. Existing Condition:** The current Diamond Club space is very limited in size which creates issues with crowd control and access to spectator service. Skybox access is via a narrow tread below the box between the spectators and the game, with stair risers further limiting lateral access to the skyboxes.
- 2. Proposed Improvement:** Build the Legends Lookout, a 2-story club/ concessions/ storage/ improved access building located at the current Diamond Club space. The ground floor would feature new concessions, refrigerated beverage storage, freezers, dry storage and a dumbwaiter lift. The upper level would include a kitchen, scullery, toilet room, concessions space and open deck space for social gathering. A service catwalk would be included for improved service to the existing skyboxes from the back side, connecting back to the central service area.



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Avista Stadium Modernization

Additional images are contained in the Appendix.

- 3. Cost Projection:** \$2,640,000; see appendix for detailed cost estimate/scope.
- 4. Completion Schedule:** March 2023

f) Stadium Structural Condition Assessment – Potential Scope of Work

The existing stadium structure was constructed approximately 70 years ago and has performed well to our knowledge. The current evaluation of the stadium and supporting buildings for new player and spectator standards, as well as master-planning efforts that consider other Fairgrounds enhancements, suggest the intent to make a considerable investment in the facility for long-term use. This would be an appropriate time for a more in-depth review of the structure. The potential scope of this effort may include:

- A more detailed visual inspection and creation of as-built documentation of the existing structural elements, including field measurements of component sizes and 3D scanning of the superstructure for overall geometry.
- Some limited, invasive investigation of foundation components, which may require removal and restoring of selected seating and concrete risers, to expose existing foundations in a few locations. This would require support from either a general contractor or County personnel.
- Non-destructive testing of selected components to help assess material properties, location of reinforcing steel, etc.
- If warranted pending results of the physical condition assessment, perform engineering analysis of the structural components using suitable codes and standards specific to evaluation of existing structures.
- Preparation of a report outlining the approach, findings, recommendations, and conclusions.
- Assistance with the development of estimates of probable costs for remediation options.
- Presentation of results to the County and Spokane Indians.
- Continued conversation on maintaining Avista Stadium in its current location versus building new on another site.

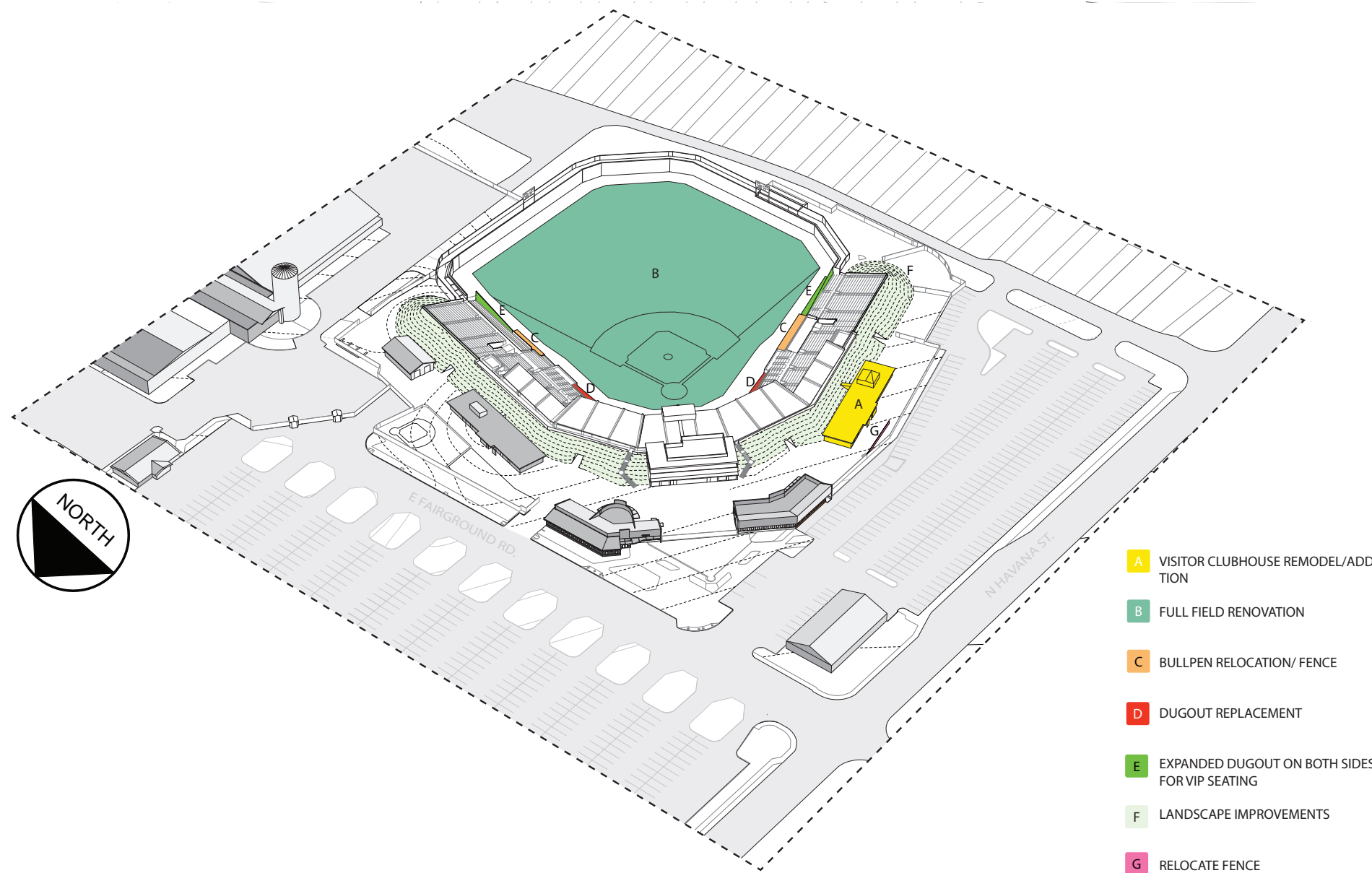
Once the report has been completed, the County can select the most appropriate course of action. Development of drawings and specifications for strengthening or repair measures, if recommended, would be done as part of a future phase of work.

Cost Projection: \$58,000 - \$87,000

3. MARCH 2024 PROJECT LIST, DIAGRAMS, COSTS

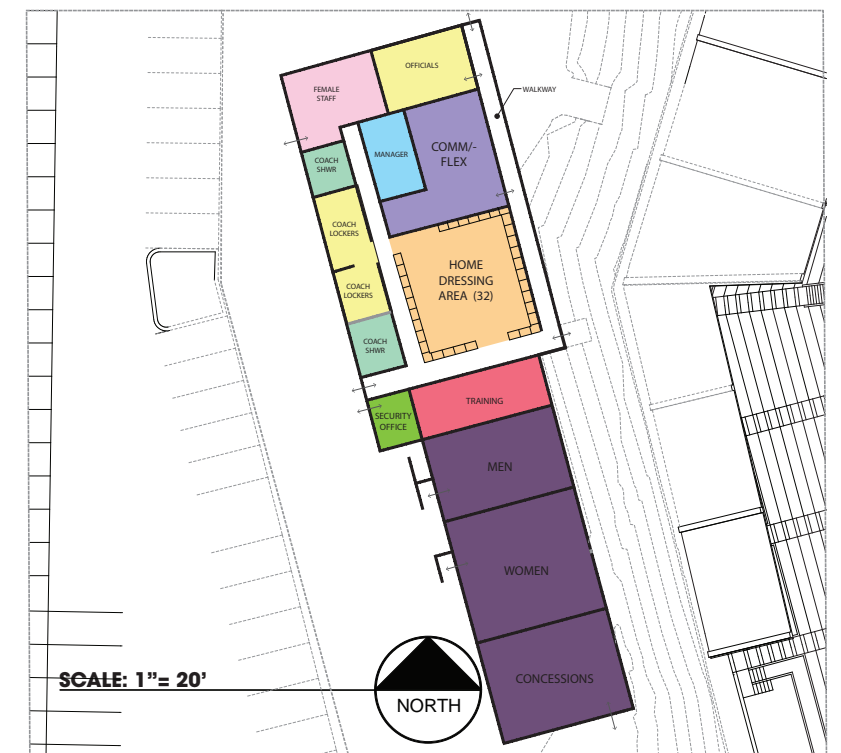
The following illustration identifies projects needing completion by March of 2024:

MARCH 2024 PROJECTS



a) Visitor Clubhouse Remodel/Addition (also includes spectator amenities: restrooms, concessions)

1. **Existing Condition:** The existing visiting club facilities are housed in the Visitor Clubhouse. The existing building was constructed in 1959 and lacks code-compliant building envelope insulation, HVAC systems, and is not in compliance with MLB standards as noted below.
2. **Proposed Improvement:** Renovate and expand the existing Home Team Clubhouse, restrooms, and concession areas on the first base side of the stadium to comply with current code and MLB requirements. Improvements would follow the same basic profile completed when the existing Administration Building was renovated and expanded. The basic structure of the building is in serviceable condition and in a favorable location for the proposed use, making this approach more cost-effective than full demolition and replacement.
3. **Cost Projection:** \$2,700,000 - \$2,900,000; 5,640 SF, \$478-\$514/SF.
4. **Completion Schedule:** March 2024



3. MARCH 2024 PROJECTS (cont.)

b) Full Field Renovation

1. Existing Condition: The existing field at Avista Stadium dates from the original construction in 1959, with some limited rehabilitation that has taken place over the past forty years. The field is constructed with a minimal layer of native-type topsoil over a natural subgrade. The playing surface is uneven in many locations, noticeably so along both foul lines when the field is striped, and behind second base where there is a noticeable depression that can affect play. The field does not have a subdrainage system and can be severely impacted during steady rainfall due to standing water and prolonged ponding. Soil probes are rejected at approximately a 4" depth in many locations on the field due to compaction and the rocky nature of the subgrade material. The field is irrigated with an underground irrigation system, with adequate coverage but some exposed equipment within the field area beyond the left sideline, field-level sponsor seating area. Bullpens are located on the field and present trip hazards to play. There are no protective screens in place to protect players in warmup from foul ball plays, and player seating is provided on portable chairs at each bullpen. Dugouts do not currently have protective screens in front of the player spaces. A portable batting cage is currently located beyond the left-field seats.

2. Proposed Improvement: Removal of the existing field; installation of sub-surface drainage, sub-base course, topping course and either artificial turf or natural grass (See Appendix for SPVV full report). Include warning track, 8' padded outfield wall improvements and phone connection from bullpen to dugouts.

3. Cost Projection:

NATURAL GRASS: A natural grass surface, including demolition, earthwork, drainage system, USGA Tee and Green type sand/peat topsoil, specialty sod, mound, and batters' box is currently estimated at approximately \$1.4 million, including project direct costs, sales tax, contingency and other soft costs.

ARTIFICIAL TURF: An artificial turf surface, including demolition, earthwork, drainage system, base- and finish rock, perimeter concrete nailer curbs, turf surfacing, mound and batters' box is currently estimated at approximately \$2.3 million including project direct costs, sales tax, contingency and other soft costs.

Outfield Wall height extension - 140' length:

Communications Improvements:

Total 2021 Cost Projection: \$2.0 million to \$3.3 million

4. Completion Schedule: March 2024



5 STUDIES (cont.)

3. MARCH 2024 PROJECTS (cont.)

c) Bullpen Relocation/Fence

1. **Existing Condition:** Current bullpens comply with MLB standards but lack visibility.
2. **Proposed Improvement:** Move Bullpens to locations down first and third base lines for better visibility; provide new fence on field side.
3. **Cost Projection:** \$10,000
4. **Completion Schedule:** March 2024

d) Dugout Replacement

1. **Existing Condition:** The existing dugouts do not comply with the MLB minimums for 45' length, helmet rack, bat rack and adequate guardrail protective netting. Existing dugout section is also functionally too narrow with excessive length of steps up to the playing surface.
2. **Proposed Improvement:** Demolish the existing dugouts and replace them with new dugouts that meet MLB requirements and are tied to the existing tunnel connections to the clubhouses. Communication lines to bullpens will also be included.
3. **Cost Projection:** \$370,000 - \$460,000
4. **Completion Schedule:** March 2024

e) Expanded Dugouts on Both Sides For VIP Seating

1. **Existing Condition:** Desire for additional revenue-generating game-day VIP amenities.
2. **Proposed Improvement:** To add a unique game-day VIP experience from a new vantage point, this project involves expanding the team dugouts further down the baselines to create a dugout experience for spectators. The configuration will basically match the configuration of the new dugouts for the teams.
3. **Cost Projection:** \$343,000 - \$430,000
4. **Completion Schedule:** March 2024

f) Landscaping Improvements

1. **Existing Condition:** The existing landscaping is overgrown, unsightly in some areas and has become increasingly difficult to maintain.
2. **Proposed Improvement:** Remove all existing landscaping and replace.
3. **Cost Projection:** Approximately 40,000 s.f.; \$286,000 - \$300,000. This includes demo of the existing landscaping, some fine grading after demo but no topsoil; a new drip irrigation system; weed barrier fabric and crushed rock mulch; around 1,600 3 gallon shrubs generally at 5' on center, and 20 shade trees around the top of the berm.
4. **Completion schedule:** March 2024

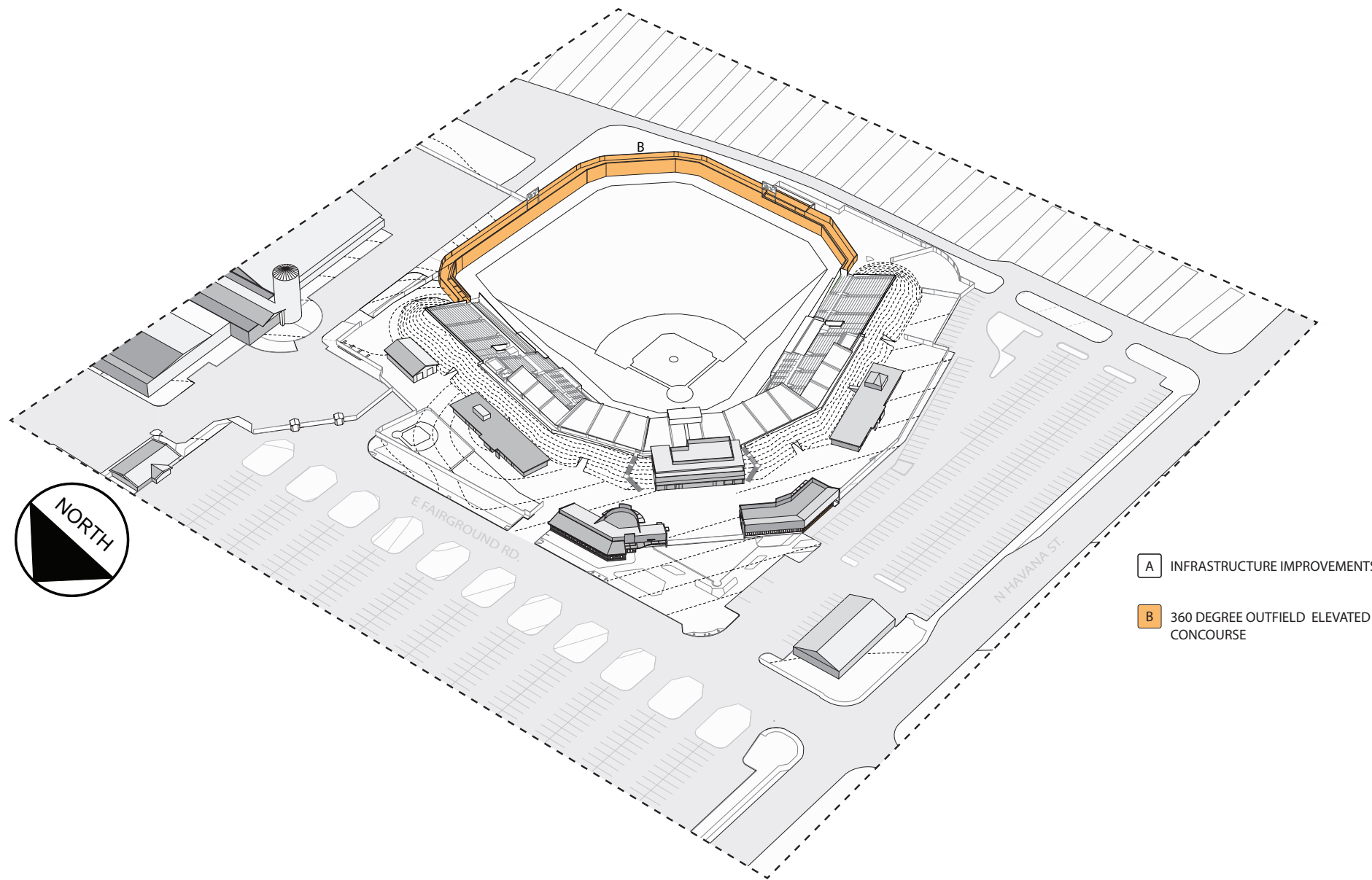
g) Realign Concourse Fence at New Visitor's Clubhouse

1. **Existing Condition:** When the Clubhouse on the first base side is renovated and enlarged, the remaining concourse width between the clubhouse and the existing fence becomes too narrow and presents a pinch point.
2. **Proposed Improvement:** Relocate the existing fence to align with the sidewalk and replace a small triangle of landscaping area with concrete slab.
3. **Cost Projection:** \$4,000
4. **Completion Schedule:** March 2024

4. MARCH 2025 PROJECT LIST, DIAGRAMS, COSTS

The following illustration identifies projects needing completion by March of 2025:

MARCH 2025 PROJECTS



a) Infrastructure Improvements

1. **Existing Condition:** The following systems require upgrades in order to meet MLB requirements: 24/7 video surveillance, Primary Internet Connection, Secondary Internet connection.
2. **Proposed Improvement:** Provide the equipment and service improvements as required to meet or exceed MLB requirements.
3. **Cost Projection:** \$286,000 - \$358,000
4. **Completion Schedule:** March 2025

b) 360 Degree Outfield Elevated Concourse

1. **Existing Condition:** Outfield wall, no concourse.
2. **Proposed Improvement:** Construct a new elevated concourse around the perimeter of the outfield walls to serve as a concourse for spectator circulation, game observance and socializing. Each end would tie to the existing concourse within the stadium. Drink rails would be included on the field side. The outer wall of the concourse would feature a "super graphic" branded wall, possible highlighting the history of the stadium, the ball club etc.
3. **Cost Projection:** \$1,700,000 - \$2,000,000
Length = 745 feet, width = 12'; approximately 8 feet above grade with stainless steel drink rail similar to that depicted in image above. Concrete deck, steel structure, concrete foundations, composite metal panel timeline graphic wall.
4. **Completion Schedule:** March 2025



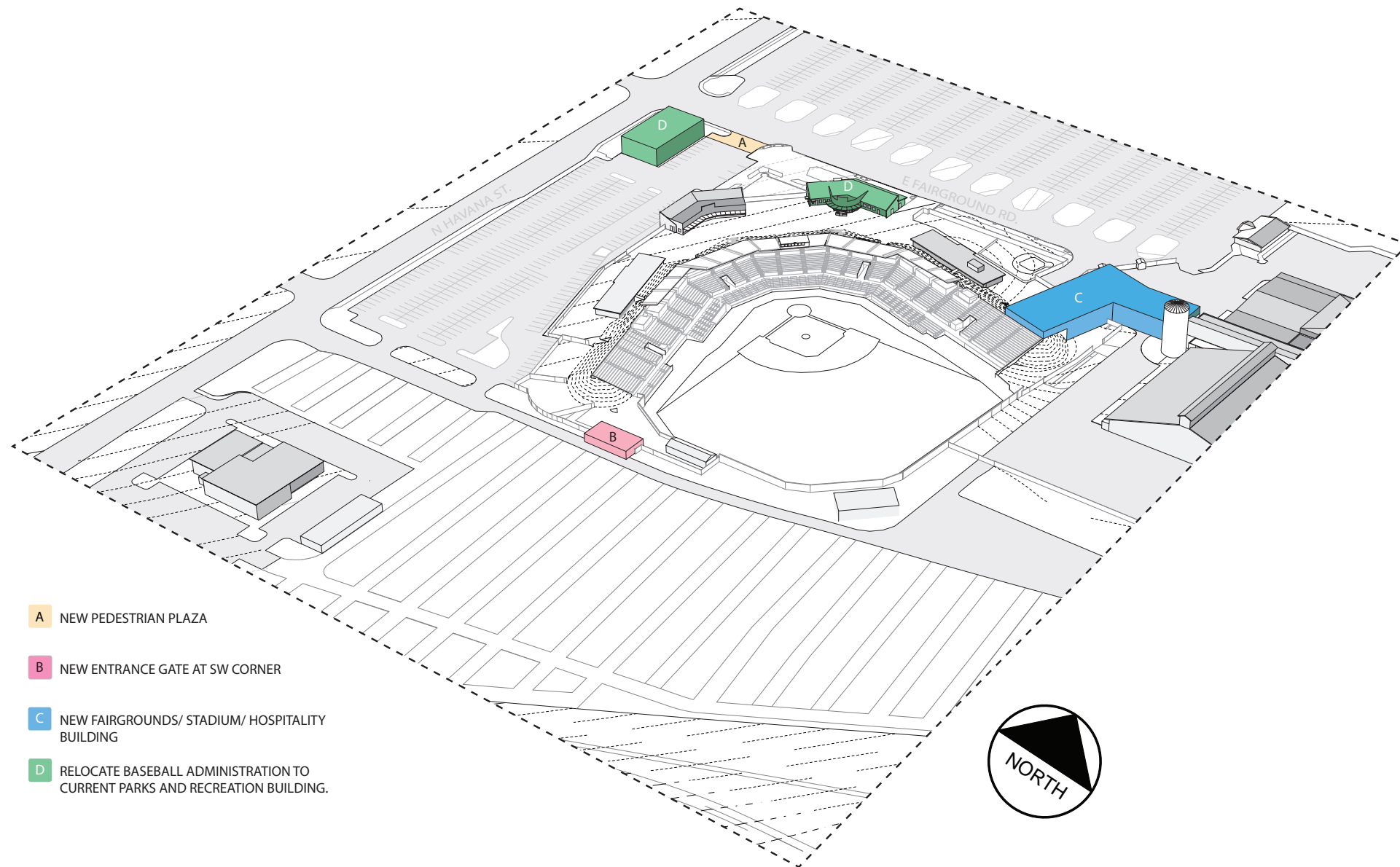
Image of Elevated 360 Degree Concourse With Drink Rail

5 STUDIES (cont.)

5. POTENTIAL AVISTA STADIUM/SPOKANE COUNTY FAIR & EXPO PROJECT LIST, DIAGRAMS, COSTS (ASSUMED MARCH 2025)

The following illustration identifies several potential projects that could be incorporated into the project as a means of mutual benefit to both Avista Stadium and the Fair & Expo Center. The timeline associated with these proposed improvements is assumed to be March of 2025.

MARCH 2025 PROJECTS



* Final building layout and location to be determined by the City of Spokane Valley and other agencies.

** Timing dependent on Spokane Parks & Recreation relocation - may occur sooner than 2025.

5. POTENTIAL AVISTA STADIUM/SPOKANE COUNTY FAIR & EXPO PROJECTS, ASSUMED MARCH 2025 (cont.)

a) Add Pedestrian Plaza from Parks & Recreation Building to Entrance Plaza

As a means of bifurcating the parking lots during overlapping events, a pedestrian-oriented plaza running between the Parks and Recreation building and the northwest corner of Avista Stadium could be added. This feature would provide a visible change in materials indicating a pedestrian orientation and location for temporary bollards or fencing for special or overlapping events.

Cost Projection: \$90,000 - \$120,000

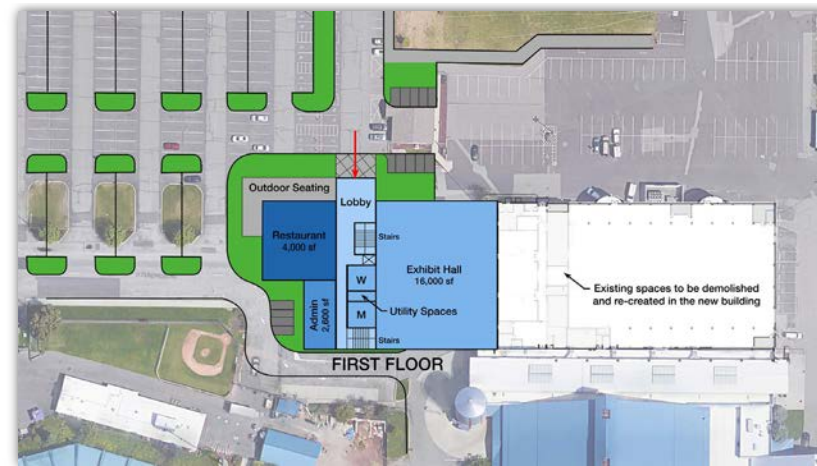
b) New Entrance Gate at SW Corner

Parking on the entire Spokane County Fair & Expo Center/Avista Stadium property does not meet the demand when a baseball game and a large event or combination of events occur at the fairgrounds at the same time. To encourage more baseball spectators to utilize the parking available in the southwest portion of the campus and leave more parking available in the northwest corner nearer the main fairgrounds entrance, a new second main gate could be added to the stadium. This gate would introduce spectators to the stadium with a great view of the stands and field and would allow direct access to the concourse both inside and outside of the berm.

Cost Projection: \$450,000 - \$525,000

c) New Fairgrounds/Stadium/Hospitality Building

As noted in 5a above, this new building was conceived as an expansion of exposition space, added conference center space and includes a new restaurant. The following images illustrate the building plan concept:



This concept can be executed in numerous ways and has the potential to enhance both the fairgrounds and the stadium. Our recommendation is to provide further study on the potential connection of this new building addition to both facilities as a means of maximizing the return on the investment and create a premium user experience regardless of the event type.

Cost Projection: Funded By Others

d) Relocate Administration to Parks & Recreation Building *

Spokane Parks & Recreation has noted recently the possibility of their operations being relocated to the Conservation Services building south of the stadium on Havana. If and when that move occurs, the Spokane Indians and the Fairgrounds could move administrative functions into the vacated 6,000 s.f. building. For the Spokane Indians, this move would free up space in the current administration/ticketing/team store building for more game day operations space.

Cost Projection: \$\$1,050,000 - \$1,170,000

* NOTE: Timing of this project is dependent on the timing of the ability of Spokane Parks & Recreation to vacate the building. May occur sooner than 2025.

6 COST SUMMARY

The following is a summary of the projected costs noted in this report. Costs represent Project Cost and include construction, WSST, 10% owner contingency, permitting, fees and testing. Costs are projected out to be completed by the date noted below using an annual escalation factor of 5%. Fixtures, Furnishings and Equipment (FF&E) are not included.

Projects	Estimated Cost	Identification
1. March 2022 Projects:		
a) Field Renovation - Temporary Measures	\$230,000	MLB Long Season
b) Weatherize Concessions Building	\$390,000 - \$420,000	MLB Long Season
c) Temporary Heat/Heat Trace	\$65,000	MLB Long Season
d) New Field Lighting	\$1,040,000 - \$1,270,000	MLB Compliance
e) Add New Video Board & Retrofit of Scoreboard	\$1,200,000 - \$1,500,000	MLB "Assumed"
Subtotal	\$2,925,000-\$3,485,000	
2. March 2023 Projects:		
a) Home Clubhouse Remodel/Addition	\$2,600,000 - \$2,700,000	MLB Compliance
b) Relocation of Avista Stadium Maintenance Building	\$843,000 - \$903,000	Master Plan
c) New Batting Cage, Pitching Tunnel & Workout Building	\$1,150,000 - \$1,230,000	MLB Compliance
d) Outfield Wall Improvements	\$218,000 - \$245,000	MLB Compliance
e) Legends Lockout Improvements	\$2,640,000	Spectator Amenity
f) Stadium Structural Condition Assessment	\$58,000 - \$87,000	Recommendation
Subtotal	\$7,509,000- \$7,805,000	
3. March 2024 Projects:		
a) Visitor Clubhouse Remodel/Addition	\$2,700,000 - \$2,900,000	MLB Compliance
b) Full Field Renovation	\$2,000,000 - \$3,300,000	MLB Compliance
c) Bullpen Relocation/Fence	\$10,000	MLB Compliance
d) Dugout Replacement	\$370,000 - \$460,000	MLB Compliance
e) Expanded Dugouts	\$343,000 - \$430,000	Spectator Amenity
f) Landscape Improvements	\$286,000 - \$300,000	Spectator Amenity
g) Realign Concourse Fence at New Visitor's Clubhouse	\$4,000	Spectator Amenity
Subtotal	\$5,713,000 - \$7,404,000	
4. March 2025 Projects:		
a) Infrastructure Improvements	\$286,000 - \$358,000	MLB Compliance
b) 360 Degree Outfield Elevated Concourse	\$1,700,000 - \$2,000,000	Spectator Amenity
Subtotal	\$1,986,000 - \$2,358,000	
5. Potential Avista Stadium/Spokane County Fair & Expo Projects (Assume March 2025):		
a) Add Pedestrian Plaza from Parks & Recreation Bldg. to Entrance Plaza	\$90,000 - \$120,000	Master Plan
b) New Entrance Gate at Southwest Corner	\$450,000 - \$525,000	Fair & Expo Request
c) New Fairgrounds/Stadium/Hospitality Building	(funded by others)	Fair & Expo, City of Spokane Valley
d) Relocate Administration to Parks & Recreation Bldg.	\$1,050,000 - \$1,170,000	Master Plan
Subtotal	\$1,590,000 - \$1,815,000	
GRAND TOTAL:	\$19,723,000 - \$22,861,000	

7 FAIR & EXPO CENTER MASTER PLANNING

A - 2000 Master Plan, 2009 50-Year Plan

Avista Stadium is located on Spokane County property that is shared with the Spokane County Fair & Expo Center. Home of the Spokane Interstate Fair, the County has had operations in this location dating back to 1950, with ongoing construction and improvements being made in each decade ever since. In 1955 the local Spokane Indians baseball club gave Spokane County all of their land holdings at Ferris Field in exchange for construction of the Avista Stadium ballfield, which was constructed in 1959.

In anticipation of funding for needed campus improvements, ALSC Architects was hired in 1999 to create a Master Plan of the Fair & Expo campus. A report titled "Spokane County Fair & Expo Center Master Plan, July 17, 2000 and revised February 19, 2001, is made a part of this report by reference. That plan included improvements to the main entrance, expanded Exhibit Hall, food Court, new Rodeo Arena. Basic wayfinding strategies and pedestrian connections were also included. The primary elements of this report were given full consideration in our current master planning efforts.

In July of 2009, the Spokane County Fair & Expo Center Advisory Board prepared the document, "Long Range Master Plan 2009 - 2059". This planning document was produced with the intent of planning for the inevitable growth in demand for the types of activities and programs the county provides at the fairgrounds. That document is made a part of this report by reference and was used to identify, understand and explore the opportunities for mutual benefits for both the Fair & Expo Center and Avista Stadium from the investments made in future site development.

B - 2000 Summary of Fair & Expo Center Improvements Needed

The Long Range Master Plan document identified the following list of needed improvements for the fairgrounds property over the course of the next 50 years:

a) General "big picture" comments:

- A. Vehicular Flow: Ingress, Egress, Parking, Zones
 - Simultaneous events not accommodated.
 - More land needed to add/improve vehicular flow/gates
 - Access needed from Sprague, Fancher, Alki, Broadway if possible
 - Add parking structures: main lot, and near indoor arena
 - New gate to/from mass transit station

- b. Pedestrian flow: gate locations, internal flow, lighting improvements
- c. Land Acquisition:
 - STA Property
 - Railroad Property
- d. Future Mass Transit Station
- e. Opportunities for Shared Improvements with Avista Stadium
- f. Relocation / Combining of County Programs within Existing Buildings

b) Exposition Complex Improvements:

- a. Add Bay 2/3 Show Office
- b. Add Bay 1 Food Service
- c. Add Bay 4 Exhibition space South
- d. Add Bay 2 Exhibition space West
- e. Add Bay 3 Exhibition Space West and South
- f. Add new Bays 5 and 6 to the East and South

c) Conference Center Improvements:

- a. Renovate existing conference rooms
- b. Add new conference rooms
- c. Add additional conference center with larger ballroom

d) Agriculture Complex:

- a. Add indoor restrooms
- b. Create a main entrance
- c. Expand Ag A south towards Expo Complex
- d. Connect Ag D with MP A
- e. Construct Show Offices

e) Multi-Purpose Buildings:

- a. Improve vehicular access for move in/out
- b. Concrete floors
- c. Expand MP C
- d. Add new larger MP A with better traffic flow

f) Equine Facilities/Arenas:

- a. Improve Indoor Arena to elite equine show arena
- b. Improved central event office
- c. Demolish Barn A
- d. Improve flow of horse trailers

g) Grandstand Arena/Major Show Arena:

- a. Enlarge dirt track
- b. Add buffer zone to prevent views of RV area
- c. Add year round larger indoor arena for concerts, lectures, auditorium-style events

h) Administrative Offices:

- a. Combine all Spokane County Offices into one location

i) Lawns:

- a. Add lawns for sporting events, larger carnival, steam/gas area

j) RV Park:

- b. Add walking trails, added camping spots, clearing for outdoor events/weddings

k) New Facilities:

- a. On-site restaurant
- b. Storage Areas
- c. Memorials: dedicated space

Combined Fair & Expo Center/Avista Stadium Improvements

In December of 2020 a new building was proposed at a conceptual level to be constructed directly between the main west entrance to the Fairgrounds and the northeast corner of the Stadium. Information provided by the City of Spokane Valley and Spokane County identified uses within this proposed building commensurate with some of the uses contained in the Master Plan document - additional exposition space, conference/meeting space, administrative space, and an on-site restaurant. That presentation is made a part of this report by reference.

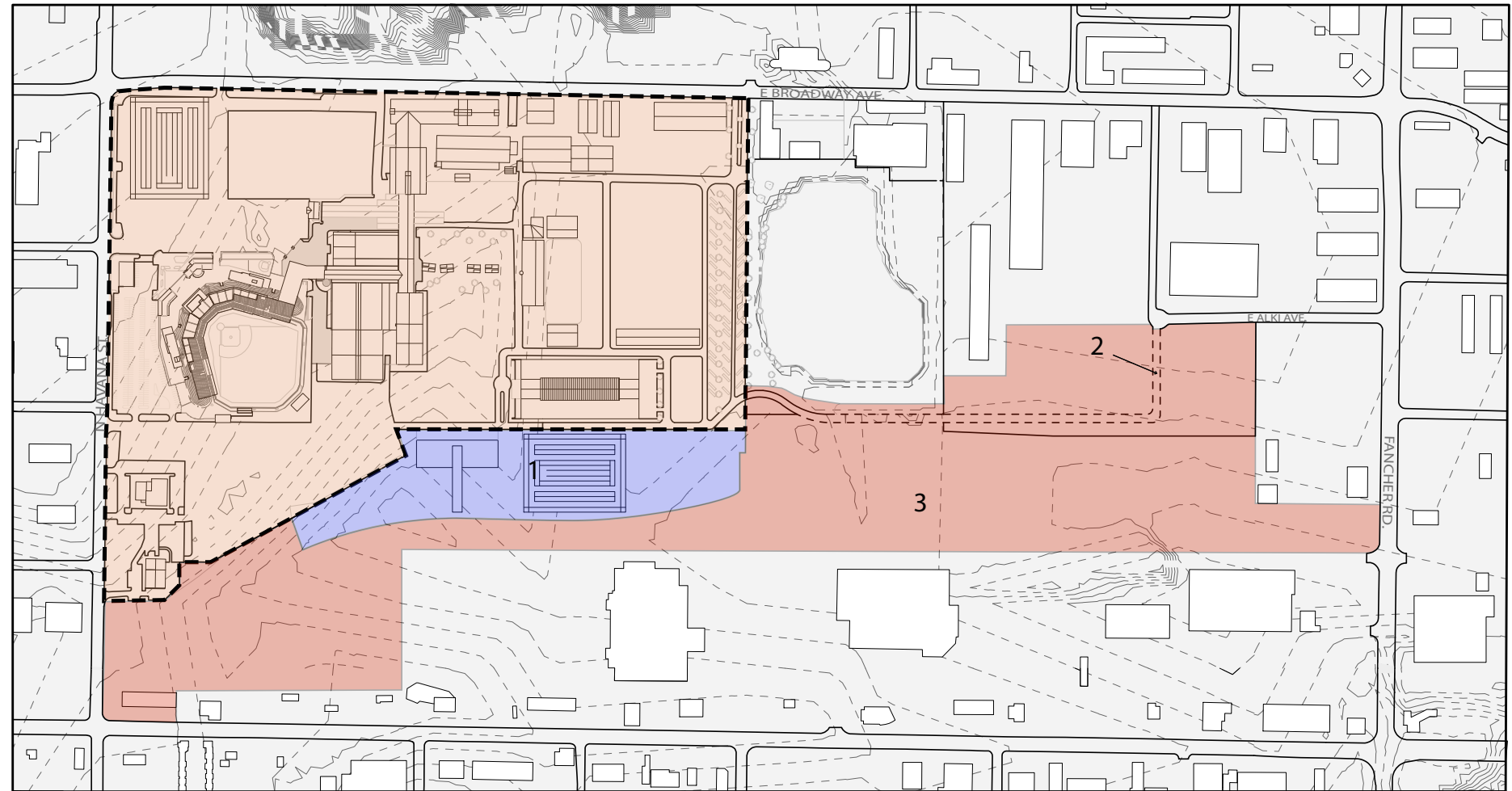
Given the scope of this report and the desire to find mutual benefit for both the Fair & Expo Center and Avista Stadium, ALSC studied opportunities to connect the new building to both the exposition center and the stadium. That study shed further light on a number of possible improvements that should be considered to be made around the property. The following section describes those opportunities in more detail.

C- Conceptual Master Plan Diagrams

Given the information gathered as described in Section 5 above, workshop sessions were conducted with key stakeholders to review priorities, previous work completed, and to establish a direction for our current master planning activities. The resulting diagrams shown below depict the culmination of the exchange of information and subsequent processing of potential concepts.

The key to the success of continued growth for the property and activities is land acquisition. Priorities for land to be acquired in order would be the STA property, the small parcel south of the pond owned by the railroad, and the development of an easement through the railroad property connecting to E. Alki and ultimately to Fancher. Longer term recommendations are to acquire the remainder of the railroad property and an additional private parcel connecting the property to E. Sprague Avenue.

