

Meeting Report

Project: City of Prescott Rodeo/ Fairgrounds Master Plan
Project Number: 20250158
Meeting Date / Time: July 7, 2026
12:00 pm
Location: UA Cooperative Extension Office – Meeting Room
840 Rodeo Dr Bldg C, Prescott, AZ 86305
Purpose of Meeting: Rodeo/ Fairgrounds Master Plan – Steering Committee
Present:

Steering Committee
Deb Thalasis – Neighbor
Earl Duque – Neighbor
Sue Manuel – Neighbor
Kym Lopez – President, Prescott Frontier Days Inc.
Rex Hinshaw – Vice President, Prescott Frontier Days Inc.
Gwen Rowitsch – Public Works Director, City of Prescott
Annie Baker – Compost Manager, Prescott Farmers Market
Matt Halldorson – Yavapai County Extension Director, U of A
Phillip Peek – Regional Business Manager, U of A
Dan Cohorst – Vice President, Prescott Antique Auto Club
Levi Darby – Fair Chairman, Yavapai County Fair
Rosalee Darby – General Manager, Yavapai County Fair

City of Prescott
Dallin Kimble – City Manager
Scott Balck – Project Manager
Benjamin Burns – Senior Infrastructure Analyst
Steve Olfers – Utilities Manager
Nathan Graham – Water Superintendent
Will Bodine – Wastewater Superintendent
Ian Mattingly – City Traffic Engineer

Beta Public Relations
Connor Cassens – Vice President

GH2 Architects
Robert Wadsack – Architect, Principal
Kala Ade – Equine Architect, Principal
Anisa Hermosillo-Tronstad – Intern Architect
Zoey Ford – Architectural Intern

Circulation: All meeting attendees
Prepared By: Anisa Hermosillo-Tronstad
Date of Circulation: July 9, 2026

TOPIC

Refer to previous meeting minutes/discussion for previous discussion topics.

Italics represent meeting minute items that were revised.

ACTION

1. WATER/ WASTEWATER INFRASTRUCTURE PRESENTATION

1.1 City Staff presented the water and wastewater infrastructure on the Rodeo/ Fairgrounds site.

- A. Currently, the main sewer line is falling apart and is small in comparison to the required sizing of pipes. The sewer line is made up of 6" clay. It needs to be replaced as soon as possible.
 - 1. There are two proposed designs for the main sewer line:
 - A 8" main sewer line from Rodeo Drive to Miller Valley Road.
 - A 8" main sewer line from Gail Gardner Way.
 - 2. Regardless of which design proposal is chosen, the old line will most likely be abandoned and injected with slurry or dug up.
 - 3. The preferred proposal will be dependent on the final design of the facilities.
- B. In 2011, the 8" main water line was installed.
 - 1. The current fire flow connection is 1,890 GPM with the pipe velocity at 15 ft/s. The City standard is 10 ft/s.
 - 2. There are two proposed designs for the main water line:
 - A 12" main water line from Gail Gardner Way; the proposed pipe velocity is 9.4 ft/s. This is the preferred proposal by the City.
 - A 12" main water line loop to Miller Valley Road; the proposed pipe velocity is 7.5 ft/s.
 - There are no concerns with tying the existing 8" main water line into the proposed 12" main water line.
- C. Construction timelines for these items are not finalized; however, could take at least four to eight months.

2. TRANSPORTATION PRESENTATION

2.1 City Staff presented the transportation to the Rodeo/ Fairgrounds site.

- A. Fair Street will be used for spectators and temporary contestant traffic.
- B. Gail Gardner Way will be used for non-event traffic.
- C. Miller Valley Drive will be used for event traffic.
- D. There will be several locations for removable bollards:
 - 1. East and west at the intersection of Fair Street and Gail Gardner Way.
 - 2. Fairgrounds Ave at the turn-in from Gail Gardner Way.

- E. Temporary contestant traffic will be routed from Gail Gardner Way to Fair. Long term contestant traffic will be routed from Miller Valley Road to Rodeo Drive.
- F. Permanent signage will be used as early warnings to oncoming traffic on the site through flip down signs that will be placed permanently on the adjacent streets to the Rodeo/ Fairgrounds site.
 - 1. Permanent signage for contestant traffic will be placed along Whipple Street to Vallet Street, as well as Ironsprings for early warnings.
- G. Miller Valley Road will have permanent signage at the intersection of Four Points.
- H. It was clarified that Rodeo Drive will be realigned to allow for semitruck traffic as part of a current City project to Miller Valley Road. It was included as a bid alternative to the project.

3. PROJECT SCHEDULE

- 3.1 The current Gantt chart was reviewed with upcoming key dates.
 - A. Public comment for the Master Plan will be from July 14th to September 22nd.
 - 1. There was some discussion on the public comment and was decided to table the decision on the duration and beginning start of the public comment.
 - B. The two study sessions for City Council will be on August 25th and September 8th.
 - C. The final presentation to City Council for the Master Plan will be in October.
- 3.2 After discussion, it was requested that stakeholders create a program list with general uses of each space by the next meeting.
 - A. **GH2** to draft list and coordinate with stakeholders.

4. COMMUNITY MEETING SURVEY/ WORLD'S OLDEST RODEO RECAP/ COMMUNITY MEETING #3

4.1 GH2 quickly recapped the survey results that were collected during the June Community Meeting, presenting at the World's Oldest Rodeo, and Community Meeting #3.

5. COST ESTIMATE

- 5.1 GH2 presented an update on the draft cost estimate:
 - A. GH2 updated the square footage for the Multipurpose Pavilion and clarified that it is a one-story building.
 - B. It was requested that "Environmental" be included in the "A" bullet point to the program summary.

- C. GH2 with the stakeholders to add the differentiation between the responsibility of the tenant, taxpayer, or currently in progress (through the \$15.3 M venture).
- D. Rodeo clarified that they would pay for programs listed that are specific to their operation.

6. MASTER PLAN LAYOUT

- 6.1 GH2 presented the layout of the Master Plan with discussion:
 - A. It was requested by the Neighborhood to include a blinking pedestrian crosswalk at the proposed crosswalks leading to the Rodeo/ Fairgrounds site.
 - B. Rodeo updated the Steering Committee on the preliminary numbers of the bus users during this year –
 - 1. There were approximately 150-175 people who used the bus shuttling system per day (this was calculated during a slow day).
 - C. Rodeo and Fair requested that the pole barn have a restroom for contestants, tack room, sign/ storage room, and an office (similar to the secretary office).
 - 1. They requested that all programs be added to the north side of the pole barn.
 - D. Rodeo discussed the possibility of flipping the current orientation of the Multi-Use Pavilion.
 - 1. It was decided that the current orientation made the most sense for public circulation and use.
 - E. Rodeo requested that museum programming be added to the multiuse pavilion.
 - 1. Rodeo requested that GH2 include the seating capacity to the open area of the multi-use pavilion and clarified that it is a shared space.
 - F. For the livestock pens, the Rodeo preferred that GH2 does not design the pen layout
 - G. Fair requested that all garage doors shown to be sized at 12' x 14'.

7. NEXT STEPS

- 7.1 The next Steering Committee meeting will be held on August 4th at noon.
- 7.2 The next Community Meeting will be on August 5th.
- 7.3 GH2 to coordinate with stakeholders on the current programming list and their uses.
- 7.4 GH2 to coordinate with stakeholders on the stakeholder financial responsibility of each program element.
- 7.5 City of Prescott to update Steering Committee and GH2 on the project schedule; including the period of public comment.

This is intended to be an accurate summary of items discussed. Please contact this office within 10 days of the date of this memorandum if modifications should be considered.

END OF MEETING REPORT

Attachments:

1. "26.07.06_Prescott Fairgrounds Masterplan_Current Set"
2. "26.07.07_Prescott Rodeo Fairgrounds MP_Program Estimate"
3. "City Water & Wastewater Presentation Slides (Anisa)"
4. "Rodeo Traffic Control Plan Map Only – Mattingly Draft V4"

cc: GH2 Design Team

Program Summary and Preliminary Budget					
Master Plan Scope:	Square Feet	LOW RANGE		HIGH RANGE	
		Estimated Unit Cost Per SF	Sub-Total Cost	Estimated Unit Cost Per SF	Sub-Total Cost
A. Site Areas-Greenspace, Environmental & Parking	1,128,764	\$10	\$11,287,641	\$15	\$16,931,462
B. Existing Buildings	127,365	\$75	\$9,552,375	\$100	\$12,736,500
1. Site/ Exterior Support & Allowance		10%	\$955,238	25%	\$3,184,125
C. New Buildings					
1. Equipment Barn	9,495	\$200	\$1,899,040	\$250	\$2,373,800
2. Restroom Building	6,351	\$550	\$3,493,270	\$650	\$4,128,410
3. Covered Arena (Pole Barn) w/ Stalls	42,730	\$200	\$8,545,900	\$300	\$12,818,850
4. Livestock Cover / Viewing Area	11,000	\$200	\$2,200,000	\$225	\$2,475,000
5. Multi-Purpose Pavilion	11,824	\$300	\$3,547,200	\$400	\$4,729,600
6. Extension/Community Hub Building	12,583	\$400	\$5,033,160	\$500	\$6,291,450
7. Site/ Exterior Support & Allowance		20%	\$4,943,714	30%	\$9,845,133
TOTAL:	1,350,112		\$51,457,538		\$75,514,330

General Notes:

- * Estimate based on cost precedent using 1st Quarter 2026 RS Means data and historical records.
- * Contact GH2 for cost escalation factors.
- * Hazardous materials remediation not included.
- * Furniture, Fixtures, Equipment, and AV by Owner.
- * Design fee not included. This Cost Estimate is a preliminary draft and not yet complete.
- * The program square footages shown are being vetted through *the design of the Master Plan and is subject to change.
- * Probable cost/budget numbers are based on current market conditions, escalation in construction costs and inflation would need to be added in for any future construction schedules.
- * Neither phasing nor inflation have been accounted for.

This cost estimate of the Cost of Work represents the Architect's judgment as a design professional familiar with the construction industry using techniques appropriate to the phase of the design documents and the Architect's scope of services. It is recognized that the Owner or the Architect has no control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions; accordingly, it is agreed that the Architect cannot and does not warrant or represent that the bids or the Cost of Work will not vary from this estimate or the Owner's budget.

Prescott Rodeo/Fairgrounds
Master Plan Program

SITE AMENITY		STAKEHOLDERS			PROPOSED SPACE ALLOCATION			Probable Cost per SF	Probable Cost	PRELIMINARY COMMENTS	STEERING COMMITTEE COMMENTS
		STAKEHOLDER USER	STAKEHOLDER USE	POTENTIAL FUNDING	EST. N.S.F.	QTY.	TOTAL N.S.F.				
A Site Areas											
1	Overall Site										
	As much landscape as achievable	Neighborhood, refer to A12		City of Prescott		1		\$ 500,000.00	\$ 500,000.00	Prescott Indigenous Landscape Architecture History	Okay with Prescott Frontier Days, Inc. (PFD)
2	Entrances										
	Gate area with sign Main Public	PFD - Main Entrance Farmer's Market Main Entrance		\$15.3 M (current project)	380	8	3,040	\$ 100.00	\$ 304,000.00	Widen to keep traffic off the road - traffic study suggestion Some Stacking space noted	Potentially possible off of Miller Valley Road and Rodeo drive. Positive idea. Part of 15.3 expenditure
	Gate area with sign West Side Small pedestrian/bicycle entry	Neighborhood		City of Prescott	3500	4	14,000	\$ 20.00	\$ 280,000.00		Remove "Small pedestrian/ bicycle entry" program according to PFD
	Bicycle Parking	Neighborhood		City of Prescott	280	1	280	\$ 15.00	\$ 4,200.00		Remove "Bicycle Parking" program according to PFD
	Traffic Routing	Neighborhood		City of Prescott	2500	1	2,500	\$ 20.00	\$ 50,000.00		
3	Park Areas										
	Park Areas	Neighborhood		City of Prescott	51,452	1	51,452	\$ 20.00	\$ 1,029,040.00	Renamed as "Park" to encompass Mini Park and Dark Park programming	Remove "Dog Park" program according to PFD
4	Paved Site Area										
	Concrete Paving	PFD Parking Area Farmer's Market Set Up County Fair		PFD	79,089	1	79,089	\$ 20.00	\$ 1,581,780.00	Paved and used for public parking during events Rodeo set up vendor tents Lighting - dark sky compliant, run for events as necessary Electric hookups for Farmers Market	- Remove "Asphalt Paving"/ "Concrete Paving" program / "Farmer's Market Set Up" stakeholder use according to PFD - Paved and used for public parking during events Rodeo set up vendor tents Lighting - dark sky compliant, run for events as necessary PFD parking has to run through Jim based on set up on buildings.
	Concrete Paving	Extension		U of A Extension	7,924	1	7,924	\$ 20.00	\$ 158,480.00	Paved for Extension	- Remove "Asphalt Paving"/ "Concrete Paving" program / "Farmer's Market Set Up" stakeholder use according to PFD - Paved and used for public parking during events Rodeo set up vendor tents Lighting - dark sky compliant, run for events as necessary PFD parking has to run through Jim based on set up on buildings.

