

# THE RANCH MASTER PLAN



## WORK SESSION – STATUS UPDATE



MARCH 30, 2022



**The Ranch**  
Larimer County's Event Complex

## WORK SESSION – STATUS UPDATE

### Last Commissioner Work Session, November 2021

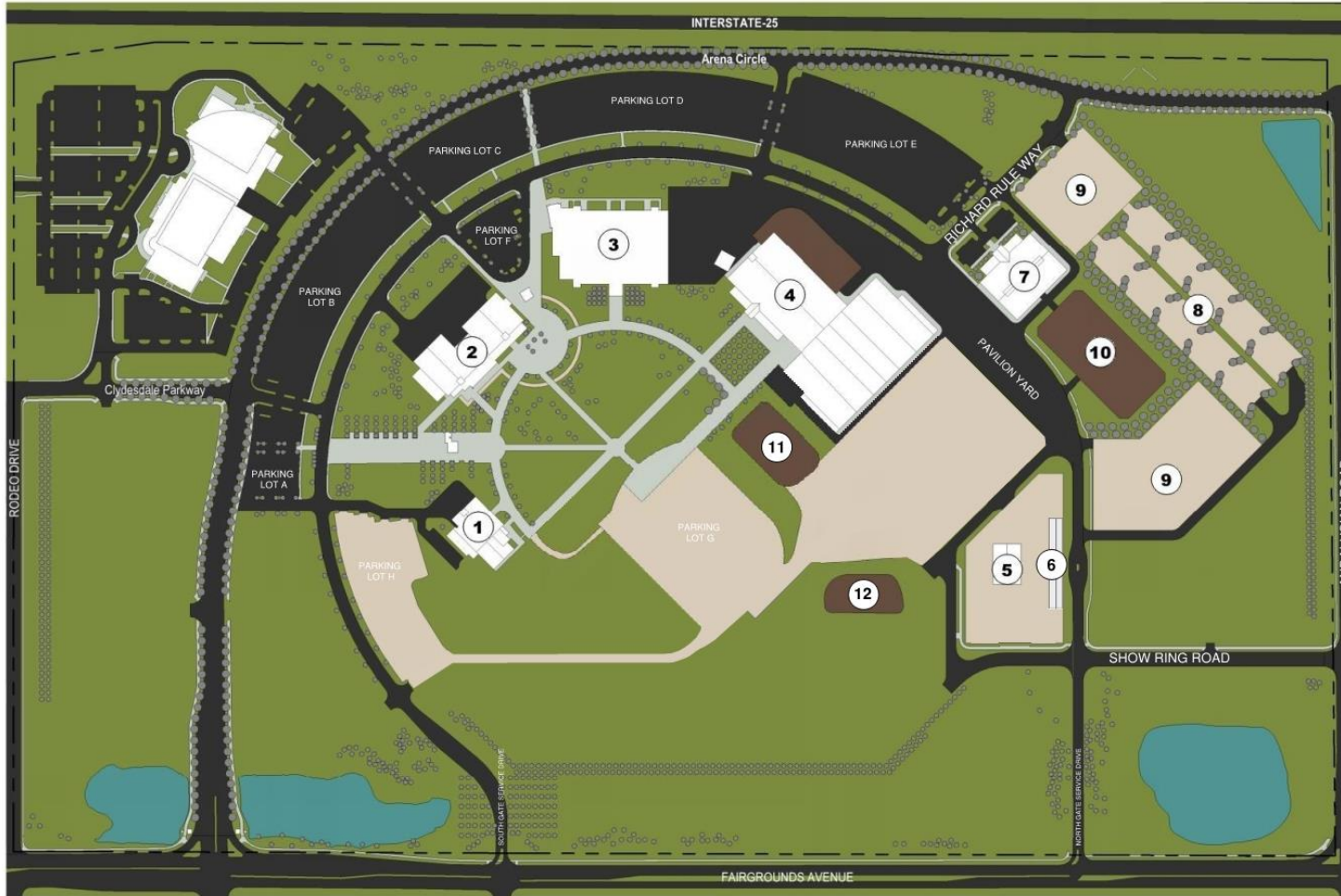
#### Guidance given:

- Continue forward with Phase 1 projects
- Proceed with Request for Proposal (RFP) for Public/Private Partnership (P3) Hotel
- Proceed with County Sponsored projects
- Further develop Certificates of Participation (COP) option and five-year plan
- Continue with stakeholder input and refinement of plan
- Continue to explore ways to reduce costs and increase revenues

## Phase 1 of Five-Year Plan

- Site Infrastructure; Fairgrounds Avenue, re-locate Arena Circle, construct Andalusian Road, and extend Clydesdale Parkway
- 4-H, Youth, and Community Indoor Arena
- MAC Indoor Arena & Pavilions
- Recreational Vehicle hook-up (83 spaces)
- Maintenance Building
- Department of Natural Resources – Land Stewardship offices
- 100' X 200' Outdoor Arenas
- Outdoor Surface for Stock/Trailer parking

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1. McKee 4-H Building
2. First National Bank Exhibition Building
3. BEC Arena
4. Livestock Arena & Stall Pavilions
5. Maintenance
6. Dirt Storage
7. 4-H Youth & Community Livestock Arena
8. RV Lot
9. Trailer Parking
10. Outdoor Arenas (100' x 200')
11. Long Horn Outdoor Arena
12. Round-Up Outdoor Arena

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# Phase 2 of Five-Year Plan

- Hotel – P3
  - 250+ key room hotel with room block agreement
  - Proposals due April 7, 2022, anticipate eight-month selection and negotiation
- Exhibition Center – County Sponsored
  - 60,000 SF + show hall, 35' ceilings, multipurpose flat floor space
  - Connect to new Hotel with design beginning in 2023
- FNBO Exhibition Building renovation – County Sponsored
  - Begin design 2023
- BEC renovation - County Sponsored
  - 23,500 SF of new additions
  - Expanded concourses, lobby, locker rooms, and club space areas
  - Begin design 2024
- McKee renovation – County Sponsored
  - Begin design 2024
- COP option
  - This five-year plan allows for a forecasted 2025 COP issuance of \$25M

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1. Admin. Facility Offices
2. 4-H Youth & Community Building
3. BEC Arena
4. Livestock Arena & Stall Pavilions
5. Maintenance
6. Dirt Storage
7. 4-H Youth & Community Livestock Arena
8. RV Lot
9. Trailer Parking
10. Outdoor Arenas (100' x 200')
11. Multi-Use Stall Barn
12. Covered Livestock Arena
13. Overflow Event Parking
14. Future Development Areas\*

*\*Five-Year Developments Include:*

- Hotel
- Exhibition Center



## Stakeholder Input and Refinement

- Meetings, interviews, and round table discussions held
  - Event Arena Stakeholders
    - Input: Re-evaluate the scope of the BEC expansion
  - Community Stakeholders
    - Input: Expand McKee 4-H kitchen, and relocate various 4-H programs to the McKee 4-H Building and to the new 4-H, Youth, and Community Indoor Arena
  - Expo Stakeholders
    - Input: Remove existing kitchen space, expand building, and connect directly to new 60,000 SF Exhibition Center to create 100,000 SF space

## Next Steps

- FNBO Exhibition Building expansion options
  - Bring Convention, Sports, & Leisure (CSL) back on to re-investigate market studies, cost-benefit analysis, and feasibility for 100,000 SF Exhibition space
  - This would allow The Ranch to continue to explore and update the core business functions (keeping The Ranch market competitive while phasing construction)