LAND OWNERSHIP AND LAND ACQUISITION PRIORITIES



LAND OWNERSHIP:

 SPOKANE COUNTY

 STA

 UNION PACIFIC

LAND ACQUISITION PRIORITIES:

1: STA

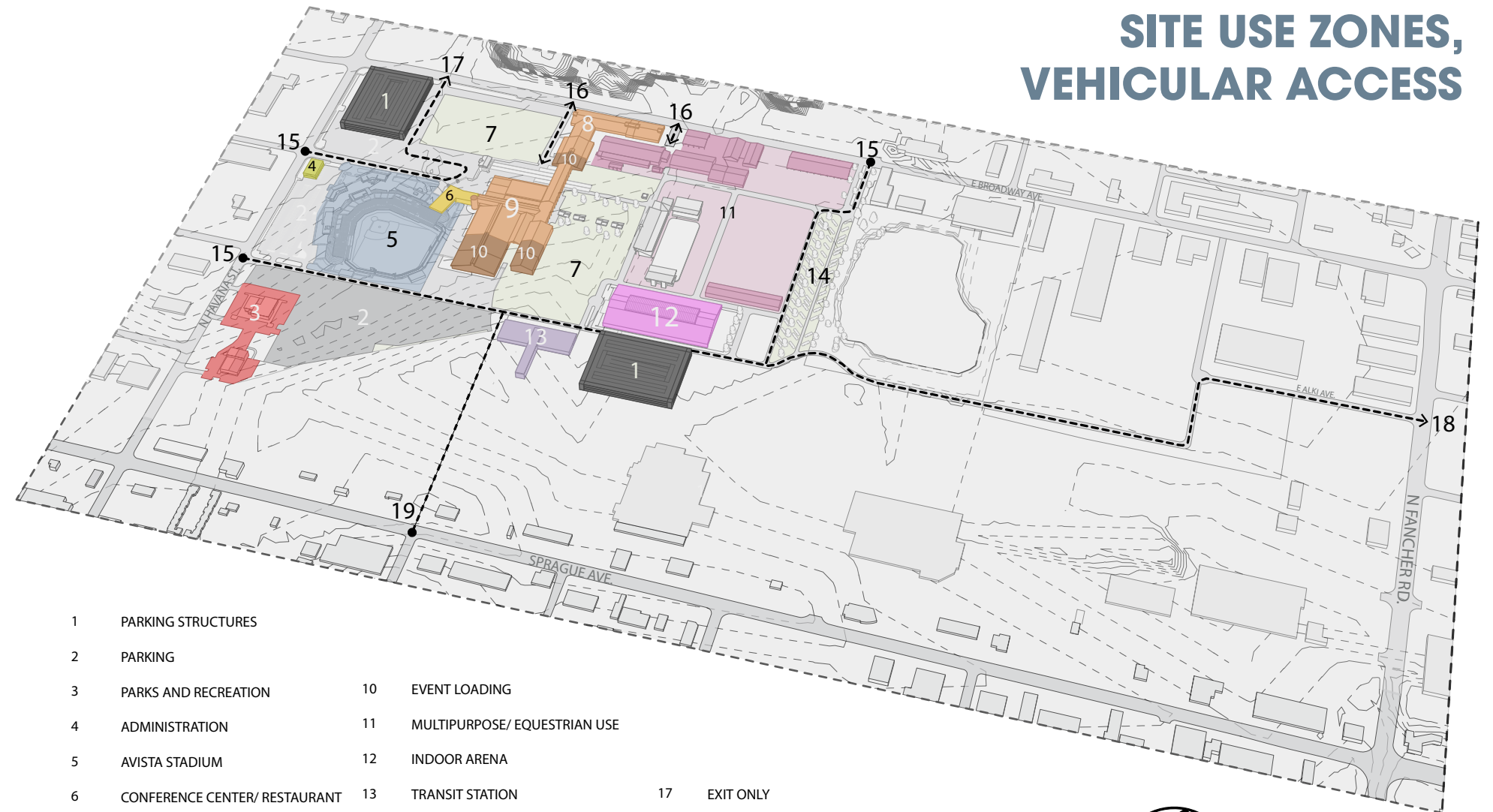
2: EASEMENT + U.D.

3: U.D. RAILROADS



With the properties acquired as noted above, vehicular access would be greatly improved and would enable multiple gateways and support multiple simultaneous events on the campus. The vehicular pattern of flow also form the basis for basic zoning of the campus into logical, functional uses that maximize the opportunity to execute the master plan needs over time. This layout also maximizes the use of existing improvements and makes efficient use of future investment dollars.

SITE USE ZONES, VEHICULAR ACCESS



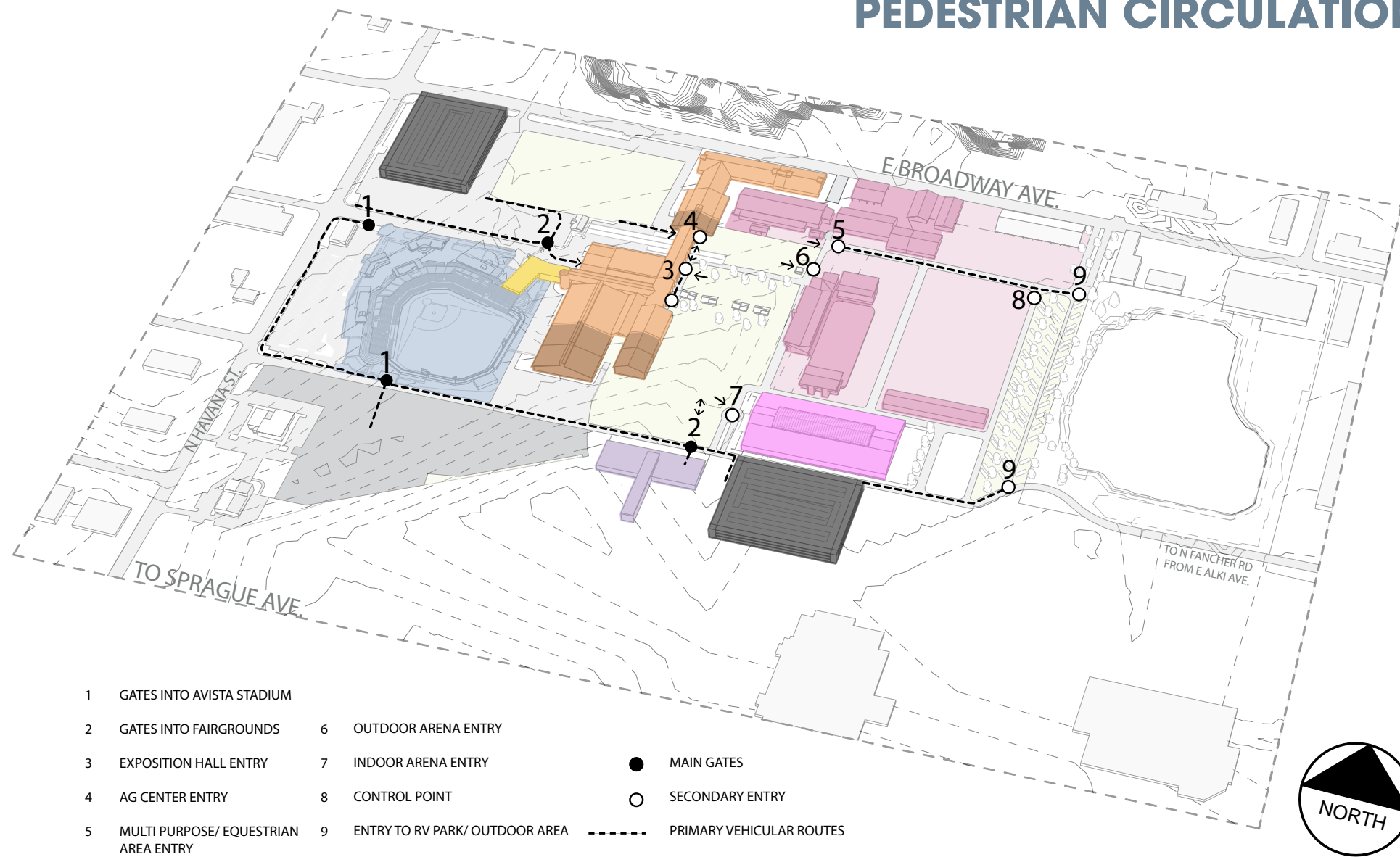
- | | | | | | |
|---|-------------------------------|----|------------------------------|-----|--------------------------|
| 1 | PARKING STRUCTURES | 10 | EVENT LOADING | 17 | EXIT ONLY |
| 2 | PARKING | 11 | MULTIPURPOSE/ EQUESTRIAN USE | 18 | FAIR EXIT |
| 3 | PARKS AND RECREATION | 12 | INDOOR ARENA | 19 | FUTURE ACCESS |
| 4 | ADMINISTRATION | 13 | TRANSIT STATION | --- | PRIMARY VEHICULAR ROUTES |
| 5 | AVISTA STADIUM | 14 | RV CAMPING | | |
| 6 | CONFERENCE CENTER/ RESTAURANT | 15 | MAIN ACCESS IN/OUT | | |
| 7 | OPEN GREEN SPACE | 16 | LOADING IN/OUT | | |
| 8 | AG CENTER | | | | |
| 9 | EXPOSITION CENTER | | | | |



7 FAIR & EXPO CENTER MASTER PLANNING (cont.)

The land uses have been organized around vehicular flow in and out of the property while also promoting safe and efficient pedestrian flow within the property boundaries. Parking is intentionally focused on the perimeter where possible to create a natural separation of vehicle and pedestrian pathways wherever possible. The wayfinding identified in the 2000 Master Plan is kept intact and expanded to incorporate the added property.

PEDESTRIAN CIRCULATION



COMBINED FAIR & EXPO CENTER/ AVISTA STADIUM IMPROVEMENTS



- | | | | | |
|--|------------------------------|---------------------------|-------------------------|-------------------------------|
| 1 AVISTA STADIUM IMPROVEMENTS | 5 ADD BAY 4 EXHIBITION SPACE | 9 AG MAIN ENTRANCE | 13 MP A ADDITION | 17 PARKING GARAGE |
| 2 FIELD RENOVATION | 6 ADD BAY 2 EXHIBITION SPACE | 10 AAG SOUTH EXPANSION | 14 RACE TRACK EXPANSION | 18 COLUMBIA ELECTRIC PURCHASE |
| 3 NEW FAIRGROUNDS/ STADIUM/ HOSPITALITY BUILDING | 7 ADD BAY 3 EXHIBITION SPACE | 11 CONNECT AG D WITH MP A | 15 LAWN EXPANSION | 19 FUTURE TRANSIT STATION |
| 4 ADD BAY 1 FOOD SERVICE | 8 NEW BAY 5 | 12 MP C EXPANSION | 16 NEW INDOOR ARENA | 20 NEW BAY 6 |



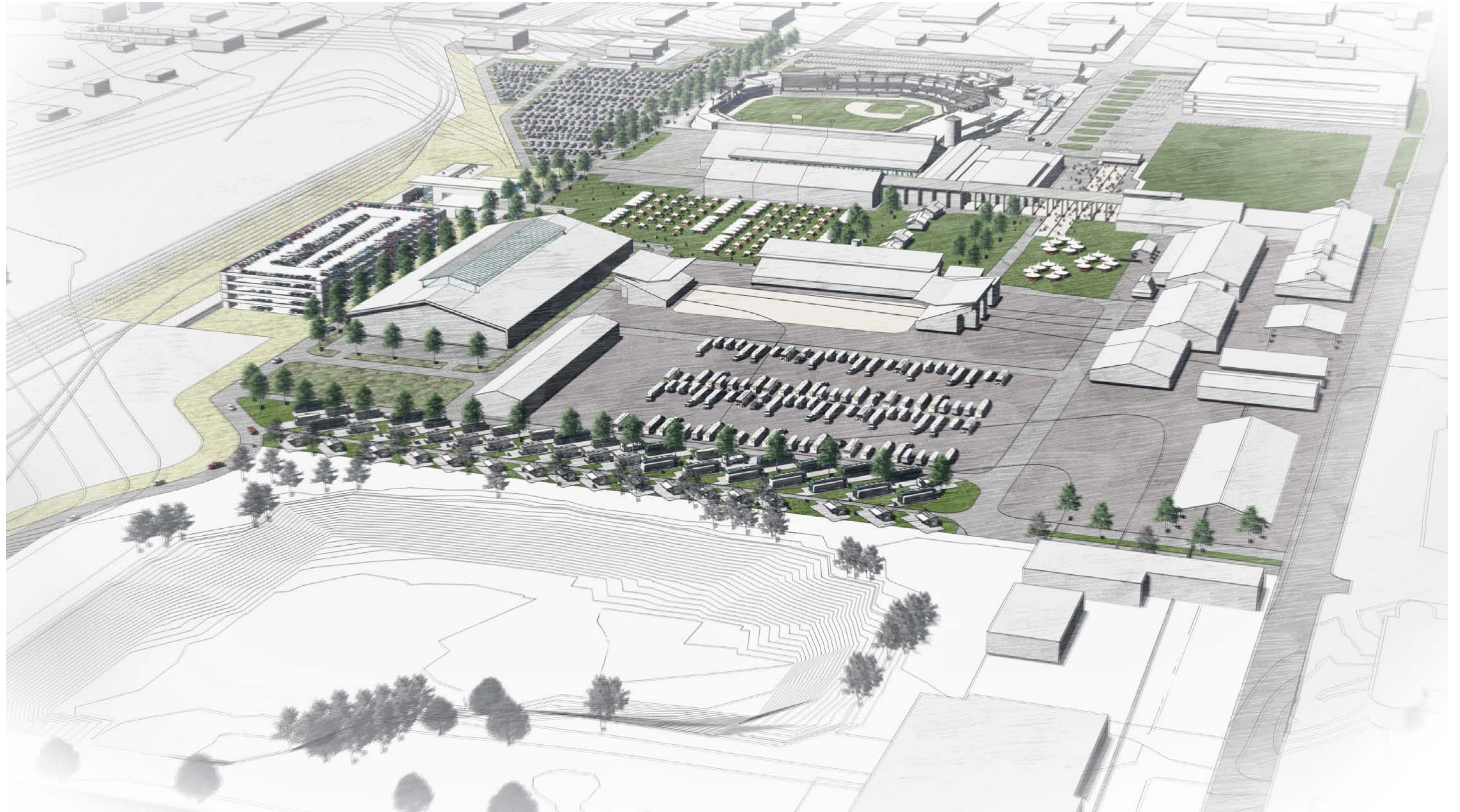
These images depict the execution of the 50-year plan for the entire campus. Although specific facility needs will change over time, the basic concept of use zones, pedestrian and vehicular path layouts will remain as an organizing element for future planning decisions.



AERIAL VIEW FROM SOUTH



VIEW OF CENTRAL TURF AREA LOOKING NORTHWEST



VIEW LOOKING WEST



VIEW OF AG CENTER CONNECTION TO BAY 1



Appendix A
Avista Stadium Reserach

Appendix B
Concessions Building Drawings

Appendix C
2000 Spokane County Fair & Expo Center Master Plan

Appendix D
2009 Spokane County Fair & Expo Center
Long Range Master Plan

Appendix E
2020 Spokane County Fairgrounds Building Presentation

Appendix F
LED Lighting Study

Appendix G
Legends Lookout

AppendixH
Avista Stadium Playing Field Report

Avista Stadium

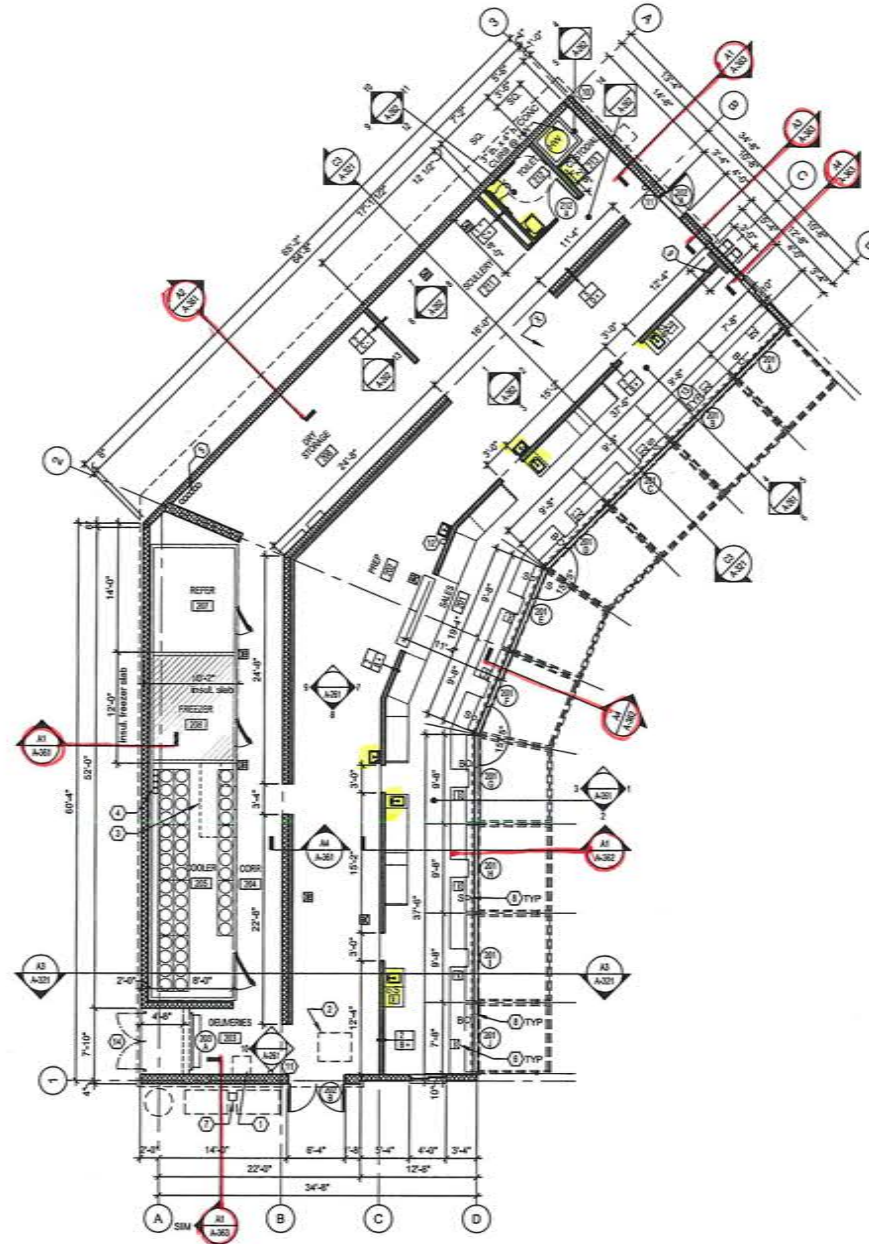
Stadium Cost Study results

			2021		2021	2021	2021
	Year Built	Const Cost	Adjusted Cost	Seat count	Cost/Seat	Seat Count	Stadium Projection
TD Bank Ballpark Bridgewater NJ	1999	18000000	\$38,595,413	6100	\$6,327.12	6800	\$43,024,394.82
Somerset	2000	17200000	\$35,840,682	6500	\$5,513.95	6800	\$37,494,867.32
Round Rock	2000	20000000	\$41,675,211	7816	\$5,332.04	6800	\$36,257,860.13
Whitaker Bank Ballpark Lexington KY	2001	13500000	\$27,687,764	5601	\$4,943.36	6800	\$33,614,853.63
Campbell's Field NJ	2001	25000000	\$51,273,636	6700	\$7,652.78	6800	\$52,038,914.15
Fifth Third Field Toledo OH	2002	39200000	\$78,589,503	8943	\$8,787.82	6800	\$59,757,197.85
Frisco Park	2003	22000000	\$42,491,670	10600	\$4,008.65	6800	\$27,258,807.17
Hammond Field	2004	32000000	\$56,340,990	9500	\$5,930.63	6800	\$40,328,287.58
Camden	2004	24000000	\$42,255,742	6400	\$6,602.46	6800	\$44,896,725.88
Clipper Magazine Stadium Lancaster PA	2005	23400000	\$38,867,310	6000	\$6,477.89	6800	\$44,049,618.00
2006 Study Ave./High A League	2006	18650000	\$29,224,131	7115	\$4,107.40	6800	\$27,930,300.89
2006 Study Ave. / AA	2006	20200000	\$31,652,946				
Dickey-Stephens	2007	34000000	\$50,615,543	5800	\$8,726.82	6800	\$59,342,360.76
Arvest Springfield AK	2008	32000000	\$44,881,387	6500	\$6,904.83	6800	\$46,952,835.63
2008 per-seat cost ave/AA	2008	3000	\$4,207		\$4,207	6800	\$28,607,600.00
Werner Park Papillion NE	2011	24400000	\$33,070,418	6434	\$5,139.95	6800	\$34,951,638.55
Constellation Field Sugarland TX	2012	37000000	\$49,130,759	7500	\$6,550.77	6800	\$44,545,221.49
Hillsborough	2013	15550000	\$20,325,029	4500	\$4,516.67	6800	\$30,713,377.16
Fredricksburg	2013	\$35,000,000	\$45,747,655	7500	\$6,099.69	6800	\$41,477,873.87
Regions Field Birmingham Alabama	2013	\$64,000,000	\$83,652,854	8500	\$9,841.51	6800	\$66,922,283.20
MGM Park Biloxi MS	2015	\$36,000,000	\$45,463,771	6040	\$7,527.11	6800	\$51,184,377.95
CHS Field St Paul Minnesota	2015	64700000	\$81,708,500	7210	\$11,332.66	6800	\$77,062,108.18
Cleburn Depot	2016	20700000	\$25,136,220	2500	\$10,054.49	6800	\$68,370,518.40
Toyota Field Madison Alabama	2020	46000000	\$47,622,336	7000	\$6,803.19	6800	\$46,261,697.83
Atrium Health Ballpark Kannapolis, NC	2020	52000000	\$53,833,945	4700	\$11,454.03	6800	\$77,887,409.79
Riverfront Stadium Wichita Kansas	2021	75000000	75000000	12000	\$6,250.00	6800	\$42,500,000.00
ABC Supply Stadium Beloit, WI	2021	37000000	37000000	3500	\$10,571.43	6800	\$71,885,714.29
CaroMont Health Park	2021	26200000	26200000	5000	\$5,240.00	6800	\$35,632,000.00
Frednats Ballpark	2021	35000000	35000000	5000	\$7,000.00	6800	\$47,600,000.00
Florida Ballpark Alfred A McKethan Field	2021	65000000	65000000	7000	\$9,285.71	6800	\$63,142,857.14
ONEOK Field Tulsa OK	2021	60000000	60000000	6500	\$9,230.77	6800	\$62,769,230.77

Ave All **\$7,080.69**
Ave 2010-2021 **\$8,117.20** **6800** **\$48,148,697.75**
6800 **\$55,196,978.00**

High A West League:

Everett Aquasox Funko Field	1947			3682			
Spokane Indians Avista Stadium	1959			6803			
Hillsboro Hops Ron Tonkin Field	2013	15550000	\$20,325,029	4500	\$4,516.67	6800	\$30,713,377.16
Vancouver Canadians Nat Bailey Stadium	1951			6500			
Tri-City Dust Devils Gesa Stadium	1995			3654			
Eugene Emeralds PK Park	2010	19200000	\$23,846,400	4000	\$5,961.60	6800	\$40,538,880.00



A2
CONCESSIONS -
FLOOR PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF STUD PARTITIONS, GRID LINES, FACE OF CMU, AND CENTERLINE OF COLUMNS UNO
2. CLR DIMENSIONS INDICATE CLEAR DIMENSIONS FROM FACE OF WALL FINISH
3. WALL TYPES DEFINE THE ENTIRE LENGTH OF A WALL ON THE WALL SIDE NOTED FROM CORNER TO CORNER UNO
4. MASONRY DIMENSIONS ARE NOMINAL, VERIFY ACTUAL DIMENSIONS
5. FOR EXTERIOR WALL CONSTRUCTION SEE WALL SECTIONS
6. SEE DOOR SCHEDULE FOR DOOR AND RELITE FRAME TYPES AND DETAIL REFERENCES
7. AT OFFICE BUILDING, PROVIDE MIN-BLINDS (BLINDS) AT ALL EXTERIOR WINDOWS; SEE SPECIFICATIONS FOR TYPE
8. VERIFY ALL CUT OUT LOCATIONS IN COUNTERTOPS WITH SPOKANE INDIANS.

KEYED NOTES

- ① WALL-HUNG FOLD DOWN DESK - OFFICE
- ② ROOF ACCESS
- ③ DASHED LINES INDICATE LOCATION OF GLYCOL PUMPS (2) AND SHEET OF 3/4" PLYWOOD BELOW PUMPS ON TOP OF COOLER UNIT
- ④ BEER CONDUITS @ COOLER - SEE MECHANICAL
- ⑤ SODA CONDUITS, SEE MECHANICAL
- ⑥ FLOOR SINK LOCATION - SEE MECHANICAL
- ⑦ AREA DRAIN - SEE MECHANICAL
- ⑧ BEER OR SODA CONDUIT - LETTER DESIGNATION INDICATES TYPES
- ⑨ 2x6 FURRED WALL w/ 5/8" GYP BOARD ON ONE SIDE OF PERPENDICULAR WALL
- ⑩ INSTALL DAMPPROOFING ALONG FOUNDATION WALL WHERE FINISHED GRADE IS ABOVE CONCESSIONS FLOOR ELEVATION.
- ⑪ MULTIPURPOSE FIRE EXTINGUISHER AND BRACKET (FE-1)
- ⑫ CLASS K FIRE EXTINGUISHER AND BRACKET (FE-2)
- ⑬ VERIFY DIMENSIONS OF CUT OUT AT SODA DISPENSER WITH SPOKANE INDIANS
- ⑭ CHAIN LINK GATE WITH LATCH, KEEPER AND GATE STOPS. SET GATE POSTS 4" CLEAR FROM FACE OF CMU AND EDGE OF CONCRETE SLAB.

WALL TYPES LEGEND

CODE	FRAMING / STRUCTURE	FRAMING SHEATHING	INSIDE WALL TOP CONDITION
1	2x4 WOOD STUD FRAMING		
2	2x6 WOOD STUD FRAMING		
3	2-1/2" METAL STUD FRAMING		
4	4" METAL STUD FRAMING		
5	8x8x8 or 8x16x8 CMU WALL		

ALL NEW WALLS NOT DESIGNATED WITH A WALL TYPE OR OTHERWISE NOTED ARE: 1, 2, 3

INSIDE WALLS

- * ACOUSTICAL WALL - ACOUSTICAL INSULATION, ACOUSTICAL SEALANT TOP & BOT NO ACOUSTICAL INSULATION

SHEATHING

- A. 1 LAYER GYP BD EACH SIDE
NOTE: SUBSTITUTE TILE BACKING PANEL FOR GYP BD WHERE WALL TILE IS INDICATED (TYPICAL ALL WALLS)
- B. 1 LAYER GYP BD ON ONE SIDE, 1 LAYER GYP BD OVER 1/2" PLYWD SHTS OPP.
- C. 1 LAYER GYP BD ON EACH SIDE
- D. 1 LAYER GYP BD ON 2-1/2" MTL STUD FURRING ONE SIDE

TOP CONDITION

- * WALL TO UNDERSIDE OF FLOOR OR ROOF STRUCTURE, SEE DTL, CI AND CLIA-254 FOR TOP OF FRAMED WALLS. SEE STRUCTURAL DRAWINGS FOR TOP OF MASONRY WALLS.
- WALL TO 1/4" ABOVE CEILING, BRACED TO STRUCTURE ABOVE AT 1/4" MINIMUM OC (IF NO CONFLICTS, CONTRACTORS OPTION TO FRAME MTL STUDS FULL HEIGHT AND STOP GYP BD 1/4" ABOVE CEILING)

WALL LEGEND

- NEW FRAMED WALL OR WALL COMPONENT
- NEW CMU WALL OR WALL COMPONENT

ALSC ARCHITECTS
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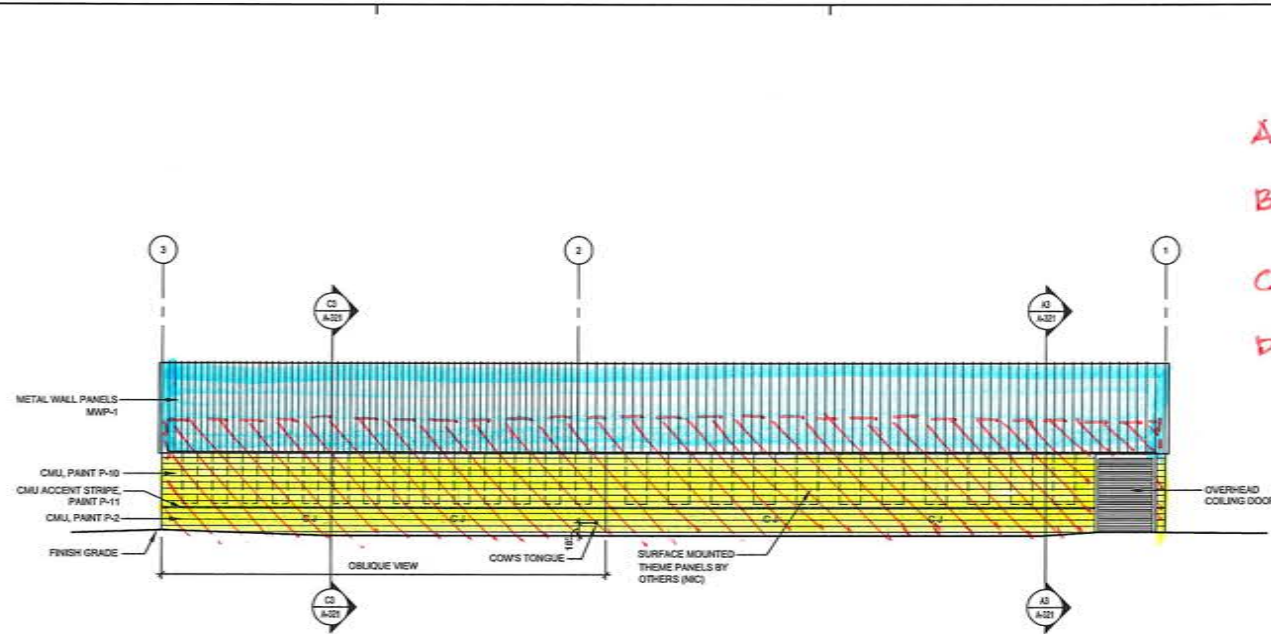
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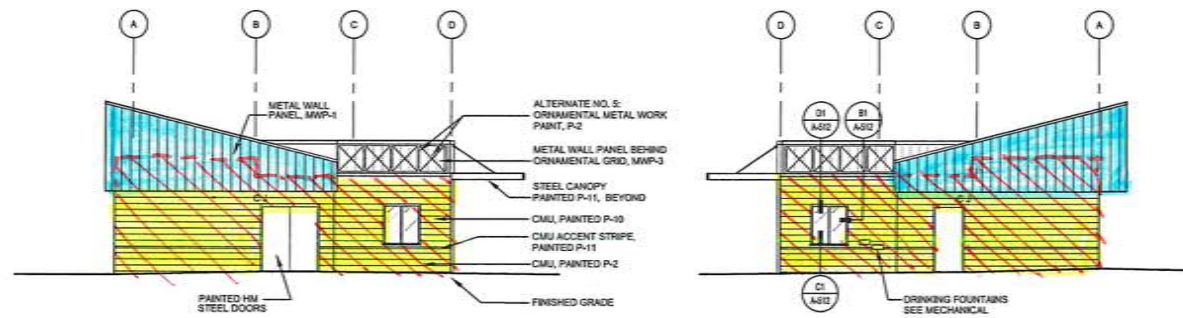
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CONCESSIONS -
FLOOR PLAN

A-121
SHEET OF

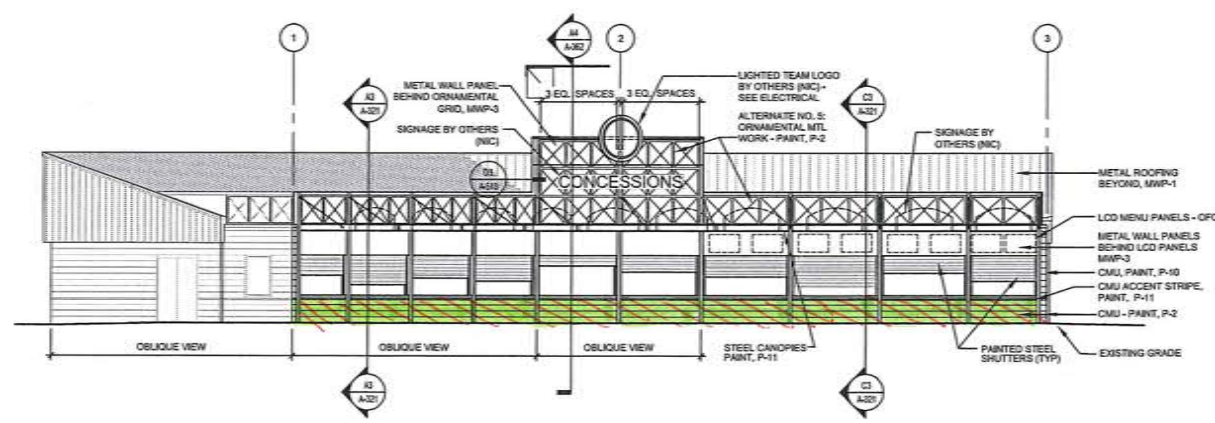


C2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



B2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

B4 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



A2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL ELEVATION NOTES

1. SEE FINISHES LEGEND AND SPECIFICATION SECTION 09000 FOR EXTERIOR COLORS AND FINISHES.

A REMOVE & REINSTALL EXIST MTL SIDING - ADD 1/2" RIGID INSOL, Z-FURRING & 2X BLKS, ~~W/INS~~

B ADD 1/2" RIGID INSOL, Z-FURR & MTL SIDING

C ADD 1/2" RIGID INSOL, Z-FURR & 18 GA MTL PANEL

D ADD FORMED IN PLACE INSOL AT CMU CELLS

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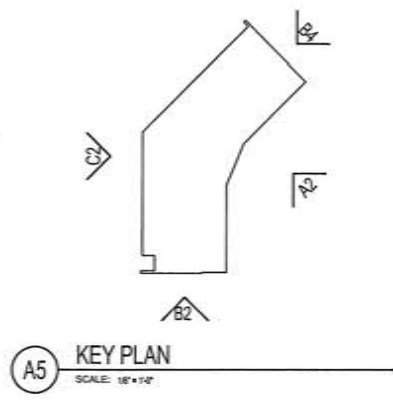
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PROJECT # P6986**

CONSTRUCTION SET

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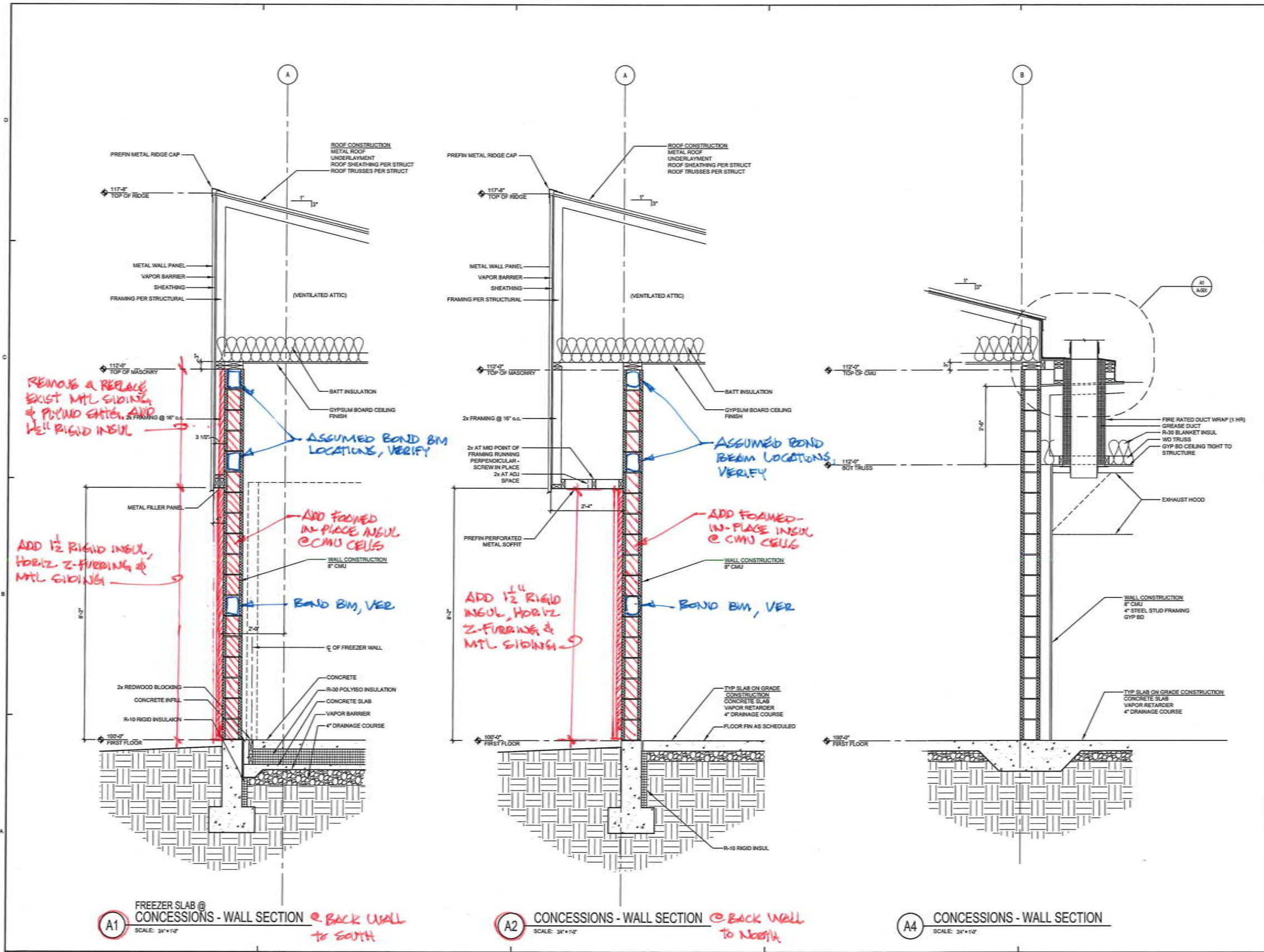
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**CONCESSIONS -
EXTERIOR
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A5 KEY PLAN
SCALE: 1/8" = 1'-0"

A-221
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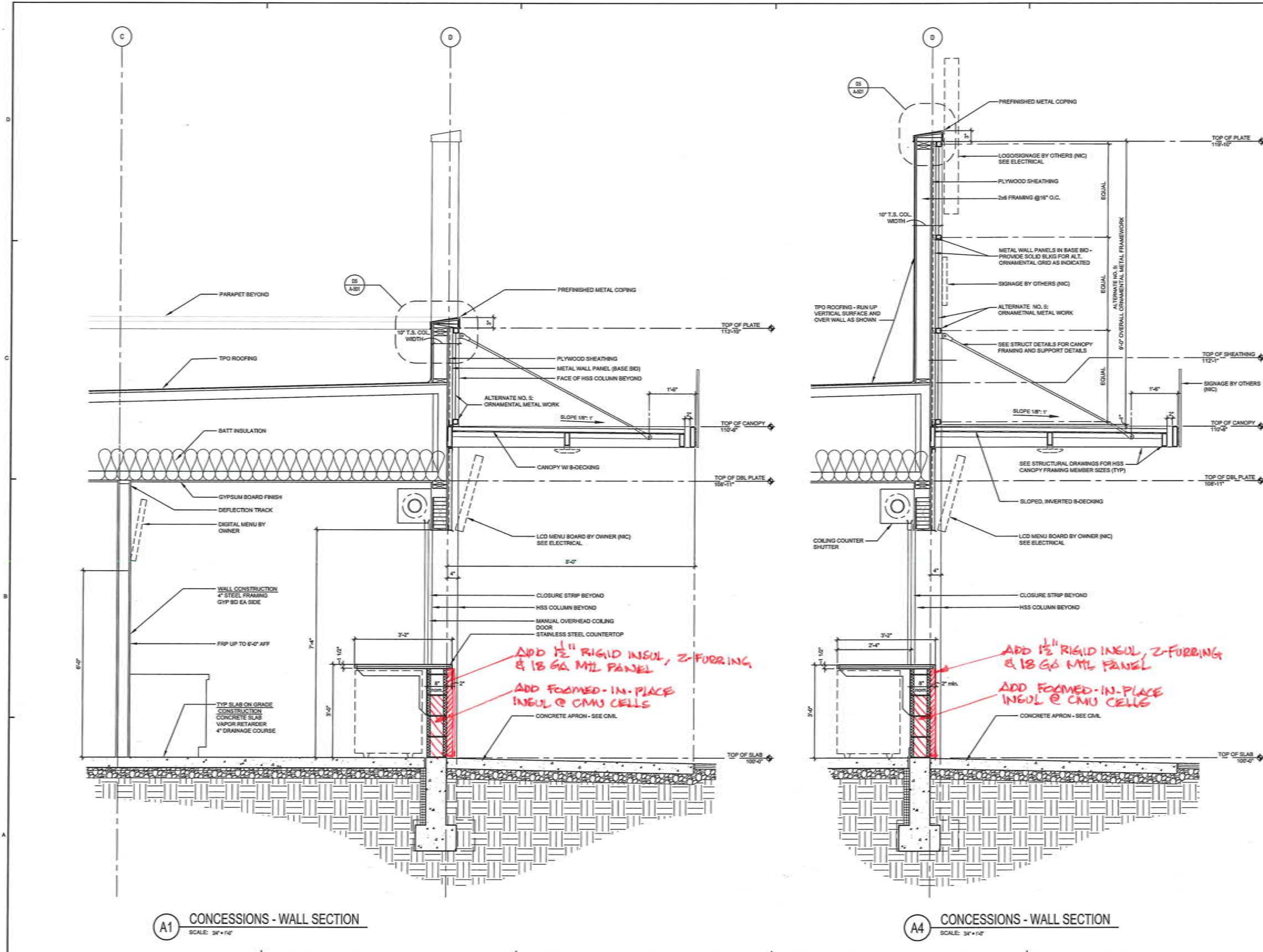
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**CONCESSIONS -
 WALL SECTIONS**

A-361

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SPOKANE COUNTY BALLPARK
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 PROJECT # P6306

CONSTRUCTION SET

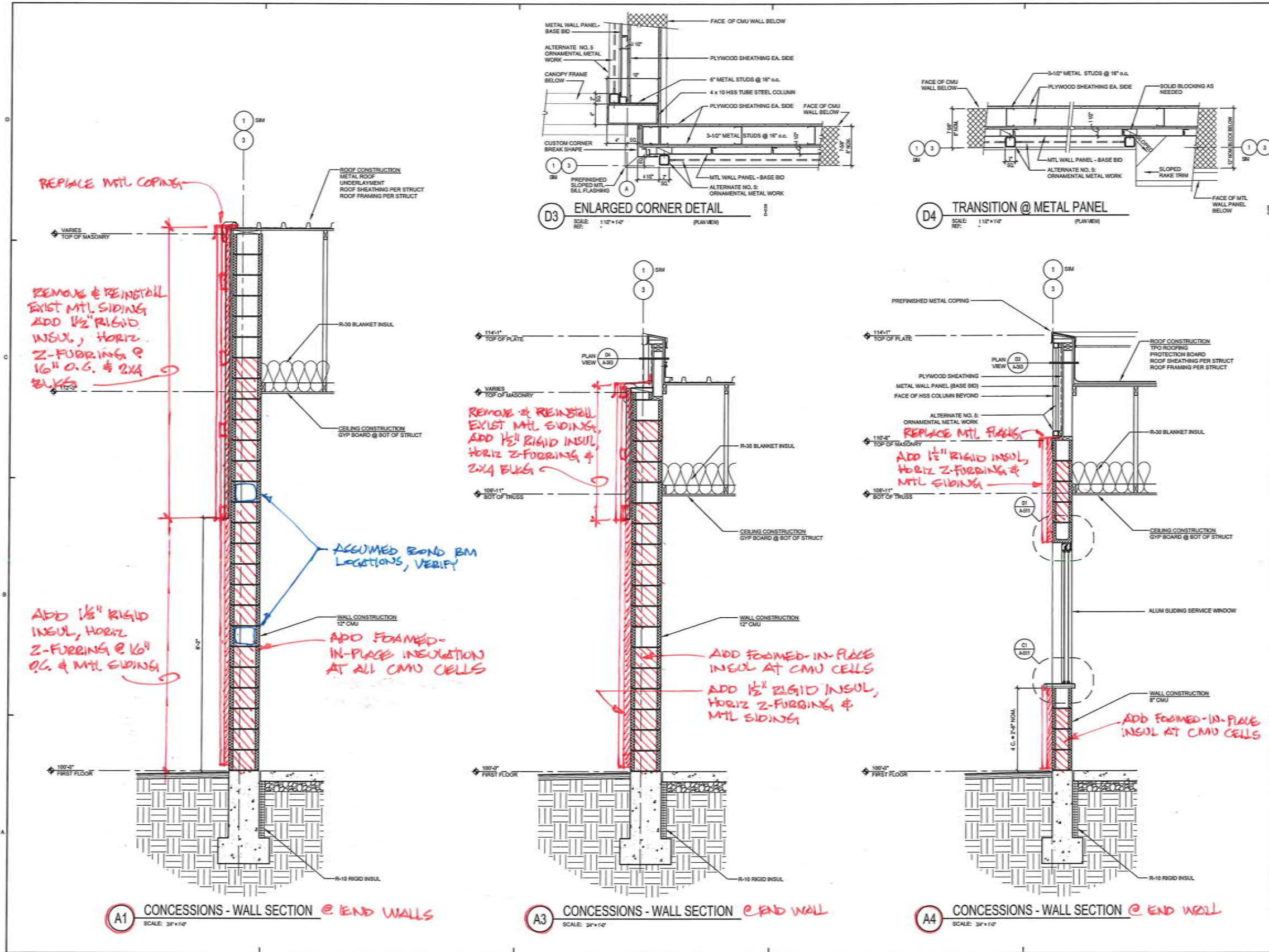
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CONCESSIONS -
 WALL SECTIONS

A-362

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SPOKANE COUNTY BALLPARK
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CONCESSIONS -
 WALL SECTIONS

A-363

SHEET OF

SPOKANE COUNTY FAIR AND EXPO CENTER

MASTER PLAN 2000

JULY 17, 2000

Revised: February 19, 2001



SPOKANE COUNTY FAIR & EXPO CENTER

MASTER PLAN 2000

The purpose of this Master Plan 2000 is to create a guideline for current and future modifications to the Fair & Expo Center that enables changes to be made that meet the goals and objectives of the overall Master Plan.