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		STAKEHOLDER USER	STAKEHOLDER USE	POTENTIAL FUNDING	EST. N.S.F.	QTY.	TOTAL N.S.F.				
5	Gravel Parking										
	Gravel Parking	Spectator parking area (Existing)		PFD	402544	1	402,544	\$ 2.00	\$ 805,088.00	Permeable - Gravel Paving Depends on masterplan layout, achieve as much parking as possible, achieve up to 1270 parking spaces. Pervious paving, minimal lanes, event staff to direct Must be designed, planned, and implemented as a whole. Integrated system Lighting - dark sky compliant, run for events as necessary	• Remove "Farmer's Market Parking Area" and "Neighborhood Public Parking" stakeholder use according to PFD • Permeable - Gravel Paving BE MINDFUL OF BIOSWELL <i>Depends on masterplan layout, achieve as much parking as possible, achieve up to 1270 parking spaces (PFD has never used this many parking spaces).</i> <i>Pervious paving, minimal lanes, event staff to direct</i> <i>Must be designed, planned, and implemented as a whole. Integrated system</i> <i>Lighting - dark sky compliant, run for events as necessary</i>
	Gravel Parking	Contestant Parking (Existing)		PFD	130546	1	130,546	\$ 2.00	\$ 261,092.00	Permeable - Gravel Paving Depends on masterplan layout, achieve as much parking as possible, achieve up to 1270 parking spaces. Pervious paving, minimal lanes, event staff to direct Must be designed, planned, and implemented as a whole. Integrated system Lighting - dark sky compliant, run for events as necessary	• Remove "Farmer's Market Parking Area" and "Neighborhood Public Parking" stakeholder use according to PFD • Permeable - Gravel Paving BE MINDFUL OF BIOSWELL <i>Depends on masterplan layout, achieve as much parking as possible, achieve up to 1270 parking spaces (PFD has never used this many parking spaces).</i> <i>Pervious paving, minimal lanes, event staff to direct</i> <i>Must be designed, planned, and implemented as a whole. Integrated system</i> <i>Lighting - dark sky compliant, run for events as necessary</i>
	Gravel Parking	Existing Gravel Lot (Existing)		PFD	27900	1	27,900	\$ 2.00	\$ 55,800.00	Permeable - Gravel Paving Depends on masterplan layout, achieve as much parking as possible, achieve up to 1270 parking spaces. Pervious paving, minimal lanes, event staff to direct Must be designed, planned, and implemented as a whole. Integrated system Lighting - dark sky compliant, run for events as necessary	• Remove "Farmer's Market Parking Area" and "Neighborhood Public Parking" stakeholder use according to PFD • Permeable - Gravel Paving BE MINDFUL OF BIOSWELL <i>Depends on masterplan layout, achieve as much parking as possible, achieve up to 1270 parking spaces (PFD has never used this many parking spaces).</i> <i>Pervious paving, minimal lanes, event staff to direct</i> <i>Must be designed, planned, and implemented as a whole. Integrated system</i> <i>Lighting - dark sky compliant, run for events as necessary</i>
	Gravel Parking	Compost/Park Lot (New)		PFD	7612	1	7,612	\$ 10.00	\$ 76,120.00	Permeable - Gravel Paving Depends on masterplan layout, achieve as much parking as possible, achieve up to 1270 parking spaces. Pervious paving, minimal lanes, event staff to direct Must be designed, planned, and implemented as a whole. Integrated system Lighting - dark sky compliant, run for events as necessary	• Remove "Farmer's Market Parking Area" and "Neighborhood Public Parking" stakeholder use according to PFD • Permeable - Gravel Paving BE MINDFUL OF BIOSWELL <i>Depends on masterplan layout, achieve as much parking as possible, achieve up to 1270 parking spaces (PFD has never used this many parking spaces).</i> <i>Pervious paving, minimal lanes, event staff to direct</i> <i>Must be designed, planned, and implemented as a whole. Integrated system</i> <i>Lighting - dark sky compliant, run for events as necessary</i>
6	Parking Garage (Not Used)										

Prescott Rodeo/Fairgrounds
Master Plan Program

SITE AMENITY		STAKEHOLDERS			PROPOSED SPACE ALLOCATION			Probable Cost per SF	Probable Cost	PRELIMINARY COMMENTS	STEERING COMMITTEE COMMENTS
		STAKEHOLDER USER	STAKEHOLDER USE	POTENTIAL FUNDING	EST. N.S.F.	QTY.	TOTAL N.S.F.				
	Public Event Parking	Rodeo-Event patron parking area Farmer's Market Parking Area County Fair	-	-	0	4	0	\$ 250.00	\$	Multi-story building, footprint would be smaller Consider locating on adjacent site	PFD wants this Removed per Dallin (was 130200 SF)
7	Compost Area										
		Existing Compost Area		Farmer's Market	10,375	1	10,375	\$ -	\$ -	Existing	You can not pave any larger area according to PFD
		Expanded Compost Area		Farmer's Market	8,108	1	8,108	\$ 50.00	\$ 405,400.00	Additional, Increased Entry & Covered Compost	
8	Outdoor Arena & Support										
	Rodeo Arena	PFD County Fair	\$15.3 M (current project)		38,000	1	38,000	\$ -	\$ -	Existing Rodeo Arena	Remove "Rodeo Arena", "Livestock Pens", "Sports Medicine", "First Aid", and "Warm Up Arena" program according to PFD
	Livestock Pens				70,827	1	70,827	\$ 20.00	\$ 1,416,540.00	Expanded Area and Penning As much as can be achieved	Make as multi-purpose as possible. Part of the 15.3 not part of this scope of work
9	Demonstration Garden										
		Extension Neighborhood		U of A Extension	40,129	1	40,129	\$ 25.00	\$ 1,003,225.00	Incorporates hoop house and barn	PFD does not want a hoop house
10	Archery Range (Not Used)										

Prescott Rodeo/Fairgrounds
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		STAKEHOLDER USER	STAKEHOLDER USE	POTENTIAL FUNDING	EST. N.S.F.	QTY.	TOTAL N.S.F.				
		Extension	-	-		1	0		\$ -		PFD does not want an archery range. PFD noted that their insurance will not allow for this around horses.
11	Tree Grove & Walking/Biking Path										
	Tree Grove (half 50' setback area)	Neighborhood		City of Prescott	154,420	1	83,148	\$ 5.00	\$ 415,740.00	Fence located within area Subtract entrances and parks from this number	Remove "Tree Grove" and "Walking/Biking Path" program according to PFD
	Walking/Biking Path (Half 50' setback)	Neighborhood		City of Prescott	154,421	1	154,421	\$ 5.00	\$ 772,105.00		PFD notes that this is a rodeo/ fair grounds
Facility Net Square Feet (NSF):							981,534	9	\$ 9,118,610.00		
Net-to-Gross Conversion Factor:							1.15			(site circulation factor is 1.15)	
Facility Gross Square Feet (GSF):							1,128,764	9	\$ 10,486,401.50	25.91 Acres Estimate with site circulation	
							1,526,778			35.05 Acres Existing Site Acreage	
B	Existing Buildings										
1	Barn A										
	Existing	County Fair	Storage	County Fair	12,250	1	12,250	25	\$ 306,250.00	Repair & Renovate	PFD notes "TBD"
2	Current Extension Office										
		UofA Extension (Proposed PRF)	Meetings, Educational/ Teaching, Offices, Restrooms (to be Storage)	PFD	3,540	1	3,540	50	\$ 177,000.00	Repair & Renovate	Okay with PFD
3	Pritchard Building										
		City-Police Evidence (Proposed PRF)	Storage	PFD	4,180	1	4,180	100	\$ 418,000.00	Repair & Renovate	Available for re-programming. PFD notes "TBD"
4	Head Start/City IT										
	Existing			City of Prescott	48,420	1	48,420	25	\$ 1,210,500.00	Demolish	PFD notes "Keep it"
5	Danny Freeman Building										
	Existing		Kitchen (non-cooking), Restrooms, Gathering	\$15.3 M (current project)	4,110	1	4,110	100	\$ 411,000.00	Historic/Renovate	Part of the 15.3 Expenditure Not included
6	West Guard Station										
	Existing	PFD		PFD	50	1	50	25	\$ 1,250.00	Demolish	Rodeo property, not included
7	Barn B										
	Existing		Storage	\$15.3 M (current project)	11,545	0	0	25	\$ -	Demolish	Part of the 15.3 Expenditure
8	Barn B Stalls										
	Existing	PFD	Stalls	\$15.3 M (current project)	4,140	0	0	25	\$ -	Demolish	Part of the 15.3 Expenditure