The concept for this guideline is to create an overall grid system that brings the patron to the site parking areas and then flows to a central entry point from a pedestrian friendly link. This grid system has both primary and secondary flows with intersections and overlaps that help create a systematic way-finding environment of signage and interest areas.

The elements that were to be specifically addressed for updating were as follows:

- Main Entry
- Exhibit Hall Expansion
- Food Court
- A new Arena of 5,000 to 6,000 covered seats, elevated above the Arena floor
- Temporary Stage and Food Court

WAYFINDINGS

Preliminary design for the Spokane County Fair and Expo Center Master Plan 2000 includes the following:

A north-south oriented grid system for pedestrian and vehicular traffic is superimposed upon the existing site, taking into consideration current pedestrian movement and points of interest within the Fair and Expo Center. This is done to clarify and enhance points of interest and to accentuate these areas as they relate to the grid. The grid is paved with stone or brick pavers in certain areas to create areas of interest within the site and adjacent entry points.

Points of interest as they relate to the grid are as follows:

Main Entry and Entry Court

A Main Entry and Entry Court, to facilitate visitor orientation to the site and to individual events, was created between the two western-most existing buildings—the Main Building, Bay 1 and the Exposition Building containing Bays 2 and 3. The grid extends from the Main Entry east to the covered grandstand at the Outdoor Arena, the grid at this point being a paved strip about 75' wide.

Outdoor Arena

The grid extends from the west to the Main Entry from the covered grandstand at the Outdoor Arena. A 60' wide strip of paving is also designed to run north/south following the boundary of the west edge of the covered grandstand. This part of the grid is the service connection with smaller paved sections that lead to entry points at the east parking lot and various other buildings.

Stage / Temporary Food Court

A stage and hookups for vendors was created to the northwest of the Outdoor Arena, placed across the 60' service strip of paving on the west side of the grandstand. Similar paving is on the north, west and south sides of the stage area.

Food Court

The main Food Court is a structure that can be walked through from west to east, but is also able to be closed off in inclement weather. It straddles the paving running west to east from the Entry Court to the Outdoor Arena. Paving is also provided around the structure for service and vending during high traffic times at large events.

Entry Points

At the northeast corner of the west parking lot (main parking lot) a ticketing booth and gate would provide direct access to those events occurring in the adjacent field, agriculture complex, or other buildings located on the northern edge of the Fair and Expo site. A paved section of the grid runs west to east from this entry point to the agriculture complex. The grid joins at this point with another grid section that runs north/south to the Floral Building.

Entry Points (cont.)

A similar entry point is located in the southeast corner of the parking lot south of Bay 3. It will allow access from this lot and overflow parking further south to the grid section running north/south from the Floral Building to the agriculture complex.

Two similar entry points are located each on the northwest corner and southwest corner of the east parking lot. They provide access from easterly parking to the north and south ends of the Outdoor Arena, respectively, and link with the north/south grid section to the west of the Arena.

Main Entry Sign

An overhead sign is located on the west of the site at the intersection of the entry lane and Havana Street. A grid section, also paved of the same material as other grid sections, runs from this sign to the Main Entry along the length of the entry lane. The entry lane provides flow from the main parking along pedestrian friendly boulevards.

Descriptions of elements within the Fair and Expo Center site:

Main Entry

The Main Entry is on the west end of the Entry Court. It is composed of a silo 75' high and concentric walls to the south, oriented in a way to provide maximum exposure to the main parking lot. Tickets are purchased at the bottom of the silo which admit visitors to the Entry Court. From there, visitors can go north to the Cosgrove and Bay 1, or south to Bays 2 and 3, or east to the Food Court and other buildings located on the Fair and Expo site.

Entry Court

The Entry Court is 75' wide by 310' long. Walls to the east are glazed curtainwalls attached to steel framing structure. The roof of the Entry Court is made of an insulating, translucent glazing that will allow daylight but not direct sun into the Entry Court. The upper ridge line of this shed roof is on the north at a height of 50', and the slope of the roof falls 3½"/ft to the south. Existing restrooms between Bays 1 and 2 would be removed. Concrete planters with trees and other vegetation 15' wide are placed centrally in the court, broken intermittently for cross traffic. This Entry Court allows for vendor booths, displays and sales.

Covered Passage

The covered passage is 75' wide by 100' long, and links the east end of the Entry Court to the west end of the Food Court. The roof is partly covered with translucent glazing, and the passage sides are able to be covered for inclement weather with roll-down canvas walls. It is tall enough to allow tall combines to pass under the structure.

Food Court

The Food Court is meant to provide service to Bays 1-3, the Entry Court, and also to larger site-wide events. It is a covered area within a 140' diameter structure with vendor spaces serving to the inside 75' wide strip running west/east. An interior stairway would access a mezzanine section above. An 80' diameter polygonal skylight terminates the roof. Sales could occur at both interior and exterior sides with service at the exterior.

Stage and Temporary Food Court

The Stage is a permanent structure, open to the southwest, with power, water and sewer hookups for self-contained vendors on the north and east sides. It has additional shared spaces at the first level of the open air Arena.

Outdoor Arena

The old grandstand is to be taken out, and a new, covered grandstand is designed around the existing Arena. 5,000 seats are covered, with another 1,000 seats open to make a total capacity of 6,000 spectators. The grandstand is open underneath for restrooms, vendor space, storage and controlled ticketing. A dressing room was provided across from the stage / temporary Food Court. A silo structure is also used on the west side of the grandstand for ticketing, linking it visually to the Main Entry. The entry to the grandstand is directly on axis to the Food Court and Main Entry to the Fair and Expo Center.

Entry Gates

Ticketing at satellite entry gates is also in the shape of a silo, using the same iconography as the Main Entry and grandstand, but in a smaller scale. This is part of the overall way-finding that creates focal points throughout the site.

Bay-1 Addition

A 30' addition was added to the north side of Bay 1, creating 6,600 sq. ft. of space. A new roof would cover this addition and the existing roof of the Main Building, visually tying them to the existing Bays 2 and 3 as well as the mechanical cupola that run from one end to the other.

Cosgrove

The west wall of the Cosgrove is moved to align with the west wall of Bays 2 and 3. The roof of the Cosgrove is modified to tie into the new structure created by the joining of Bay 1 to the Entry Court, and enclosing Bays 2 and 3.

Boulevard

A boulevard is suggested to create a more friendly south entrance from Havana Street to the southwest parking lot. This lane, south of the Spokane Indians Baseball stadium, is separated from the existing two lanes with trees planted in the median.

REVISED 12/29/00
(REFLECTS AN ALL NEW BAY 1)

PROJECT BUDGET

	Construction Budget	Project Budget
1. SITE WORK ALLOWANCE	\$700,000	\$1,000,000
• Drives & Boulevards		
• Paving/Parking & General Landscaping		
• Signage Kiosks and Way-Finding Graphics		
2. ENTRY GATE SMALL SILOS	\$40,000	\$50,000
• (4) Enclosed Gate Buildings		
3. ENTRY COURT WITH BAY 1 (66,000 s.f.)	\$3,740,000	\$4,960,000
• Skylighted Main Entry with Silo		
• Enclosure and Service Doors @ Existing Bays		
• Toilet Rooms and Security Offices		
• Relocated Flag Pole Court		
• HVAC		
EXHIBIT BAY 1 (New Construction)		
• Demolish Existing Bay 1 (\$70,000)		
• All New Systems		
• Floor Slab with Plumbing, Electrical & Data		
4. COVERED PASSAGE	\$300,000	\$400,000
• Open, Covered/Skylighted Link between Entry Court and Food Court		
• Drop Side Wall Panels of Canvas		
• Infrared Heat		
5. FOOD COURT	\$2,300,000	\$3,100,000
• Enclosed/Open Court Passage		
• Mezzanine Eating Level and Main Level		
• Domed Skylight		
• Built-In Equipment		
6. TEMPORARY STAGE/FOOD SERVICE	\$150,000	\$200,000
• Open Air Outdoor Stage		
• Dressing & Toilet Rooms		
• Food Vending Market, Portable		
7. OUTDOOR ARENA & GRANDSTAND	\$3,040,000	\$4,100,000
• 5,000 Covered Seats		
• 1,000 Uncovered Wing Seats		
• Lower Level Food Service & Toilet Room		
• Lower Level Main Entrance		
PROJECT BUDGET TOTAL		\$13,810,000 *

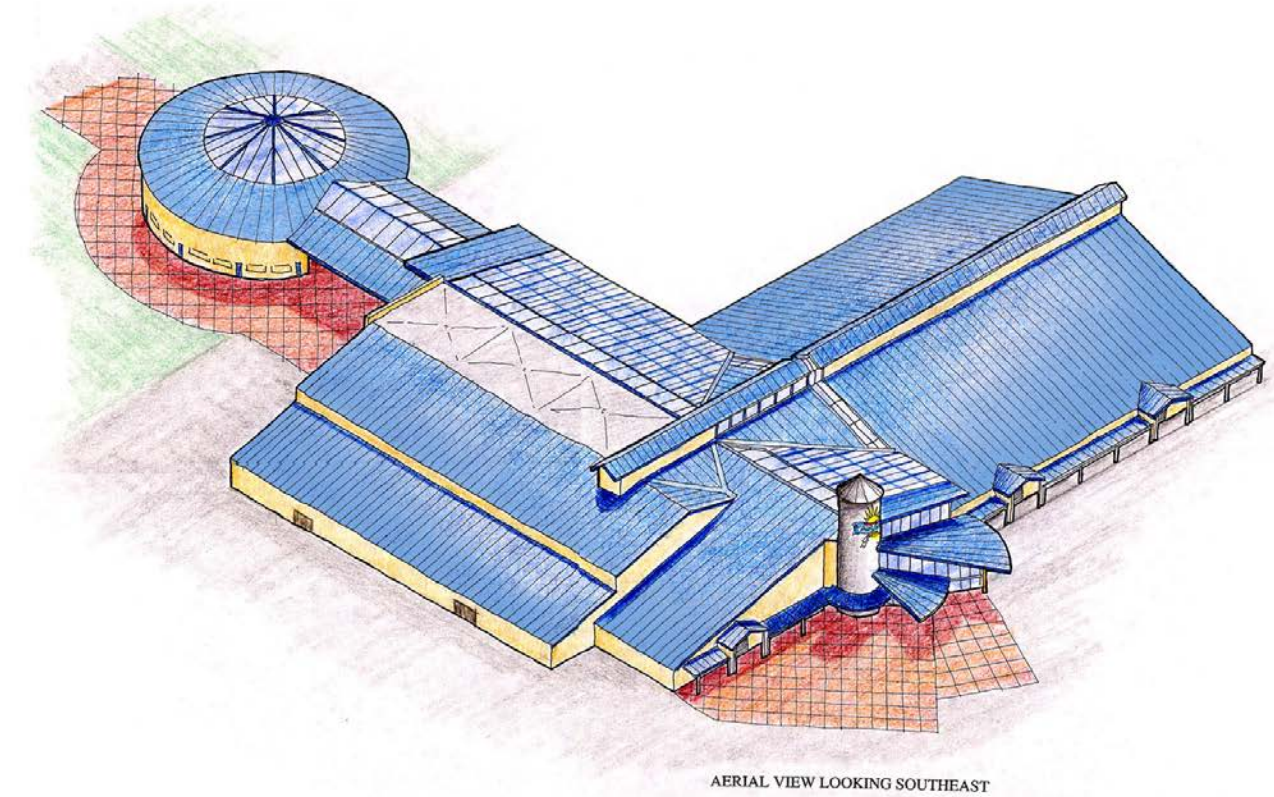
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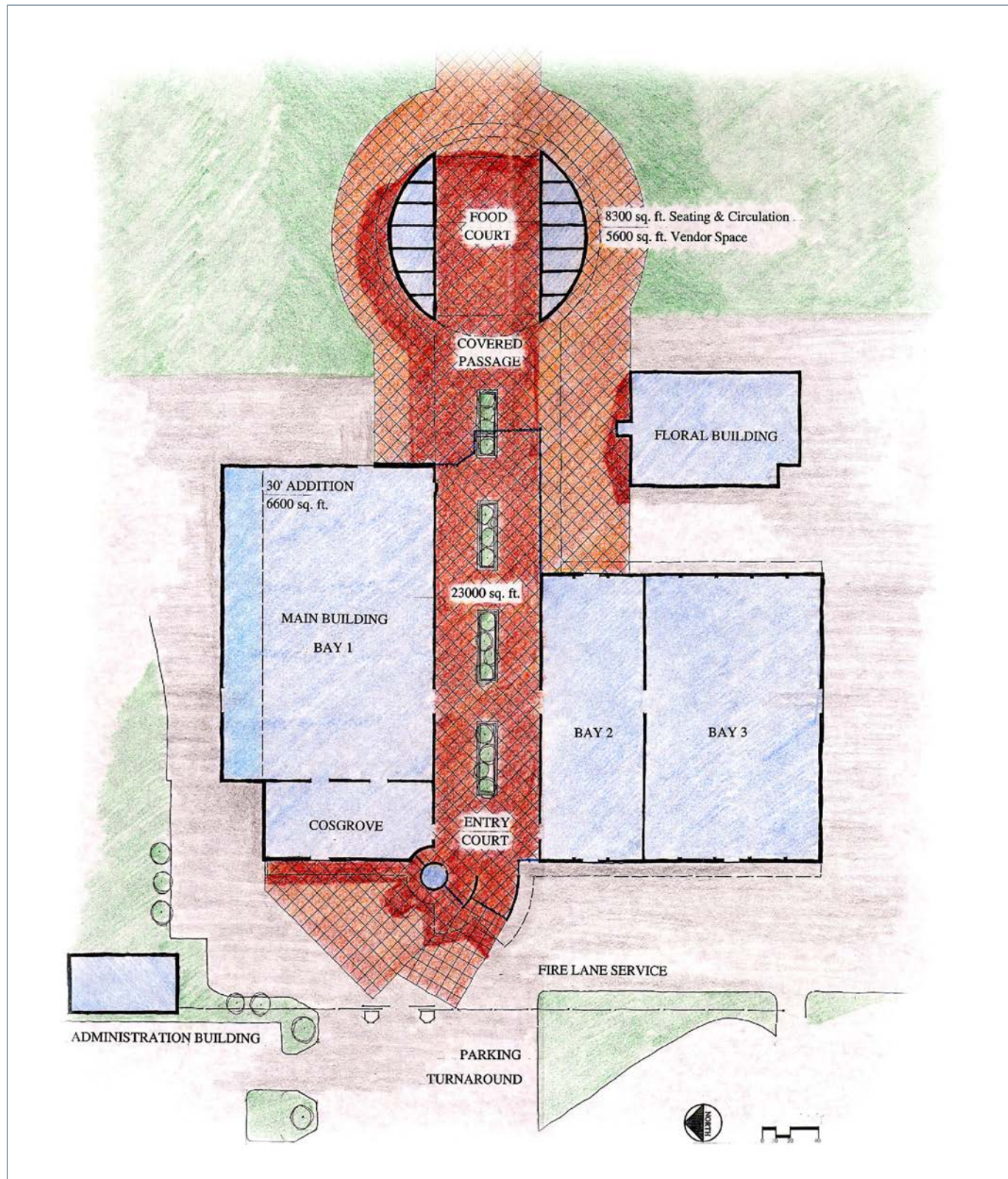
- Amounts shown reflect December, 2000 values.
- Anticipate +4% per year construction/project cost escalation (from Dec., 2000).
- Project Total includes Construction Budget + Project Soft Costs (Sales Tax @ 8.1%, Project Contingencies @ 15%, Professional Service Fees @ 8%, Permitting, Special Inspection & Testing, Etc. @ 3.9%), approximately 35%.
- No expenses are listed for Bond Campaign.
- This budget is one total project, if done in phases, we recommend adding +5% per project/phase.

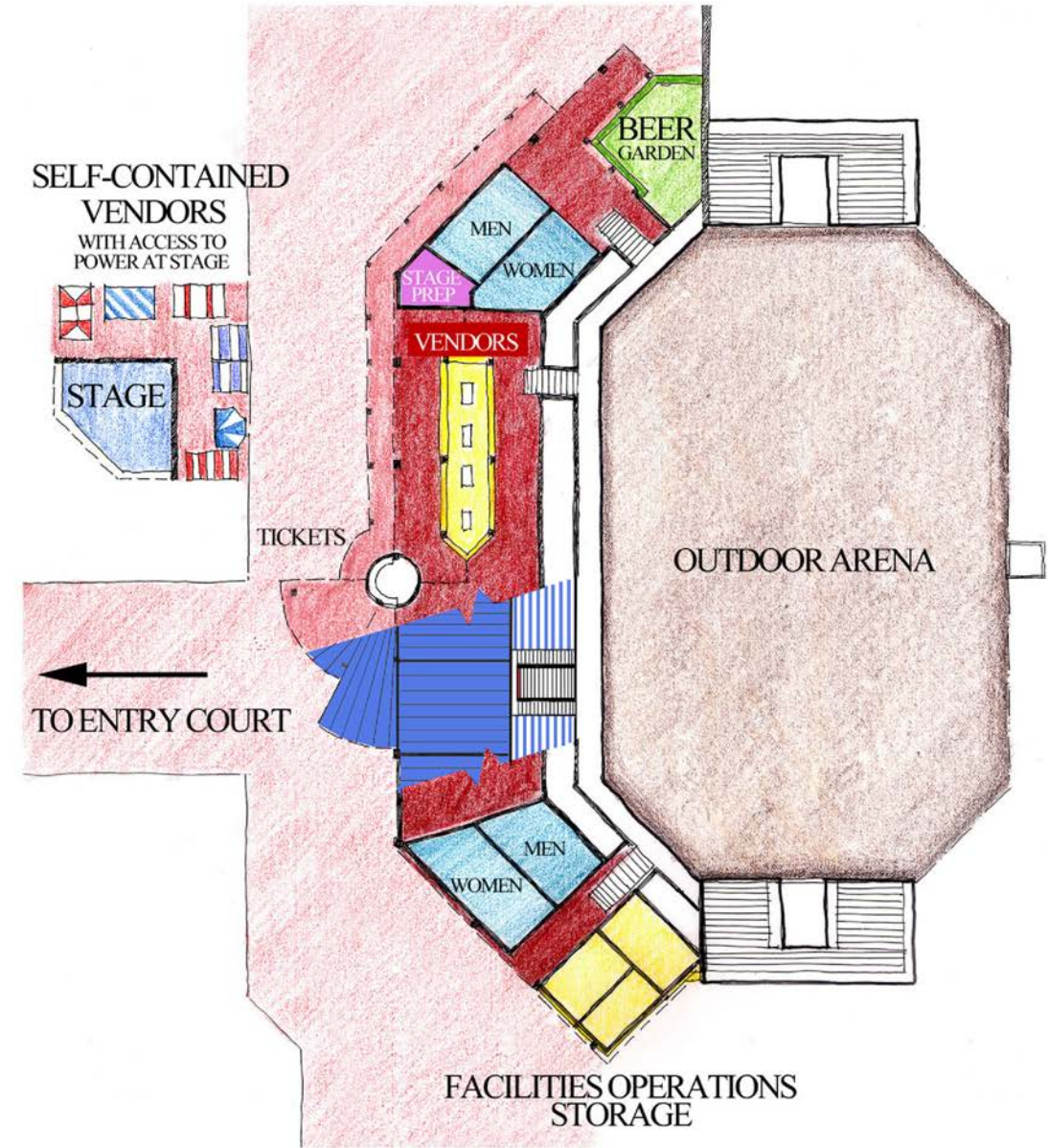
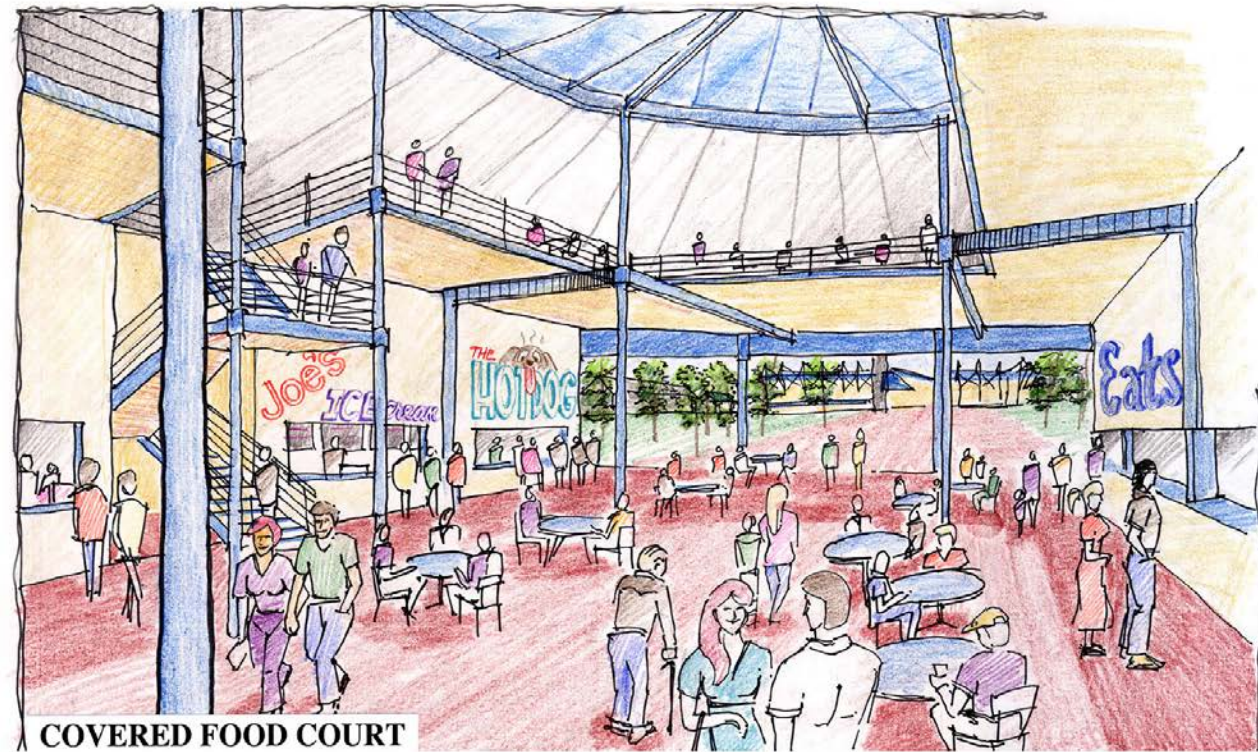
SPOKANE COUNTY FAIR & EXPO CENTER **BUDGET**

PERIMETER SITEWORK WITH STA	Project Budget
1. SIDEWALKS	\$33,000
• 6' wide along Havana, 2,200 feet from Broadway	
2. CURBS (existing)	--
3. FENCE	\$24,000
• 4' high, galvanized chainlink with top rail and gates (add \$5.00/l.f. for vinyl coated)	
4. BERMS	\$90,000
• (9) 10' x 50' berms located along the fence and at gates with "Valley Look," trees, soil, sod, irrigation and ground cover.	
5. ENTRANCE GATE FLAGS (8 locations)	\$80,000
6. STA BUS STOP (\$50,000 Allowance)	--
• Bus turn out along Havana with bus shelters	
TOTAL PROJECT COST BUDGET	\$227,000 *

- *Notes:**
- Amounts shown reflect December, 2000 values.
 - Anticipate +4% per year construction/project cost escalation (from Dec., 2000).
 - Project Total includes Construction Budget + Project Soft Costs (Sales Tax @ 8.1%, Project Contingencies @ 15%, Professional Service Fees @ 8%, Permitting, Special Inspection & Testing, Etc. @ 3.9%), approximately 35%.
 - No expenses are listed for Bond Campaign.
 - This budget is one total project, if done in phases, we recommend adding +5% per project/phase.









DRAFT

Long Range Master Plan 2009 – 2059



SPOKANE COUNTY FAIR AND EXPO CENTER
Spokane Valley, Washington

Prepared by: **The Spokane County Fair and Expo Center Advisory Board**

Prepared for: **The Board of County Commissioners**
Spokane County, Washington

July 16th, 2009

Executive Summary

In early 2008 the Spokane County Fair and Exposition Center Advisory Board (Advisory Board) identified the need to develop a long range Master Plan (a fifty year plan) for the Fair and Exposition Center. The Advisory Board has remained committed to the recently approved Mission Statement of providing community and regional activities that preserve the values and heritage of the region. The Master Plan reflects and responds to the evolving nature and growth of the region. From its inception in 1886, the Fair has always maintained a regional objective to its mission.

The Advisory Board feels that it is capable of preparing the foundation and structure for a long range Master Plan given the following;

- The broad and varied representation and backgrounds of the Advisory Board members.
- The impartial approach and commitment to the project by the Advisory Board members.
- The availability of past documents and studies.
- Conducting meetings and obtaining comments from a broad representation of staff, Fair Superintendents, Junior Advisory Board and stakeholders to mention a few of the sources to date for the Master Plan information.
- By volunteering their time and expertise the Advisory Board feels this approach saves unnecessary expense to complete the first stages of the Master Plan.
- In the early phases of a Master Plan consulting groups often review prior documents, conduct interviews, do some studies and merely produce the information that is already known and charge large fees.
- The Advisory Board is committed to continuing with the oversight and development of the Master Plan.

The Master Plan makes it clear that to preserve the objective and mission of the Fair and Expo Center, growth is essential to meet the demands of today and in the future. There has been substantial expansion and expense invested to date to meet the growing challenges. The Advisory Board recognizes the unique opportunity for the County to acquire additional land surrounding the present 97 acres. Much of this land is under-developed, therefore, making it easier to acquire over the next several years.

The acquisition of this additional land will provide the basis to meet the ever-growing needs of the community for family-friendly activities complementing what already exists. While we proceed with this long-range plan we will always keep the focus on how important the traditions of the Fair are to the fabric of the region.

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Page 2 of 28

The contribution of the Fair and Expo Center goes far beyond the goal of providing a venue for a broad range of activities. It is a substantial element to our economic growth as follows;

- The fact that the Fair is an enterprise fund that receives no general obligation tax funds to sustain it operations.
- Based on a 2005 economic study done by Sports Business Interests, the Fair and Expo Center added in excess of \$24,000,000 new dollars to the economy. The economic impact continues to grow with both population and attendance numbers increasing annually.
- Having a centrally located complex for family friendly varied activities is essential to a planned population and business growth for our region.
- Avista Stadium/Spokane Indians Baseball also continues to grow and attract new tourism dollars to our community.
- The Fair and Expo Center’s activities create a lot of jobs at support facilities such as hotels, restaurants, shopping venues, service stations, etc.
- There are over 40 charitable organizations supported by the Fair and Exposition complex and its activities as identified in the economic study conducted by Sports Business Interests.

It is indeed extraordinary to have a major complex as the Spokane County Fair and Expo Center in such a central location to the entire region. The Advisory Board encourages the County Commissioners to take full advantage of this outstanding opportunity to preserve this uniqueness and to better serve our community and region. As the community and region evolves and grows so must the Spokane County Fair and Expo Center.

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The Vision

History of the Fair and Exposition Center

The Spokane County Fair and Exposition Center has a long and varied history dating back to its inception in 1886 when the Washington and Idaho Fair Association held its very first fair in the Inland Empire at Corbin Park. It ran annually up until the Great Fire of 1889 when it was canceled.

In 1890 it was continued as the Northwestern Industrial Exposition, then through the rest of the 1890's as the Spokane Fair and Agriculture Association, Spokane Fruit Fair, and back again as the Spokane Industrial Exposition.

In 1930 it was ordered to dissolve as it was then considered "passé" and was not organized again until 1943 when various supporters rallied to hold the fair once again under the name of Spokane Valley County Fair and was located at the Playfair Race track.

In 1945 the name became the Spokane Interstate Fair but wasn't held again until funds were raised to secure a more permanent location. In 1950 the location at Havana and Broadway was selected and supporters signed a 35-year lease with Spokane County. Funds totaling \$150,000 were raised to construct the first buildings on that site and the fair returned in 1952.

In 1955 the local Spokane Indians Baseball Club gave Spokane County all that it owned at Ferris Field in exchange for construction of a ballpark at the Spokane Interstate Fairgrounds.

The facility has celebrated weddings and showings of local leaders such as Chief Joseph; been touted as representing "the Influence of good on the lives of Inland Empire people;" survived fire, rain, ice, and thievery; mourned the falling of a president, and endured the catastrophes of 9/11.

Many improvements to the Havana and Broadway site have occurred over the years.

- 1968 - landscaping, a new poultry barn, and a rose garden were added.
- 1970 - International Fairs and Expositions named the facility "Best of North America" for landscaping.
- 1977 - a new front entrance, chutes, fences, and grounds lighting were added.
- 1980's - new food booths were built.
- 1987 - the Professional Cowboys Rodeo Association (PRCA) rodeo joined the Fair.
- 1993 - a new AG complex was constructed along Broadway incorporating the Agriculture, Poultry, Rabbit, and Swine Buildings (Ag Complex A, B, C, and D).
- 1996 - a new main exhibition building was constructed.
- 1997 - infrastructure improvements were made in the RV parking area.
- 1998 - \$3 million was awarded to the Spokane County Fair and Expo Center for capital improvements which included connections to the local sewer providing water connections in most food booths.
- 2005 - a new exhibit building (replacing the former floral building), grandstand, food row, and plaza were constructed.
- 2006 - the front of the main exhibit building (Bay 1) was renovated to include meeting rooms and show offices, known as the Conference Center.

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Table of Population vs. Fair Attendance through history

	2008	2000	1990	1980	1970	1960	1950
Spokane County Population	436,300	417,939	361,364	341,835	287,487	278,333	221,561
Fair Attendance	242,159	239,198*	397,805	320,000	203,382	60,000	na

* Between 1990 and 2000 the method of recording fair attendance changed from counting every person through the gate to only counting each person that attended the fair each day once (i.e. eliminating the duplicate numbers created by people / vendors entering and leaving the fair multiple times during the day)

About the Spokane County Interstate Fair

Spokane County's Interstate Fair is a ten-day event beginning the Friday after Labor Day each year. The Fair is held at the Spokane County Fair and Expo Center on the corner of Broadway and Havana, its location since 1952. The Fair is a member of the Washington State Fairs Association (WSFA) and the International Association of Fairs and Expositions (IAFE).

The Fair generates the greater portion of the Spokane County Fair and Expo Center's yearly revenue and an economic impact to the area of \$7 million. The Fair and Expo Center is listed as an enterprise fund with the County signifying that the facility receives no general obligation tax funds. Each facility rental, and each gate admittance to the Fair helps operate the facility and assist with necessary improvements.

Mission Statement

The Spokane County Fair and Expo Center is a staple for our community not only as a favored facility for hosting events but as a central community partner and gathering place. It is one of the most favored community building venues in our area. With input from volunteers and County Commissioners the Spokane County Fair and Expo Center Advisory Board and Management adopted the following mission statements.

The Spokane County Fair and Expo Center shall strive to exemplify the values of Spokane County now and into the future while focusing on the customer experience and ensuring opportunities for community and regional, public and private events by:

- *Developing community partnerships;*
- *Providing positive economic impact to the surrounding area;*
- *Producing the Interstate Fair; and*
- *Maintaining a professionally-managed facility.*

The following mission statement focusing specifically on the Spokane County Interstate Fair and was developed largely in conjunction with the Fair Superintendents.

As one of Spokane's largest annual events, the Interstate Fair strives to be a place where one can visit the past, explore the future, and enjoy the wonders of the present in a single location by:

- *Promoting public education related to our agricultural heritage;*
- *Serving as a showcase of the talents of our community by providing a means of education, exhibit, and competition;*

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Page 6 of 28

- Promoting family-oriented entertainment and activities;
- Providing superior customer service and an enjoyable experience;
- Recognizing the vast cultural diversity of our participants and visitors;
- Providing commercial opportunities that showcase information and new products related to agriculture, outdoor living, and other local interests;
- Being innovative and creative in planning and growth in a secure and fiscally responsible way; and
- Providing a safe and friendly environment.

Comments and Studies

The Spokane County Fair and Expo Center Leadership conducted a number of studies, focus groups, statistical analysis, surveys, and received numerous testimony. Listed below are some highlights from these reports. See Exhibit A for some of these studies.

- The electrical capabilities aren't high enough to support events without customizations and significant planning / prep work
- Audio Visual Equipment is highly requested before utilization of conference center
- Portions of the facility are utilized constantly however more shows could be accommodated simultaneously with better ingress / egress
- In 2006, 110 events were hosted at the Spokane County Interstate Fair and Expo Center.
- Events were held all but three weekends (Christmas, Thanksgiving, and Labor Day) throughout 2006
- It was estimated that approximately 440,000 people attended events held at the Spokane County Fair and Expo Center in 2006.
- More small animals and 4H livestock could be included in the Interstate Fair if the barn space was available
- Some users have requested that the Fair and Expo Center host some sort of cultural / diversity event
- Fair attendees have expressed interest in expanded rodeo activities including more bull riding
- The Inland Empire Steam and Gas Buffs Club have requested the ability to build a fully featured Farm Museum to be available year-round at the Fair and Expo Center
- Enhanced parking / access
- Bigger named Grandstand entertainment during fair
- More open green park like-spaces
- Indoor seating for concerts to reduce weather reliance during fair
- More seating / shade throughout the grounds
- More restrooms are needed including showers in camping areas
- More Native American heritage exhibits throughout the Interstate Fair
- Include more links between agriculture and everyday use (for example create a display showing the process of wheat going from field to mill, mill to store shelf)
- Provide sound barriers between animal arenas, road, grandstand, and carnival
- Have some sort of "people movers" to assist elderly throughout the grounds
- Additional gates / entries into the fair
- Larger buildings to allow for more exhibit space and wider aisles
- Better lighting both in the exhibit buildings and on the lawns

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Economic Impact

In 2005 the Spokane County Fair and Expo Center hired Sports Business Interests to conduct an Economic Impact and Market Research Study to include both the Spokane County Interstate Fair and a representative sample of events that were held that year at the Spokane County Fair and Expo Center. The actual report is attached as Exhibit B.

General Observations from this study include:

- In 2005, over 99 events, representing 259 event days took place at the Spokane County Fair and Expo Center.
- The total indirect economic impact stemming from non-resident spending as a result of hosting these events was \$24,235,909.
- Nearly one-half million (448,930) people attended events at the Fair and Expo Center in 2005.
- The Spokane County Interstate Fair welcomed over 190,000 guests and generated an economic impact of \$6,051,393 stemming from out-of-town visitors.
- In regards to facility satisfaction, 86% of the attendees agree or strongly agree that the facility is in excellent condition.
- In regards to event satisfaction, 94% of the attendees intend to return (to the same event in which they were surveyed) in 2006.
- In regards to event satisfaction, 87% of the vendors intend to return (to the same event in which they were surveyed) in 2006.
- The Spokane County Interstate Fair is responsible for fund raising and promotion opportunities to more than 40 non-profit and municipal organizations.

Current Theme

Looking back through historical documents little theme information was discovered until an earlier Master Plan dated July 2000 was uncovered. This plan which is tied to the most recent major renovations for the Fair and Expo facilities was conducted by ALSC Architects.

The plan called for an overall grid system that brings the patrons to the site and creates a focal entrance that provides the patrons with a sense of arrival. The grid then provides for a pedestrian-friendly link from parking and other points of arrival. The grid would have pedestrian lanes and intersections with themed signage to assist the patrons in finding points of interest and activities. An element of the theme was centered around silos to preserve Spokane County's agricultural heritage. The recent renovations seem to loosely follow this Master Plan. This has established some elements that may be incorporated into a current long range theme.

See Exhibit C for a copy of the 2000 Fair and Expo Center Master Plan.

Data Gathering Process and Sources

In order to gather data for this plan the Spokane County Fair and Expo Center Advisory Board has identified the following groups as being key stakeholders to the facility.

- The Junior Advisory Board,
- The Inland Empire Steam and Gas Buffs Club,
- Interstate Fair Superintendents*,
- Interstate Fair Exhibitors,

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- Show Promoters,
- Commercial Vendors,
- Staff Members,
- Community Members of all areas, and
- The Advisory Board.