Prescott Rodeo/Fairgrounds
Master Plan Program

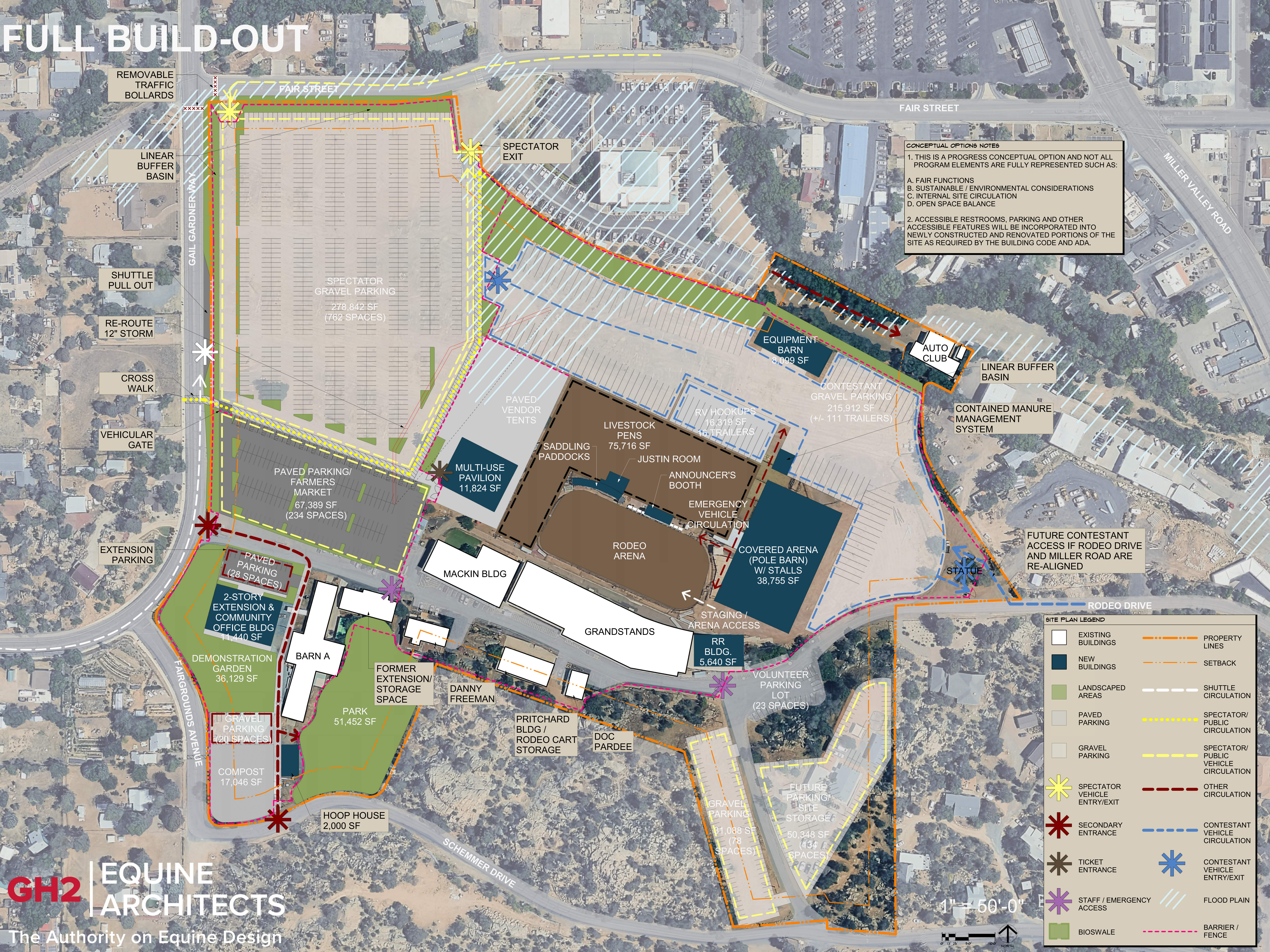
SITE AMENITY		STAKEHOLDERS			PROPOSED SPACE ALLOCATION			Probable Cost per SF	Probable Cost	PRELIMINARY COMMENTS	STEERING COMMITTEE COMMENTS
		STAKEHOLDER USER	STAKEHOLDER USE	POTENTIAL FUNDING	EST. N.S.F.	QTY.	TOTAL N.S.F.				
9	West Restrooms										
	Existing	PFD County Fair		PFD	600	1	600	25	\$ 15,000.00	Demolish	PFD notes to "Demolish"
10	Mackin Building & Restrooms										
	Existing (2 story)	PFD		PFD	10,845	1	10,845	150	\$ 1,626,750.00	Repair/Renovate	PFD notes "Keep it"
11	Grandstands										
	Existing-Renovate	PFD		\$15.3 M (current project), PRF	40,500	1	40,500	100	\$ 4,050,000.00	Renovate/ADA upgrade	Part of the 15.3 Expenditure
12	Doc Pardee Building										
	Existing		Museum	\$15.3 M (current project)	1,225	1	1,225	100	\$ 122,500.00	Historic/Renovate	Part of the 15.3 Expenditure
13	Secretary Office										
	Existing	PFD	Office	PFD	400	1	400	25	\$ 10,000.00	Demolish	Possible new location in warm up arena office
14	Sign Trailer										
	Existing	PFD		PFD	320	1	320	25	\$ 8,000.00	Relocate Trailer	Possible new location in warm up arena office
15	Justin Building										
	Existing	PFD		\$15.3 M (current project)	1,400	0	0	0	\$ -	Remove and Replace	Part of the 15.3 Expenditure
16	Rodeo Announcer Stand										
	Existing - Remove and Replace	PFD		\$15.3 M (current project)	610	0	0	0	\$ -	Remove and Replace	Part of the 15.3 Expenditure
17	Ticket Building										
	Existing	PFD		PFD	925	1	925	25	\$ 23,125.00	Demolish	PFD notes "New building"
18	Auto Club										
	Existing	Auto Club		Auto Club	2,700	0	0	0	\$ -	Maintain	
	Existing			Auto Club	1,780	0	0	0	\$ -	Maintain	
Facility Net Square Feet (NSF):					149,540		127,365				
Net-to-Gross Conversion Factor:							1.00				
Facility Gross Square Feet (GSF):							127,365	66	8,379,375		

Prescott Rodeo/Fairgrounds
Master Plan Program

		STAKEHOLDERS			PROPOSED SPACE ALLOCATION			Probable Cost per SF	Probable Cost	PRELIMINARY COMMENTS	STEERING COMMITTEE COMMENTS
SITE AMENITY		STAKEHOLDER USER	STAKEHOLDER USE	POTENTIAL FUNDING	EST. N.S.F.	QTY.	TOTAL N.S.F.				
C	New Buildings										
1	Equipment Barn										
	Tractor, Truck, Equipment Garage	PFD	Storage	PFD	8,632	1	8,632				
		Farmer's Market									Remove "Farmer's Market" stakeholder use according to PFD
Building Net Square Feet (NSF):							8,632				
Net-to-Gross Conversion Factor:							1.10				
Facility Gross Square Feet (GSF):							9,495	200	\$ 1,899,040.00		
2	Restroom Building										
	Men & Women's Restrooms				5,774	1	5,774			Verify Code number required fixtures	Much needed per code
Building Net Square Feet (NSF):							5,774				
Net-to-Gross Conversion Factor:							1.10				
Facility Gross Square Feet (GSF):							6,351	550	\$ 3,493,270.00		
3	Covered Arena										
	Arena Space Stalling Area	PFD - Indoor Arena 4H-Extension Indoor Arena and Multi Species Barn		PFD County Fair	38,845	1	38,845			Fully Sprinklered, dry system HVLS Fans, Radiant Heaters in Human Areas Restroom Areas and Second Floor Areas are Fully Conditioned	Covered arena wanted by Rodeo, as few frills as possible? Clarify program PFD wants a covered arena. Remove "Arena Space", "Stalling Area", "Meeting Rooms", and "Catering Kitchen, Conference Room" according to PFD.
	Restroom	Contestant/ Staff Use Only			80	4	320			Determined by Code	
	Tack Room				280	1	280				
	Sign/ Storage Room				320	1	320				
	Office				400	1	400				
Building Net Square Feet (NSF):							38,845				
Net-to-Gross Conversion Factor:							1.10				
Facility Gross Square Feet (GSF):							42,730	200	\$ 8,545,900.00		
4	Livestock Circulation Cover and Viewing Area										
		PFD - Livestock Cover and Viewing Area		PFD County Fair	10000	1	10,000				
	Steel cover with Concrete Platform										
	And guardrails										
Building Net Square Feet (NSF):							10,000				
Net-to-Gross Conversion Factor:							1.10				
Facility Gross Square Feet (GSF):							11,000	200	\$ 2,200,000.00		

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		STAKEHOLDER USER	STAKEHOLDER USE	POTENTIAL FUNDING	EST. N.S.F.	QTY.	TOTAL N.S.F.				
5	Multi-Purpose Community Hub Pavillion										
	Assembly Area	Possible Farmer's Market Covered Exterior and Interior Flex Space Neighborhood Picnic Area, Ramadas			5606	1	5,606			Booths, Tables and Chairs, Chairs Overhead doors open space to exterior	called the event center by others in previous plans
	Men's Restroom				80	7	560				
	Women's Restroom				80	14	1,120				PFD noted "This is what the event location was intended to be that everyone called the 'Event Center' " Remove "Neighborhood Picnic Area, Ramadas" stakeholder use according to PFD
	Museum				650	1	650				
	Gift Shop				650	1	650				
	Catering Kitchen				300	1	300				
	Janitor				80	1	80				
	Fire Riser				50	1	50				
	IT				80	1	80				
	Electric				80	1	80				
	MEP				200	1	200				
Building Net Square Feet (NSF):							9,376				
Net-to-Gross Conversion Factor:							1.10				
Facility Gross Square Feet (GSF):							11,824	300	\$ 3,547,200.00		
6	Extension/Community Hub Building										
	Offices	Extension/ Farmers Market			2,385	1	2,385			Varies on size depending on title (11 offices)	Managed by city for bookings Remove "Neighborhood - Meeting Room" according to PFD
	Offices (Cubicles)	Extension			64	11	704				
	Lobby				200	1	200				
	Copy/ Mail/ Supply Room				100	1	100				
	Wet Lab				200	1	200				
	Family Resource Center			U of A Extension	1,500	1	1,500				
	Staff Kitchen				200	1	200				
	Storage				1,500	1	1,500				
	Janitor				100	1	100				
	Meeting Room (large)				2,000	1	2,000				
	Meeting Room (small)				1,000	1	1,000				
	Restrooms				500	1	500			Determined by Code	
	Lactation Room				50	1	50				
	Teaching/ Demonstration Kitchen				1,000	1	1,000				
Building Net Square Feet (NSF):							11,439				
Net-to-Gross Conversion Factor:							1.10				
Facility Gross Square Feet (GSF):							12,583	400	\$ 5,033,160.00		