The Spokane County Fair and Expo Center Advisory Board is a representative board of eight appointed members from the Spokane County Community that is without self motivated interests and stands to gain nothing from this plan other than an enhanced place for community events.

As this plan matures more groups will be included for input.

*Interstate Fair Superintendents are volunteers obtained to assist in planning the Spokane County Interstate Fair. Each Department and/or special contest is overseen by a Fair Superintendent.

The Plan

Current Uses

Listed below are the major categories of events that are hosted at the Spokane County Fair and Expo Center. For a listing of all events that are and have been hosted at the Fair and Expo Center this year please refer to Exhibit D.

Auto-Related Shows – Several different Auto-related shows including the RV Show, Boat Show, Snowmobile Show, and Auto Sales. These shows range from weekend auto sales utilizing the main parking lot to the International Auto Show and the National Boat Show which utilize the entire Exposition Complex and a majority of the Ag Complex.

Collector / Memorabilia Shows – This is the largest category of events including: Antique Shows, Gun Shows, Car Shows, Train Show, Motorcycle Show, Car Club Swap Meets, Gem and Mineral Show, Quilt Shows, Flea Markets, Bead Show, Log Home Show, Plant Sales, Ski Swap, Consignment Sales, and Arts and Crafts Sales. These shows typically utilize the facility for two or three days (usually over a weekend) and are primarily held in either the Expo or Ag Complexes.

Equestrian Events – The facility has been utilized for many different equestrian disciplines including horse shows, rodeos, team penning, roping, and barrel racing events. Open riding in the indoor arena between events and in the winter allows people to bring in and ride their horse. Throughout the year overnight stabling for, travelers, activities (carnivals, parade horses, etc.) hosted at other locations, as well as disaster situation relief is also offered.

Entertainment Events – These are events that attract competitors as well as spectators. They include Motorsports, Flat Track Racing, and Monster Truck Shows and often utilize the Indoor or Grandstand Arenas.

Meetings/Banquets/Auctions – Private Groups often times are looking for a place to have a large gathering, a celebratory banquet or a fundraising auction. Some of the events included in this category are Religious Events/Gatherings/Church services, Public Hearings, Corporate Holiday Banquets / Auctions, Career Fairs, or County Governmental meetings. These events utilize the Conference Center or Ag Complex facilities.

Livestock Shows/Auctions –The Fair and Expo Center is utilized for a number of livestock events including: Pet Shows, Dog Shows, and the Junior Livestock Show. These shows typically utilize the multipurpose buildings and/or the lawns.

Large Consumer Shows – Throughout the year there are a number of shows that utilize a majority of the grounds. These include the Home and Yard Shows, Outdoor Adventure Show, and the 100 Years of Motorcycles.

National / World Tour Conventions – In conjunction with the Convention and Visitors Bureau and other Regional partners the Spokane County Fair and Expo Center has the opportunity to host national conventions which widely range in degree of facility usage but bring in additional economic impact. Some examples include, the National Square Dancing Competition, Orange County Choppers, and the National Dairy Goat Competition.

Camping – One often over-looked area of the facility, however highly utilized, is the Camping Area. Camping facilities include 35 generously spaced RV spaces that include electric and water as well as an onsite RV Disposal station. This area not only is a commodity that a majority of our shows desire but is also used in conjunction with shows at other venues including the Spokane Convention Center.

The Spokane County Interstate Fair –The Interstate Fair is unique in the regards that it is the only show that is hosted AND produced by the Spokane County Fair and Expo Center. It is a 10-day event that utilizes the entire grounds and attracts more than 200,000 attendees annually.

Minor League Baseball – The Avista Stadium is located at the Spokane County Fair and Expo Center and is home to the Spokane Indians Baseball Team. The Spokane Indians season starts in mid-June and continues on until early September. Thirty-eight (38) homes games are scheduled at Avista Stadium in 2009.

Potential / Requested Uses

Over time the Fair and Expo Center has been approached by numerous promoters hoping to host their events at the Spokane County Fair and Expo Center. For one reason or another, the facility didn't quite meet their requirements. Below are a few examples of uses that have been requested but the facility currently is unable to host:

Indoor Motorcycle Show – Requested primarily for winter months, currently Fair and Expo does not have enough indoor square footage and available dates to host such an event.

More Motorsports Events –Conflict with equestrian events. Noise from the Grandstand Arena can impact equestrian show. With the number of equestrian events currently being hosted; the facility does not have enough non-conflicting dates available for additional motorsports events.

Sporting Events – Lack of facilities. Currently the facility does not have locker room with ample shower facilities to accommodate this type of event.

Trade Shows – Unavailable facilities. The facility is unable to accommodate additional trade shows as available exhibit space is unavailable due to heavy booking by other events during the time periods in which tradeshow are seeking.

More Consumer Shows – Unavailable facilities. Due to the facility sharing the same parking lot with Avista Stadium, the facility does not have enough parking to support these types of events during the summer months.

Large Conventions – Lack of facilities. These groups require many smaller breakout rooms and classroom settings that the facility is currently unable to accommodate. Currently the facility only has 3 conference rooms with the next smallest space being 7,400 sq. ft (Ag Building B) and located in a different complex.

Formal events / Weddings – Lack of facilities. Currently the Fair and Expo Center does not have a facility with the amenities to retrofit as a ballroom. The Fair and Expo Center has been requested for numerous weddings as it is one of the few locations that allows for horse-drawn carriages.

Training seminars, conferences, meetings – Lack of Facilities. The Fair and Expo Center does not have enough meeting space with complete room set-up (carpet, tables, chairs and AV Equipment). Often these types of events also need theater / auditorium settings to accommodate large groups. The Fair and Expo Center is unable to accommodate this type of seating arrangement.

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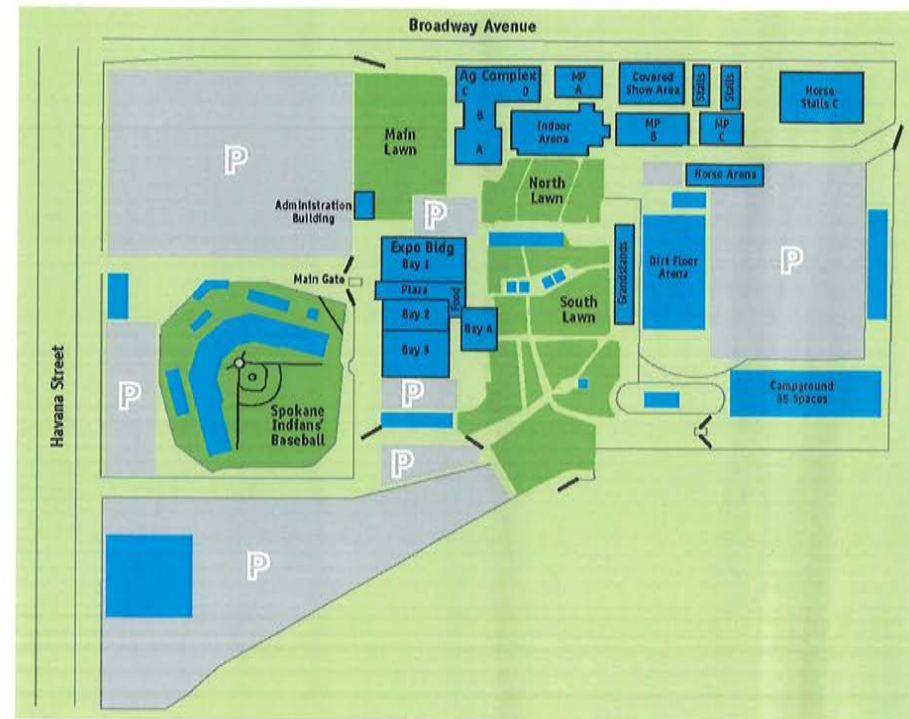
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Land Use

Located at 404 N Havana Street, Spokane Valley, WA the Spokane County Fair and Expo Center is situated on 97 acres and houses a wide variety of buildings and facilities.



Within the facility there are two major complexes (The Expo Complex and the Ag Complex), four arenas, three multipurpose buildings, three horse barns, three major lawns, a Grandstand, an RV Campground, and a Baseball Stadium.

With a mission of "providing positive economic impact to the surrounding area" coupled with leadership from the Spokane County Commissioners and dedicated employees, the Fair and Expo Center has become a facility of choice not only in the Greater Spokane Area but beyond.

Facility utilization has risen to where events are being hosted nearly every available weekend. Even in the current state of the world economy more events are being held this year than ever before. And Additional shows are being turned away as the facility doesn't have the dates available to accommodate many more without expanding the facilities.

The Spokane County Fair and Expo Center no longer seeks to fill empty calendar dates with shows but now focuses its efforts on how to host multiple shows simultaneously. How can all of the people that want to hold events at the Spokane County Fair and Expo Center be accommodated? How can additional economic impact for the region be provided while remaining community oriented?

The largest impediments to hosting multiple shows are simple things such as the amount of parking available and ingress / egress into the shows without affecting the other show(s).

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In order to be even more successful the Spokane County Fair and Expo Center must resolve its parking congestion, ingress / egress issues, and provide more facilities that meet the needs of both local citizens and show promoters.

Access Ingress / Egress

Currently the Spokane County Fair and Expo Center has three main entrances:

- The north east corner entering off of Broadway (called the East Entrance or Red Gate),
- Off of Havana just north of Avista Stadium (called the Main Entrance), and
- Off of Havana just south of Avista Stadium (called the South Entrance).

One important aspect of hosting multiple shows simultaneously is autonomy. Trying to keep multiple events occurring at the same time is hard to do when events potentially share the same parking or even gate entrance.

The Interstate Fair is a prime example of Access Ingress / Egress problems. During the Interstate Fair Livestock Exhibitors utilize the Broadway entrance while the public utilize both the Main and South Entrances. With the large numbers of attendees daily the traffic on Havana is terrible creating enormous traffic backups down both Broadway and Sprague. These large traffic backups can oftentimes result in road rage, accidents, and a decline in event attendance.

Within the current boundaries of the Spokane County Fair and Expo Center additional Ingress / Egress points are not available.

Parking

Parking is a primary selling feature for the Spokane County Fair and Expo Center. According to show promoters, parking is a primary consideration for selection of an event location. The Fair and Expo Center is able to offer free parking giving the facility a huge plus over other venues. However, the parking capacity at the Spokane County Fair and Expo Center is quickly becoming an issue.

If there is already a large event being held in the Expo Complex (Bays 1-4, Plaza) the Fair and Expo Center is often unable to hold an event in the Ag Complex due to limited parking. With the rise in popularity of the Spokane Indians baseball team, additional parking problems occur on "Home Game" nights as the ballpark utilizes the main parking lot as well.

Within this category is the largest vulnerability to the operations and well being of the Fair and Expo Center, the Spokane Transit Authority (STA) Parking lot. Currently the Fair and Expo Center has an agreement with the STA allowing the Fair and Expo Center utilize of the STA parking lot for event parking overflow in exchange for the Fair and Expo's management, scheduling, and maintenance of the area. Events hosted at the Fair and Expo Center have grown so large and have so many attendees that this parking area is no longer considered overflow but is a critical piece of operations. Should the STA or Spokane County ever decide to utilize this area for something else, immediate action would need to be taken to increase the amount of onsite parking.

Security and Services

The location of the current Spokane County Fair and Expo Center is perfect. The facility is:

- Geographically centrally located. The Spokane County Fair & Expo Center is located on the edge of the two largest cities, the major population centers for the county.

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- Within minutes of two major Fire Districts (Spokane Valley Fire and the Spokane Fire District) providing higher levels of emergency services support.
- Close to major arterials including Freya Street, Sprague Avenue, Fancher Road, Trent Avenue, and Interstate 90 providing easy access for attendees.
- Close enough to the future Waste Water Treatment facility that a gray water service to the Spokane County Fair and Expo Center is being included as a part of the facility construction.
- Regionally supportive. With its close proximity to the Spokane Convention Center, the Spokane Arena, and Spokane Valley's Center Place the Spokane County Fair and Expo Center is close enough to juncture with these facilities to successfully host larger events and bring them to Spokane.

Not only is the current location central for the region, but is supported by local hotels, restaurants, gas stations, and shopping venues in close proximity. Facilities will be developed with the increased traffic brought by events booked at the Spokane County Fair and Expo Center.

If the Spokane County Fair and Expo Center had to be relocated today in order to find enough land to accommodate such a facility it would have to be located either in the: Airway Heights area, Liberty Lake area, or up north past Mead. None of these locations provide the amenities required to make this facility as successful as it is today.

Opportunities

Surveying the land surrounding the Spokane County Fair and Expo Center, there is potential. A large amount of land yet to be developed surrounds the facility. The map below identifies some of this land and its current owners. For a larger version refer to Exhibit E.



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It is an amazing opportunity that not all of the land surrounding the Fair and Expo Center has been developed. However this opportunity isn't going to last forever. Just last year the Union Pacific Railroad subdivided and sold off the large parcel to Wal-Mart for a planned Sam's Club location.

With community projects such as "Bridging the Valley," which will consolidate the Union Pacific Railroad lines into the Burlington Northern / Santa Fe Railroad lines, freeing up the Union Pacific Railroad land identified; and the Spokane Regional Transportation Consoles Light Rail project considering to utilize this area for a maintenance facility, the land in this area will be going fast and space is at a premium.

The additional lands identified above would give the Fair and Expo Center much needed opportunities. Acquiring the STA parking lot is essential to the current operations of the facility and is needed in the short term. The Union Pacific Railroad / Wal-Mart land would provide a number of opportunities to the facility including:

- Ingress / Egress access from Fancher, Alki, and Sprague. The additional ingress and egress would resolve one of the largest problems facing the facility,
- Increased Parking. While large parking lots already exist within the Union Pacific area additional parking lots could be constructed at each access location with the purchase of additional land providing much needed relief to the traffic problems on Havana.
- Additional facilities and/or more space between existing facilities to improve access. Within these boundaries new facilities could be constructed to expand event space or provide all new types of facilities to support more community events.
- Facilitate Fair and Expo Center planning for integration with a mass transit / light rail station making it easy for people to attend events during large shows including additional parking needed for a park and ride.

The City of Spokane property (the old gravel pit turned lake) is a piece of property that has become an eyesore for the community and many businesses wouldn't be interested in utilizing it. However, within the Fair and Expo Center it has the potential to be integrated into the facility, used for something positive, and become an asset for the region.

While there are always price tags with land, acquiring this land now would be much more cost effective than in 50 years and having to expand the facility through developed property, demo buildings and waiting for property to go up for sale. Another concern is relocating the Fair and Expo Center to another location in order to support expansion.

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Current and Future Facilities

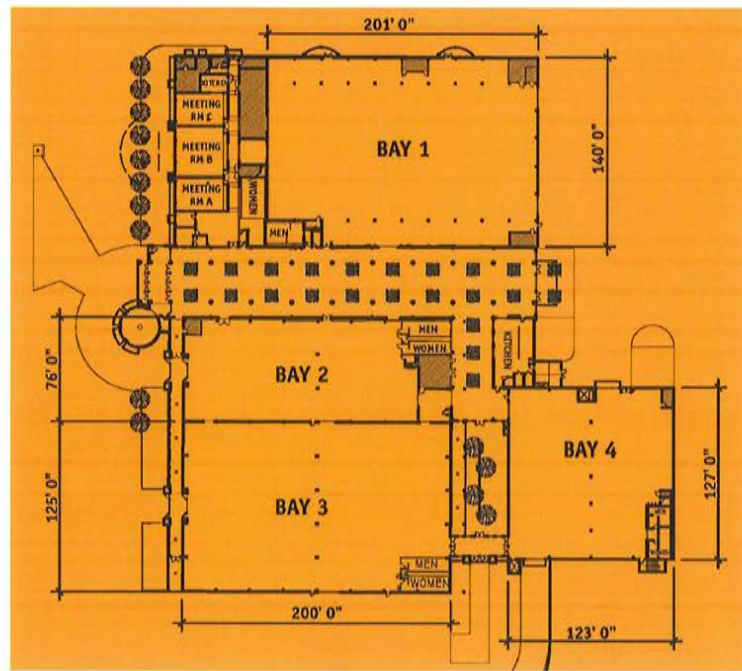
The Exposition Complex

The Exposition Complex features five contiguous bays (Bays 1 through 4 and the Plaza) providing 93,000 square feet of covered space that can be used for a single large event or five separate events.

It features high ceilings, an easily maintained concrete floor, and is fully heated / air conditioned making it ideal for consumer shows. Large roll-up doors make move-in easy.

Future enhancements to the Exposition Complex include:

- Lighting improvements in the Plaza
- Consolidation of Bays 2 and 3
- Construction of independent show office for Bay 2 / 3
- Food service in Bay 1,
- Extending Bay 4 south to provide more exhibit space
- Extend Bay 2 to the West
- Extend Bay 3 to the West and South
- Consider adding Bays 5 and 6 to the East and South



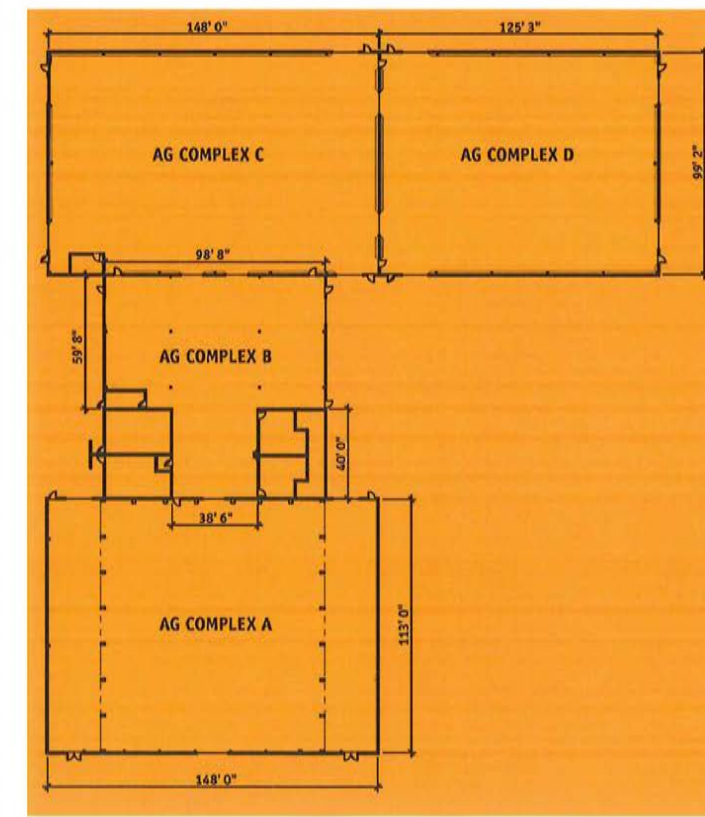
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The Ag Complex

The Ag Complex features four contiguous buildings (labeled A, B, C, and D) and provides approximately 51,000 square feet of exhibit space.

Future enhancements to the Ag Complex include:

- Installing air conditioning throughout the complex
- Provide indoor restroom access for each building
- A main entrance for the complex
- Inclusion of natural lighting
- Expansion of the Ag A Building South towards the Expo Complex
- Connecting the Ag D and Multi-Purpose A Buildings in order to provide more exhibit space.
- Construct Show Offices



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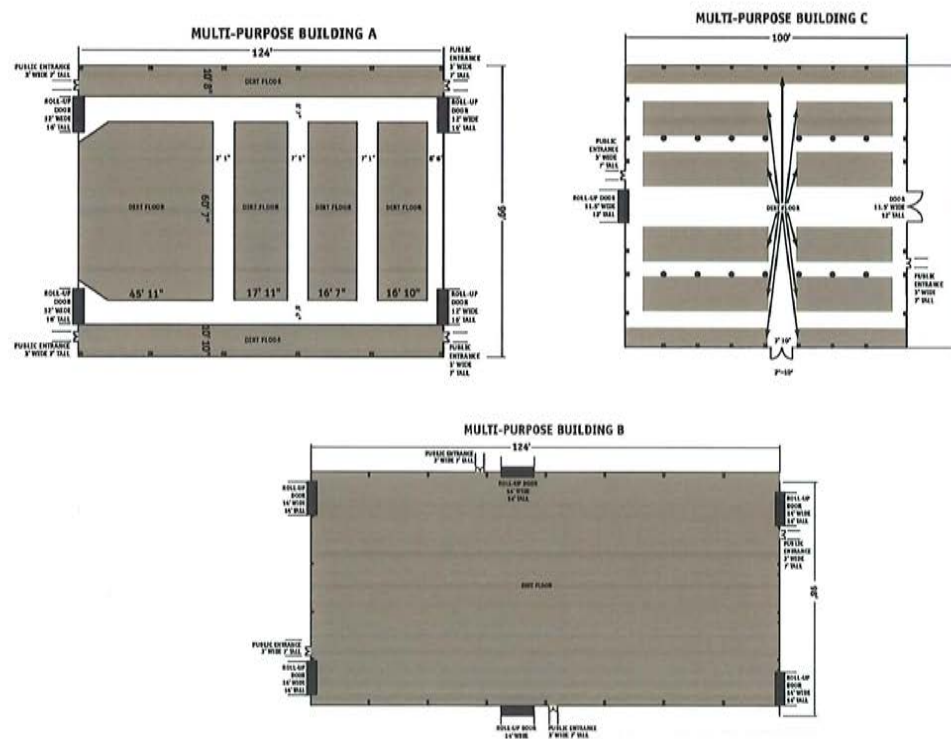
Multi-Purpose Buildings

The Multi-Purpose Buildings include buildings A (also known as the Camelid Barn), B, and C.

These barns all have dirt floors and no heating or air conditioning. While mainly utilized for the Interstate Fair these buildings are primarily rented out as winter boat storage.

Future enhancements to the Multi-Purpose Buildings include:

- Better ventilation systems,
- Increased traffic flow for move-in / move-out
- Concrete floors
- Tear down and reconstruction of Multi-Purpose B
- Expansion of Multi-Purpose C
- Building a new larger Multi-Purpose A (in a location facilitating better traffic flow)



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Lawns

There are three major lawns: Main, North, and South.

Future enhancements to the lawns include:

- Improved lighting throughout, especially along walk ways
- Additional restroom facilities
- Enhanced electrical / water availability and flexibility (hookups could be located in in-ground boxes opposed to electrical posts),
- Additional lawns that could be used for sporting events, a larger carnival, and a larger steam and gas area.
- Leveling of paths and walkways to avoid steep drops.

Entrances / Parking

The Fair and Expo Center does have three main entrances / parking areas (Main, South, and East)

Improvements would be:

- Add additional entrances from Sprague Avenue, Fancher, Alki, and Broadway
- Building a parking structure where the main lot is currently, however reducing the amount of covered land to dedicate more to the lawn area.
- Build a parking structure close to the new enclosed arena to facilitate simultaneous usage
- Construct an additional entrance with reception and parking to support a light rail station

Administrative Offices

Currently the Spokane County Parks and Recreation Office, the Spokane County Cooperative Extension Office, the Spokane County Conservation District, and the Spokane County Fair and Expo Center Administration all have separate office buildings residing at the Spokane County Fair and Expo Center. If Spokane County were to purchase the Aztech Electric Building and remodel the building, the facility may be large enough to host all of the agencies. The amount of land gained by relocation of these agencies into the Aztech Electric Building is significant and would dramatically increase the flexibility of traffic ingress / egress.

Conservation District / RV Parking

With the relocation of the Spokane County Conservation District a joint venture could be formed with the Spokane County Fair & Expo Center to develop the area surrounding the former gravel pit into a natural area with surrounding walking trails, some RV camping spots, and a clearing that could be utilized by outdoor events such as weddings.

Conference Center

While there are three Conference Rooms currently at the Fair and Expo Center, infrastructure improvements are needed before they can be truly utilized. Carpet, chairs, tables, audio / visual equipment, and telecommunication equipment are all needed before the existing Conference Center can be utilized.

Additional conference / meeting rooms are also needed in the Conference Center to appeal to larger events. An additional conference center with a larger ballroom included should be constructed.

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Equine Facilities / Arenas

There are three horse stable buildings, a dedicated horse arena, an Indoor Arena, and a Covered Show Arena at the Spokane County Fair and Expo Center.

Future enhancements to the equine facilities / arenas include:

- Separation / sound prevention between the horse arena and the Grandstand
- Transformation of the Indoor Arena into an elite equine show arena with dedicated warm up area and animal washing area
- An improved central event office to include heating / air conditioning, and computer systems
- Installation of permanent announcing systems throughout area that also tie back to a centralized system for facility-wide announcements.
- Removal of the western most horse stall building (Barn A)
- Improved flow of move-in / move-out of horse trailers through this area

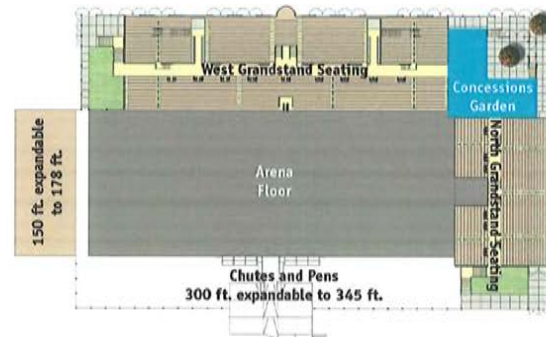


Grandstand Arena / Major Show Arena

The current Grandstand Arena was built in an L shape which primarily suits it for rodeo / horse events. It has a capacity of 5,100 covered seats and has its own concessions and restrooms.

Future enhancements to the Grandstand Area include:

- Adjusting light poles and slightly expanding dirt track to facilitate more motocross / horse events.
- Provide a buffer zone to prevent audiences from looking out over the camping / parking areas.
- Dedicating the existing Grandstand Arena to rodeo / motocross type events and building a larger enclosed arena that could scale to larger crowds for concerts, lectures, and auditorium style events thereby providing a year-round event facility.



Lawns

There are three major lawns: Main, North, and South.

Future enhancements to the lawns include:

- Improved lighting throughout, especially along walk ways
- Additional restroom facilities
- Enhanced electrical / water availability and flexibility (hookups could be located in in-ground boxes opposed to electrical posts),
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Year Round Antique Museum

The Inland Empire Steam and Gas Buffs Club is a very active organization involved at the Fair and Expo Center. This group sponsors and organizes the Antique Machinery Exhibits during the Interstate Fair each year and has consistently asked the Fair and Expo Center Advisory Board and Management for more room to expand their facilities. They have proposed the construction of an Active Museum that could be filled with displays and activities representing the "old way of life" which in addition to the steam and gas machinery would include wood stove cooking and an old general store. The volunteer base for this organization is large enough year round to facilitate the staffing of a museum throughout the year so it would be open for interim events.

In this facility, the hope would be to pair the Inland Empire Steam and Gas Buffs Club up with the Inland Empire Railway Historical Society. While the Railway Historical Society is moving its main exhibits to its Reardan facility, some railroad exhibits should be included.

Onsite Sit Down Restaurant

Along the edge of the Fair and Expo Facility, a restaurant facility could be leased for people to sit down and enjoy the area either in between shows or while enjoying some of the open green spaces available.

Storage Areas

As the facility grows so will the amount of equipment needed to support its operation. Having adequate storage space for this equipment will prolong its life. These newly acquired spaces should allow for storage of the equipment in close proximity to their needed locations and should conceal maintenance type areas from general public to improve aesthetics.

Memorials

Dedicate a space for plaques and memorials honoring those who have been involved in the evolution of the Spokane County Fair and Expo Center. A number of these plaques and trees exist but aren't on display to be recognized.

Overall Facility Improvements / Standards

Throughout all of the sections certain standards / improvements need to be made such as:

- Installation of a central networking infrastructure
- Installation of a central paging system
- Installation of a central phone system
- Wireless networking throughout the facility
- Improved exhibit space infrastructure including network / phone and power jacks in each booth space without having to run overhead / special cabling
- Security systems with door and gate position monitors
- Keyless entry systems to ease rental administration
- Easy-to-use electric door openers with easily locatable buttons for closing down buildings

Theme

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Since the inception of the Fair in 1886, it has changed locations, names and broadened its scope of activities. Today it hosts a wide variety of family-oriented activities. Unfortunately, most of the growth has been accomplished without a theme and Master Plan. Many of the historical documents do mention the elements of a theme;

- agricultural heritage
- family activities
- multi-faceted
- interstate fair and community gathering place

The Advisory Board feels that these theme elements are consistent with the recently adopted Mission Statement and should be addressed in the Master Plan theme as we move forward.

It is envisioned that the Master Plan will have several activity zones with each having a specific theme that would connect a broader theme for the entire future complex.

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Implementation

This being a fifty-year plan, it requires the ability to modify and grow the Master Plan as community objectives change. Therefore, the implementation of the Master Plan should proceed as follows:

- A. Conduct additional study meetings with various interested parties and existing stakeholders to identify short-term, mid-term and long-term possible uses, proposed location or zone for these uses and needed facilities to accommodate these activities.
- B. ALSC Architects have agreed to complete a Master Plan review with the Fair and Expo Center Advisory Board at no expense and then provide a proposal to complete theme and Master Plan alternatives that address the current and expanded activities for approval.
- C. Identify specific short-term Master Plan objectives that can be accomplished in phases. These would be based on the importance of identified need tied to the estimated expense and economic benefit to the community.
- D. The Fair and Expo Center Advisory Board will continue to refine and add to the Master Plan with further updates provided to the County Commissioners.

The Fair and Expo Center Advisory Board believes it is important to proceed to develop and complete the long-range Master Plan over the next one to two years. This will provide the road map for all future land development, infrastructure improvements, facilities and family-oriented activities. The result will be more cost effective planning, budgeted growth coupled to revenues and economic and community benefits.

Exhibit A: Comments and Studies

Votes	Activity	Type
May 29, 2003 "Think Outside the Barn"		
12	Diversity Fair, Ethnic Food, Festivals, Dancing	
8	Retailers clearance sale	
7	Antique Road Show	
4	Pow Wows	
5	Rodeo (NCRAF Finals, Bull riding, stamperde, special Olympics rodeo)	
4	Outdoor games, loggers, lumberjack	
4	Grape crushing - wine event	
4	Learn the arts expo	
4	Music festivals, concerts	
4	Motorcycle event (Sturgess)	
4	Learn the arts expo	
	Cooperative Extension	1
	Soil Conservation	1
	Animal shows/events	2
	Seeing eye dog show	2
	Ms dog/cat USA	2
1	Road Kill Sculptures	3
2	Shakespearean Festival	3
	Pottery, glass blowers	3
	Folk arts show	3
	Sand Castle competition	3
1	NCAA/NAIA/Amateur sports	4
	Senior games	4
	Paralympic games	4
3	Extreme games (all)	4
	Sand (beach) volleyball	4
	BMX	4
	Strong Man competition	4
	Walkathon	4
	Outdoor boxing	4
	Rugby tournament	4
	Bowling	4
	Sporting equip swap	4
	IAFE Regional	4
	Miniature golf	4
	Miniature croquet	4
	Golfers	4
	Highland games	4
	Wheelchair games	4
	Special Olympics	4
	Duathlon (sporting event)	4
	Polo	4
	Indoor soccer	4
	Skate Board competition	4
1	Little league championship	4
	NAIA Baseball	4
	Roller Hockey tournament	4
	In line skating	4
	Free throw shooting	4

	Dirt Track racing	4
	Music festivals/concerts	5
	Dancing competition	5
	Governor's ball	5
	Ballroom dancing w/ Big Band	5
	Jazz Festival	5
	Native American cultural conv	8
	Chili Cook off	7
	Dutch oven	7
	Chocolate/dessert event	7
	Fruit fest	7
	Cooking classes	7
	Ice sculptures	7
	Gourmet food festival	7
	Home Brew Brewers	8
	Video game competition	8
	Collectibles/trading shows	8
	Bridge/poker	8
	Ping Pong	8
2	Remote control planes, cars	8
	Video game exhibition	8
	Board games	8
	Star Trek convention	8
	Cowboy/western	8
	Dolls	8
	Giant laser tag	8
	Murder mystery	8
	Bingo	8
	Lawn bowling	8
	Shuffleboard	8
	Indoor golf event	8
	Bunco	8
	Soap box racers	8
	Book Fair	8
	Travel Fair	8
2	Robot competition	8
1	Bartender competition (sports bar)	8
	Magic card competition	8
	Student government	9
	Political Integrity Conf	9
	Political caucuses	9
	Foreign policy fair	9
	International Peace rally	9
	Film Festival	10
	Hot air balloon festival	10
1	Winter Festival/Carnival	10
2	October/harvest/fall fest	10
2	Octoberfest	10
1	Testicle festival	10
	4th of July festival	10
	Springfair	10

Camping/outdoor recreation	18
Home Show	19
1 Barter fare-flea market-garage sale	19
Retirement community expo	19
National sporting trade show	19
Special needs expo/resource fair	19
National casino trade show	19
Construction Trade Show	19
Security expo	19
Pit Spit	20
Scavenger hunt	20
Beauty pageants	20
Ham radio	20
Casino night	20
Nickelodeon	20
Matchmaking event	20
Veterans event	20
Fx Base operators	20
Mini bumpershoot	20
Haunted House	20
Sound competition ? car stereo	20
Landscapers fair	20
Senior education	21
Academic/science competitions	21
Health & Wellness expo	21
Science Fair	22
"Mad Science"	22
Science fair	22

1=Ag,2-animal,3-art,4-athletic,5-music&dancing,6-ethnic&diversity
 7-food,8-hobbies&games,9-political,10-festivals,11-rodeos,12-vehicles
 13-wine&beer,14-history,15-orgs&meetings, 16-religious,17-ent&tv
 18-outdoor,19-trade shows,20-misc, 21-Educ, 22-Science

Exhibit B: The Economic Impact and Market Research Study

AN ECONOMIC IMPACT & MARKET RESEARCH STUDY

A One-Year Analysis (2005)
Spokane County Fair & Expo Center

Report Prepared for:
Ms. Dolly Hughes, Director
Spokane County Fair & Expo Center



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EXECUTIVE SUMMARY

The following findings were observed as a result of conducting a year-long market research and economic impact study for the Spokane County Fair & Expo Center in 2005. The purpose for conducting this research was to establish an understanding of basic participant demographics, attendee and vendor perceptions of facility/event quality, and to evaluate the economic impact that the Spokane County Fair & Expo Center has on the local Spokane community.

General Observations

- In 2005, **over 99 events, representing 259 event days** took place at the Spokane County Fair & Expo Center.
- The total indirect economic impact stemming from non-resident spending as a result of hosting these events was **\$24,235,909**.
- **Nearly one-half million** (448,930) people attended events at the Fair & Expo Center in 2005.
- The Spokane County Interstate Fair welcomed over 190,000 guests and generated an economic impact of **\$6,051,393** stemming from out-of-town visitors.
- In regards to facility satisfaction, **86%** of the attendees agree or strongly agree that the facility is in excellent condition.
- In regards to event satisfaction, **94%** of the attendees intend to return (to the same event in which they were surveyed) in 2006.
- In regards to event satisfaction, **87%** of the vendors intend to return (to the same event in which they were surveyed) in 2006.
- In regards to concessions (food) satisfaction, **55%** of the attendees agree or strongly agree that the concessions quality was excellent.
- The Spokane County Interstate Fair is responsible for fund raising and promotion opportunities to **more than 40 non-profit** and municipal organizations.

INTRODUCTION & METHODOLOGY

The Spokane County Fair & Expo Center recently underwent a major \$18 million renovation. This renovation sparked Spokane County interest regarding the Fair & Expo Center as an economic stimulus in the community as well as in the overall perception of the facility by attendees and vendors. Due to these interests, the Spokane County Fair & Expo Center asked Sport Business Interests (SBI) to conduct a one-year economic impact and market research study.

In 2005, the Spokane County Fair and Expo Center hosted 99 events representing 259 event days. Because of this fact, it was not possible to conduct independent studies for every event. Therefore, with the assistance of the Fair & Expo Center staff, SBI segmented all 99 of the events into five categories. The five categories are Local Annual Event (local events that occur on a regular or annual basis), Non-Local Annual Event (national events that tour the nation), Conventions (typically a one-time event that is bid upon), The Fair (the annual Spokane County Interstate Fair), and Gun Show (this event occurs six times per year, warranting its own category).

An independent study was then conducted for each category in order to gather mean data. The one exception was the Local Annual Event due to the large number of events in this category. In this case, two studies were conducted and then averaged to provide the mean data. The mean data was then applied to each event's attendance numbers. For example, in order to arrive at the impact of an event the percentage of non-residents was applied to the total attendance numbers, multiplied by per person per day spending, and then multiplied by the number of days in town. Regarding the Fair and Convention categories, means were not utilized since there was only one event in each category.

Each study consisted of on-site survey research. Two surveys were utilized to collect the necessary data. The first survey was a 21-question survey designed for distribution to the attendees/customers. SBI utilized a simple random sampling technique in order to gather the data. The second survey was a 10-question survey designed for distribution to the vendors. The survey was randomly distributed to the vendors and then collected from as many vendors as possible. The surveys were then coded and analyzed utilizing the SPSS statistical software package.

It should be noted that the vendors' data were not utilized in computing averages because not every event had vendors and the researchers were unable to verify the number of vendors at each event. Only the attendee numbers were verifiable. This fact therefore lends itself to make this study one conservative in nature. In addition, the sales multiplier utilized, 1.5, is also very conservative.

Regarding the marketing research, only information from the six conducted studies provided data for analysis.