FULL BUILD-OUT

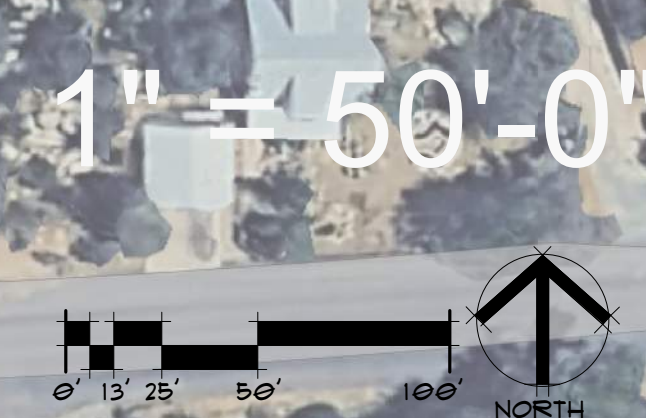
CONCEPTUAL OPTIONS NOTES

1. THIS IS A PROGRESS CONCEPTUAL OPTION AND NOT ALL PROGRAM ELEMENTS ARE FULLY REPRESENTED SUCH AS:

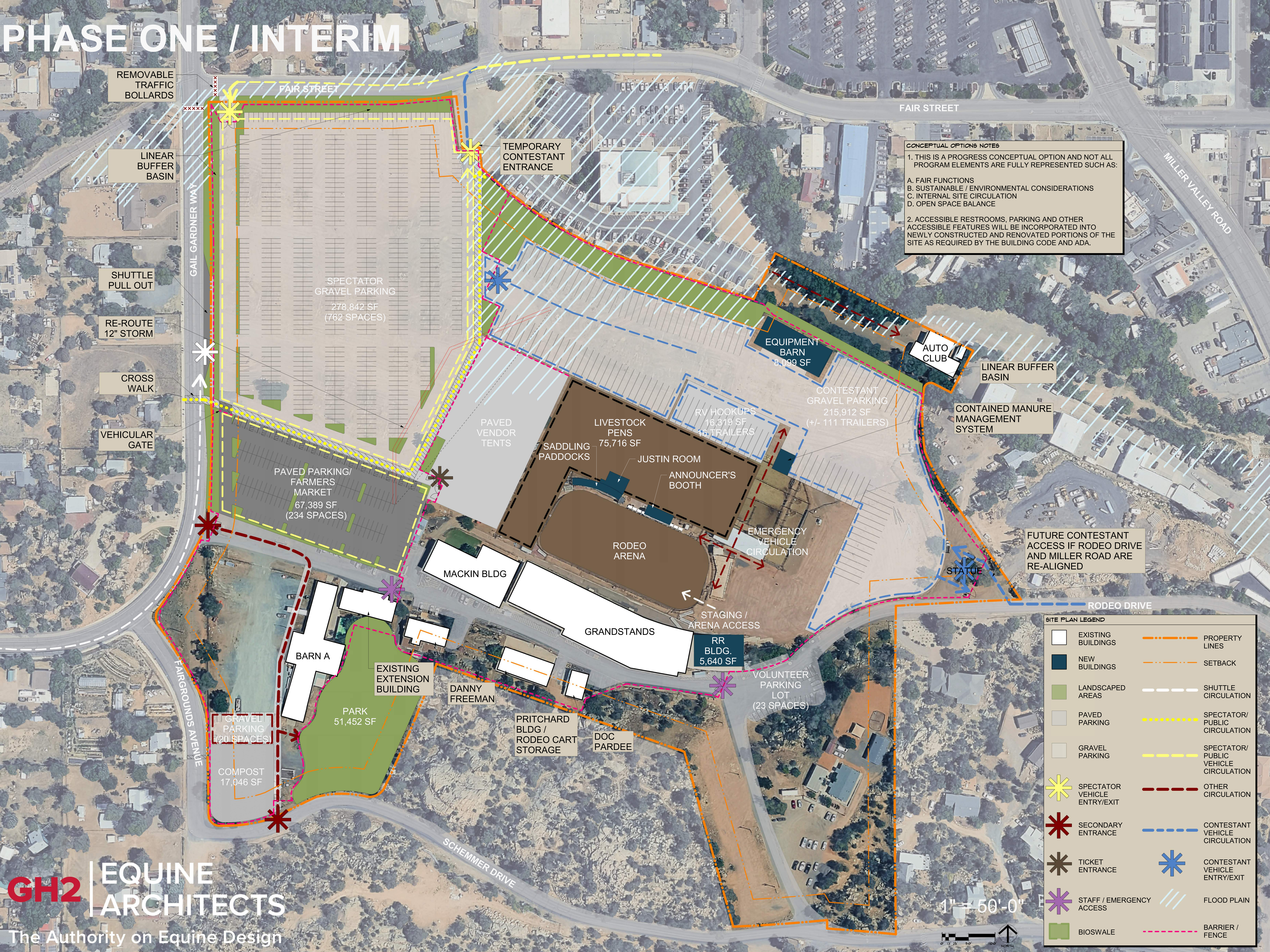
- A. FAIR FUNCTIONS
- B. SUSTAINABLE / ENVIRONMENTAL CONSIDERATIONS
- C. INTERNAL SITE CIRCULATION
- D. OPEN SPACE BALANCE

2. ACCESSIBLE RESTROOMS, PARKING AND OTHER ACCESSIBLE FEATURES WILL BE INCORPORATED INTO NEWLY CONSTRUCTED AND RENOVATED PORTIONS OF THE SITE AS REQUIRED BY THE BUILDING CODE AND ADA.

SITE PLAN LEGEND			
	EXISTING BUILDINGS		PROPERTY LINES
	NEW BUILDINGS		SETBACK
	LANDSCAPED AREAS		SHUTTLE CIRCULATION
	PAVED PARKING		SPECTATOR/PUBLIC CIRCULATION
	GRAVEL PARKING		SPECTATOR/PUBLIC VEHICLE CIRCULATION
	SPECTATOR VEHICLE ENTRY/EXIT		OTHER CIRCULATION
	SECONDARY ENTRANCE		CONTESTANT VEHICLE CIRCULATION
	TICKET ENTRANCE		CONTESTANT VEHICLE ENTRY/EXIT
	STAFF / EMERGENCY ACCESS		FLOOD PLAIN
	BIOSWALE		BARRIER / FENCE



PHASE ONE / INTERIM



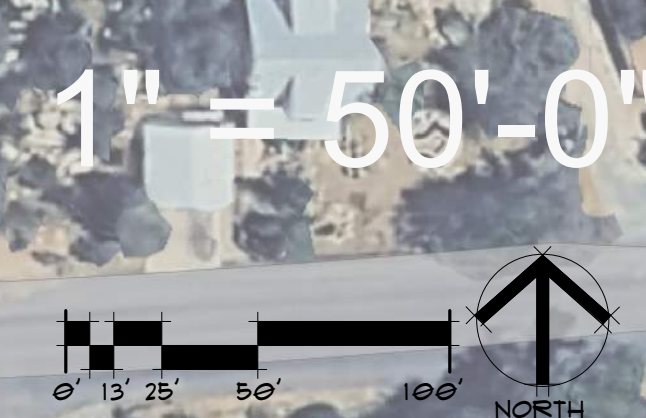
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	STAFF / EMERGENCY ACCESS		FLOOD PLAIN
	BIOSWALE		BARRIER / FENCE





B ENLARGED PLAN - EQUIPMENT BARN
1/16" = 1'-0"

0' 4' 8' 16' 32'

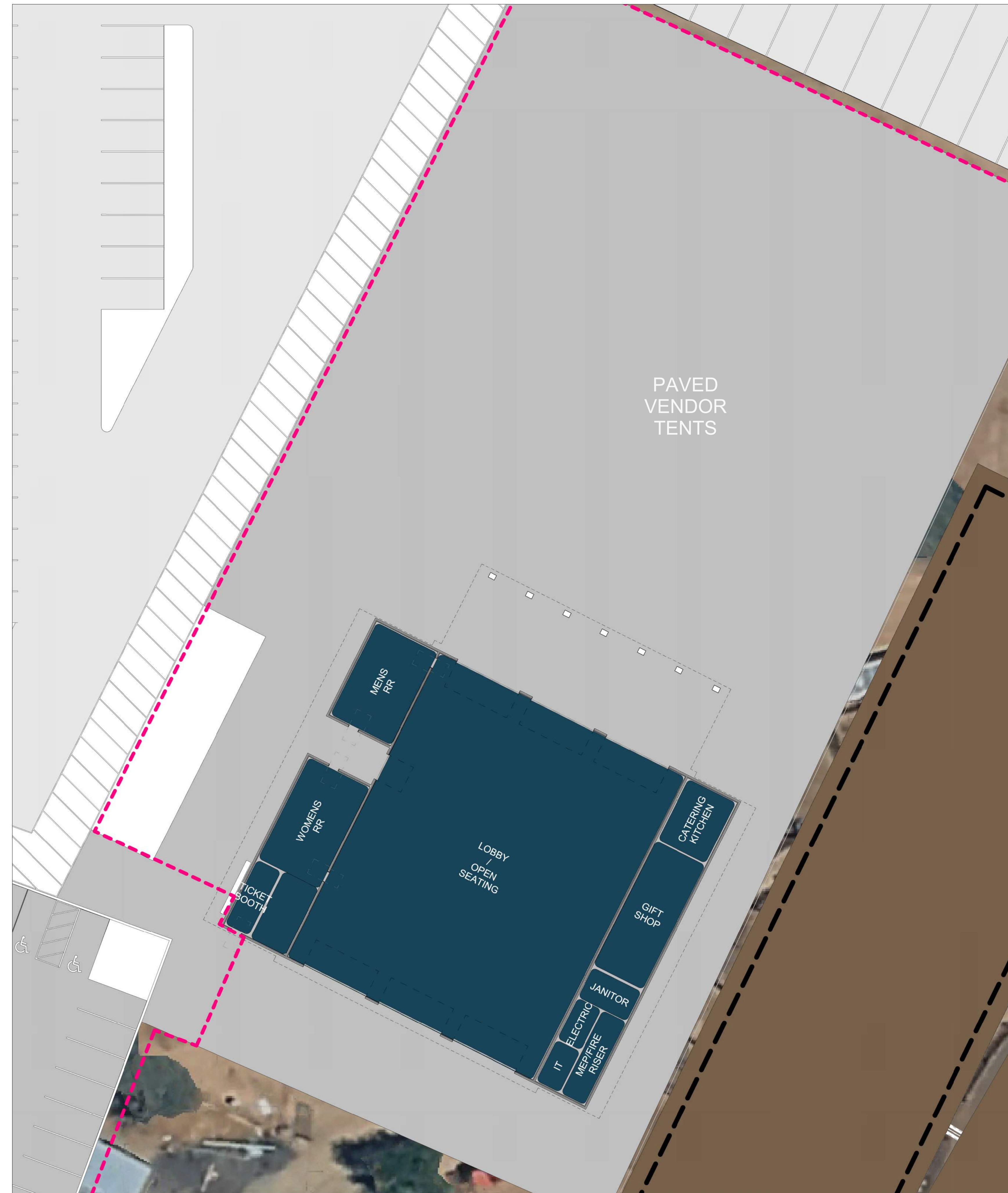
NORTH



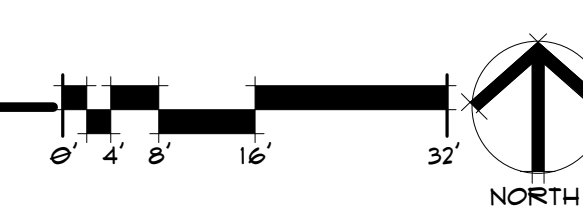
A ENLARGED PLAN - COVERED ARENA
1/16" = 1'-0"

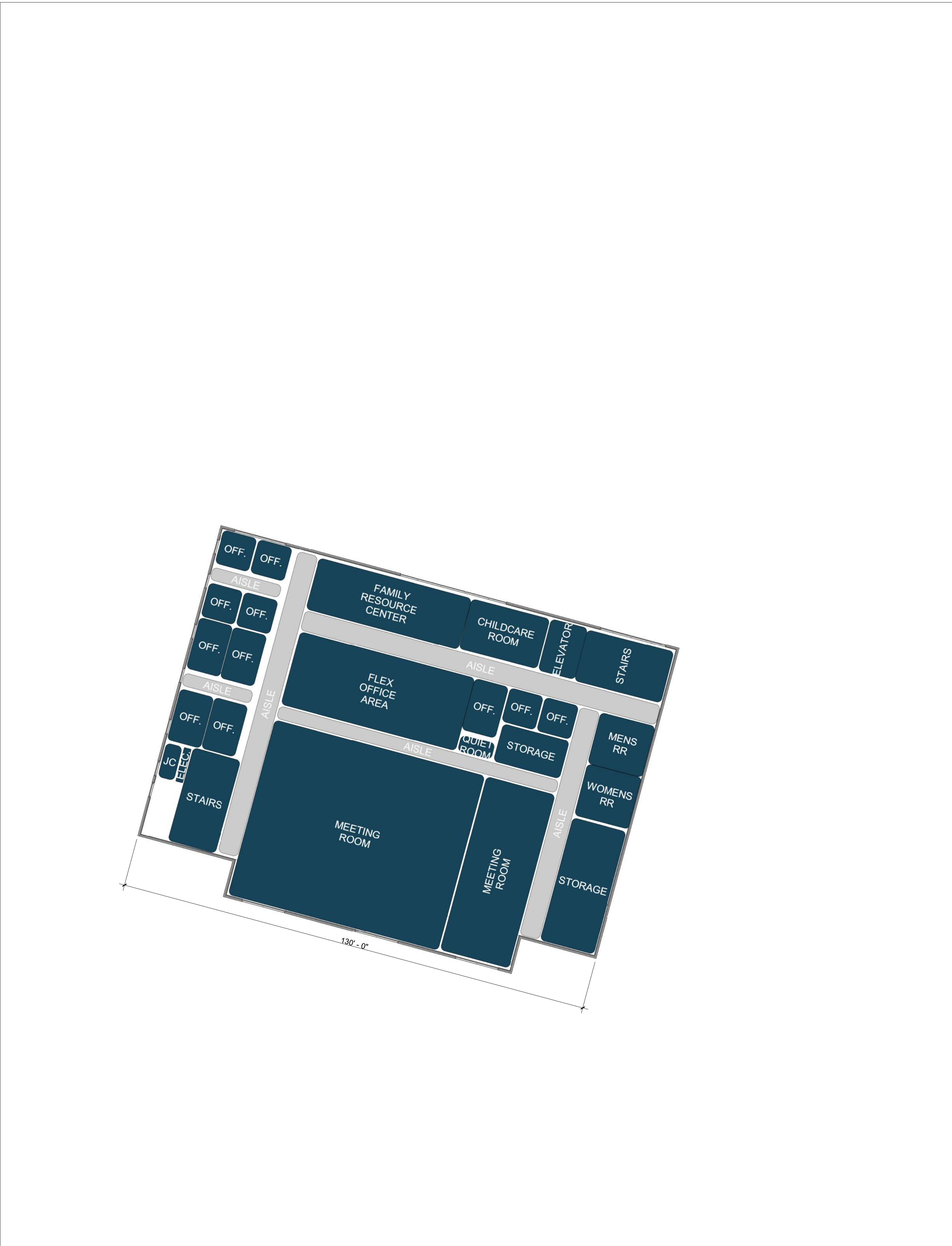
0' 4' 8' 16' 32'