EVENT CALENDAR & ECONOMIC IMPACT

The following is a list of the 2005 events hosted at the Spokane County Fair & Expo Center and their estimated economic impacts. The economic impacts are arrived by utilizing the following formula:

Attendance (non-local %) (daily spending) (# of days in Spokane) (sales multiplier)

Category #1: Local Annual

Non-Local % = 21
Daily Spending = 65.83
of days = 1.54
Sales Multiplier = 1.5

<u>Event</u>	<u>Attendance</u>	<u>Economic Impact</u>
Flat Track Racing (5 shows)	400	\$ 12,774
Main Event Auto Show	1,342	\$ 42,856
Inland NW RV Show	9,000	\$ 287,407
National Boat Show	8,202	\$ 261,924
International Auto Show	13,442	\$ 429,259
Wholesale to the Public Sale	n/a	n/a
Cattleman's Classic Bull Sale	250	\$ 7,984
Junior Livestock Benefit Gala	900	\$ 28,741
Home and Yard Show	23,000	\$ 734,485
Mike Rafter Benefit Roping	75	\$ 2,395
Wishing Star	800	\$ 25,547
Zip Trip Awards Banquet	300	\$ 9,580
Gem, Mineral, & Jewelry Show	3,200	\$ 102,189
4H Tack Swap	5,000	\$ 159,671
NW Team Penners	50	\$ 1,597
Citadel Broadcasting	0	\$ 0
Inland Empire Quarter Horse Show	200	\$ 6,387
Auto Boat Speed Show	4,000	\$ 127,737

<u>Event</u>	<u>Attendance</u>	<u>Economic Impact</u>
Country Living Expo	3,000	\$ 95,802
Elevated Access Solutions	30	\$ 958
2005 Power Rama	60	\$ 1,916
Northwest Team Penning	50	\$ 1,597
4H Spring Clinic	100	\$ 3,194
Intermountain Logging Show	800	\$ 25,547
Columbia Paint	500	\$ 15,967
Kiwanis Paint a Helmet	20	\$ 639
URM Grocery Show	500	\$ 15,967
WSIADA Used Car/Truck Show	400	\$ 12,774
Spokane Pony Club	50	\$ 1,597
Spring Antique Show & Sale	7,500	\$ 239,506
NW Interstate Spring Fling	300	\$ 9,580
Spokane Home Builders Premier Home Show	4,000	\$ 127,737
Northwest Team Penning	50	\$ 1,597
Junior Livestock Show	1,500	\$ 47,901
Boise Distributions	400	\$ 12,774
4H Horse Leaders	50	\$ 1,597
Pet Fest	1,127	\$ 35,990
Everybody Bazaar & Yard Sale	1,500	\$ 47,901
I.E. Arabian Horse Show	80	\$ 2,554
I.E. Golden Retriever	20	\$ 639
Spokane Kennel Club Show	1,500	\$ 47,901
WA State Barrel Racing Association	40	\$ 1,278
Inland Empire Quarter Horse Show	200	\$ 6,387
4H Horse Leaders	100	\$ 3,194
Inland Empire Barrel Racing Association	40	\$ 1,278
Inland Empire Barrel Racing Association	50	\$ 1,597
NW Summer Celebration	225	\$ 7,185
Les Schwabb Auto Show	1,000	\$ 31,934
River City VW Club	200	\$ 6,387
Hagadon Corporation	0	\$ 0
I.E. Equine Driving	100	\$ 3,194

Sport Business Interests

<u>Event</u>	<u>Attendance</u>	<u>Economic Impact</u>
4H Horse Leaders	100	\$ 3,194
Job Fair	n/a	n/a
Spokane County Parks Department	n/a	n/a
Final Event Group Car Sale	1,000	\$ 31,934
4H South Camp	100	\$ 3,194
Fairgrounds Auto Sale	n/a	n/a
Job Fair	n/a	n/a
United Transportation Picnic	1,500	\$ 47,901
Wildfire Blossoms Overstock Scrapbook Sale	n/a	n/a
I.E. Tennessee Walker	100	\$ 3,194
Scottish Highland Games	1,061	\$ 33,882
I.E. Buckskin Horse Show	100	\$ 3,194
Inland Empire Barrel Racing Association	45	\$ 1,437
Palouse Empire Appaloosa Show	100	\$ 3,194
I.E. Water Garden & Koi Show	700	\$ 22,354
WSIADA Used Car/Truck Show	400	\$ 12,774
Inland NW Paint Horse Show	250	\$ 7,984
Fall Antique Show	6,500	\$ 207,572
URM Grocery Show	367	\$ 11,720
NW Team Penners	50	\$ 1,597
Susan Rae's Animal Fair	2,000	\$ 63,868
Mt. Spokane Ski Swap	500	\$ 15,967
Bead Stampede	1,000	\$ 31,934
MS Auction-Octoberfest	500	\$ 15,967
NW Team Penners	50	\$ 1,597
Winter Knights Snowmobiles	2,500	\$ 79,835
Spokane Regional Health Dept.	100	\$ 3,194
Final Event Car Show	1,500	\$ 47,901
Spokesman-Review Christmas Bureau	2,000	\$ 63,868
	118,176	\$ 3,773,858

Sport Business Interests

Category #2: Non-Local Annual

Non-Local % = 35
Daily Spending = 69.27
of days = 3.6
Sales Multiplier = 1.5

<u>Event</u>	<u>Attendance</u>	<u>Economic Impact</u>
Spring Arts & Crafts Show	15,000	\$ 1,963,805
Christmas Arts & Crafts Show	15,000	\$ 1,963,805
Bighorn Outdoor Adventure Show	27,000	\$ 3,534,848
Lawyer Nursery Stock Sale	1,000	\$ 130,920
Ride the West	3,070	\$ 401,925
	61,070	\$ 7,995,303

Category #3: Gun Shows

Non-Local % = 27
Daily Spending = 47.00
of days = 1
Sales Multiplier = 1.5

<u>Event</u>	<u>Attendance</u>	<u>Economic Impact</u>
Spokane Gun Show & Flea Market (5 shows)	24,620	\$ 629,840*

* vendors included (see study)

Economic Impact Total

<u>Category/Study</u>	<u>Attendance</u>	<u>Economic Impact</u>
Category #1	117,061	\$ 3,773,858
Category #2	61,070	\$ 7,995,303
Category #3	24,620	\$ 629,840
ADGA (Category #4; Conventions)	725	\$ 180,203
The Fair (Category #5; The Fair)	193,201	\$ 6,051,393
Home Ideas Show	9,100	\$ 77,704
Early Ford V8	5,438	\$ 474,399
Good Guys Car Show	36,500	\$ 5,053,209
TOTALS:	448,830	\$ 24,235,909

**TOTAL ANNUAL INDIRECT IMPACT
STEMMING FROM NON-RESIDENTS =**

\$24,235,909

MARKET RESEARCH RESULTS & ANALYSIS

The following information addresses the market research aspect of the study. The distributed surveys consisted of questions designed for feedback regarding both the Spokane County Fair & Expo Center and each event which is individually operated by a promoter. The responses to the questions designed to evaluate the Spokane County Fair & Expo Center are below. The reason for collecting this data was to provide valuable information to the promoters in exchange for their allowing the researchers to approach their attendees and vendors. Without their assistance this study could not have occurred. The exceptions to this rule deal with the question designed to gather information regarding potential improvements for the event/show and event/show satisfaction. The researchers did feel that the responses provided some overlap that the Spokane County Fair & Expo Center staff and/or Board of Directors may find pertinent to future marketing and management plans. The following are the results from across all six studies.

Event Satisfaction:

When asked whether or not the attendees would return next year, they provided the following responses:

	YES	NO	UNDECIDED
Early Ford V8	95%	4%	1%
ADGA*	38%	55%	7%
Good Guys	96%	3%	1%
The Fair	91%	5%	4%
Home Ideas	95%	0%	5%
Gun Show	94%	5%	1%

**ADGA is a convention that rotates annually by geography. This event will not be on the West Coast next year.*

**Most Listed Reasons for
"No Return" or "Undecided" Responses:**

- Not enough vendors
- Too expensive (the gate)
- Too expensive (the vendors)
- Conflicting plans
- Unhappy with current event
- Budget limitations
- Not enough variety/entertainment
- No need; already purchased item
- No Response

Recommendations for Event Improvements (Attendees):

When asked what could be done to improve the event, the following responses were most commonly recorded:

- More vendors
- Better p.a. system
- More ticket takers at entry
- More booth/vendor variety
- More aisle room
- Better food vendors
- Better parking
- More entertainment
- Better ventilation system
- More local information
- More shade
- More restrooms
- Better organization
- Better weather
- More fans
- More showers

Event Awareness:

When asked about which medium made them aware of the event, the attendees responded"

	Billboard	TV	Radio	Newspaper	Word of Mouth
Early Ford V8	0%	9%	8%	13%	60%
ADGA*	0%	2%	0%	2%	43%
Good Guys	0%	14%	13%	4%	33%
The Fair	7%	32%	4%	2%	54%
Home Ideas	0%	33%	11%	29%	20%
Gun Show	2%	10%	9%	43%	22%

- Other means of awareness included: *Good Guys membership, fairgrounds' sign, Entertainment Book, Gun Show Calendar, Nickel Worth, promoters, flyers, newsletters, Lewis & Clark Trader, NRA, ADGA Newsletter, 4H, Dairy Goat Journal, web sites.*

Facility Quality (Attendees)

When asked about the quality of the facility, the attendees responded to the following statement: I found the quality of the Spokane County Fair & Expo Center facility to be excellent....

	Strongly Disagree	Disagree	Undecided	Agree	Strongly Agree
Early Ford V8	3%	5%	10%	60%	22%
ADGA*	3%	2%	9%	59%	27%
Good Guys	6%	6%	4%	50%	32%
The Fair	4%	0%	8%	53%	35%
Home Ideas	3%	1%	4%	67%	24%
Gun Show	7%	3%	7%	64%	19%
averages	4.3%	2.8%	7%	58.8%	26.5%

Recommendations for Facility Improvements (Attendees):

When asked what could be done to improve the facility, the attendees responded:

- More maps & information
- Provide AC/Ventilation
- More restrooms & showers
- Continue with current improvements
- Better parking
- Wider aisles
- Larger buildings
- More shade
- Better seating
- More drinking fountains

Concession Quality

When asked about the quality of the food concessions, the attendees responded to the following statement: I found the quality of the concessions (food) at this event to be excellent....

	Strongly Disagree	Disagree	Undecided	Agree	Strongly Agree
Early Ford V8	2%	2%	23%	58%	15%
ADGA*	2%	5%	53%	23%	3%
Good Guys	1%	9%	21%	47%	14%
The Fair	4%	2%	12%	56%	23%
Home Ideas	0%	4%	40%	38%	6%
Gun Show	3%	1%	36%	41%	5%
averages	2%	3.8%	30.8%	43.8%	11%

Vendor Accommodations:

When non-resident vendors were asked about overnight accommodations, they responded that they utilized a:

	Hotel/Motel	RV/Campground	Friends/Family
Early Ford V8	36%	42%	22%
ADGA	33%	59%	8%
Good Guys	37%	41%	22%
The Fair	37%	24%	28%
Home Ideas	33%	11%	56%
Gun Show	73%	7%	20%

Facility Quality (Vendor)

When asked about the quality of the facility, the vendors responded to the following statement: I found the quality of the Spokane County Fair & Expo Center facility to be excellent....

	Strongly Disagree	Disagree	Undecided	Agree	Strongly Agree
Early Ford V8	1%	7%	16%	60%	16%
ADGA*	2%	2%	7%	62%	27%
Good Guys	5%	0%	8%	48%	38%
The Fair	1%	6%	10%	51%	32%
Home Ideas	2%	2%	2%	65%	28%
Gun Show	3%	5%	16%	46%	22%
averages	2.3%	3.6%	9.8%	55.3%	27.1%

Recommendations for Event Improvements (Vendors):

When asked what could be done to improve the event, the vendors responded:

- Better organization
- More advertising
- Bigger/Better pens
- More showers & restrooms
- Change partition colors
- Less flies
- Earlier vendor entry time
- Free coffee
- Better p.a. system
- Lower admission fees
- More craft booths
- More flexibility regarding booth locations
- Better lighting
- More loading and unloading access
- Fix roof/insulation
- Vendor food discounts
- More drinking fountains
- Healthier food choices

ATTENDEE SPENDING BY CATEGORY

The non-resident attendees were asked to estimate and/or anticipate the amount of money they spent/would spend on their trip to the Spokane area. In particular, they were requested to record spending by category (food, lodging, and miscellaneous). The results of group spending are listed below. Along with the results are the average group size and the average number of days the visitors stayed in Spokane. Please note that the low lodging numbers are a result of visitors choosing to utilize other accommodations (RV/Campground/Friends/Family as opposed to the pricier hotel/motel options).

			food	lodging	miscellaneous
	Avg. Stay	Avg. group size			
Early Ford V8	2.9	3.1	\$252	\$204	\$118
ADGA	5.5	3.6	\$296	\$207	\$211
Good Guys	3	3.5	\$381	\$199	\$282
The Fair	2	4.1	\$129	\$21	\$58
Home Ideas	1	2.6	\$28	\$13	\$40
Gun Show	1	2.2	\$60	\$17	\$27

INTERSTATE FAIR AS A NON-PROFIT REVENUE SOURCE

Each year, the Spokane County Interstate Fair provides opportunities for many local non-profits to raise funds. Without the Fair, the below organizations would be losing valuable income and promotion opportunities.

- | | |
|--|--------------------------------------|
| Amazing Grace Mission | Armed Forces and aerospace Museum |
| Army National Guard | Boy Scouts of America |
| Child Evangelism Fellowship | City of Spokane |
| Community Connector | Constitution Party |
| Department of Transportation | Eastern Washington University |
| El Katif Temple (Duck Race) | Full Gospel Businessmen |
| Gideons International Prairie Camp | Global Credit Union |
| He's Alive Broadcasting/KHBA | I.E. Railway Historical Society |
| Knights of Columbus | Northwest Murray Grey Association |
| Operation Lifesaver (Washington/Idaho) | Our Lady of Guadalupe Church |
| Pile Drives Local 2382 | Republican Party |
| Social Security Administration | Spokane County Community Services |
| S.E. Rotary Club | S.E. Lion's Club |
| Spokane County Noxious Weed Board | Spokane County Public Works |
| Spokane County Regional Animal Care | Spokane Humane Society |
| Spokane Linwood SDA Church | University of Phoenix—Spokane Campus |
| US Border Patrol | US Fish and Wildlife Service |
| Valley General Hospital Foundation | Washington Lottery |
| Washington State Quilters | Washington State Trial Lawyers |
| West Plains Community Fair | Kiwanis |
| Moonshriners | St. Aloysius Catholic Church |
| Spokane Central Lions | Spokane Valley Kiwanis |
| Veteran's of Foreign Wars | |

NOTES:

- For this study, the researcher only took into account expenditures stemming from non-residents. This study does not take into account local dollars. Local dollars do not constitute economic impact; rather local dollars are the recycling of community funds.
- The conservative sales multiplier of 1.5* indicates that for every one dollar spent by non-residents in the Spokane community, 50 cents is then recycled within the local economy. * *Coughlin, C.C. & Mandelbaum, T.B. (1991). A Consumer's Guide to Regional Economic Multipliers. Federal Reserve Bank of St. Louis (73).*
- For comparison, a recent economic impact study of the State Fair in Yakima, Washington utilized a sales multiplier of 2.45.
- For this study, a non-resident is defined as an attendee who resides 30+ miles from the Spokane County Fair & Expo Center.
- All research was conducted on location at the Spokane County Fair & Expo Center utilizing survey research techniques.
- Without the assistance of the Spokane County Fair & Expo Center staff and the five independent promoters, completion of this study would have been impossible. Their efforts are greatly appreciated.
- If there are any questions regarding the results of this study, please contact SBI at 509-869-0299.



Exhibit C: The Master Plan from 2000

SPOKANE COUNTY FAIR AND EXPO CENTER MASTER PLAN 2000

JULY 17, 2000

Revised: February 19, 2001



SPOKANE COUNTY FAIR & EXPO CENTER

MASTER PLAN 2000

The purpose of this Master Plan 2000 is to create a guideline for current and future modifications to the Fair & Expo Center that enables changes to be made that meet the goals and objectives of the overall Master Plan.

The concept for this guideline is to create an overall grid system that brings the patron to the site parking areas and then flows to a central entry point from a pedestrian friendly link. This grid system has both primary and secondary flows with intersections and overlaps that help create a systematic way-finding environment of signage and interest areas.

The elements that were to be specifically addressed for updating were as follows:

- Main Entry
- Exhibit Hall Expansion
- Food Court
- A new Arena of 5,000 to 6,000 covered seats, elevated above the Arena floor
- Temporary Stage and Food Court

WAYFINDINGS

Preliminary design for the Spokane County Fair and Expo Center Master Plan 2000 includes the following:

A north-south oriented grid system for pedestrian and vehicular traffic is superimposed upon the existing site, taking into consideration current pedestrian movement and points of interest within the Fair and Expo Center. This is done to clarify and enhance points of interest and to accentuate these areas as they relate to the grid. The grid is paved with stone or brick pavers in certain areas to create areas of interest within the site and adjacent entry points.

Points of interest as they relate to the grid are as follows:

Main Entry and Entry Court

A Main Entry and Entry Court, to facilitate visitor orientation to the site and to individual events, was created between the two western-most existing buildings—the Main Building, Bay 1 and the Exposition Building containing Bays 2 and 3. The grid extends from the Main Entry east to the covered grandstand at the Outdoor Arena, the grid at this point being a paved strip about 75' wide.

Outdoor Arena

The grid extends from the west to the Main Entry from the covered grandstand at the Outdoor Arena. A 60' wide strip of paving is also designed to run north/south following the boundary of the west edge of the covered grandstand. This part of the grid is the service connection with smaller paved sections that lead to entry points at the east parking lot and various other buildings.

Stage / Temporary Food Court

A stage and hookups for vendors was created to the northwest of the Outdoor Arena, placed across the 60' service strip of paving on the west side of the grandstand. Similar paving is on the north, west and south sides of the stage area.

Food Court

The main Food Court is a structure that can be walked through from west to east, but is also able to be closed off in inclement weather. It straddles the paving running west to east from the Entry Court to the Outdoor Arena. Paving is also provided around the structure for service and vending during high traffic times at large events.

Entry Points

At the northeast corner of the west parking lot (main parking lot) a ticketing booth and gate would provide direct access to those events occurring in the adjacent field, agriculture complex, or other buildings located on the northern edge of the Fair and Expo site. A paved section of the grid runs west to east from this entry point to the agriculture complex. The grid joins at this point with another grid section that runs north/south to the Floral Building.

Entry Points (cont.)

A similar entry point is located in the southeast corner of the parking lot south of Bay 3. It will allow access from this lot and overflow parking further south to the grid section running north/south from the Floral Building to the agriculture complex.

Two similar entry points are located each on the northwest corner and southwest corner of the east parking lot. They provide access from easterly parking to the north and south ends of the Outdoor Arena, respectively, and link with the north/south grid section to the west of the Arena.

Main Entry Sign

An overhead sign is located on the west of the site at the intersection of the entry lane and Havana Street. A grid section, also paved of the same material as other grid sections, runs from this sign to the Main Entry along the length of the entry lane. The entry lane provides flow from the main parking along pedestrian friendly boulevards.

Descriptions of elements within the Fair and Expo Center site:

Main Entry

The Main Entry is on the west end of the Entry Court. It is composed of a silo 75' high and concentric walls to the south, oriented in a way to provide maximum exposure to the main parking lot. Tickets are purchased at the bottom of the silo which admit visitors to the Entry Court. From there, visitors can go north to the Cosgrove and Bay 1, or south to Bays 2 and 3, or east to the Food Court and other buildings located on the Fair and Expo site.

Entry Court

The Entry Court is 75' wide by 310' long. Walls to the east are glazed curtainwalls attached to steel framing structure. The roof of the Entry Court is made of an insulating, translucent glazing that will allow daylight but not direct sun into the Entry Court. The upper ridge line of this shed roof is on the north at a height of 50', and the slope of the roof falls 3½"/ft to the south. Existing restrooms between Bays 1 and 2 would be removed. Concrete planters with trees and other vegetation 15' wide are placed centrally in the court, broken intermittently for cross traffic. This Entry Court allows for vendor booths, displays and sales.

Covered Passage

The covered passage is 75' wide by 100' long, and links the east end of the Entry Court to the west end of the Food Court. The roof is partly covered with translucent glazing, and the passage sides are able to be covered for inclement weather with roll-down canvas walls. It is tall enough to allow tall combines to pass under the structure.

Food Court

The Food Court is meant to provide service to Bays 1-3, the Entry Court, and also to larger site-wide events. It is a covered area within a 140' diameter structure with vendor spaces serving to the inside 75' wide strip running west/east. An interior stairway would access a mezzanine section above. An 80' diameter polygonal skylight terminates the roof. Sales could occur at both interior and exterior sides with service at the exterior.

Stage and Temporary Food Court

The Stage is a permanent structure, open to the southwest, with power, water and sewer hookups for self-contained vendors on the north and east sides. It has additional shared spaces at the first level of the open air Arena.

Outdoor Arena

The old grandstand is to be taken out, and a new, covered grandstand is designed around the existing Arena. 5,000 seats are covered, with another 1,000 seats open to make a total capacity of 6,000 spectators. The grandstand is open underneath for restrooms, vendor space, storage and controlled ticketing. A dressing room was provided across from the stage / temporary Food Court. A silo structure is also used on the west side of the grandstand for ticketing, linking it visually to the Main Entry. The entry to the grandstand is directly on axis to the Food Court and Main Entry to the Fair and Expo Center.

Entry Gates

Ticketing at satellite entry gates is also in the shape of a silo, using the same iconography as the Main Entry and grandstand, but in a smaller scale. This is part of the overall way-finding that creates focal points throughout the site.

Bay-1 Addition

A 30' addition was added to the north side of Bay 1, creating 6,600 sq. ft. of space. A new roof would cover this addition and the existing roof of the Main Building, visually tying them to the existing Bays 2 and 3 as well as the mechanical cupola that run from one end to the other.

Cosgrove

The west wall of the Cosgrove is moved to align with the west wall of Bays 2 and 3. The roof of the Cosgrove is modified to tie into the new structure created by the joining of Bay 1 to the Entry Court, and enclosing Bays 2 and 3.

Boulevard

A boulevard is suggested to create a more friendly south entrance from Havana Street to the southwest parking lot. This lane, south of the Spokane Indians Baseball stadium, is separated from the existing two lanes with trees planted in the median.

REVISED 12/29/00
(REFLECTS AN ALL NEW BAY 1)
PROJECT BUDGET

	Construction Budget	Project Budget
1. SITE WORK ALLOWANCE	\$700,000	\$1,000,000
• Drives & Boulevards		
• Paving/Parking & General Landscaping		
• Signage Kiosks and Way-Finding Graphics		
2. ENTRY GATE SMALL SILOS	\$40,000	\$50,000
• (4) Enclosed Gate Buildings		
3. ENTRY COURT WITH BAY 1 (66,000 s.f.)	\$3,740,000	\$4,960,000
• Skylighted Main Entry with Silo		
• Enclosure and Service Doors @ Existing Bays		
• Toilet Rooms and Security Offices		
• Relocated Flag Pole Court		
• HVAC		
EXHIBIT BAY 1 (New Construction)		
• Demolish Existing Bay 1 (\$70,000)		
• All New Systems		
• Floor Slab with Plumbing, Electrical & Data		
4. COVERED PASSAGE	\$300,000	\$400,000
• Open, Covered/Skylighted Link between Entry Court and Food Court		
• Drop Side Wall Panels of Canvas		
• Infrared Heat		
5. FOOD COURT	\$2,300,000	\$3,100,000
• Enclosed/Open Court Passage		
• Mezzanine Eating Level and Main Level		
• Domed Skylight		
• Built-In Equipment		
6. TEMPORARY STAGE/FOOD SERVICE	\$150,000	\$200,000
• Open Air Outdoor Stage		
• Dressing & Toilet Rooms		
• Food Vending Market, Portable		
7. OUTDOOR ARENA & GRANDSTAND	\$3,040,000	\$4,100,000
• 5,000 Covered Seats		
• 1,000 Uncovered Wing Seats		
• Lower Level Food Service & Toilet Room		
• Lower Level Main Entrance		
PROJECT BUDGET TOTAL		\$13,810,000 *

***Notes:**

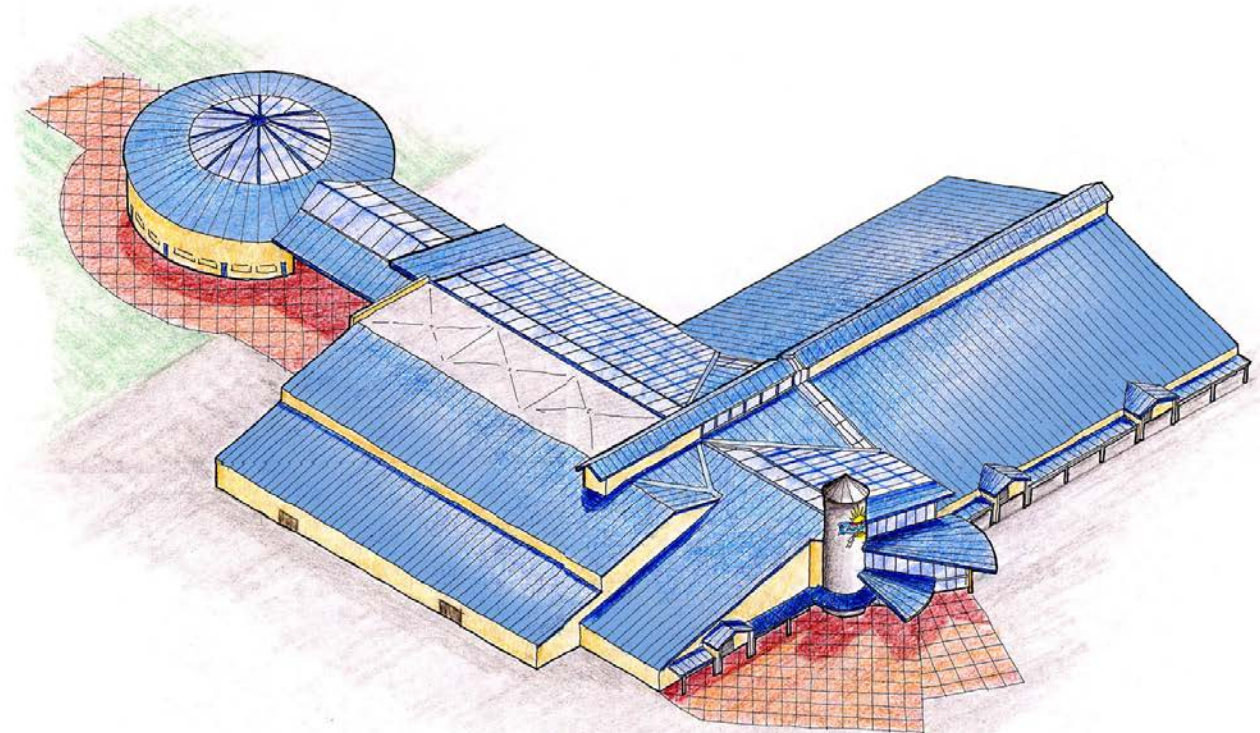
- Amounts shown reflect December, 2000 values.
- Anticipate +4% per year construction/project cost escalation (from Dec., 2000).
- Project Total includes Construction Budget + Project Soft Costs (Sales Tax @ 8.1%, Project Contingencies @ 15%, Professional Service Fees @ 8%, Permitting, Special Inspection & Testing, Etc. @ 3.9%), approximately 35%.
- No expenses are listed for Bond Campaign.
- This budget is one total project, if done in phases, we recommend adding +5% per project/phase.

SPOKANE COUNTY FAIR & EXPO CENTER **BUDGET**

PERIMETER SITEWORK WITH STA	Project Budget
1. SIDEWALKS	\$33,000
• 6' wide along Havana, 2,200 feet from Broadway	
2. CURBS (existing)	--
3. FENCE	\$24,000
• 4' high, galvanized chainlink with top rail and gates (add \$5.00/l.f. for vinyl coated)	
4. BERMS	\$90,000
• (9) 10' x 50' berms located along the fence and at gates with "Valley Look," trees, soil, sod, irrigation and ground cover.	
5. ENTRANCE GATE FLAGS (8 locations)	\$80,000
6. STA BUS STOP (\$50,000 Allowance)	--
• Bus turn out along Havana with bus shelters	
TOTAL PROJECT COST BUDGET	\$227,000 *

***Notes:**

- Amounts shown reflect December, 2000 values.
- Anticipate +4% per year construction/project cost escalation (from Dec., 2000).
- Project Total includes Construction Budget + Project Soft Costs (Sales Tax @ 8.1%, Project Contingencies @ 15%, Professional Service Fees @ 8%, Permitting, Special Inspection & Testing, Etc. @ 3.9%), approximately 35%.
- No expenses are listed for Bond Campaign.
- This budget is one total project, if done in phases, we recommend adding +5% per project/phase.



AERIAL VIEW LOOKING SOUTHEAST



WEST ELEVATION

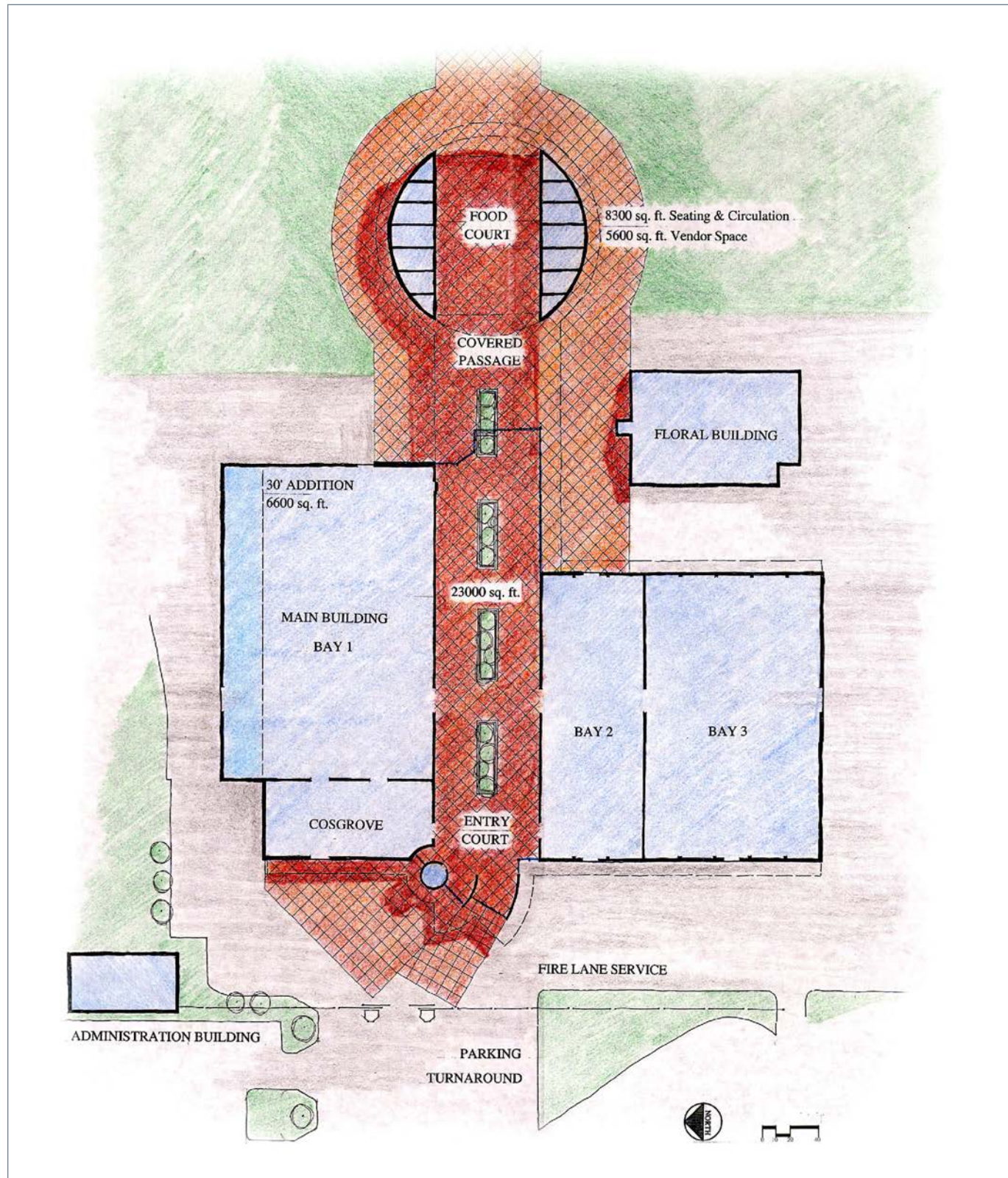


SOUTH ELEVATION



SPOKANE COUNTY FAIR & EXPO CENTER

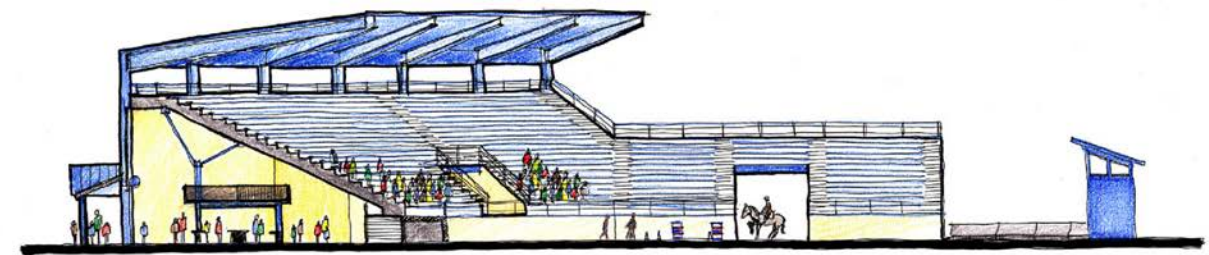
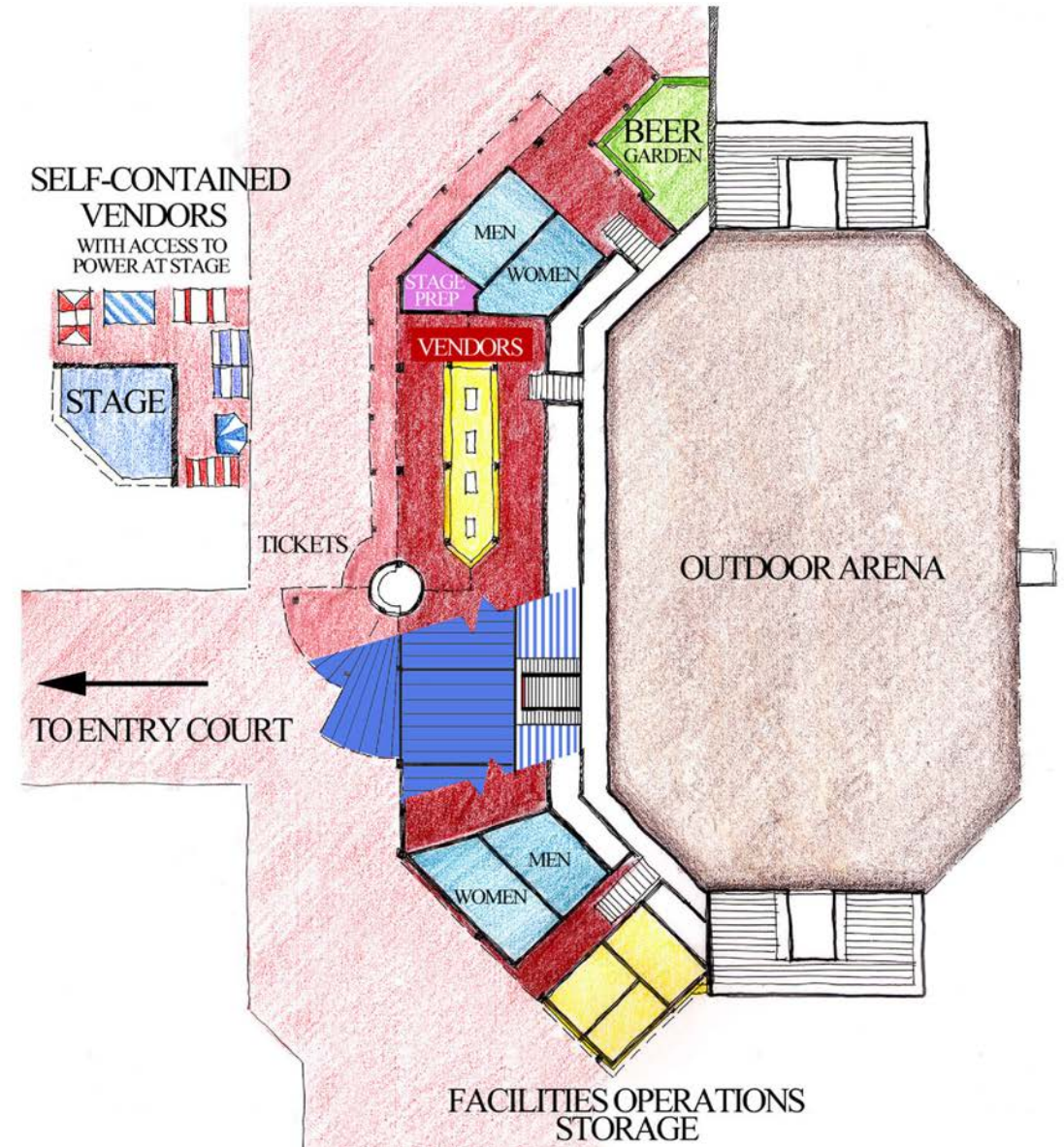
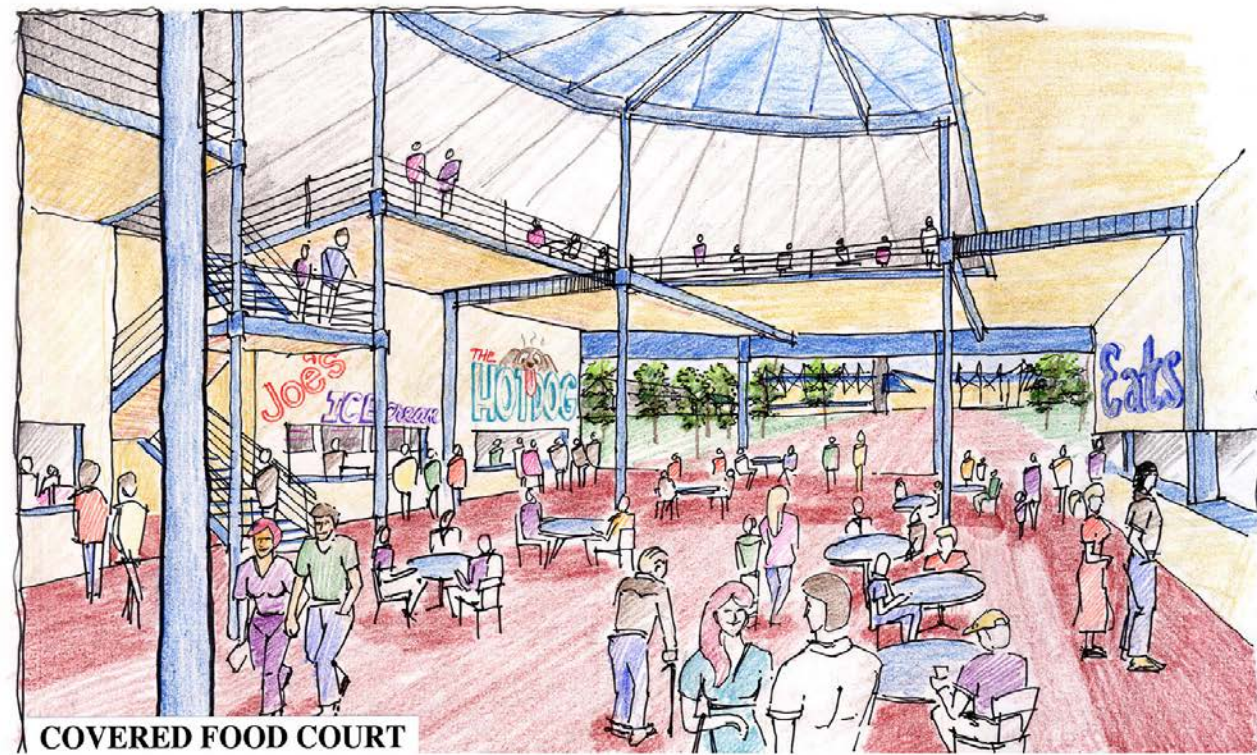




ENTRY COURT LOOKING EAST



TICKETING GATES AT ENTRY POINTS



SECTION THROUGH ARENA LOOKING NORTH



Exhibit D: The 2009 Event Calendar

DRAFT

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2009 EVENT SCHEDULE
VISIT US AT WWW.FAIRANDEXPO.ORG
WEEKLY SHOW INFORMATION 509-477-2787

Start Date	End Date	Event	Facility Usage
January			
3-Jan-09	4-Jan-09	Spokane Gun Show & Flea Market	Bays 1&3 (or Bays 1&2) & Plaza
16-Jan-09	19-Jan-09	Main Event Auto Show	Bays 1-4 & Plaza
21-Jan-09	21-Jan-09	Diamond J. Cowboy Ministries	Concessions Garden
22-Jan-09	25-Jan-09	Inland Northwest RV Show	Bays 1-4, Ag A-D, Plaza
30-Jan-09	8-Feb-09	National Boat Show	Ag A-D, Bay 1-4, Plaza, MPA
February			
12-Feb-09	15-Feb-09	International Auto Show	Bay 1-4, Ag A-B, Plaza
14-Feb-08	14-Feb-09	Flat Track	IA
18-Feb-09	18-Feb-09	Diamond J. Cowboy Ministries	Concessions Garden
21-Feb-09	21-Feb-09	Junior Livestock Benefit Gala	Ag A-C
21-Feb-09	24-Feb-09	Cowman's Classic Bull Sale	MP A, Indoor Arena
26-Feb-09	1-Mar-09	Custer's Home & Yard Show	Bay 1-4 & Plaza
28-Feb-09	28-Feb-09	Flat Track	IA
March			
6-Mar-09	6-Mar-09	North by Northwest Productions	Ag B (9 pm - 1 am)
6-Mar-09	6-Mar-09	Parks Meeting	
6-Mar-09	8-Mar-09	Custer's Spring Arts and Crafts Show	Bay 1-3 & Plaza
7-Mar-09	8-Mar-09	Flat Track	IA
12-Mar-09	12-Mar-09	Spokane Home Builders Bull & Crab Feed	Bay 4
13-Mar-09	15-Mar-09	Gem, Mineral, & Jewelry Show	Bay 1 & Plaza
14-Mar-09	14-Mar-09	4H Tack Swap	Bay 2, 3
14-Mar-09	14-Mar-09	Flat Track	IA
18-Mar-09	18-Mar-09	Diamond J. Cowboy Ministries	Concessions Garden
19-Mar-09	22-Mar-09	Big Horn Outdoor Adventure Show	Bay 1-4, Ag A-D, Plaza, MPA, Conf Rms ABC & Kitchen
21-Mar-09	22-Mar-09	Inland Empire Quarter Horse Show	Indoor Arena (CSA for warm up)
27-Mar-09	29-Mar-09	Auto Boat Speed Show	Bay 1-4, Plaza, Conf Rm C
27-Mar-09	29-Mar-09	Kaniksu Quarter Horse Association	Indoor Arena (CSA for warm up)
30-Mar-08	3-Apr-08	4H Spring Clinic	IA, HA (CSA for warm up)
April			
3-Apr-09	4-Apr-09	Aces Valley Power Tools	Ag B & ML (did not use ML due to snow)
3-Apr-09	5-Apr-09	Spokane Gun Show & Flea Market	Bay 1-3 & Plaza
6-Apr-09	8-Apr-09	Sears Power Rama Training	Ag B, Main Lawn
8-Apr-09	8-Apr-09	Manufacturer's Sneak Peek	Bay 3
15-Apr-09	15-Apr-09	Diamond J. Cowboy Ministries	Concessions Garden
16-Apr-09	19-Apr-09	NW Interstate Spring Fling Quarter Horse Show	Indoor Arena (CSA for warm up)
17-Apr-09	19-Apr-09	Spokane Home Builders Premier Home Show	Bay 1-3 & Plaza