NORTH



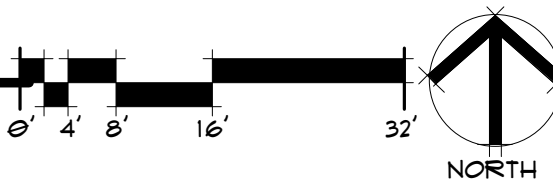
B ENLARGED PLAN - MULTI-USE PAVILLION
 1/16" = 1'-0"





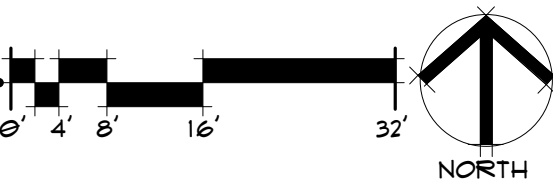
B ENLARGED PLAN - EXTENSION & COMMUNITY OFFICE
BLDG FLOOR TWO

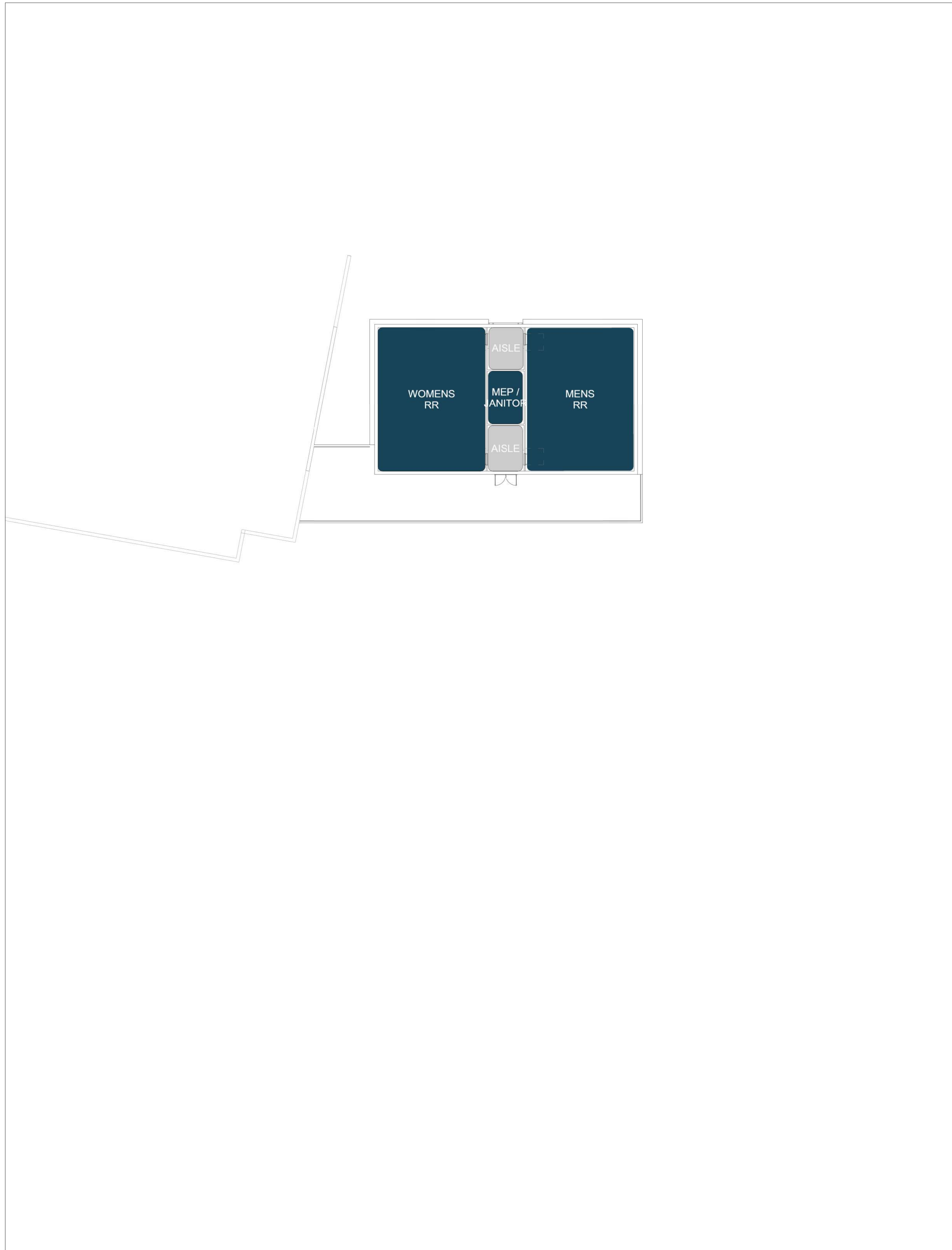
1/16" = 1'-0"



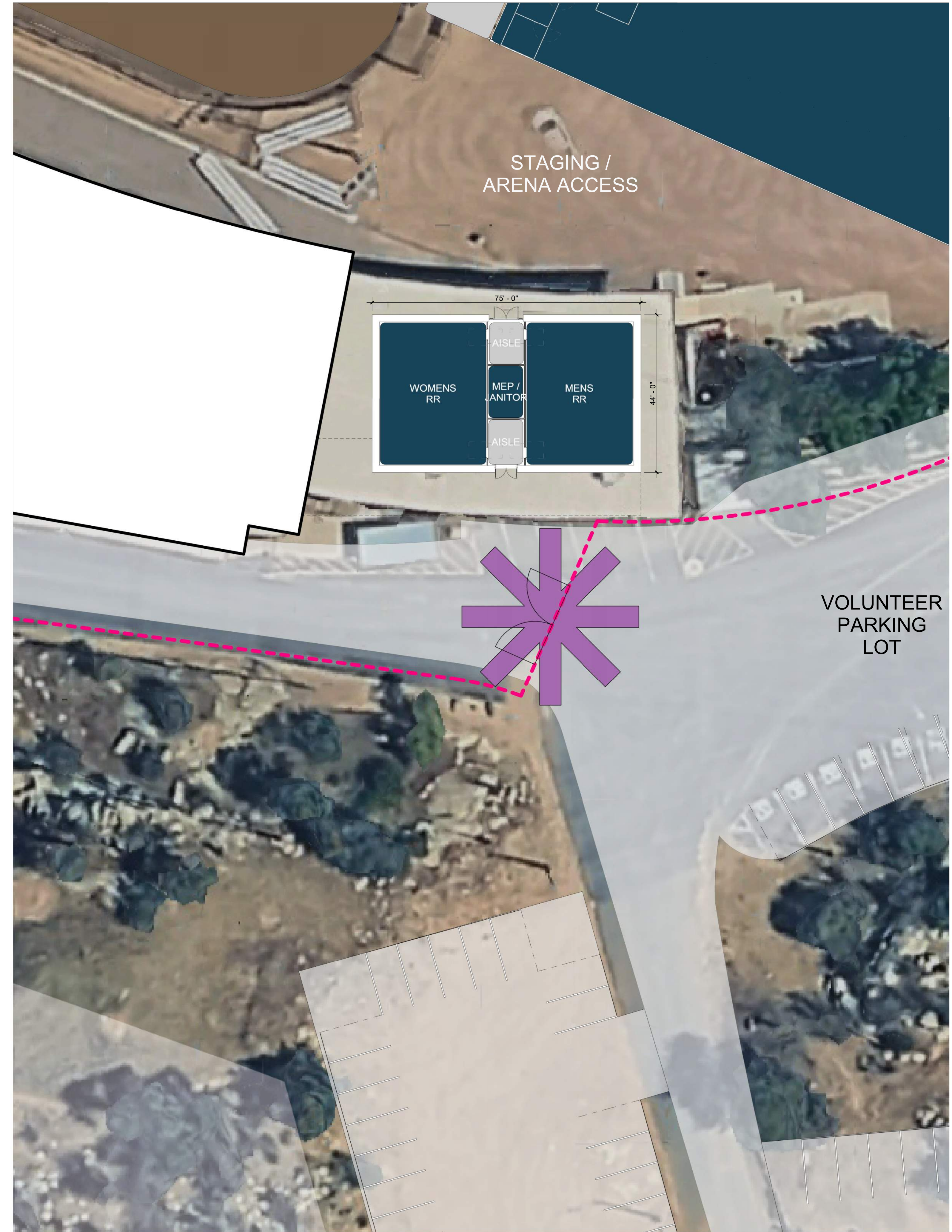
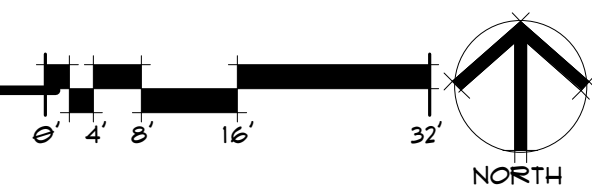
A ENLARGED PLAN - EXTENSION & COMMUNITY OFFICE
BLDG FLOOR ONE

1/16" = 1'-0"

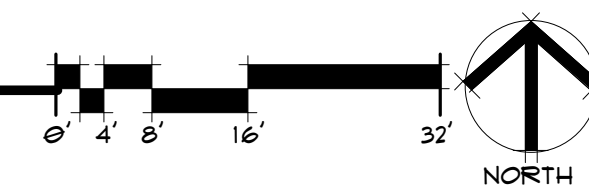


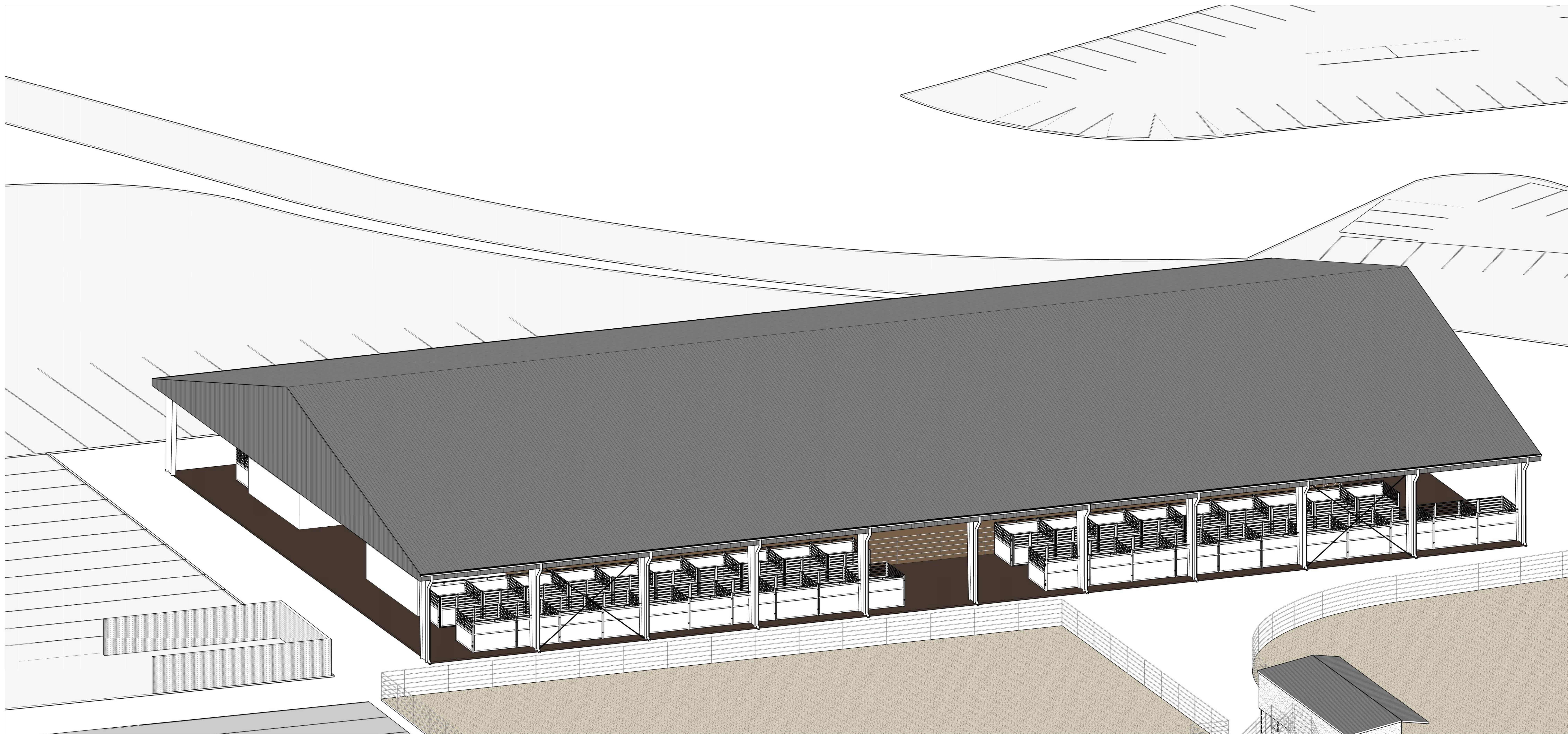


B ENLARGED PLAN - RESTROOM BUILDING FLOOR TWO
 1/16" = 1'-0"



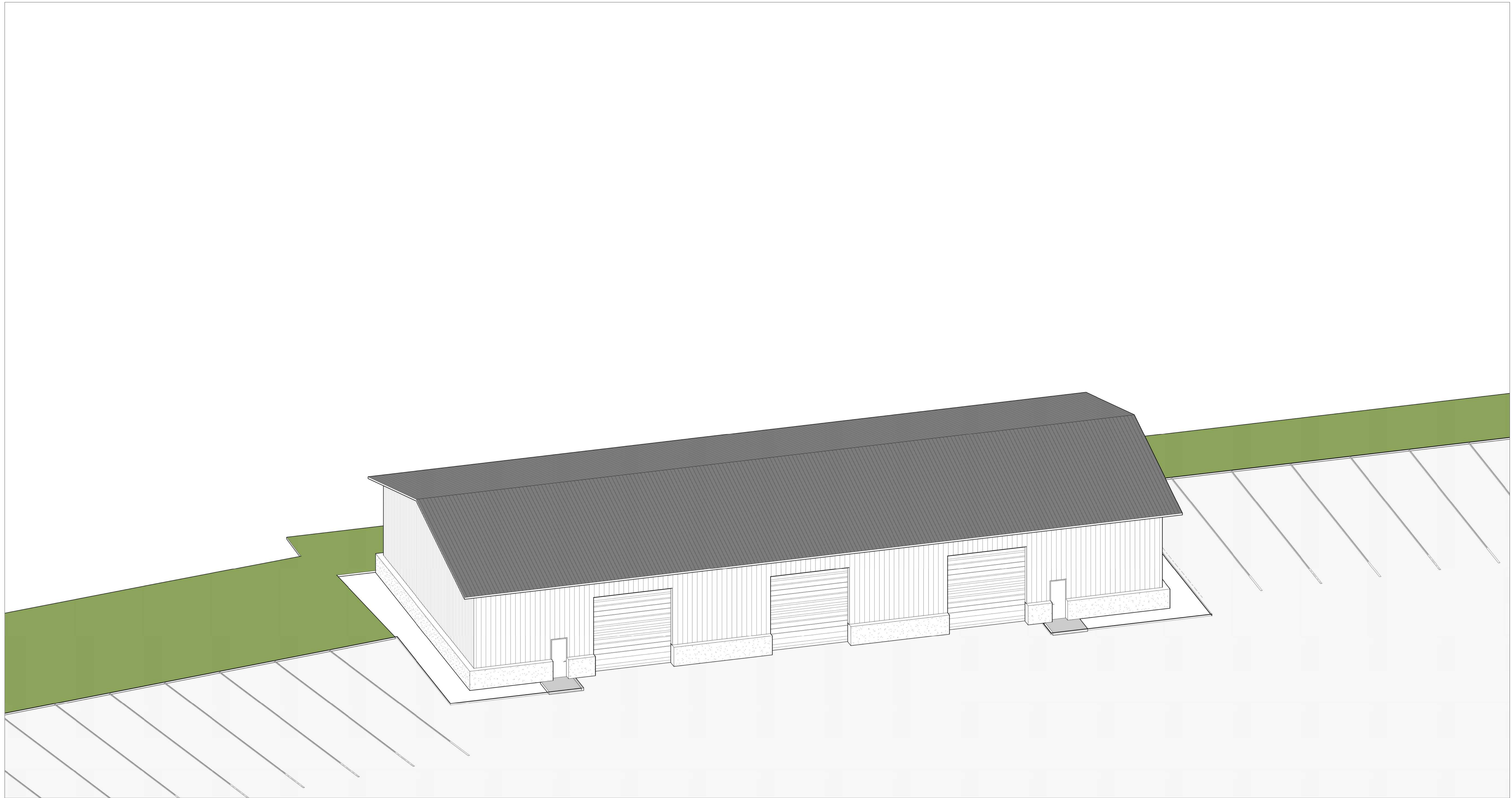
A ENLARGED PLAN - RESTROOM BUILDING
 1/16" = 1'-0"