17-Apr-09	19-Apr-09	Just Between Friends	Ag A & B (changed to Ag C & D due to Ag A roof collapse)
24-Apr-09	26-Apr-09	Custer's Spring Antique Show and Sale	Bay 1-3 & Plaza
25-Apr-09	25-Apr-09	Spokane Pony Club	IA, HA (CSA for warm up)
25-Apr-09	25-Apr-09	Foster Parent Dinner	Bay 4
May			
2-May-09	3-May-09	Great Train Expo	Bay 3
5-May-09	5-May-09	Greater Spokane Inc. Career Fair	Bay 3
5-May-09	10-May-09	Jr Livestock Show	Bay 1, IA, Ag B-D, MP A-C, Conf ABC (removed Ag A due to roof collapse)
9-May-09	10-May-09	Lawyer Nursery Stock Sale	Bay 3
20-May-09	20-May-09	Diamond J. Cowboy Ministries	Concessions Garden
21-May-09	24-May-09	I.E. Arabian Horse Show	IA, HA, MPB (CSA for warm up)
22-May-09	24-May-09	Spokane Kennel Club Show	Bay 1-4 & Plaza
28-May-09	31-May-09	Inland Empire Quarter Horse Show	IA & MPB (CSA for warm up)
29-May-09	30-May-09	WHR Motorsports	Grandstand Arena
29-May-09	31-May-09	Outdoor Living Expo	2/3 of Bay 3, & Pkg Lot 2 for storage 6/1-6/4
30-May-09	31-May-09	Pet Fest	Ag A,B,C (changed to Ag B,C,D due to Ag A roof collapse) & Main Lawn
June			
5-Jun-09	7-Jun-09	4H Horse Leaders	Indoor Arena, Horse Arena (CSA for warm up)
6-Jun-09	7-Jun-09	The Farm Chicks	Bay 1-2 & Plaza
12-Jun-09	13-Jun-09	IE Railway Open House	SL (Full)
13-Jun-09	13-Jun-09	Barrel Racing	
13-Jun-09	14-Jun-09	Spokane Gun Show	Bay 1 & Plaza
17-Jun-09	17-Jun-09	Diamond J. Cowboy Ministries	Concessions Garden
19-Jun-09	21-Jun-09	4H Horse Leaders	Indoor Arena, Horse Arena (CSA for warm up)
20-Jun-09	21-Jun-09	Just Between Friends	Bay 1
28-Jun-09	28-Jun-09	River City VW Club	Mn Lawn
July			
4-Jul-09	5-Jul-09	Palouse Empire Appaloosa Show	IA (HA for warm up)
10-Jul-09	12-Jul-09	Early Ford V8 Swap Meet	Ag A, Bay 1, ML,NL,SL, Prkg Lot (South), Plaza
10-Jul-09	12-Jul-09	4H Horse Leaders	Indoor Arena, Horse Arena (CSA for warm up)
11-Jul-09	11-Jul-09	Silver Auto Auction	Bay 2 & 3
15-Jul-09	15-Jul-09	Job Fair	Bay 3 & 4
15-Jul-09	15-Jul-09	Diamond J. Cowboy Ministries	Concessions Garden
17-Jul-09	21-Jul-09	4H South Camp	IA,HA,NL,MPB
18-Jul-09	18-Jul-09	Job Fair	Bay 3 & 4
18-Jul-09	19-Jul-09	Spokane Gun Show	Bay 1 & Plaza
19-Jul-09	19-Jul-09	United Transportation Picnic	S Lawn
24-Jul-09	26-Jul-09	100 Years of Motorcycles	ML,NL,SL, Plaza, GSA (Revised to add Main Pkg Lot)
31-Jul-09	2-Aug-09	IE Tennessee Walking Horse	Indoor Arena, CSA (for warm up), MPB
August			
1-Aug-09	1-Aug-09	Spokane Highland Games	NL 4&5, S lawn (Full)

8-Aug-09	9-Aug-09	IE Buckskin Horse Show	IA &HA
14-Aug-09	16-Aug-09	Good Guys	Bay 1-3, Lawns, Ag A-B, Plaza
15-Aug-09	16-Aug-09	Palouse Empire Appaloosa Show	IA (HA for warm up)
19-Aug-09	19-Aug-09	Diamond J. Cowboy Ministries	Concessions Garden
20-Aug-09	22-Aug-09	USA Boxing	GSA
22-Aug-09	23-Aug-09	Festival of the Andalusian	IA, (CSA for warm-up)
September			
11-Sep-09	20-Sep-09	Spokane Interstate Fair	Entire Grounds
23-Sep-09	23-Sep-09	Diamond J. Cowboy Ministries	Concessions Garden
25-Sep-09	27-Sep-09	Just Between Friends	Ag A-B
25-Sep-09	27-Sep-09	Inland NW Paint Horse Show	IA & MPB (CSA for warm up)
26-Sep-09	27-Sep-09	Spokane Gun Show	Bay 1 & Plaza
29-Sep-09	30-Sep-09	High School Apprenticeship Career Fair	EP Lots 1-4, MPC, MPB
October			
2-Oct-09	4-Oct-09	Custer's Fall Antique Show	Bay 1-3 & Plaza
9-Oct-09	11-Oct-09	Home Ideas Show	Bay1-3 & Plaza
16-Oct-09	18-Oct-09	Bead Stampede	AG B
16-Oct-09	18-Oct-09	Washington State Quilters	Bay 1, 2 & Plaza
17-Oct-09	17-Oct-09	Multiple Sclerosis Auction	Bay 3-4
17-Oct-09	18-Oct-09	RC Car Club	IA, half of MPA
21-Oct-09	21-Oct-09	Diamond J. Cowboy Ministries	Concessions Garden
30-Oct-09	1-Nov-09	Mt Spokane Ski Swap	Bay 2-4 & Plaza
November			
6-Nov-09	8-Nov-09	Spokane Gun Show & Flea Market	Bay 1-3 & Plaza
7-Nov-09	8-Nov-09	Flat Track	IA
13-Nov-09	15-Nov-09	The Log Home Shows	
14-Nov-09	14-Nov-09	Winter Knights Snow Show	Bay 1-4 & Plaza
14-Nov-09	14-Nov-09	Flat Track	IA
28-Nov-09	28-Nov-09	Silver Auto Auction	
18-Nov-09	18-Nov-09	Diamond J. Cowboy Ministries	Concessions Garden
20-Nov-09	22-Nov-09	Custer's Christmas Arts & Craft Show	Bays 1-3 & Plaza
December			
5-Dec-09	5-Dec-09	Flat Track	IA
9-Dec-09	19-Dec-09	Spokesman Review Christmas Bureau	AG A-B
12-Dec-09	13-Dec-09	Spokane Gun Show & Flea Market	Bays 1,3 & Plaza
12-Dec-09	12-Dec-09	Flat Track	IA
16-Dec-09	16-Dec-09	Diamond J. Cowboy Ministries	Concessions Garden

KEY: IA = Indoor Arena, NL = North Lawn, HA = Horse Arena, CSA = Covered Show Arena, and MPB = Multi Purpose Building

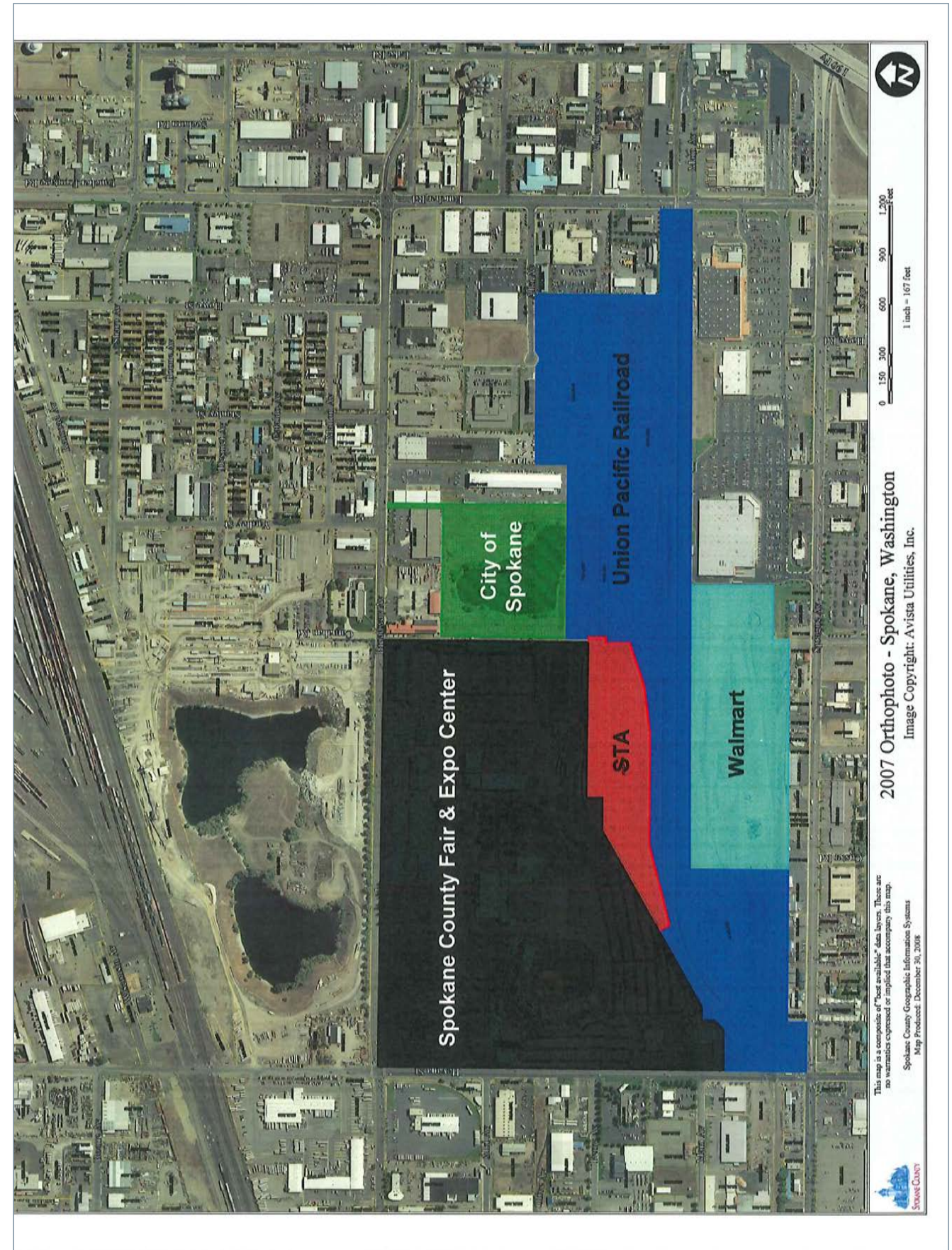
Exhibit E: Map Identifying Land Owners

DRAFT

Page 28 of 28

The following promotional drawings have been provided in digital and printed format:

1. Aerial view of the site from the southwest showing all designed elements in context. These elements include overhead entry signs, Main Entry, Entry Court, Covered Passage, Food Court, Temporary Food Court, Outdoor Arena, Entry Gates and Boulevard.
2. Aerial view from the northwest of the main exhibit structure which includes Bays 1 (with addition), 2 and 3, Main Entry, Entry Court, Covered Passage and Food Court.
3. West elevation.
4. South elevation.
5. Plan of main exhibit structure which includes Main Entry, Entry Court, Covered Passage, Food Court, and Bays 1, 2 and 3, as well as the addition to Bay 1.
6. Perspective labeled "Covered Grandstand".
7. Perspective labeled "Covered Food Court".
8. Perspective labeled "Entry Court Looking East".
9. Perspective labeled "Ticketing Gates at Entry Points".
10. Section through arena looking north.
11. Plan of Outdoor Arena, showing stage prep., vendor spaces, restrooms and storage.
12. Overhead entry sign.



Build for the Future Spokane County Expo Expansion

December 23, 2020

Ben Wick, Mayor

Mary Kuney, County Commissioner

Erin Gurtel, Fair and Expo Director

Mike Basinger, Economic Development Manager



Collaborative Effort

- Legislative Agendas
 - Greater Spokane Incorporated
 - Spokane County
 - Spokane Valley
 - Spokane Valley Chamber Commerce
 - Spokane Valley Fire Department
 - Visit Spokane
- State Capital Request
 - \$4 million



Retail Improvement Strategy

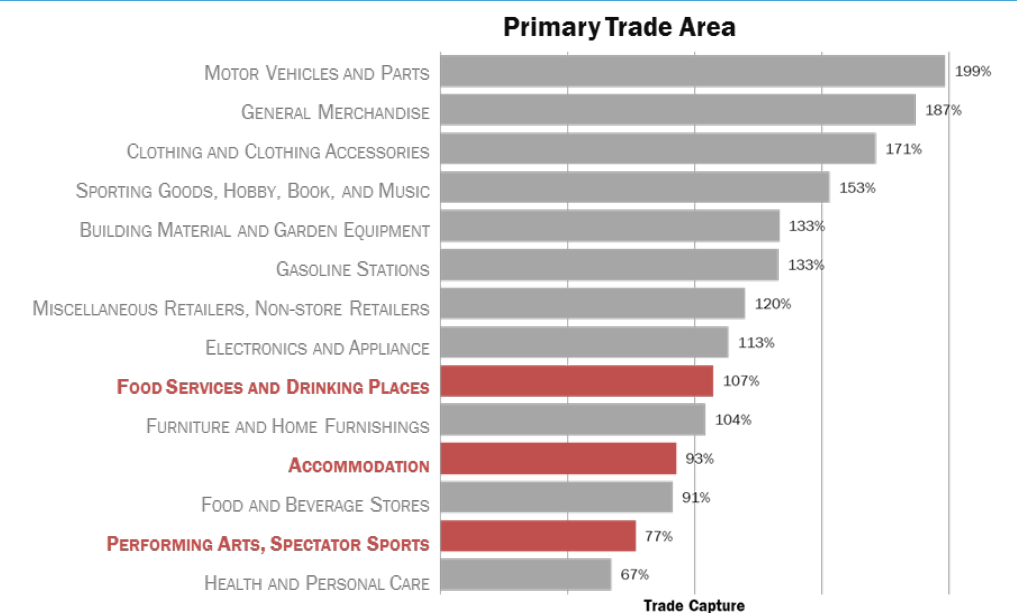
- 2015 City hired Community Attributes Inc. to develop a retail improvement strategy and action plan
 - Analyze Retail Trade Area, demographics, retail demand
 - Identify opportunities for retail growth
 - Develop strategic work program actions
- Identified strong connection between retail and tourism
- City initiated a follow up study of the tourism aspects of our local economy



Retail Improvement Strategy: Trade Capture

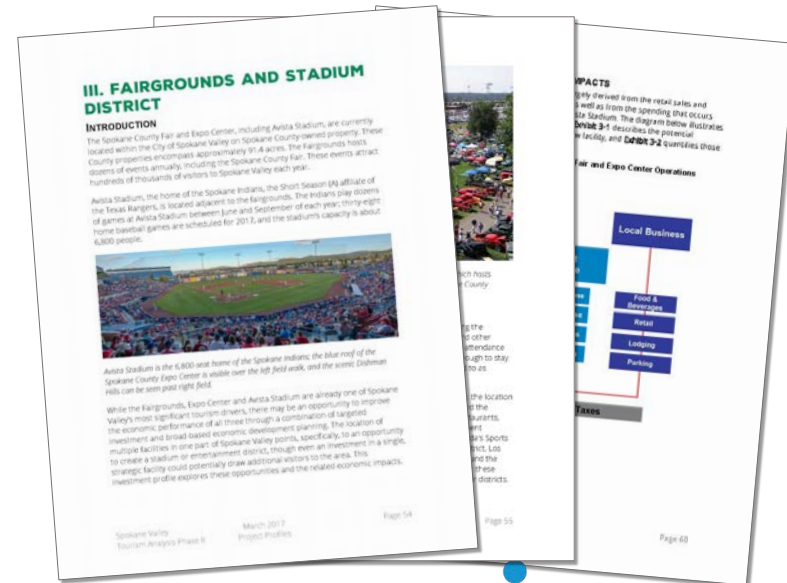
Trade capture is relatively strong but lags in tourism related categories

Data Source
Department of Revenue
Office of Financial
Management
2014 Data, published 2015



Tourism Strategy

- Phase I – Existing conditions & development of strategies
- Phase II – Technical evaluation of strategies
- Phase III – Implementation of Projects



Phase II: Investment Opportunities and Strategies

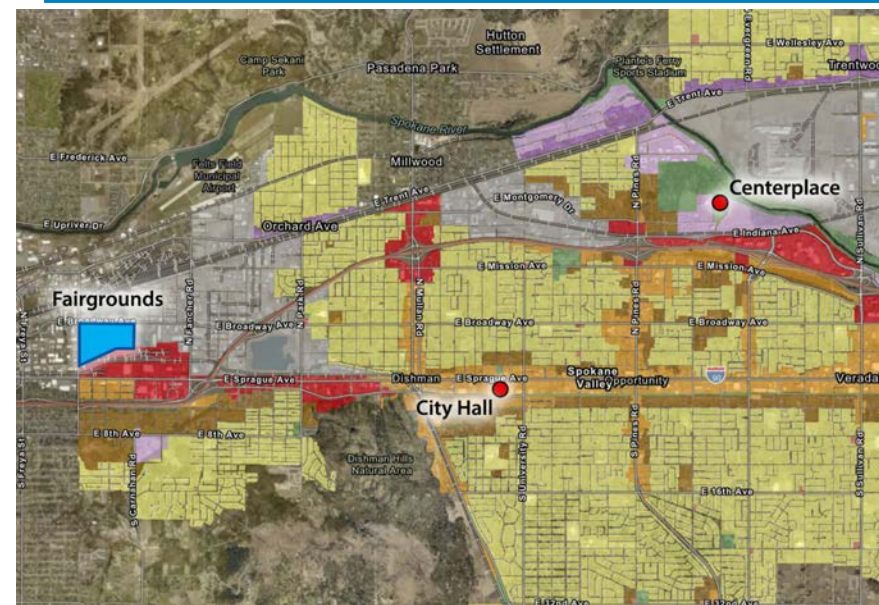
- Funded by Lodging Tax Advisory Committee (LTAC)
- Study feasibility of projects identified in Phase I
- Evaluated strategies for potential investment
 - Whitewater and Waterfront Park
 - Trail Development and Public Art
 - Fairgrounds and Stadium District (Expo Expansion)
 - Balfour Park Redevelopment
 - Special Events (CenterPlace Expansion)
 - Arts and Entertainment Venue
 - Outdoor Sports Complex (CSL)

Phase III: Project Implementations

- Tourism projects
 - Outdoor Sports Complex
 - Plante's Ferry
 - Ridgeline High School
 - Expo Expansion
 - CenterPlace West Lawn Expansion
- The Expo Expansion selection
 - Feedback from lobbyist
 - Viability of being constructed quickly
 - RIO
 - Maintained and operated by County
 - County is providing the property



Fairgrounds/Stadium District



Fairgrounds/Stadium District - Details

- 30,000 sf addition/new structure
- \$10 million
- Site analysis
 - External
 - Internal
- Building location
- Interior space layout
- Rendering of facility



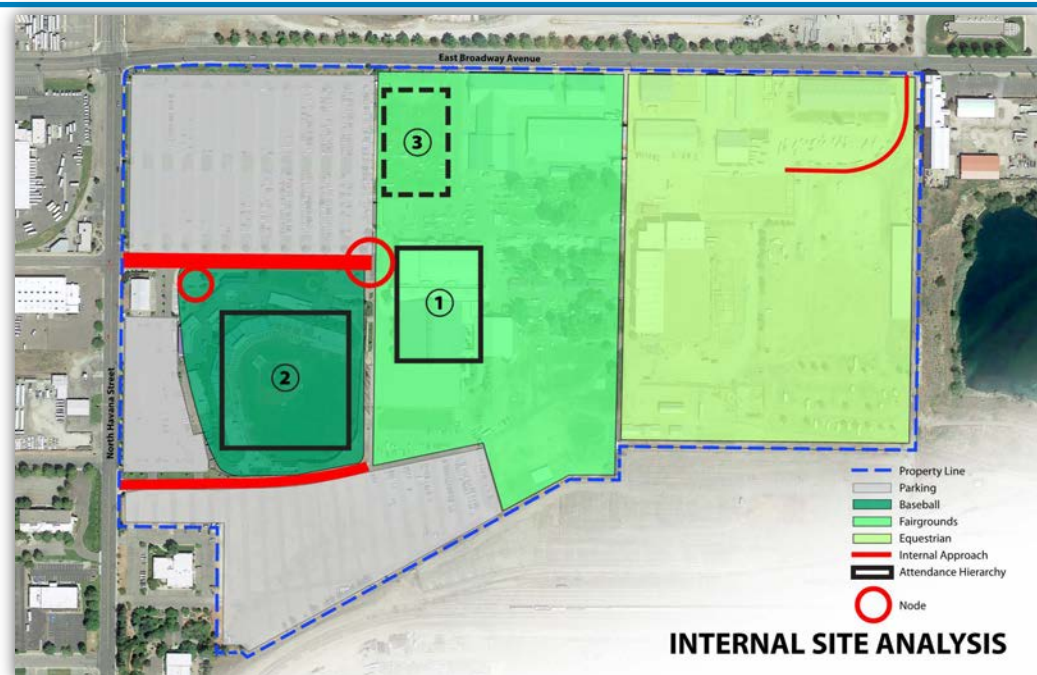
9

Fairgrounds External Site Analysis



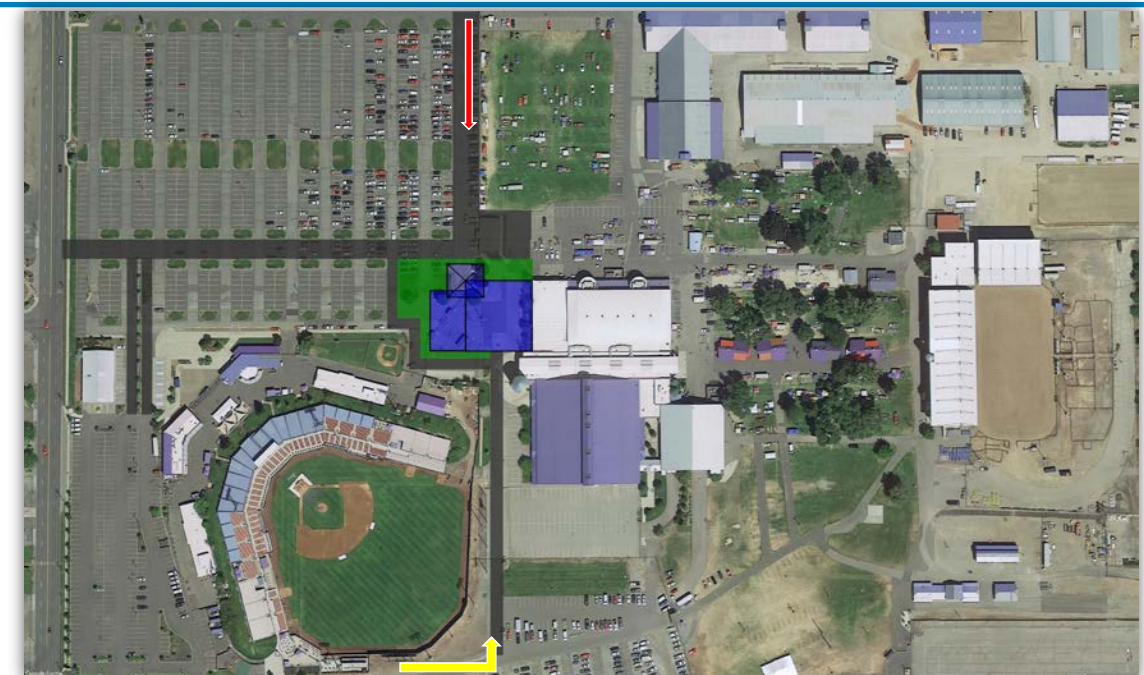
10

Fairgrounds Internal Site Analysis



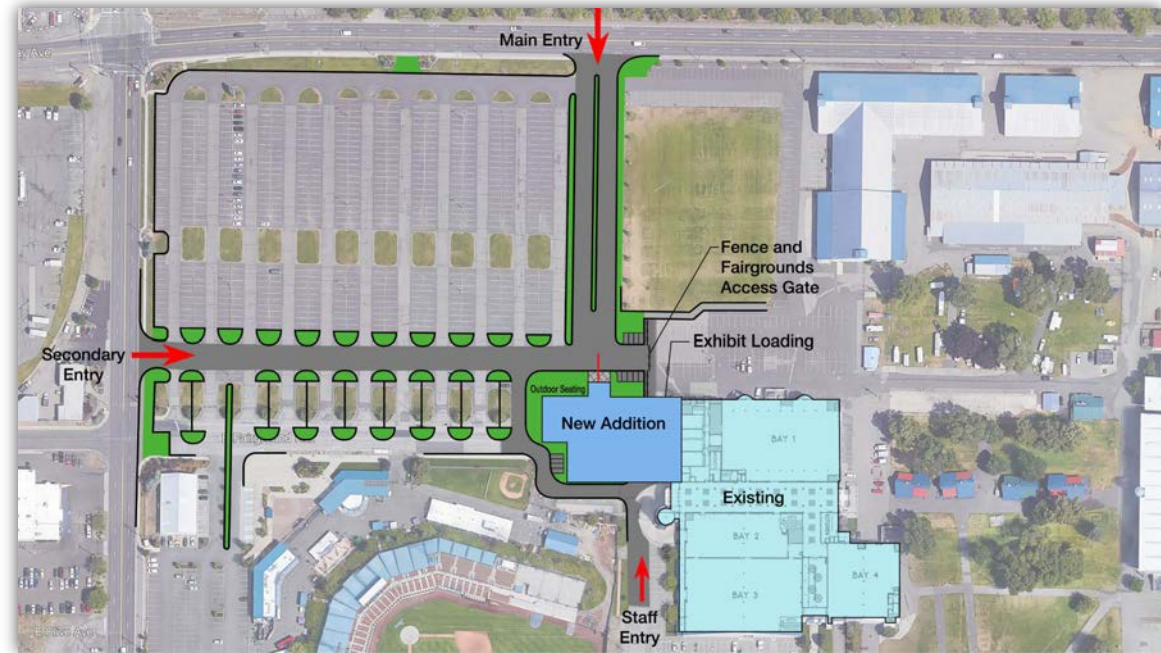
11

Connected Building



12

Event Center – Site Plan



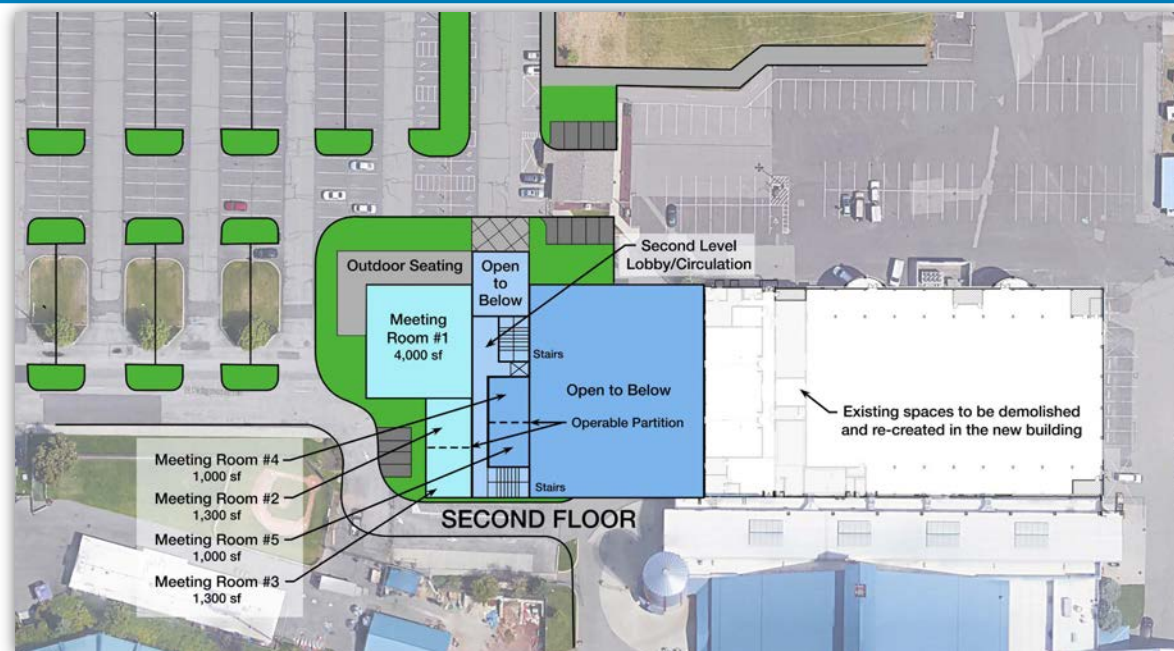
13

Event Center – First Floor



14

Event Center – Second Floor



15

Event Center



16

Event Center



17

Event Center



18

Event Center



19

Event Center



20

NODE Event Center – Program / Cost

NODE Event Center	Area	Units	\$/Unit	Cost
Exhibit Hall	16,000	SF	\$250	\$4,000,000
Lobby	2,000	SF	\$300	\$600,000
Administration	2,500	SF	\$250	\$625,000
Restaurant (Shell Space to be built out by Tenant)	4,000	SF	\$150	\$600,000
Meeting Room #1	4,000	SF	\$285	\$1,140,000
Meeting Room #2	1,000	SF	\$285	\$285,000
Meeting Room #3	1,000	SF	\$285	\$285,000
Meeting Room #4	1,000	SF	\$285	\$285,000
Meeting Room #5	800	SF	\$285	\$228,000
Site Development	162,000	SF	\$7	\$1,134,000
Project costs: Design, Permitting, Inspections, Survey, Geotech, etc.				\$800,000
TOTAL				\$9,982,000

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Benefits of New Building

- Attract/accommodate events that need tradeshow & meeting space
- Provides the opportunity for existing events to expand
- On-site restaurant will enhance offerings and visitor experience
- Accommodate private parties/corporate events/celebrations
- Area dining options are limited to fast food establishments
- Used to meet future public health needs (health testing/inoculation)
- Consistent with the 50-year Plan calling for more versatile space

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Financial Analysis

- \$10 million estimated cost
 - \$4 million state capital request
 - City has \$2.9 million lodging tax set aside
 - City would bond the balance of the construction funds - lodging tax revenues
 - County would contribute the land and own/maintain/operate the facility
- Economic Benefits
 - Baseline estimated visitor spending \$3.9 million
 - Corresponding increase in sales tax \$33,588

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Why Now?

- COVID impacts to the Hospitality Industry
- Construction of and connection with the North South Corridor
- Possible Restaurant and Brewery
- Changes in Baseball League resulting in longer season
- State Capital Match Availability

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NEVER GIVE UP.



Budget Estimate Proposal for

Chris Duff, President

Kyle Day, General Manager

Spokane Indians



Presented by:

Ken Brechtel, NGU Sports Lighting

April 2021

INTRODUCTION

We are proud to present this estimated budget proposal for the Spokane Indians to upgrade their stadium lighting to LED using Ephesus Sports Lighting.

ABOUT US

Ephesus was founded in 2011 and lit the very first professional stadium with LED lighting for the Arizona Cardinals in 2012. In 2015 became part of the global company **Cooper Lighting Solutions**. Cooper in turn has just been purchased by the world's largest lighting company - **Signify (Formerly named Phillips Lighting)**. As a part of Signify, Cooper will maintain the backing of their over 150-year history known for their research, product excellence, market strength and commitment to sustainability among other things that drives their product offerings. As a publicly traded company, Cooper Lighting Solutions and Signify ***have reserves set aside for all warranty claims.***

NGU Sports Lighting was founded following the sale of Ephesus by Mike Lorenz, co-founder of Ephesus. Mike formed NGU to concentrate on the major and minor league marketplaces as well as several states throughout the US. Mike found that major lighting companies are in the business of selling light fixtures and for specialty lighting products such as stadium sports lighting, the market demands a hybrid company that can provide everything from a turnkey installation opportunity to new construction hand holding that can take years to come to fruition as well as helping clients do their own installations or use contractors licensed within their state.

SPECIFICS OF THE ESTIMATED BUDGET PROPOSAL

This document will serve as an estimated budget proposal planning document and should not be considered a final proposal or offer of business. This document however should be able to get you to a level with our product, service and warranty to make informed decisions about moving forward using Ephesus Sports Lighting for your LED lighting plans pending the final proposal document. We would have our electricians complete a site visit to verify wiring, mounting and pole accessibility. These estimates are usually the final project numbers but only if the project is agreed to within 30 days. Also, due to the uncertainty caused by the recent covid19 and tariff environment, we reserve the right to change pricing until a letter of intent is completed.

We have included RGBA color fixtures to this proposal. Color has been a BIG draw for ballparks across the country to enhance the fan experience and can be monetized by ballparks by providing added benefit for sponsor packages and even sold as a stand-alone package to a sponsor.

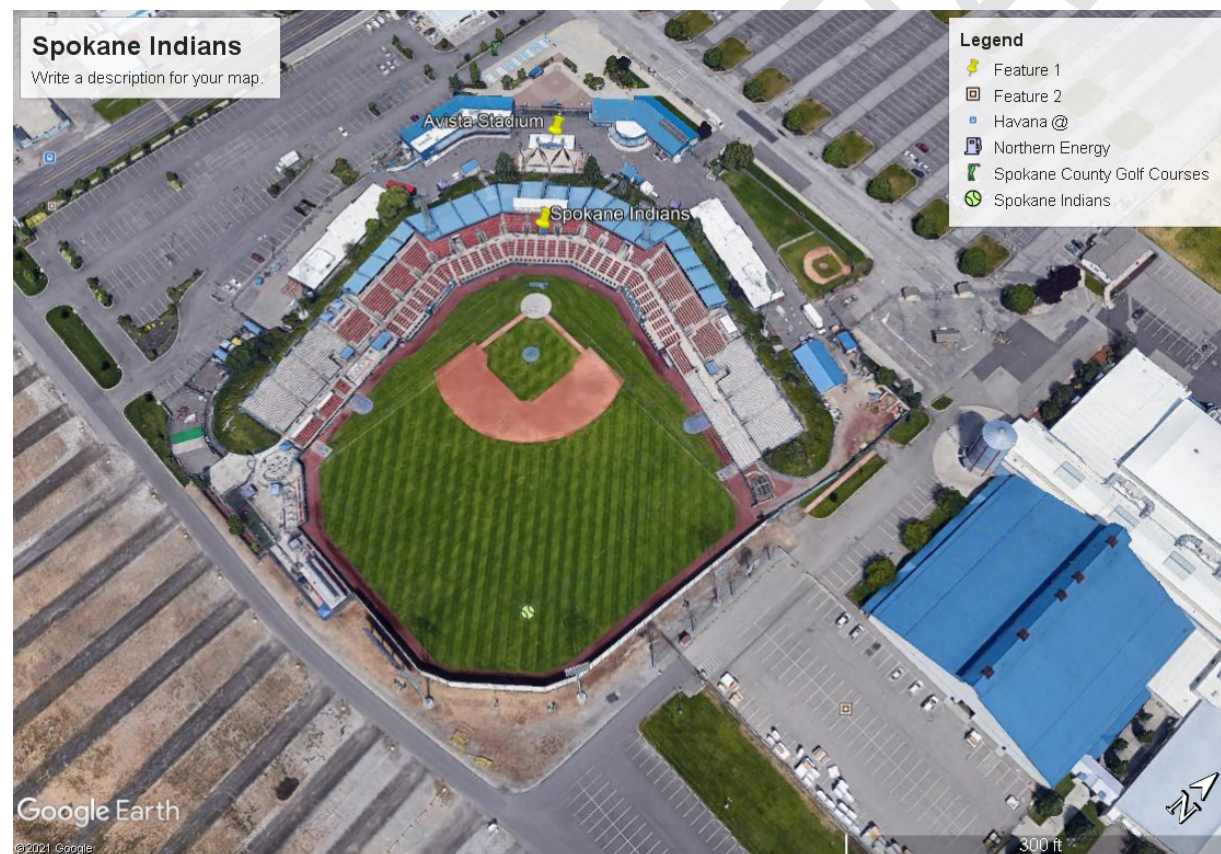
Current Stadium Limitation and Solution

Due to the structure of the ballpark and the fact that it was built for a 70/50 horizontal footcandle lighting design combined with the need to meet the MLB new minimums of 100/70 FC, and the current use of three different pole types, we are offering you two options. Either way, we must remove at least the 2 “B” poles. In order to utilize any other pole, a full pole inspection must be completed prior to certify any existing pole.

Our Plan for the Spokane Indians and Avista Stadium

Option 1 replace 2 poles.

Option 2 replace 6 poles.



For Option 1 - NGU Sports Lighting Will Provide

- 100/70 average foot candle level
- 95 Ephesus LumaSport 16 1200-watt LED Sports Lights
- 18 Prism RGBA Sports Lights (as an adder below)
- Remove 2 “B” poles
- 2 New poles, crossarms with new electrical drops with harnesses and disconnect boxes
- All other poles receive new crossarms with new electrical drops with harnesses and disconnect boxes
- 1 Air Mesh Hub (Includes Dynamic Scenes Firmware Package)
- Aiming and Commissioning of Fixtures; Team Training on Features and Benefits
- Delivery to Job Site
- Photometric Lighting Design Meeting New MLB Requirements
- 10-year Complete Fixture and Labor Warranty
- Demolition, proper disposal and recycling of all current metal halide fixtures
- Provide and install all necessary labor, materials, and equipment required for a complete replacement of all fixtures
- Utilizing existing power distribution
- Install and provide 120VAC to the Air Mesh unit
- Includes labor, material, tools and equipment including lifts and aerial equipment
- Based on a normal 40-hour work week, Late evening work will be needed for aiming of fixtures
- Site visit required before final contract agreement
- Meets any prevailing wage requirements

Exclusions and Exceptions:

- Bonding. If a bond is required, please add 1% to package total
- DMX and low voltage cabling to poles and fixtures not included
- Wiring from service to pole base
- Excavation and backfill, saw cutting, repair of grass, asphalt or concrete
- Excludes all permits, fees and inspections associated with the project
- ALL additional wiring repairs outside of original scope of work previously submitted to be identified and work performed with change order at time of install as needed and conform to all local/state codes and NEC requirements
- Team is responsible for securing all permits for street closings etc.
- **POLE INSPECTION OF ALL REMAINING POLES WITH CERTIFICATION MUST BE DONE PRIOR TO CONTRACT INITIAL COST \$20,000; COST AFTER INITIAL COST FOR CERTIFICATION IS AN ADDITIONAL \$20,000**

Total Estimated Turnkey Budget Range for White Light \$740,000

SAL ES TAX OR USE TAX IS NOT INCLUDED AND IS ADDITIONAL UNLESS A TAX-EXEMPT CERTIFICATE IS PROVIDED AT TIME OF CONTRACT

For Option 2 - NGU Sports Lighting Will Provide

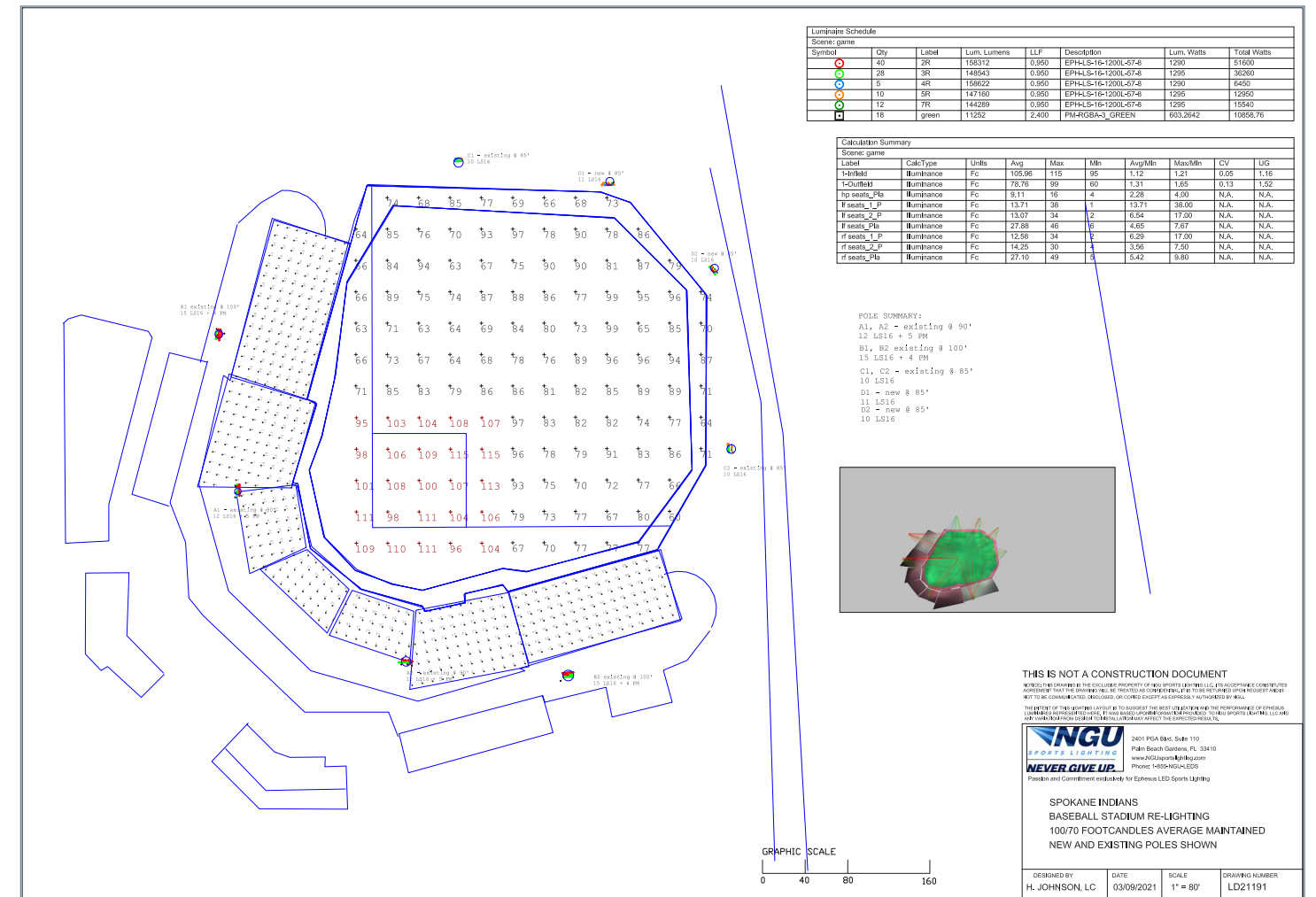
- 100/70 average foot candle level
- 95 Ephesus LumaSport 16 1200-watt LED Sports Lights
- 18 Prism RGBA Sports Lights (as an adder below)
- Remove ALL pole except for "A" Poles
- 6 New poles, crossarms with new electrical drops with harnesses and disconnect boxes
- All other poles receive new crossarms with new electrical drops with harnesses and disconnect boxes
- 1 Air Mesh Hub (Includes Dynamic Scenes Firmware Package)
- Aiming and Commissioning of Fixtures; Team Training on Features and Benefits
- Delivery to Job Site
- Photometric Lighting Design Meeting New MLB Requirements
- 10-year Complete Fixture and Labor Warranty
- Demolition, proper disposal and recycling of all current metal halide fixtures
- Provide and install all necessary labor, materials, and equipment required for a complete replacement of all fixtures
- Utilizing existing power distribution
- Install and provide 120VAC to the Air Mesh unit
- Includes labor, material, tools and equipment including lifts and aerial equipment
- Based on a normal 40-hour work week, Late evening work will be needed for aiming of fixtures
- Site visit required before final contract agreement
- Meets any prevailing wage requirements

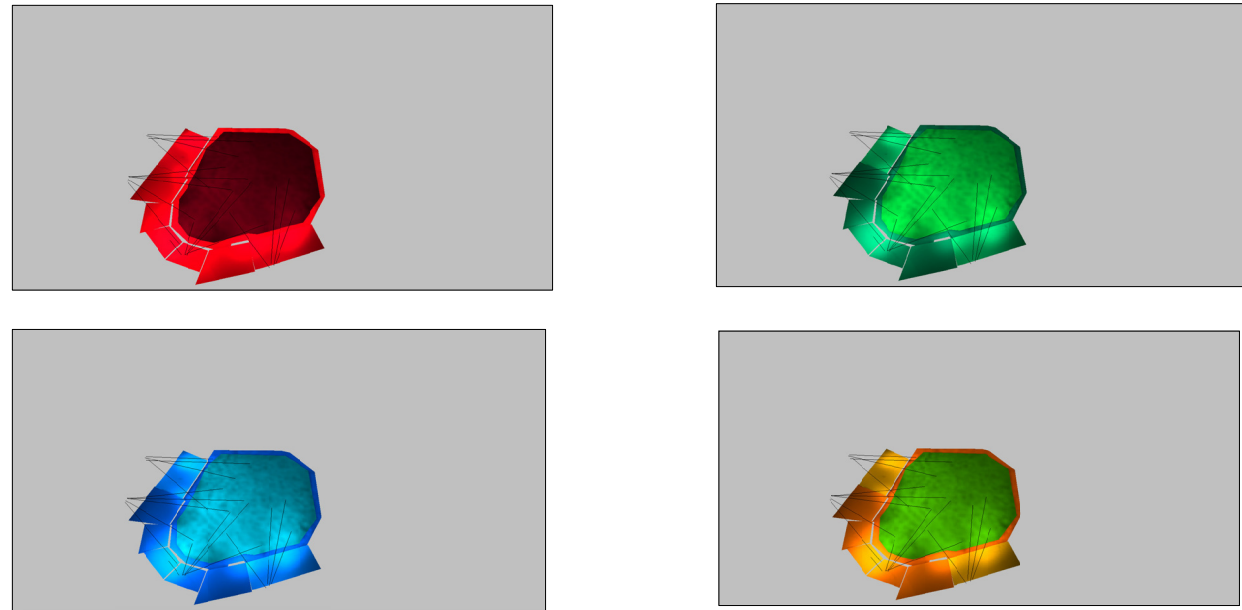
Exclusions and Exceptions:

- Bonding. If a bond is required, please add 1% to package total
- DMX and low voltage cabling to poles and fixtures not included
- Wiring from service to pole base
- Excavation and backfill, saw cutting, repair of grass, asphalt or concrete
- Excludes all permits, fees and inspections associated with the project
- ALL additional wiring repairs outside of original scope of work previously submitted to be identified and work performed with change order at time of install as needed and conform to all local/state codes and NEC requirements
- Team is responsible for securing all permits for street closings etc.
- **POLE INSPECTION OF ALL REMAINING POLES WITH CERTIFICATION MUST BE DONE PRIOR TO CONTRACT INITIAL COST \$10,000; COST AFTER INITIAL COST FOR CERTIFICATON IS AN ADDITIONAL \$10,000**

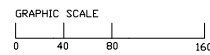
Total Estimated Turnkey Budget Range for White Light \$900,000

SAL ES TAX OR USE TAX IS NOT INCLUDED AND IS ADDITIONAL UNLESS A TAX-EXEMPT CERTIFICATE IS PROVIDED AT TIME OF CONTRACT





NOTE: RGBA color luminaires are intended solely for dynamic and artistic effects. Reliance upon RGBA to provide a minimum level of illuminance is discouraged and is NOT guaranteed. Renderings of RGBA are an indication of coverage and should not be used as a gauge of intensity.



THIS IS NOT A CONSTRUCTION DOCUMENT

NOTES: THE DRAWING IS THE SOLE PROPERTY OF HILLTOPPER SYSTEMS, LLC. ANY UNAUTHORIZED REPRODUCTION OR DISTRIBUTION OF THIS DRAWING IS PROHIBITED. ANY REPRODUCTION OR DISTRIBUTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF HILLTOPPER SYSTEMS, LLC IS PROHIBITED.

THE PURPOSE OF THIS LIGHTING STUDY IS TO SUPPORT THE BEST CONSTRUCTION AND PERFORMANCE OF EPHEBUS LUMINAIRE. HILLTOPPER SYSTEMS, LLC DOES NOT GUARANTEE THE RESULTS OF THIS STUDY. HILLTOPPER SYSTEMS, LLC AND ITS AFFILIATES SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS STUDY.

NGU
SPORTS LIGHTING
NEVER GIVE UP.
Pursuit and Commitment exclusively for Ephesus LED Sports Lighting.

2021 PGA Blvd, Suite 110
Palm Beach Gardens, FL 33410
www.hilltopper.com
Phone: 408-945-4555

SPOKANE INDIANS
BASEBALL STADIUM RE-LIGHTING
COLOR RENDERINGS
NEW AND EXISTING POLES SHOWN

DESIGNED BY: H. JOHNSON, LC DATE: 03/09/2021 SCALE: 1" = 80' DRAWING NUMBER: LD21191-2

Project	Catalog #	Type
Prepared by	Notes	Date



Ephesus

LUMASPORT 16

White LED Sports & Entertainment Luminaire

Typical Applications
Pro Stadiums • University & Collegiate Stadiums

Product Certification



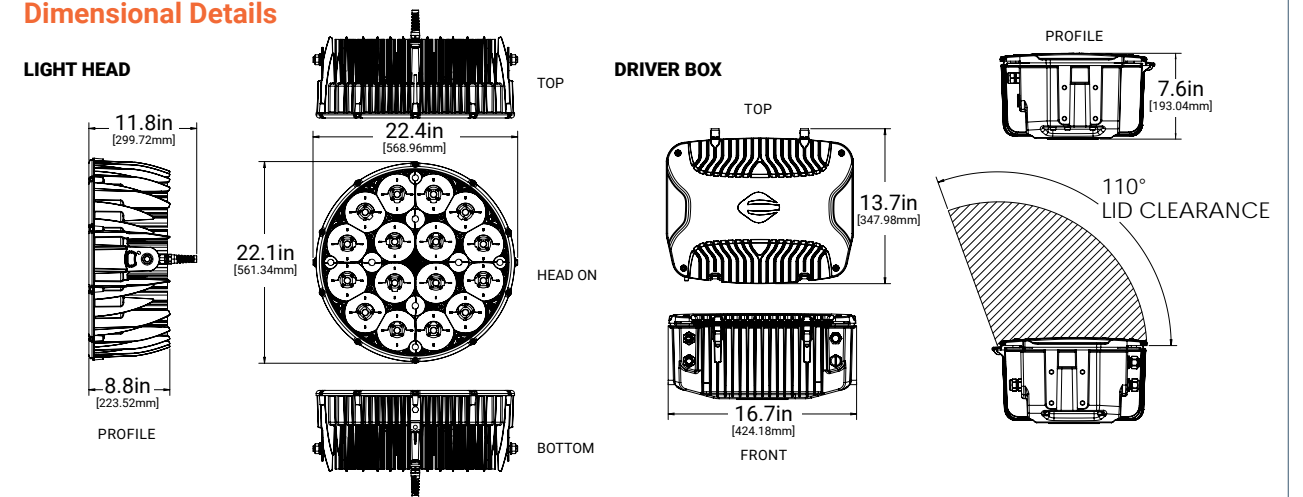
Top Product Features

- Integrated Louver and Reflector Optics
- Redundant Dual Power
- Chip-On-Board (CoB) LEDs
- 2-Piece Ease of Assembly
- Custom Control Options

Interactive Menu

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Dimensional Details



[Installation Instructions](#)

Project	Catalog #	Type
Prepared by	Notes	Date



Ephesus

PRISM RGBA

RGBA LED Sports & Entertainment Luminaire

Typical Applications

Pro Arenas • University & Collegiate Arenas • University & Collegiate Stadiums • Multi-Event & Convention Centers • Gymnasiums & Field Houses

Interactive Menu

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- Sample System Topology [page 6](#)

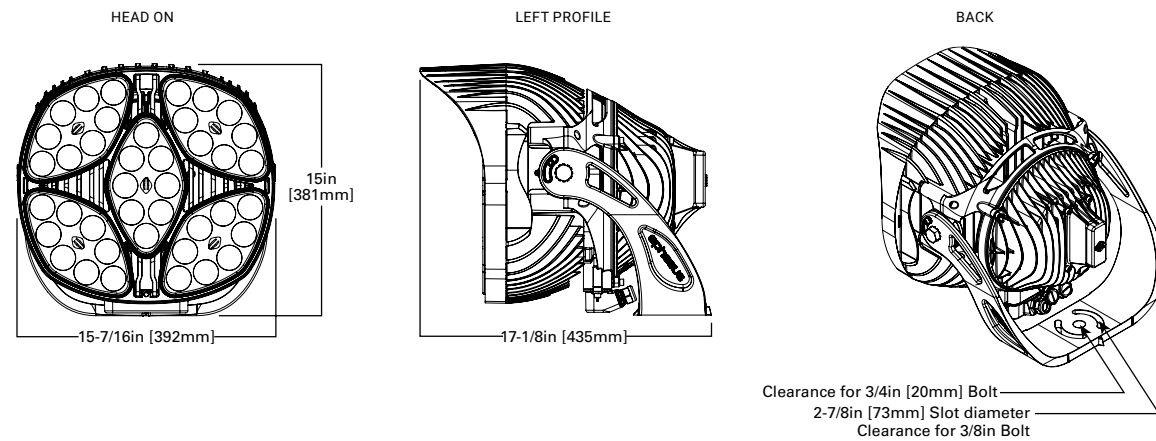
Product Certification



Top Product Features

- Custom-engineered optics precisely direct light while minimizing glare
- Control options provide flexibility and fan experience effects
- Rugged and weather-tight for use even in harsh environments
- Solid state design means no moving parts - maintenance-free operation

Dimensional Details



Project	Catalog #	Type
Prepared by	Notes	Date



Ephesus

AirMesh Hub

Wireless Lighting System Controls

Typical Indoor/Outdoor Applications

• Professional Stadiums & Arenas University/Collegiate Stadiums & Arenas
• K-12 Stadiums & Arenas • Game Fields • Practice Fields • Multi-use Recreational & Municipal Fields • Public Assembly & Convention Centers
• Gymnasiums & Field Houses • Unmanned Sports Facilities

Interactive Menu

- AirMesh Hub [page 1](#)
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- Dynamic Scenes [page 3](#)

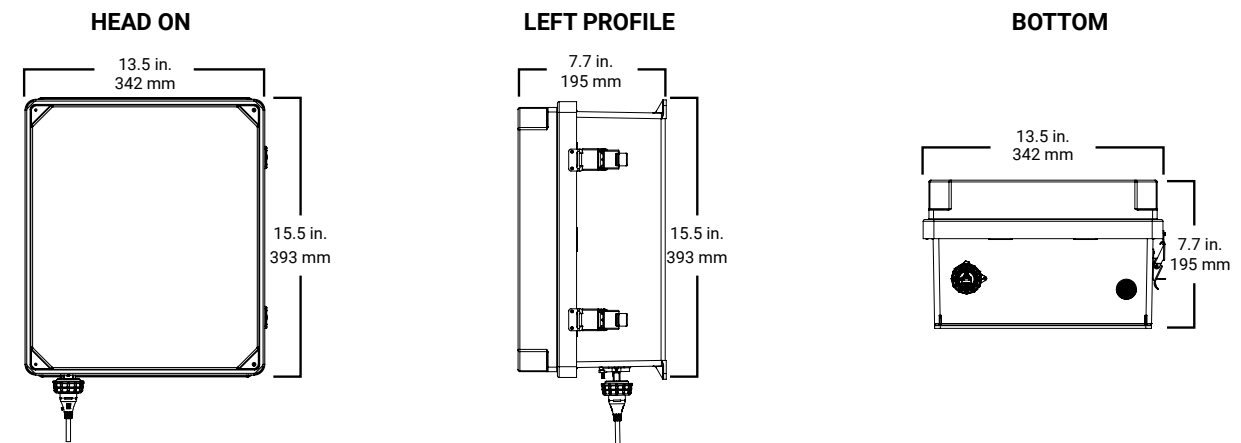
Product Certification



Top Product Features

- Can be installed anywhere you need wireless, push-button control
- Can communicate via LAN connection, Wi-Fi, or through a cellular network*
- Five-button, pre-programmed switch provides easy control of all lights at specified dimming levels (0%, 25%, 50%, 75%, 100%)
- Weather-protected for outdoor venues
- Includes internal surge protection
- Enables Static and Dynamic Scenes

Dimensional Details



Due to our continuous improvement efforts, specifications are subject to change without notice. *Cellular and/or data charges may apply

AirMesh Hub



Product Overview

The AirMesh Hub is an Ephesus component that can be installed anywhere you need wireless push-button lighting control, such as municipal ballparks, hockey arenas, basketball facilities, and other multi-use complexes. The AirMesh Hub is easy for certified electricians to install in both indoor and outdoor applications that's contained in the NEMA 4X enclosure. The 5-button 25 scenes (5 per button) controller allow for local manual access to facility lighting across specific zones or over the entire lighting installation. The AirMesh Hub enables quick and simple access to a switch station that can be programmed with unlimited options to meet the needs of the end-user.

AirMesh Hub Specifications

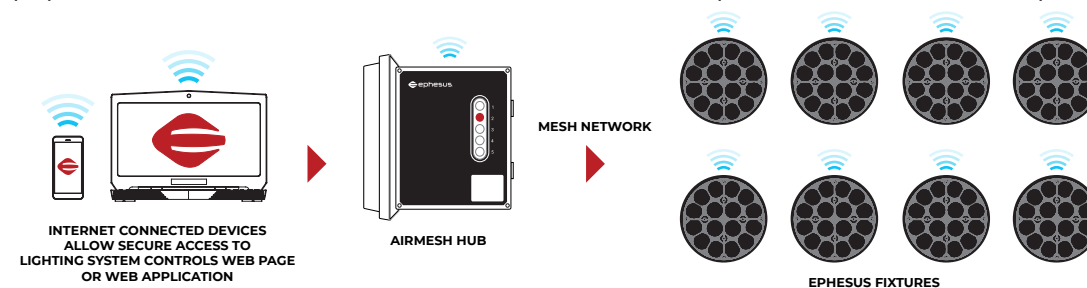
Dimensions	15.5" x 13.5" x 7.7" (393 x 342 x 195 mm)
Input Power	Outdoor rated power supply 90-120VAC; 8W max, 6kV surge protection
Operating Environment	Outdoor rated at -20°C to +55°C, IP65 (when latched)
Cellular	Verizon 4G LTE
Wi-Fi	802.11 b/g/n
Radio	SNAP 2.4GHz 802.15.4 Wi-Fi 2.4GHz 802.11 b/g/n
Certifications	FCC/IC; Tested to CAN/CSA C22.2 No. 60950-1/A2:2014 and UL 60950-1/R:2014-10
Ratings	IP65 ^{1,2}

AirMesh Function	Description
Maximum number of lights controlled by hub	Up to 1000
Maximum distance of fixture from location of hub	500 feet
Maximum allowable distance from one fixture to next	500 feet
Maximum number of programmable pre-set scenes	25 (5 per button)
Individual light control	Preprogrammed via 5-button hub. Additional scenes and light control obtained via web interface with hub
Health monitoring ³	Real-time monitoring of lighting status at the fixture and system level, outage notifications, storage of power consumption, temperature and other system parameters which can be retrieved for later analysis*
Remote Connectivity	Web interface can be accessed by direct Wi-Fi connection or through internet via Ethernet or built-in cellular*
Alerts	Email alerts available when connected to internet via Ethernet or built-in cellular*
Users	User and administrative accounts with multiple permission levels available
Sensors	Voltage-sourcing sensors can be added to the system to turn lights on/off with daylight or occupancy sensors. Multiple output levels in response to light sensors (daylight harvesting)
Map View	Ability to view light state (on/off/ alarm) in graphical map/satellite view
Scheduling	Ability to schedule recurring events at fixed times or based on astronomical clock
Compatibility	Ability to add control modules to existing lighting fixtures to add Air-Mesh functionality to entire facility

Notes:
¹Due to our continuous improvement efforts, specifications are subject to change without notice.
²To maintain IP rating of the unit, it must be installed with a IP65/NEMA 4X fitting at the power and ethernet entry points.
³The AirMesh Hub holds a rating of IP65 for outdoor when the door is latched and all entry ports (power and Ethernet) are properly sealed. Failure to properly seal entry ports and latch the door will void the IP65 rating.
^{*}Refer to the functionality of your Ephesus fixture for health monitoring capability.

Example System Topology (Wireless AirMesh Controls)

Example system topology showing the LUMASPORT System in a Wireless AirMesh Control Installation.
 Note: Laptop or mobile device not included. A cellular network connection requires a cellular carrier network plan.



MLB and MiLB Projects

Team	Level	Progress
Anaheim Angels	MLB	Completed
Minnesota Twins	MLB	Completed
Pittsburgh Pirates	MLB	Completed
Cleveland Indians	MLB	Completed
Norfolk Tides	MiLB/AAA	Completed
Syracuse Mets	MiLB/AAA	Completed
Reno Aces	MiLB/AAA	Completed
Rochester Red Wings	MiLB/AAA	Completed
Binghamton Rumble Ponies	MiLB/AA	Completed
Altoona Curve	MiLB/AA	Completed
Northwest Arkansas Naturals	MiLB/AA	Completed
Charleston River Dogs	MiLB/A	Completed
Gastonia Honey Hunters	Independent	Completed
Charlotte Knights	MiLB/AAA	In Progress
Beloit Snappers	MiLB/A	In Progress
Somerset Patriots	MiLB/AA	In Progress
Hudson Valley Renegades	MiLB/A	In Progress
Aberdeen Iron Birds	MiLB/A	In Progress



Ephesus Fixture 10-Year Limited Warranty

I. What the Warranty Covers

Cooper Lighting, LLC ("Cooper Lighting") warrants to the purchaser ("You" or "User") of the new Ephesus fixtures from Cooper Lighting or an authorized distributor for the original installation location ("Covered Products") that the Covered Products shall, for a period of ten (10) years from the date of original shipment (the "Warranty Period"), be free from defects in material and workmanship. During the Warranty Period, Cooper Lighting's sole obligation, and User's sole remedy, shall be, at Cooper Lighting's discretion, to repair or replace for Covered Products to restore the operation of the Covered Products to original design criteria as necessitated by failure of the Covered Products during normal usage. This obligation is triggered only after You experience failure of 10% of the Covered Products.

If there is any conflict between the terms of this Warranty and information communicated either orally or in writing by Cooper Lighting employees or agents, including any statements made by distributors or re-sellers, this Warranty controls.

II. Warranty Activation / Service Claims

You must make a valid claim to Cooper Lighting to receive coverage under the Warranty. Warranty claims can be serviced by contacting Cooper's customer service and sales center:

Phone: (315) 579-2873

Email: ephesuswarranty@cooperlighting.com

If you are unsure whether a situation exists that is covered by the Warranty, please contact Cooper's customer service and sales center at the phone number or email address listed above for assistance.

III. What Is Not Covered Under the Warranty

This Warranty does not cover:

- a) cosmetic defects;
- b) damage, defects, or failure caused by:
 - i. acts of God (including but not limited to floods, tornadoes, lightning or earthquakes);
 - ii. accident, theft, vandalism, abuse, animal or insect infestation, or negligence;
 - iii. sport or other related activity or other regular use of the installation location;
 - iv. misuse, misapplication, or modification of any part of the Covered Product;
 - v. improper storage, installation, repair, operation, inspection or maintenance;
 - vi. the use of unauthorized components, parts, accessories, or other materials or by equipment or products manufactured by someone other than Cooper Lighting;
 - vii. wrong or inadequate electrical current, connection or supply;
 - viii. conditions that do not meet IEEE Emerald Book standards for grounding of sensitive electronics; or
 - ix. transit.
- c) other equipment or products manufactured by someone other than Cooper Lighting, including but not limited to control system components (hub, DMX wiring, control cards, gateway), poles/crossarms/other structures, mounting gear or other non-

product related material.

This Warranty does not cover and Cooper Lighting will not be responsible for the costs of labor relating to the de-installation of any Covered Product or re-installation of any replacement Product; the shipment of Products; or post-installation testing of any Product for purposes of this Warranty. This Warranty also does not cover and Cooper Lighting will not be responsible for costs associated with lift/crane rental, wiring, pole installation, and existing infrastructure.

IV. What Voids the Warranty

This Warranty is void, and Cooper Lighting shall have no liability hereunder, with respect to a Covered Product if You or any person other than an employee, independent contractor, or subcontractor of Cooper Lighting: (a) install or use a Covered Product in a manner that is not in accordance with the applicable specifications and instructions, including, but not limited to, over/under voltage or current conditions, excessive switching cycles, operating hours, or outside any applicable operating conditions; (b) without the prior written consent of Cooper Lighting, modify, tamper, or disassemble a Covered Product, including, without limitation, alter serial numbers or removes factory supplied stickers or labels of a Product; or (c) use unauthorized components, parts, accessories, or other materials to repair a Covered Product.

V. Replacement of or Repair to Product

Cooper Lighting, in its discretion, may use new, reconditioned, refurbished, repaired or remanufactured products or parts to repair or replace a Covered Product that meets the conditions of this Warranty. Repaired or replaced Covered Products are warranted for the remainder of the original Warranty Period.

VI. Limitation of Warranty

THIS IS YOUR SOLE EXPRESS WARRANTY WITH RESPECT TO THE COVERED PRODUCTS. COOPER LIGHTING DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

VII. Limitation of Liability

THE AGGREGATE LIABILITY OF COOPER LIGHTING ARISING FROM OR RELATED TO THIS WARRANTY, SHALL BE LIMITED TO THE ORIGINAL PURCHASE PRICE OF THE COVERED PRODUCTS FROM COOPER LIGHTING. THE REMEDIES OF THE USER SET FORTH IN THIS WARRANTY ARE EXCLUSIVE AND ARE USER'S SOLE REMEDIES FOR ANY FAILURE OF COOPER LIGHTING TO COMPLY WITH ITS OBLIGATIONS HEREUNDER. NOTWITHSTANDING ANY PROVISION TO THE CONTRARY, IN NO EVENT SHALL COOPER LIGHTING BE LIABLE IN CONTRACT (INCLUDING WARRANTY), IN TORT (INCLUDING NEGLIGENCE OR STRICT LIABILITY) OR OTHERWISE FOR DAMAGE TO PROPERTY OR EQUIPMENT OTHER THAN PRODUCTS TO WHICH THIS WARRANTY RELATES, LOSS OF PROFITS OR REVENUE, LOSS OF USE OF PRODUCTS, COST OF CAPITAL, CLAIMS OF CUSTOMERS OF THE USER OR ANY SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES WHATSOEVER, REGARDLESS OF WHETHER SUCH POTENTIAL DAMAGES ARE FORESEEABLE OR IF USER HAS BEEN ADVISED OF SUCH DAMAGES.

VIII. Severability

If any term or provision of this Warranty is held invalid or unenforceable, the

remainder of this Warranty shall not be effected, and every other term and provision of this contract shall be deemed valid and enforceable to the extent permitted by law.

IX. Modifications

This Warranty is effective for the purchases of Covered Products on or after the effective date set forth herein. Cooper Lighting reserves the right to modify this Warranty at any time, and any modifications will be effective for all orders placed on or after the effective date of such revised Warranty.

X. Transfer

This Warranty cannot be transferred without the prior written consent of Cooper Lighting.

XI. Choice of Law

The Warranty shall be construed and enforced in accordance with the laws of the state of Georgia.



Project Name: _____
Date of Installation: _____

Labor Warranty Addendum to Ephesus Fixture Limited Warranty (“Labor Warranty”)

This Labor Warranty Addendum is issued to User to supplement the Ephesus Fixture Limited Warranty (“Warranty”) for Products in the above referenced project number. This Labor Warranty Addendum is subject to the terms, conditions, and limitations set forth in the Warranty. All capitalized terms used herein shall have the meaning ascribed to them in the Warranty.

i. What this Labor Warranty Addendum Covers

For the first 10 years of use, NGU, in the event it determines that a Cooper lighting system at a site in the project referenced above does not meet, because of defect(s) in the material or workmanship of Products, 90% of the light levels specified for such site in the project documents, will provide to User, at no cost to the User, the necessary materials and labor to bring the light levels produced by such Cooper lighting system to at least the minimum light levels specified for such site in the project documents (“Covered Service”). Any fixtures requiring replacement will be done on an annual basis, unless the light level performance has been significantly impacted by more than 10%.



VENUE	PRIMARY VENUE TYPE	CITY	STATE/PROVIDE NCE	COUNTRY
UNIVERSITY OF PHOENIX STADIUM (ARIZONA CARDINALS)	NFL	Glendale	AZ	USA
FLEX FIELD (JACKSONVILLE JAGUARS PRACTICE FACILITY)	NFL	Jacksonville	FL	USA
HARD ROCK STADIUM (MIAMI DOLPHINS)	NFL	Miami	FL	USA
US BANK STADIUM (MINNESOTA VIKINGS)	NFL	Minneapolis	MN	USA
ALLEGIAN STADIUM (LAS VEGAS RAIDERS)	NFL	Las Vegas	NV	USA
LAS VEGAS RAIDERS PRACTICE FACILITY	NFL	Las Vegas	NV	USA
NOVACARE COMPLEX PRACTICE FACILITY (PHILADELPHIA EAGLES)	NFL	Philadelphia	PA	USA
MERCEDES - BENZ STADIUM (ATLANTA FALCONS / ATLANTA UNITED)	NFL/ MLS	Atlanta	GA	USA
AMALIE ARENA (TAMPA BAY LIGHTNING)	NHL	Tampa	FL	USA
KEY BANK CENTER (BUFFALO SABRES)	NHL	Buffalo	NY	USA
NYCB LIVE AT NASSAU COLISEUM (NEW YORK ISLANDERS)	NHL	Uniondale	NY	USA
BELLEVUE ICE CENTER (NASHVILLE PREDATORS PRACTICE ARENA)	NHL	Nashville	TN	USA
BRIDGESTONE ARENA (NASHVILLE PREDATORS)	NHL	Nashville	TN	USA
ROGERS ARENA (VANCOUVER CANUCKS)	NHL	Vancouver	BC	CAN
BELL MTS (WINNIPEG JETS)	NHL	Winnipeg	Manitoba	CAN
CANADIAN TIRE CENTRE (OTTAWA SENATORS)	NHL	Ottawa	ONTARIO	CAN
UNITED CENTER (CHICAGO BLACKHAWKS/CHICAGO BULLS)	NHL/NBA	Chicago	IL	USA
LITTLE CAESARS ARENA (DETROIT RED WINGS/DETROIT PISTONS)	NHL/NBA	Detroit	MI	USA
AMERICAN AIRLINES ARENA (MIAMI HEAT)	NBA	Miami	FL	USA
GEORGIA INTERNATIONAL CONVENTION CENTER - NBA G LEAGE	NBA	College Park	GA	USA
SMOOTHIE KING CENTER (NEW ORLEANS PELICANS)	NBA	New Orleans	LA	USA
TARGET CENTER (MINNESOTA TIMBERWOLVES)	NBA	Minneapolis	MN	USA
VIVINT SMART HOME ARENA (UTAH JAZZ)	NBA	Salt Lake City	UT	USA
FISERV FORUM (MILWAUKEE BUCKS)	NBA	Milwaukee	WI	USA
ANGEL STADIUM (ANAHEIM ANGELS)	MLB	Los Angeles	CA	USA
TARGET FIELD (MINNESOTA TWINS)	MLB	Minneapolis	MN	USA
PNC PARK (PITTSBURGH PIRATES)	MLB	Pittsburgh	PA	USA
GLOBE LIFE PARK (TEXAS RANGERS)	MLB	Arlington	TX	USA
TALLADEGA SPEEDWAY	NASCAR	Talladega	AL	USA



MARTINSVILLE SPEEDWAY	NASCAR	Ridgeway	VA	USA
OMAN RACETRACK	Racetrack	Muscat	Oman	OMAN
OAK CREEK GOLF COURSE	PGA	Irvine	CA	USA
ROD LAVER ARENA	MULTI-EVENT/TENNIS	Melbourne	Melbourne	AUS
HARD ROCK STADIUM (TENNIS FACILITY)	Tennis	Miami	FL	USA
NEW ORLEANS COUNTRY CLUB - TENNIS	Tennis	New Orleans	LA	USA
NEW YORK CITY PARKS - BROOKVILLE PARK	Tennis	Queens	NY	USA
MIDDLE CREEK RANCH	Tennis	Blanco	TX	USA
MELBOURNE STADIUM - AUSTRALIAN OPEN (TENNIS)	Tennis	East Melbourne	VICTORIA	USA
BUDWEISER EVENTS CENTER (COLORADO EAGLES)	AHL	Loveland	CO	USA
WEBSTER BANK ARENA (BRIDGEPORT SOUND TIGERS)	AHL	Bridgeport	CT	USA
XL CENTER (HARTFORD WOLF PACK)	AHL	Hartford	CT	USA
BMO HARRIS BANK CENTER (ROCKFORD ICEHOGS)	AHL	Rockford	IL	USA
MASS MUTUAL CENTER (SPRINGFIELD THUNDERBIRDS)	AHL	Springfield	MA	USA
VAN ANDEL ARENA (GRAND RAPIDS GRIFFINS)	AHL	Grand Rapids	MI	USA
FLOYD L. MAINES VETERANS MEMORIAL ARENA (DEVILS)	AHL	Binghamton	NY	USA
UPSTATE MEDICAL WAR MEMORIAL ARENA (SYRACUSE CRUNCH)	AHL	Syracuse	NY	USA
UTICA MEMORIAL AUDITORIUM (COMETS)	AHL	Utica	NY	USA
COCA-COLA COLISEUM (TORONTO MARLIES)	AHL	Toronto	ONTARIO	CAN
NEW MOSAIC STADIUM (SASKATCHEWAN ROUGHRIDERS)	CFL	Regina	SASKATCHEWAN	CAN
AVEREST BALLPARK (NORTHWEST ARKANSAS NATURALS)	MiLB	Springdale	AR	USA
GREATER NEVADA FIELD (RENO ACES)	MiLB	Reno	NV	USA
NYSEG STADIUM (BINGHAMTON RUMBLE PONIES)	MiLB	Binghamton	NY	USA
NBT BANK STADIUM (SYRACUSE METS)	MiLB	Syracuse	NY	USA
PEOPLES NATURAL GAS FIELD (ALTOONA CURVE)	MiLB	Altoona	PA	USA
JOSEPH P. RILEY JR. PARK (CHARLESTON RIVER DOGS)	MiLB	Charleston	SC	USA
HARBOR PARK (NORFOLK TIDES)	MiLB	Norfolk	VA	USA
HERTZ ARENA (FLORIDA EVERBLADES)	MULTI-EVENT/ECHL	Estero	FL	USA
ALLEN COUNTY WAR MEMORIAL COLISEUM (FT. WAYNE KOMETS)	MULTI-EVENT/ECHL	Fort Wayne	IN	USA



DCU CENTER (WORCESTER RAILERS)	MULTI-EVENT/ECHL	Worcester	MA	USA
SILVERSTEIN EYE CENTERS ARENA (KANSAS CITY MAVERICKS)	MULTI-EVENT/ECHL	Independence	MO	USA
BOK CENTER (TULSA OILERS)	MULTI-EVENT/ECHL	Tulsa	OK	USA
NORFOLK SCOPE ARENA (NORFOLK ADMIRALS)	MULTI-EVENT/ECHL	Norfolk	VA	USA
SEARS CENTRE (WINDY CITY BULLS)	NBA (D-LEAGUE)	Hoffman Estates	IL	USA
ARKANSAS STATE UNIVERSITY - TRACK	NCAA Division I	Jonesboro	AK	USA
UNIVERSITY OF ALABAMA, BIRMINGHAM - BARTOW ARENA	NCAA Division I	Birmingham	AL	USA
UNIVERSITY OF FLORIDA - O'CONNELL CENTER	NCAA Division I	Gainesville	FL	USA
UNIVERSITY OF MIAMI - WATSCO CENTER	NCAA Division I	Miami	FL	USA
UNIVERSITY OF CENTRAL FLORIDA - NICHOLSON FIELDHOUSE	NCAA Division I	Orlando	FL	USA
UNIVERSITY OF CENTRAL FLORIDA - ADDITIONAL ARENA (CFE ARENA)	NCAA Division I	Orlando	FL	USA
UNIVERSITY OF GEORGIA - STEGEMAN COLISEUM	NCAA Division I	Athens	GA	USA
UNIVERSITY OF GEORGIA - VOLLEYBALL ARENA	NCAA Division I	Athens	GA	USA
UNIVERSITY OF GEORGIA - SANFORD STADIUM (DOOLEY FOOTBALL FIELD)	NCAA Division I	Athens	GA	USA
UNIVERSITY OF GEORGIA - STEGEMAN COLISEUM	NCAA Division I	Athens	GA	USA
PURDUE UNIVERSITY - MACKAY ARENA	NCAA Division I	West Lafayette	IN	USA
PURDUE UNIVERSITY - ROSS-ADE STADIUM (FOOTBALL)	NCAA Division I	West Lafayette	IN	USA
INDIANA STATE UNIVERSITY - ISU HULMAN	NCAA Division I	Terre Haute	IN	USA
UNIVERSITY OF KENTUCKY - RUPP ARENA	NCAA Division I	Lexington	KY	USA
SOUTHEASTERN LOUISIANA UNIVERSITY - UNIVERSITY CENTER	NCAA Division I	Hammond	LA	USA
LOUISIANA TECH UNIVERSITY - JOE ALLIET STADIUM	NCAA Division I	Ruston	LA	USA
UNIVERSITY OF LOUISIANA - CAJUNDOME	NCAA Division I	Lafayette	LA	USA
UMASS - AMHERST - MULLINS CENTER	NCAA Division I	Amherst	MA	USA
HARVARD UNIVERSITY - MURR TENNIS CENTER	NCAA Division I	Boston	MA	USA
MOUNT ST MARY'S FIELDHOUSE	NCAA Division I	Emmitsburgh	MD	USA
UNITED STATES NAVAL ACADEMY - MAX BISHOP STADIUM (BASEBALL)	NCAA Division I	Annapolis	MD	USA
UNIVERSITY OF MICHIGAN - OOSTERBAAN FIELD HOUSE	NCAA Division I	Ann Arbor	MI	USA
WESTERN MICHIGAN UNIVERSITY - READ FIELDHOUSE	NCAA Division I	Kalamazoo	MI	USA