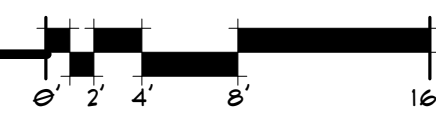


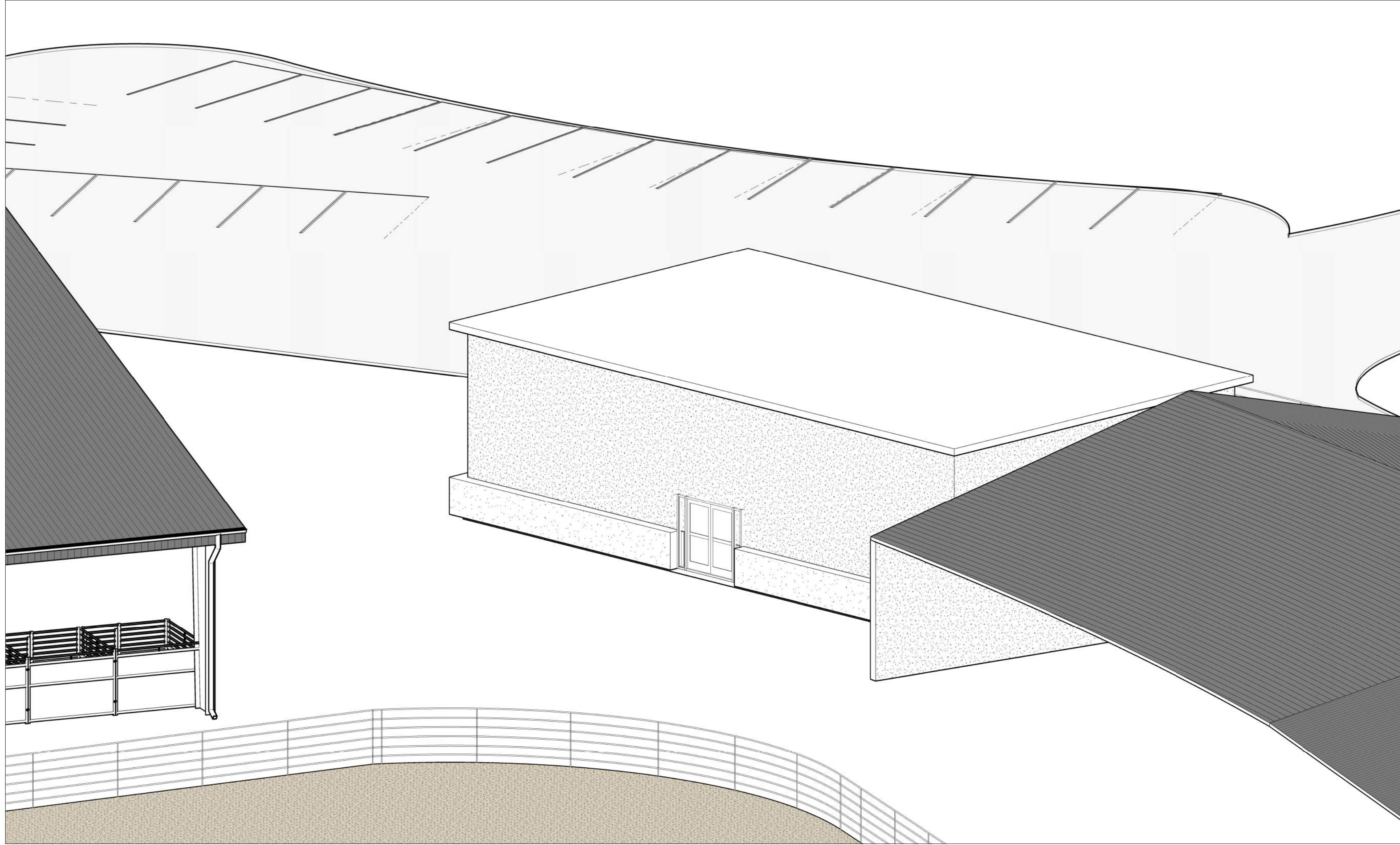
A COVERED BARN ISO



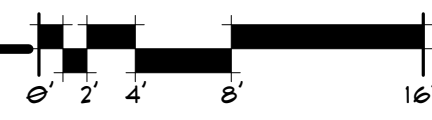


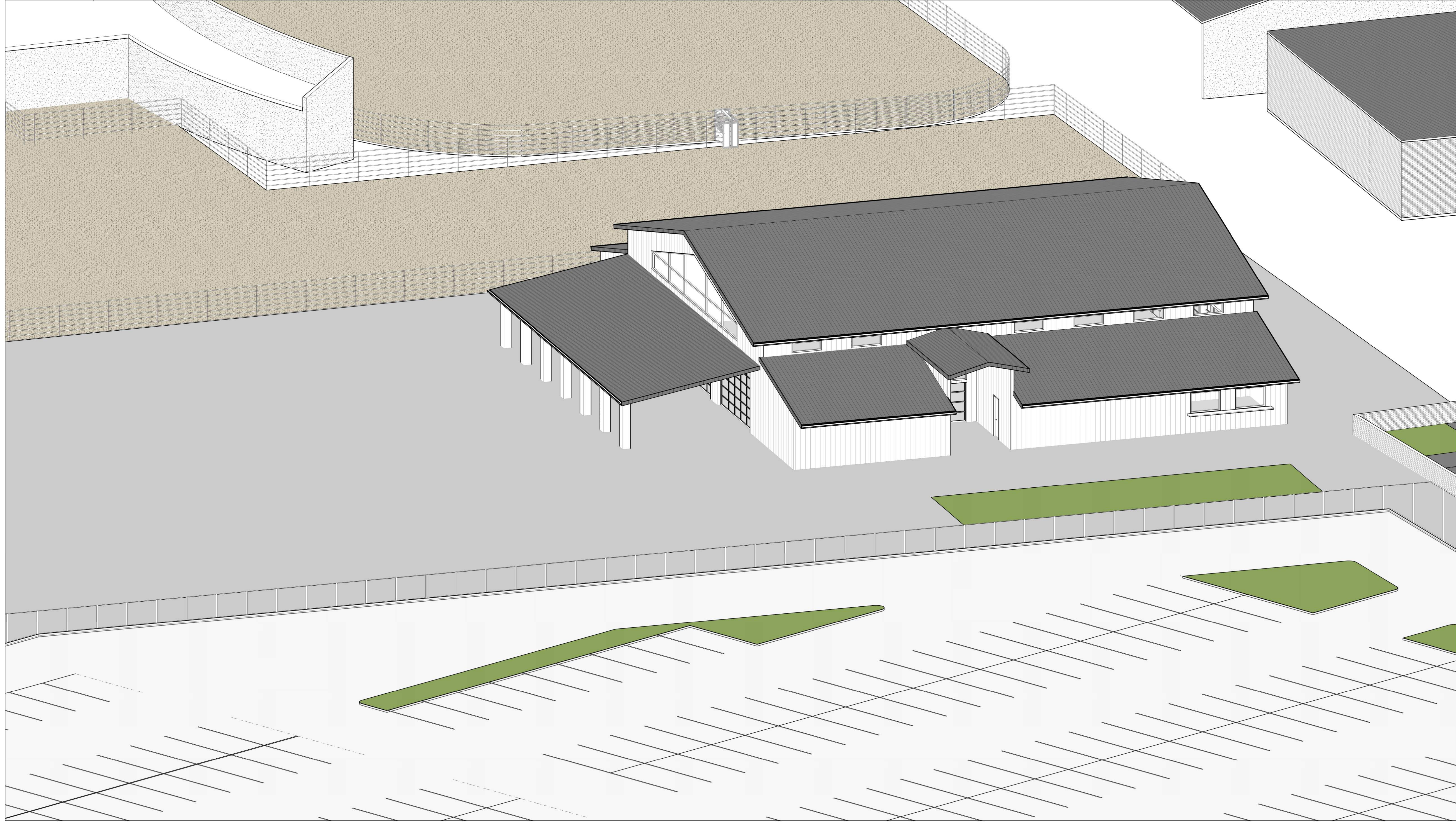
A EQUIPMENT BARN ISO



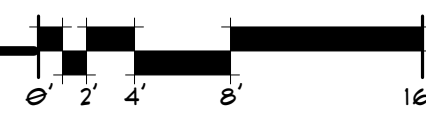


A RESTROOM BUILDING ISO



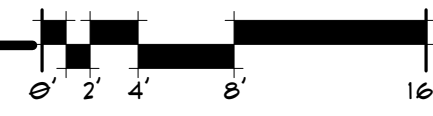


A MULTI-USE PAVILION ISO





A EXTENSION BUILDING ISO





Rodeo Fairgrounds MP

Water and Sewer Utilities Assessment

Presented by :

Benjamin Burns – Sr. Infrastructure Analyst

Steve Olfers – Utilities Manager

Nathan Graham – Water Superintendent

Will Bodine – Wastewater Superintendent

July 7th, 2026



Agenda

- **Existing Conditions**

- Water Mains
- Sewer Mains

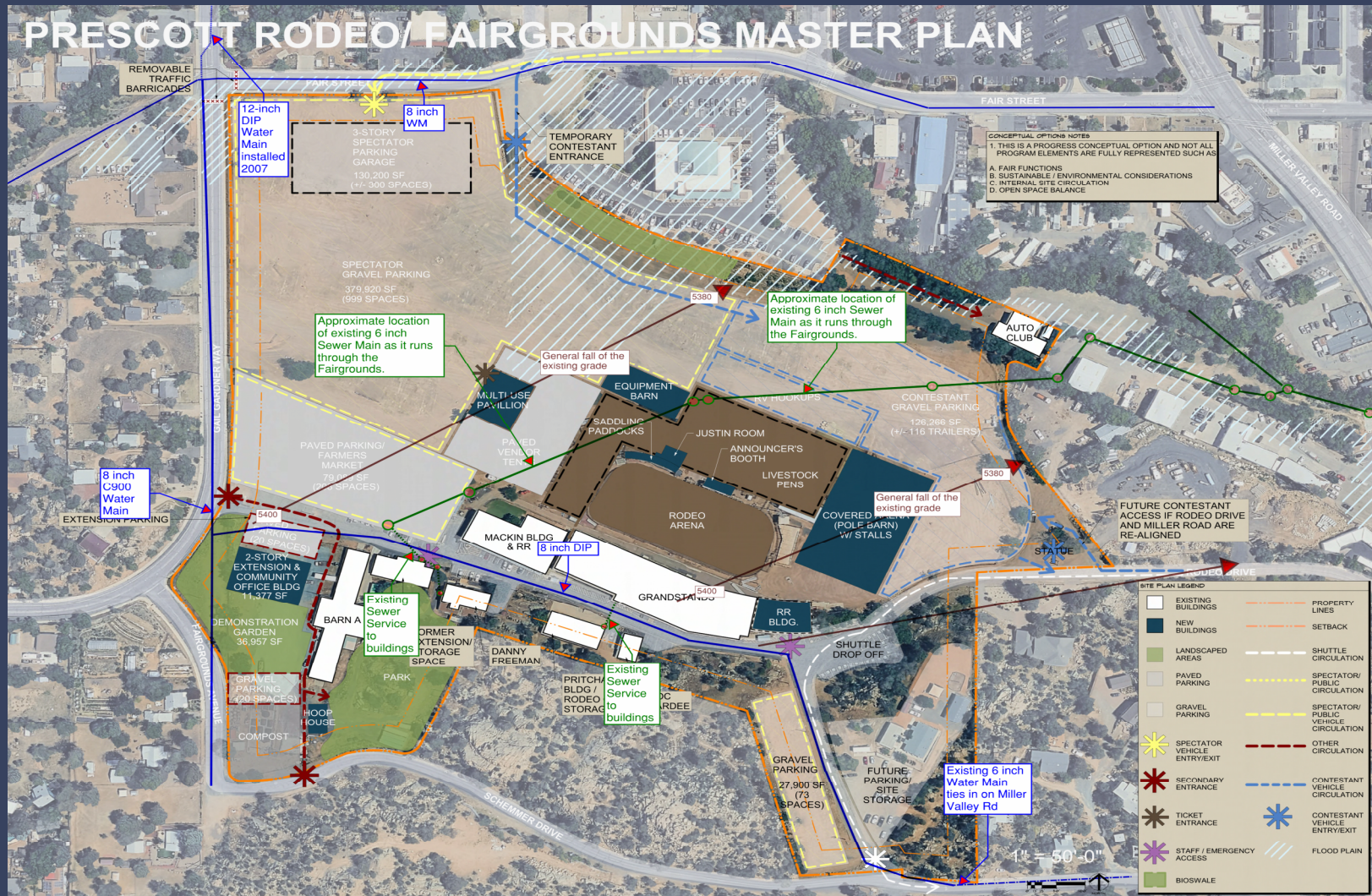
- **Future Conditions**

- Water Main, Alignments, Fire Flows
- Sewer Main, Alignments, Service Challenges