EASTERN MICHIGAN UNIVERSITY - CONVOCATION CENTER	NCAA Division I	Ypsilanti	MI	USA
EASTERN MICHIGAN UNIVERSITY - RYNEARSON STADIUM	NCAA Division I	Ypsilanti	MI	USA
LAKE SUPERIOR STATE UNIVERSITY - TAFFY ABEL ARENA	NCAA Division I	Sault Ste. Marie	MI	USA
SOUTHEAST MISSOURI STATE UNIVERSITY - SHOW ME CENTER	NCAA Division I	Cape Girardeau	MO	USA
ST. LOUIS UNIVERSITY - CHAIFETZ ARENA	NCAA Division I	St. Louis	MO	USA
UNIVERSITY OF MISSISSIPPI (OLE MISS)	NCAA Division I	Oxford	MS	USA
CAMPBELL UNIVERSITY - JOHN W POPE CONVOCATION CENTER	NCAA Division I	Buies Creek	NC	USA
UNIVERSITY OF NORTH CAROLINA, CHARLOTTE - JERRY RICHARDSON WINGATE UNIVERSITY	NCAA Division I	Charlotte	NC	USA
WINGATE UNIVERSITY	NCAA Division I	Wingate	NC	USA
WAKE FOREST UNIVERSITY - LJVM COLISEUM	NCAA Division I	Winston-Salem	NC	USA
UNIVERSITY OF GEORGIA - RAMSEY CENTER	NCAA Division I	Cullowhee	NC	USA
DUKE UNIVERSITY - CAMERON INDOOR	NCAA Division I	Durham	NC	USA
DUKE UNIVERSITY - SOFTBALL FIELD	NCAA Division I	Durham	NC	USA
DUKE UNIVERSITY - WALLACE WADE STADIUM	NCAA Division I	Durham	NC	USA
DUKE UNIVERSITY - WILLIAMS FIELD	NCAA Division I	Durham	NC	USA
UNIVERSITY OF NEBRASKA - COOK FIELDHOUSE	NCAA Division I	Lincoln	NE	USA
UNIVERSITY OF NEBRASKA - LINCOLN - GYMNASIUM	NCAA Division I	Lincoln	NE	USA
PRINCETON UNIVERSITY - HOBEBY BAKER MEMORIAL ICE RINK	NCAA Division I	Princeton	NJ	USA
UNIVERSITY OF NEW MEXICO (INDOOR FOOTBALL PRACTICE FACILITY)	NCAA Division I	Albuquerque	NM	USA
UNIVERSITY OF ALBANY/SUNY - SEFCU ARENA	NCAA Division I	Albany	NY	USA
UNION COLLEGE - MESSA RINK	NCAA Division I	Schenectady	NY	USA
SYRACUSE UNIVERSITY - TENNITY ICE ARENA	NCAA Division I	Syracuse	NY	USA
HOBART AND WILLIAM SMITH COLLEGES - TENNIS CENTER	NCAA Division I	Geneva	NY	USA
CORNELL UNIVERSITY - FREIDMAN WRESTLING CENTER	NCAA Division I	Ithaca	NY	USA
CORNELL UNIVERSITY - GRUMMAN SQUASH FACILITY	NCAA Division I	Ithaca	NY	USA
CORNELL UNIVERSITY - HELEN NEWMAN HALL ARENA	NCAA Division I	Ithaca	NY	USA
CORNELL UNIVERSITY - JAMES LYNNAH RINK	NCAA Division I	Ithaca	NY	USA



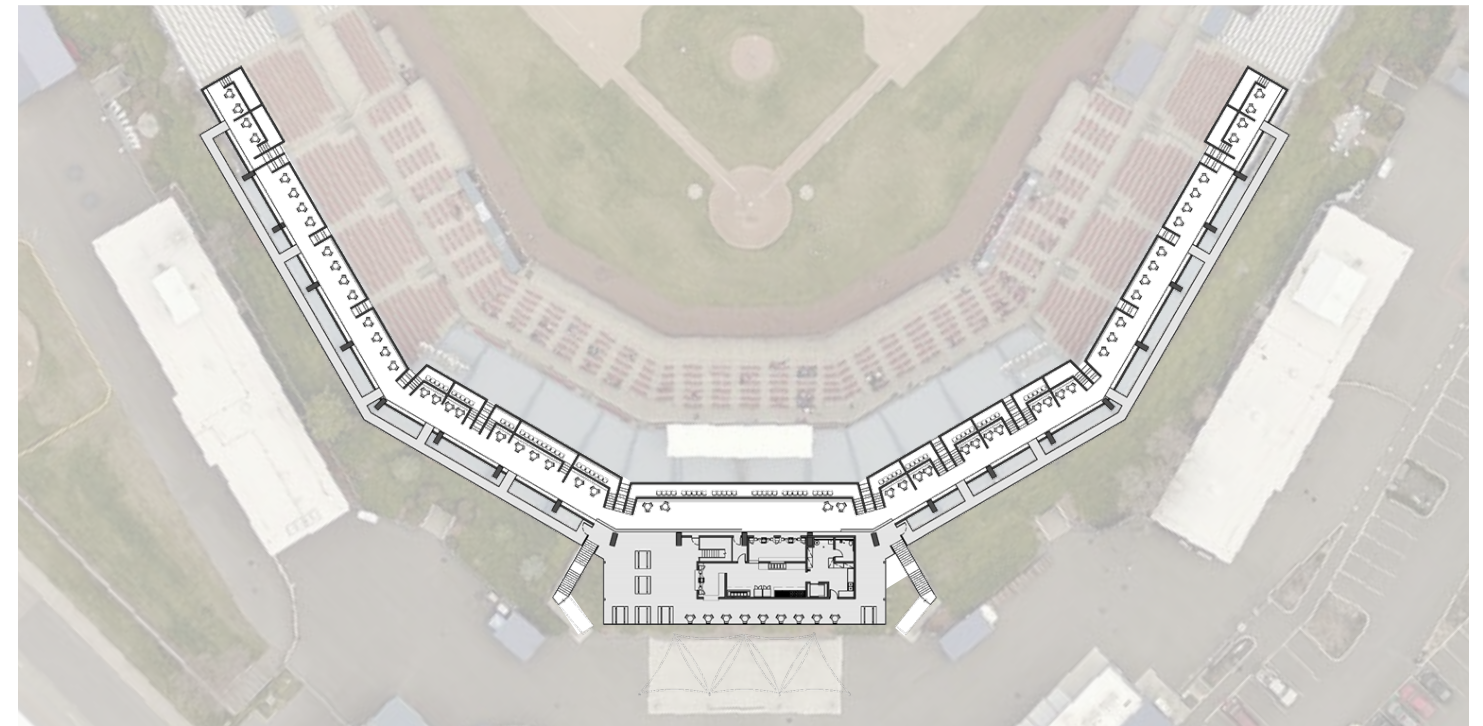
CORNELL UNIVERSITY - OXLEY EQUESTRIAN CENTER	NCAA Division I	Ithaca	NY	USA
CORNELL UNIVERSITY - TEAGLE HALL	NCAA Division I	Ithaca	NY	USA
CORNELL UNIVERSITY - BARTON HALL	NCAA Division I	Ithaca	NY	USA
ARMY WEST POINT - FOLEY CENTER	NCAA Division I	West Point	NY	USA
OHIO UNIVERSITY - CONVOCATION CENTER	NCAA Division I	Athens	OH	USA
UNIVERSITY OF CINCINNATI - KEATING AQUATICS CENTER	NCAA Division I	Cincinnati	OH	USA
UNIVERSITY OF DAYTON - UNIVERSITY OF DAYTON ARENA	NCAA Division I	Dayton	OH	USA
UNIVERSITY OF OREGON - MATTHEW KNIGHT ARENA (BASKETBALL)	NCAA Division I	Eugene	OR	USA
TEMPLE UNIVERSITY - LIACOURAS CENTER	NCAA Division I	Philadelphia	PA	USA
TEMPLE UNIVERSITY - MCGONIGLE HALL	NCAA Division I	Philadelphia	PA	USA
UNIVERSITY OF PENNSYLVANIA - CLASS OF UPENN 1923 ICE RINK	NCAA Division I	Philadelphia	PA	USA
UNIVERSITY OF DUQUESNE - A.J. PALUMBO CENTER (BASKETBALL ARENA)	NCAA Division I	Pittsburgh	PA	USA
UNIVERSITY OF PITTSBURGH - PETERSEN EVENTS CENTER	NCAA Division I	Pittsburgh	PA	USA
UNIVERSITY OF RHODE ISLAND - RYAN CENTER	NCAA Division I	Kingston	RI	USA
VANDERBILT UNIVERSITY - HAWKINS FIELD	NCAA Division I	Nashville	TN	USA
UNIVERSITY OF MEMPHIS (INDOOR PRACTICE FACILITY)	NCAA Division I	Memphis	TN	USA
VANDERBILT MEMORIAL GYM	NCAA Division I	Nashville	TN	USA
ABILENE CHRISTIAN UNIVERSITY - WILDCATS STADIUM/ANTH	NCAA Division I	Abilene	TX	USA
LAMAR UNIVERSITY - MONTAGNE CENTER	NCAA Division I	Beaumont	TX	USA
TEXAS TECH - PETERSEN FAMILY INDOOR FOOTBALL PRACTICE	NCAA Division I	Lubbock	TX	USA
TEXAS A&M UNIVERSITY COMMERCE - TENNIS	NCAA Division I	Commerce	TX	USA
UNIVERSITY OF NORTH TEXAS - TENNIS	NCAA Division I	Denton	TX	USA
UNIVERSITY OF NORTH TEXAS COLISEUM	NCAA Division I	Denton	TX	USA
GEORGE MASON UNIVERSITY - PATRIOT CENTER	NCAA Division I	Fairfax	VA	USA
GEORGE MASON UNIVERSITY - TENNIS	NCAA Division I	Fairfax	VA	USA
RADFORD UNIVERSITY	NCAA Division I	Radford	VA	USA
VIRGINIA COMMONWEALTH UNIVERSITY - SIEGEL CENTER	NCAA Division I	Richmond	VA	USA
VIRGINIA TECH - THOMPSON FIELD	NCAA Division I	Blacksburg	VA	USA
VIRGINIA TECH - WASHINGTON STREET TENNIS COURTS	NCAA Division I	Blacksburg	VA	USA



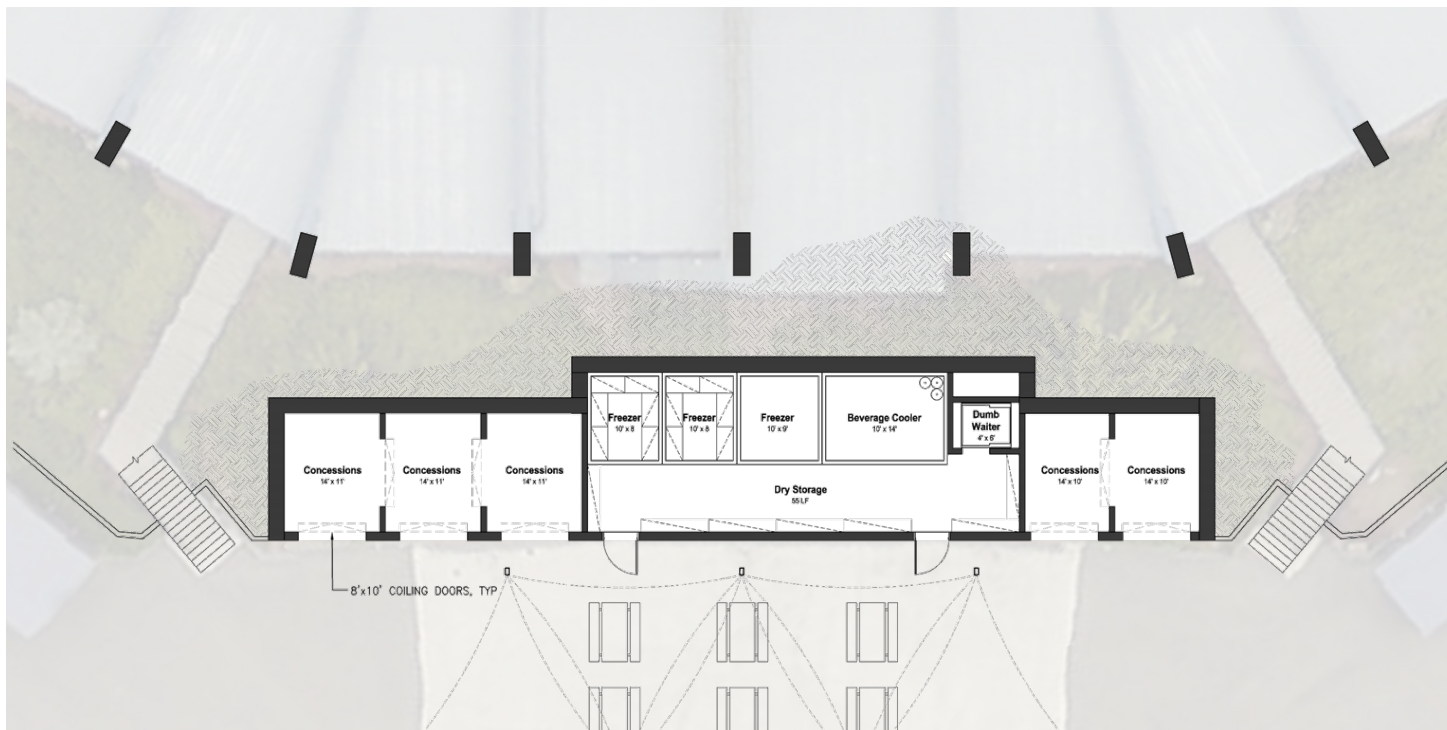
WESTERN WASHINGTON UNIVERSITY- GARVER GYM	NCAA Division I	Bellingham	WA	USA
URBANA UNIVERSITY	Collegiate/University	Urbana	OH	USA
SOUTHERN ARKANSAS UNIVERSITY	Collegiate/University	Magnolia	AK	USA
UNIVERSITY OF SOUTHERN ALABAMA - INTRAMURAL FIELDS	Collegiate/University	Mobile	AL	USA
ORANGE COUNTY COMMUNITY COLLEGE	Collegiate/University	Costa Mesa	CA	USA
CITRUS COLLEGE - FOOTBALL STADIUM	Collegiate/University	Glendora	CA	USA
LOS ANGELES CITY COLLEGE - FOOTBALL, SOCCER, TRACK, SOFTBALL	Collegiate/University	Los Angeles	CA	USA
DIABLO VALLEY COLLEGE - FOOTBALL	Collegiate/University	Pleasant Hill	CA	USA
SAN JOSE STATE UNIVERSITY - SPARTAN GOLF COMPLEX	Collegiate/University	San Jose	CA	USA
FULLERTON COMMUNITY COLLEGE - POOL	Collegiate/University	Fullerton	CA	USA
GLENDALE COMMUNITY COLLEGE	Collegiate/University	Glendale	CA	USA
LONG BEACH STATE UNIVERSITY - THE WALTER PYRAMID (BASKETBALL ARENA)	Collegiate/University	Long Beach	CA	USA
PENSACOLA CHRISTIAN COLLEGE - EAGLE FIELD, BASEBALL, SOCCER	Collegiate/University	Pensacola	FL	USA
GEORGIA SOUTHWEST STATE - SOCCER FIELD	Collegiate/University	Americus	GA	USA
UNIVERSITY OF NORTH GEORGIA - CONVOCATION CENTER	Collegiate/University	Dahlonega	GA	USA
BENEDICTINE COLLEGE	Collegiate/University	Atchison	KS	USA
PRATT COMMUNITY COLLEGE	Collegiate/University	Pratt	KS	USA
SALISBURY UNIVERSITY - ACR FIELDS	Collegiate/University	Salisbury	MD	USA
NORTHERN MICHIGAN UNIVERSITY - SUPERIOR DOME	Collegiate/University	Marquette	MI	USA
LAWRENCE TECH UNIVERSITY - FOOTBALL, SOCCER, LACROSSE	Collegiate/University	Southfield	MI	USA
QUEENS UNIVERSITY - SPORTS COMPLEX (SOCCER)	Collegiate/University	Charlotte	NC	USA
WESTERN CAROLINA UNIVERSITY - RAMSEY ACTIVITY CENTER	Collegiate/University	Cullowhee	NC	USA
UNIVERSITY OF BUFFALO FIELD HOUSE	Collegiate/University	Buffalo	NY	USA
ST. JOHNS UNIVERSITY - TAFFNER FIELD HOUSE	Collegiate/University	Jamaica	NY	USA
NAZARETH COLLEGE FIELD HOUSE	Collegiate/University	Rochester	NY	USA
GALLAGHER-IBA ARENA	Collegiate/University	Stillwater	OK	USA
FRANKLIN & MARSHALL COLLEGE - FOOTBALL	Collegiate/University	Lancaster	PA	USA
ALBRIGHT COLLEGE - SHIRK STADIUM	Collegiate/University	Reading	PA	USA
ALBRIGHT COLLEGE - BOLLMAN CENTER GYM	Collegiate/University	Reading	PA	USA
ELIZABETHTOWN	Collegiate/University	Elizabethtown	PA	USA



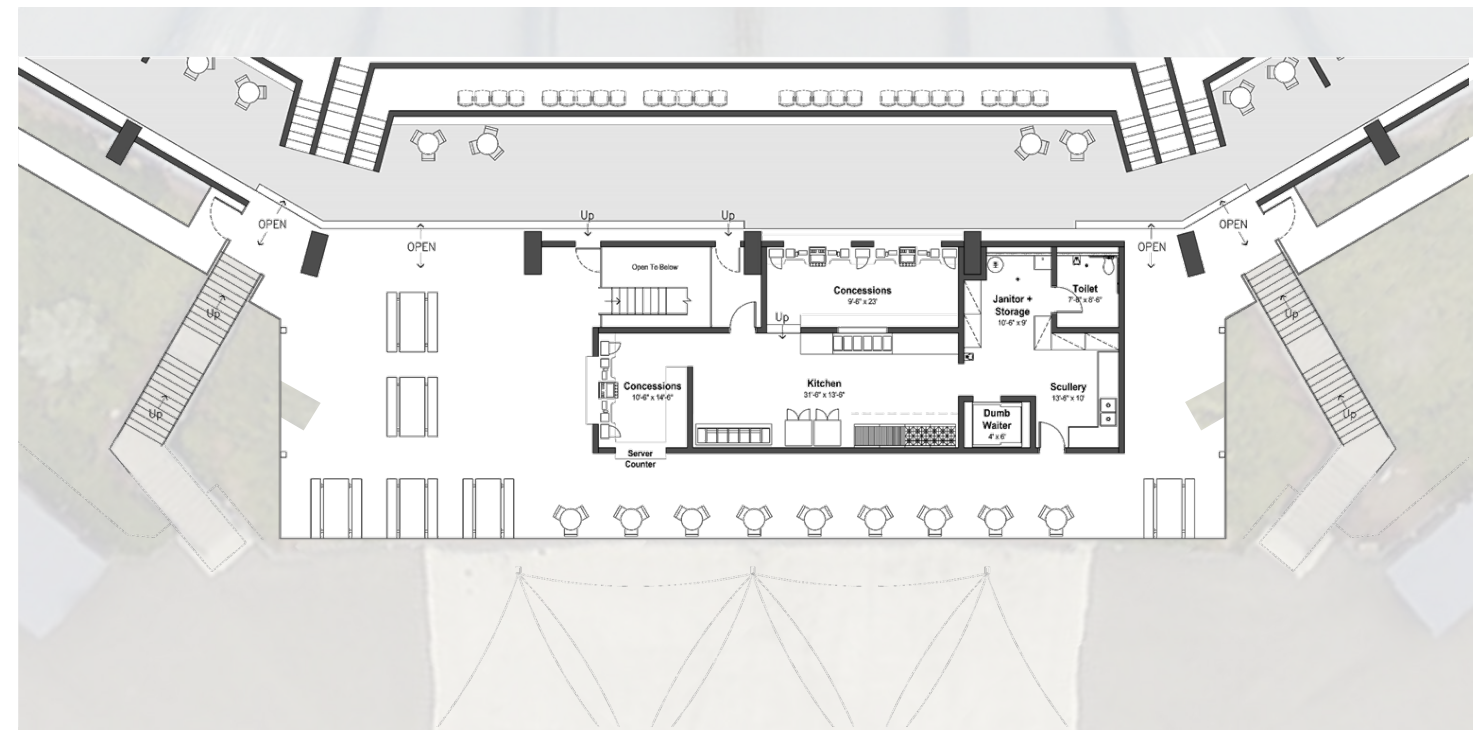
Avista Stadium Modernization



Service Walk Plan



Ground Floor



Diamond Club Level



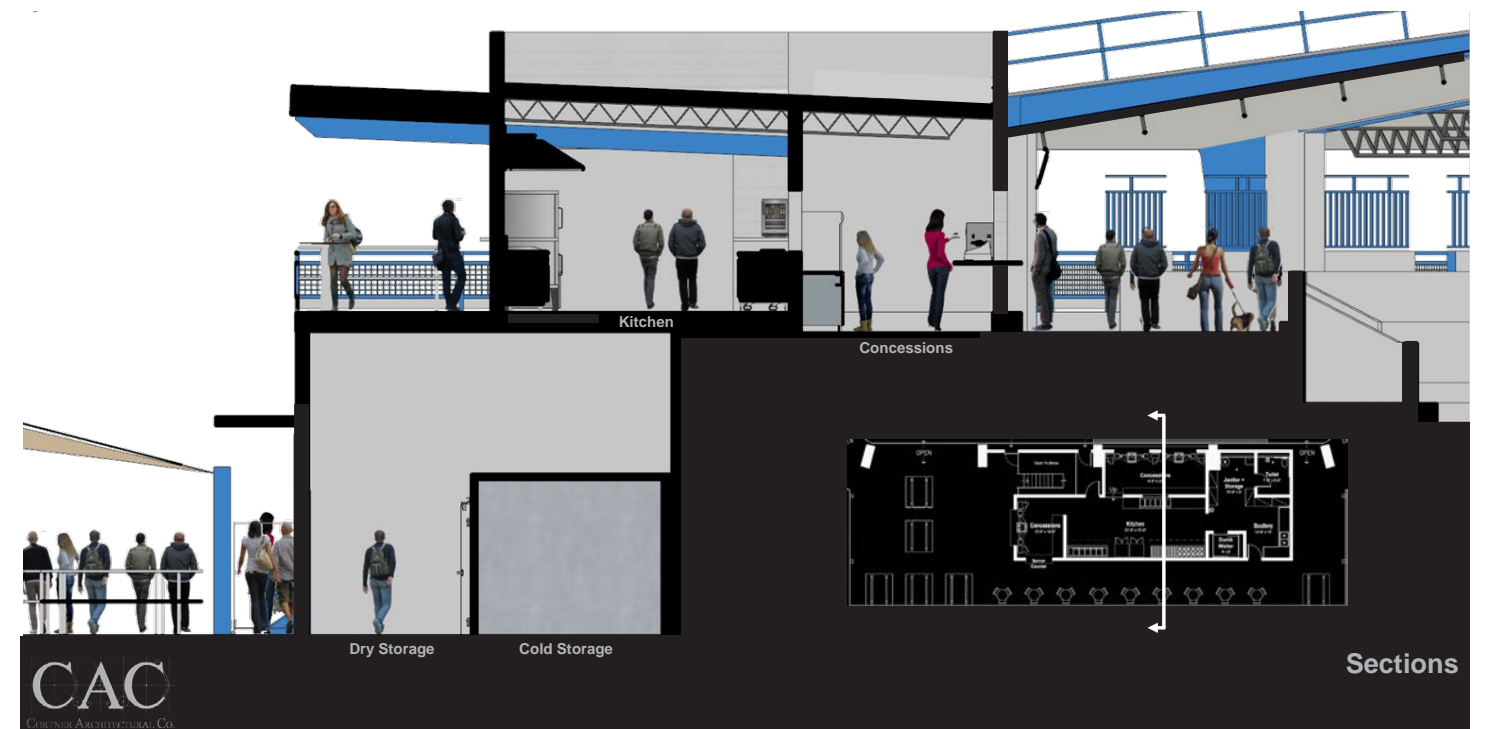
View of Plaza, Vendor Spaces, and Service Walk



Diamond Club Concessions

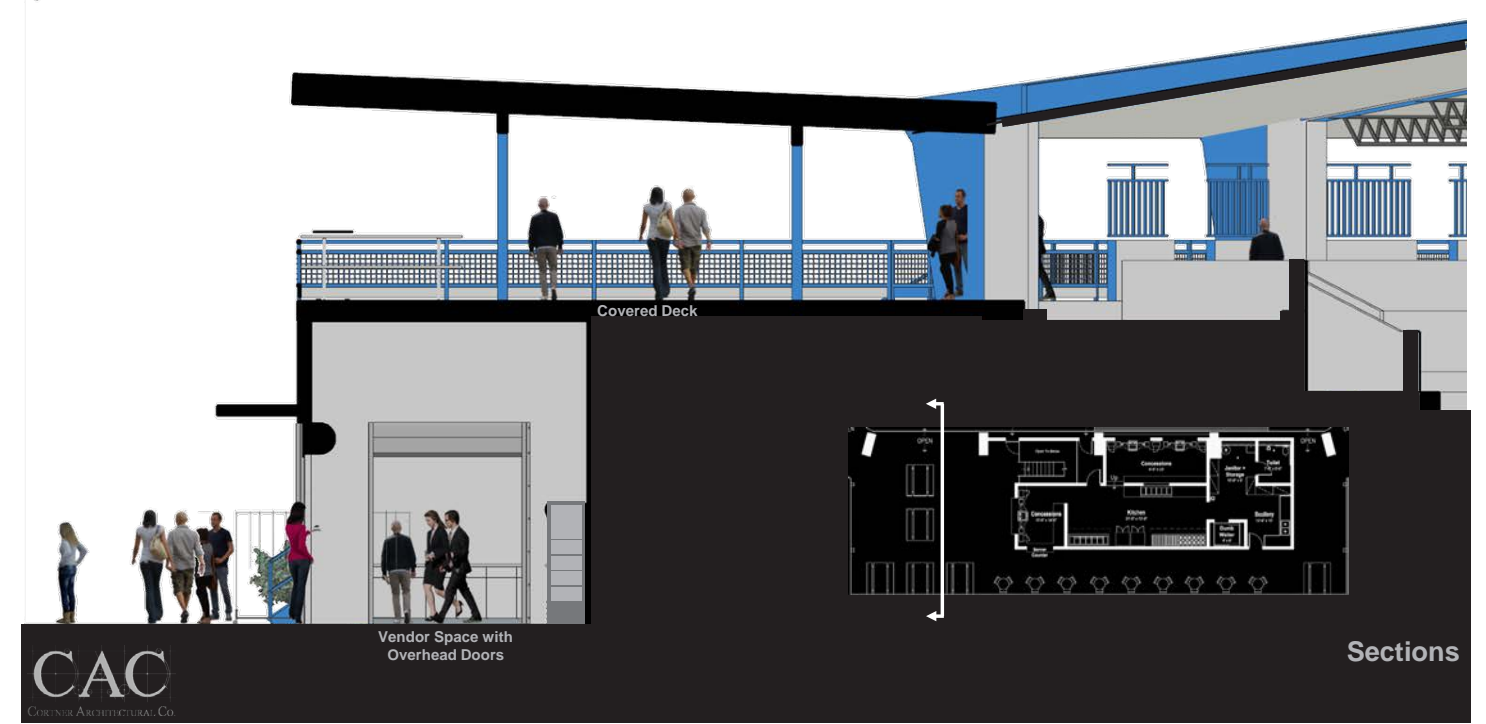
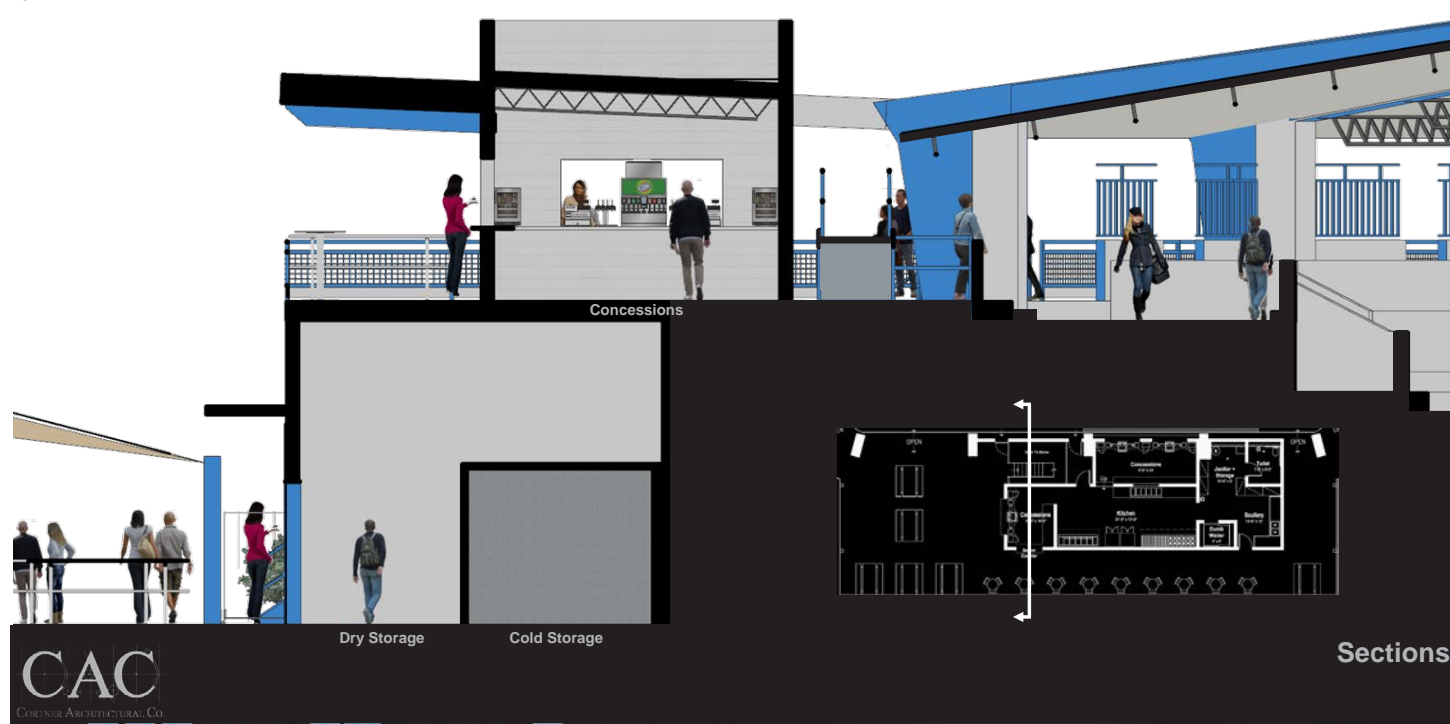


Exterior Concessions



Sections





MAY 27, 2021

AVISTA STADIUM

PLAYING SURFACE INTERIM IMPROVEMENT RECOMMENDATIONS



2

PLAYABLE BY APRIL 2022

SPVV prepared an inventory and analysis along with recommendations for a large scale reconstruction of the field surface at Avista Stadium in May 2021. The scope of work entailed a complete reconstruction, with removal of the existing surface and subsoils, installation of a new drainage system and topsoil, an artificial turf option, etc. Due to scheduling and budget unknowns, it is not possible for this scope to be accomplished in the off season of 2021 and complete the work to an acceptable playing condition by April, 2022. As a result, a less invasive remediation project has been studied as a temporary repair to bring the field up to a better playing condition, without a full reconstruction. This project is not to be regarded as a substitute for a complete renovation, however.

EXISTING CONDITIONS AND PLAYABILITY

The existing ball field surface is uneven and not in compliance with grade percentages or planarity for baseball at this level. Variations over a fifty foot distance within the Second Base-to-Center Field area are more than six inches, with a 'lip' of infield mix behind second base, and a swale-like depression immediately behind this lip, approximately 40' into the center field area. This depression extends in an arc generally matching the edge of the skinned area from midway between first and second, to midway between second and third bases.

In addition to the uneven grade and lack of planarity, this low area naturally retains stormwater, with standing water often present after irrigation or even moderate rain events for some period of time. Poorly draining topsoil and subsoil, compacted soils and subsoils, excess thatch and perhaps clay within the subsoils are likely causes of this poor drainage. Additional poor draining areas exist in several other areas in the outfield, most notably in center field, from the warning track area to a point approximately 40' from the edge of the warning track.

Irrigation coverage in the field is adequate with the antiquated system, and grounds staff has done a good job to keep the system operational and provide appropriate amounts of irrigation water. Several areas of the field though may have damaged or broken lateral lines, resulting in further aggravation of poorly draining areas. The system, dating from the original installation, is constructed of galvanized pipe with more modern sprinkler heads, installed generally in the same locations as installed in 1959. The system uses two small points of connection, which requires excessively long watering times to cover the entire field with an appropriate amount of water. Controls for the system have been modernized, but do not have the capabilities of state of the art controllers, and need to be manually synchronized between the two points of connection to ensure proper operation.

PROPOSED SCOPE OF WORK FOR A 2021 RENOVATION

Given a limited amount of time between the end of the regular season (or playoffs) and the end of the growing season, an aggressive schedule must be used to renovate the field for 2022 play. Our suggested scope of work for renovating the field is as follows:

1. Survey the playing field surface and fixed elements around the playing field, for creation of an interim grading design for the field, restoring planarity and enhancing drainage.
2. Prepare a design for the field that reduces the skinned area slightly to conform to current MLB standards; illustrates areas to be fraise-mowed; illustrates areas where an interim subdrainage system would be installed; illustrates new permanent drainage provisions for the tunnels and dugouts; illustrates new grading/decompaction/topdressing; illustrates existing irrigation system components to be reviewed, adjusted and repaired as needed; and illustrates extents of new sod for the infield, foul areas and outfield.
3. Complete the field renovations in the September / October timeframe to include fraise-mowing of the existing turf and thatch; establishing new grading; installing interim and permanent drainage system components; decompacting the field; topdressing the field; fine grading; irrigation system repair and adjustment; sod installation and turnover to Spokane Indians crews for maintenance.

SCHEDULE

We would propose that survey and design be completed in June and early July 2021, with bids due by the end of July, and a suggested Notice to Proceed ready to execute by the end of the first week of September, depending on the teams' schedule. Work would be completed by the end of the first week of November 2021 at the latest.

DESIGN CONCEPT

The illustration on the next page provides an overview of the conceptual design for the interim improvements.

DRAINAGE

With current drainage issues in two key areas, just off the skinned area and in center field, two areas of Multiflow subdrainage would be installed in the reconfigured outfield. The current skinned area is 100' in diameter; MLB standards dictate a 95' diameter arc.

The multiflow drainage in the near-outfield area would be collected and piped to two new drywells that would also serve the dugout catch basins; one of which is currently non-functional. These drywells would be retained in a permanent use for this dugout/tunnel drainage. The drywells would be located near the permanent installation of the entire-field multiflow system, and may be tied to that eventually.

The outfield multiflow area will drain to two new permanent drywells as well, which would also be connected later to the permanent subdrain system. Additional drywells will be required to serve the entire field; however the four drywells used for the interim system will be sufficient to provide drainage for the limited interim system.

FIELD PLANARITY

The renovation effort will remove the sod and allow some of the minor grade issues to be addressed with the addition of new soil and minor

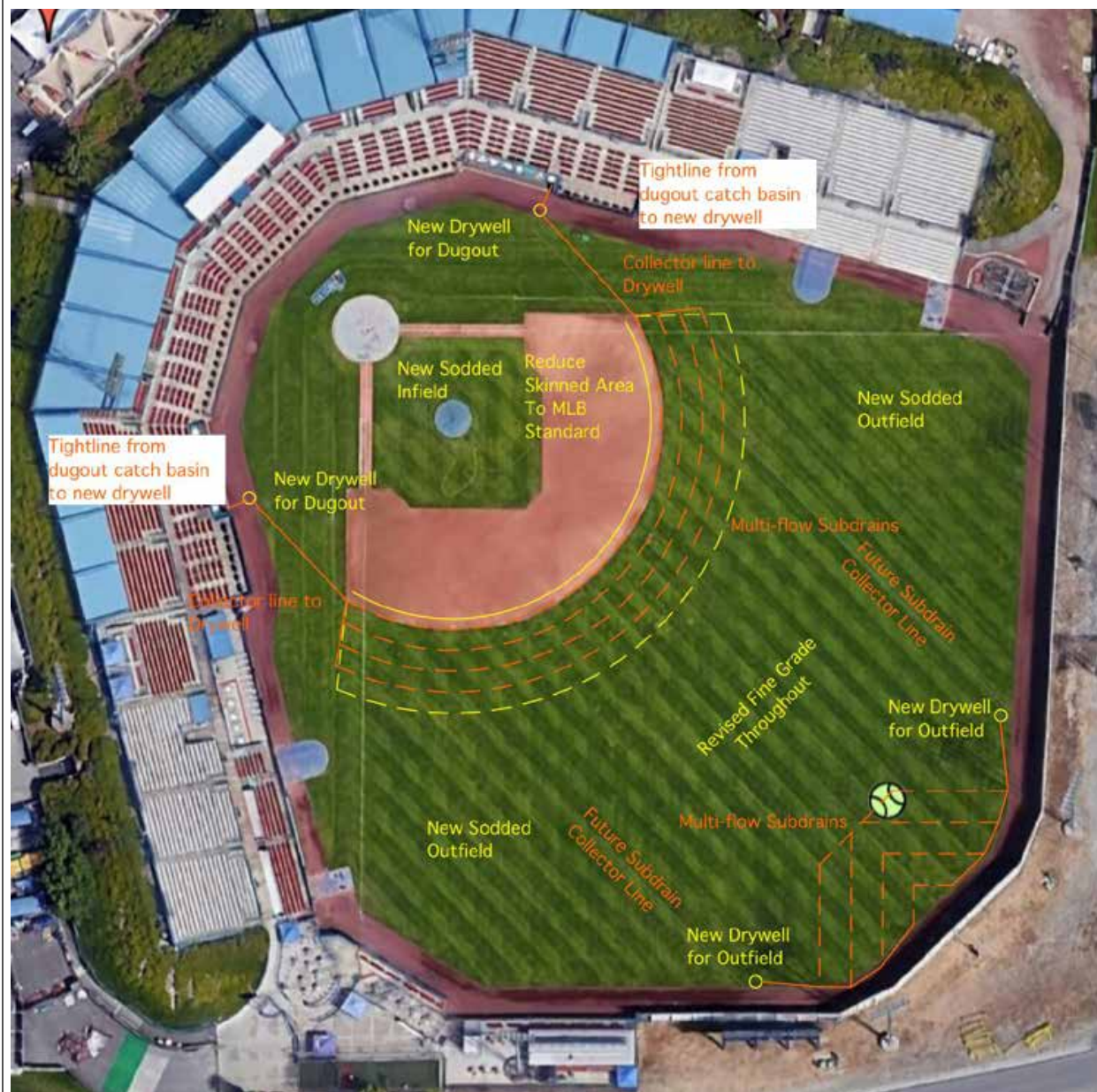
regarding. Some of the serious issues can be addressed in this manner, however.

IRRIGATION

Some irrigation reconfiguration and repair will be required due to the installation of the new drainage system, reconfiguration of the edge of the skinned area, and adjustments to grade. New irrigation lines will be PVC, and existing heads may be preserved and adjusted to the revised finished grade. Further study is necessary to review the existing zones, and potentially adding zones or splitting existing zones to improve watering efficiency. Damaged/leaking lines will be repaired or replaced.

PLAYING SURFACE

New sod will be provided throughout the entire turfgrass area due to grade issues, invasive species and playability. New sod will be furnished in thicker-cut large rolls to facilitate speed of installation and durability.

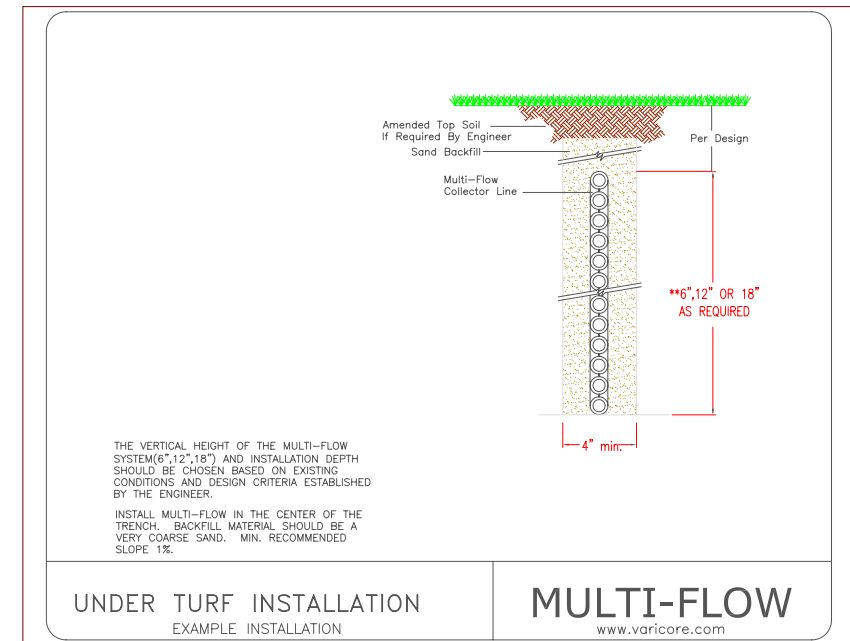


Conceptual field drainage layout with possible relocation of bullpens, maintenance and batting cage.

The typical detail at right, proposed for the interim improvement project, would be placed within the existing subgrade in a 4" wide channel filled with clean sand, with a sand /topsoil cap, and new sod.

This drainage panel, typically placed at 10' to 15' centers and installed perpendicular to the slope of the field, The drainage panels vary in depth along the length of each channel, to facilitate drainage at a 1% or greater slope below grade, directing the water to drywells or a drainage gallery.

For the interim project, drywells used for the partial field subdrain would be retained for permanent use, and set below the elevation of the larger reconstruction effort.





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