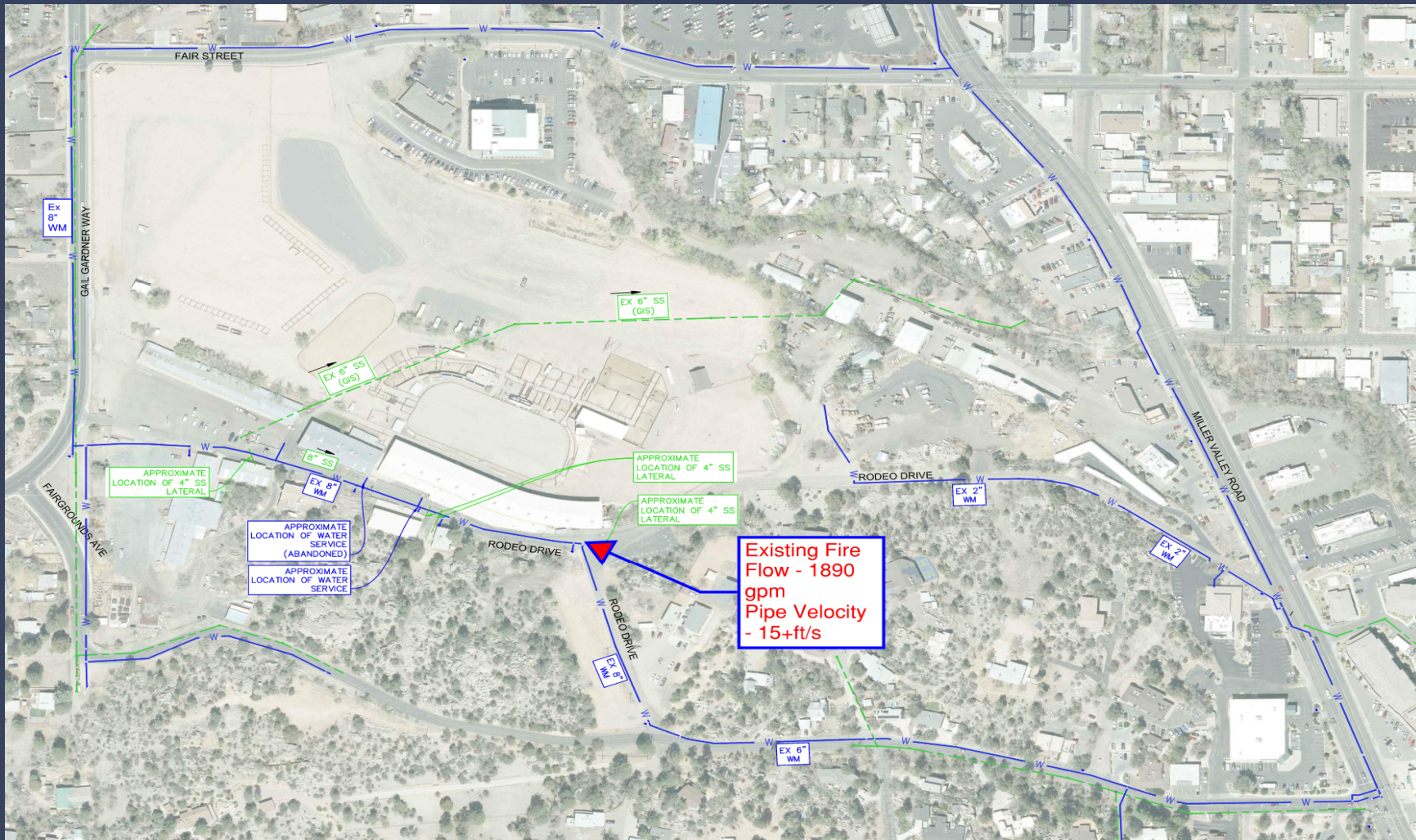
- **Conclusions & Questions**



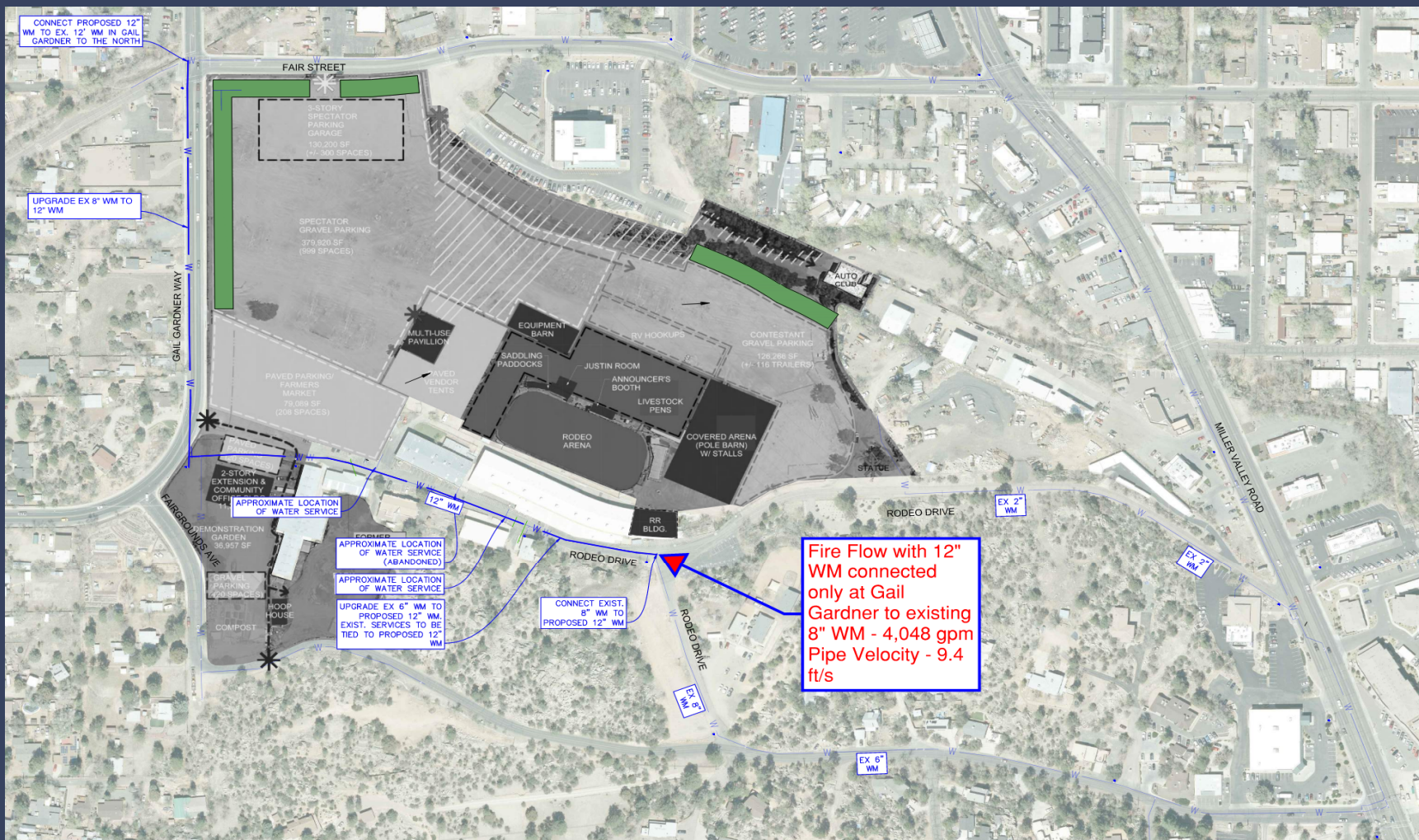
Existing Conditions – Water and Sewer Utilities



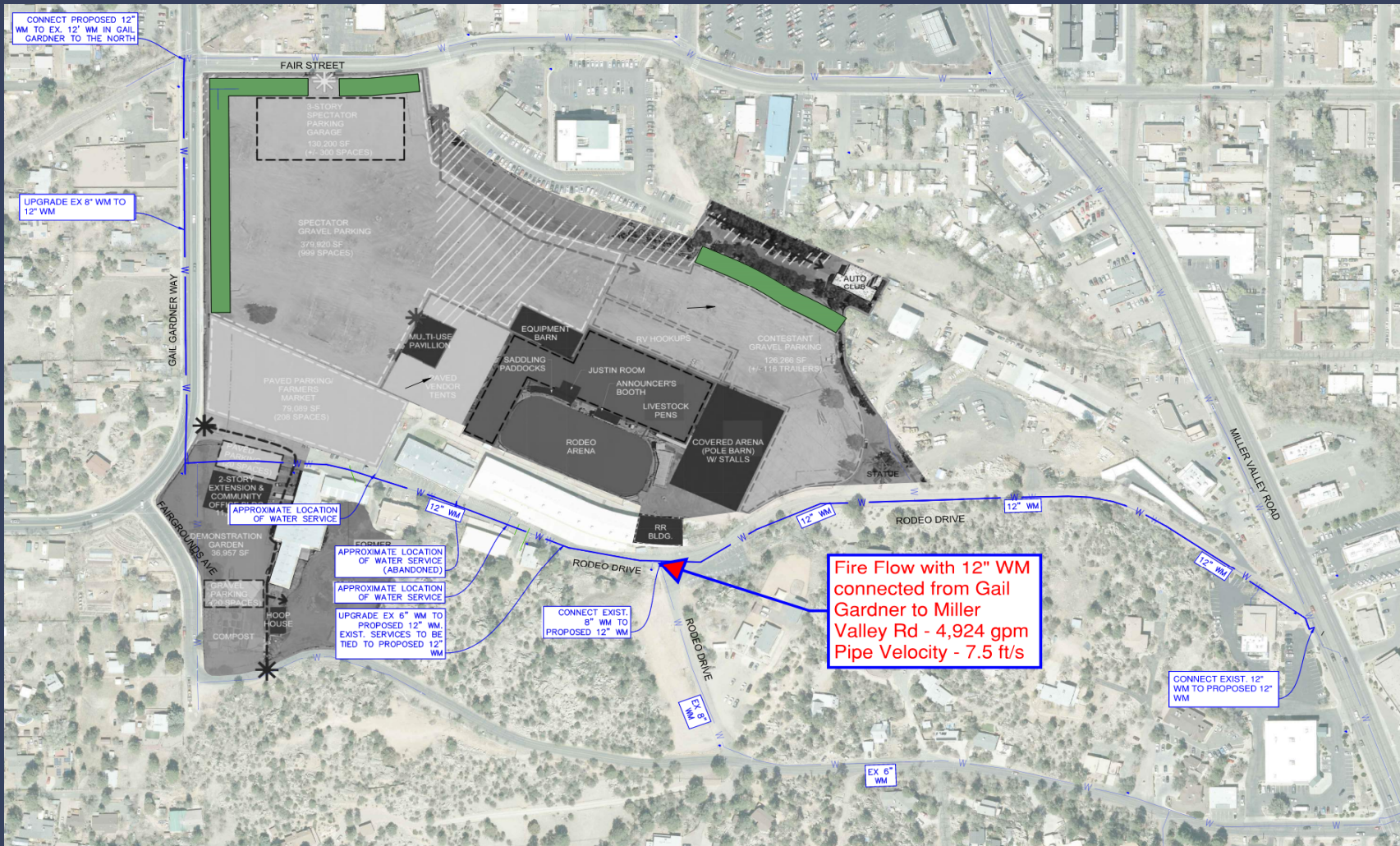
Existing Conditions – Existing Water Main Fire Flow 1890 gpm



Proposed Conditions – Gail Gardner 12" Water Main Fire Flow 4,048 gpm



Proposed Conditions – Cross Connect 12" Water Main Fire Flow 4,924 gpm

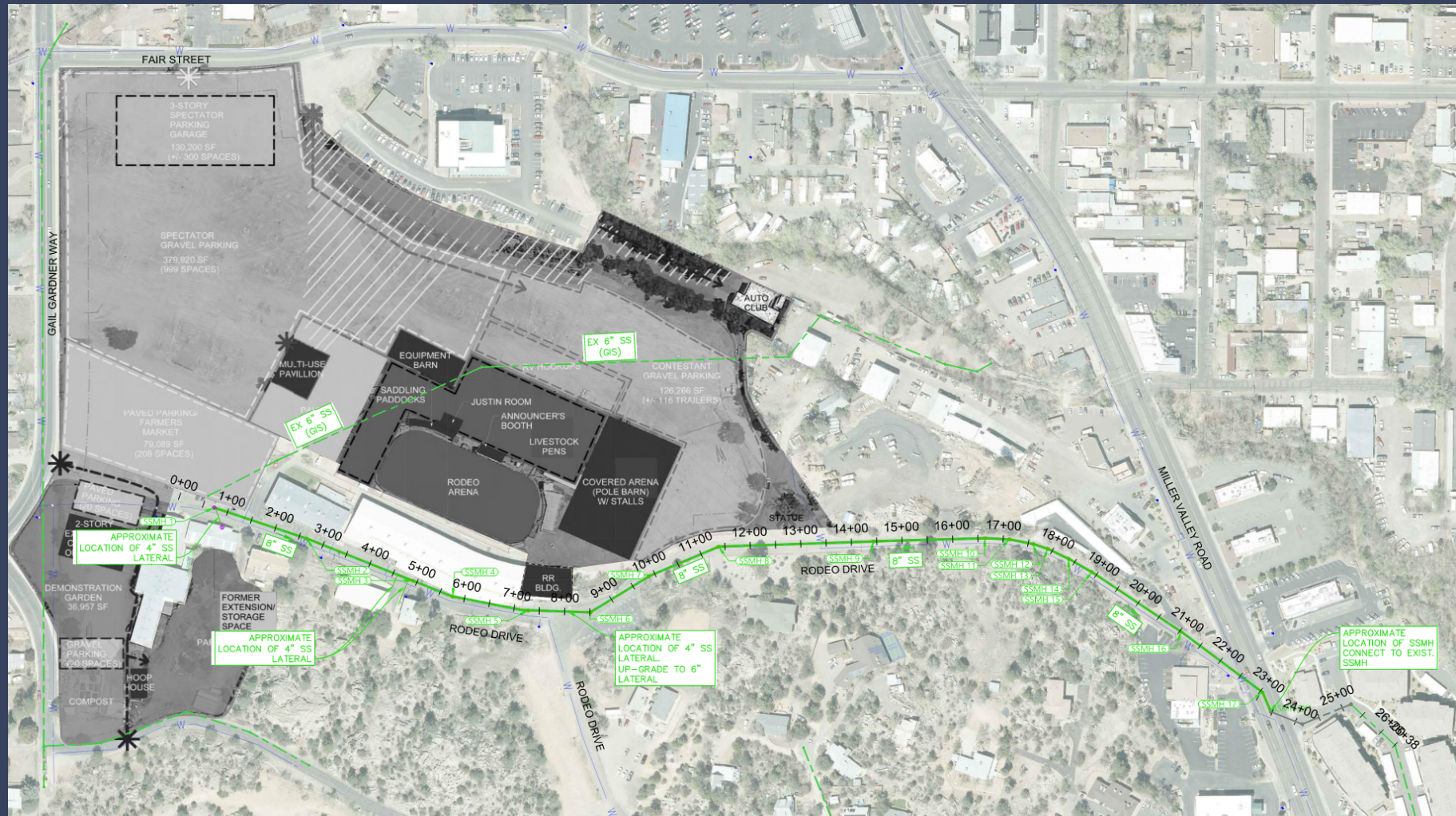


Water System Review

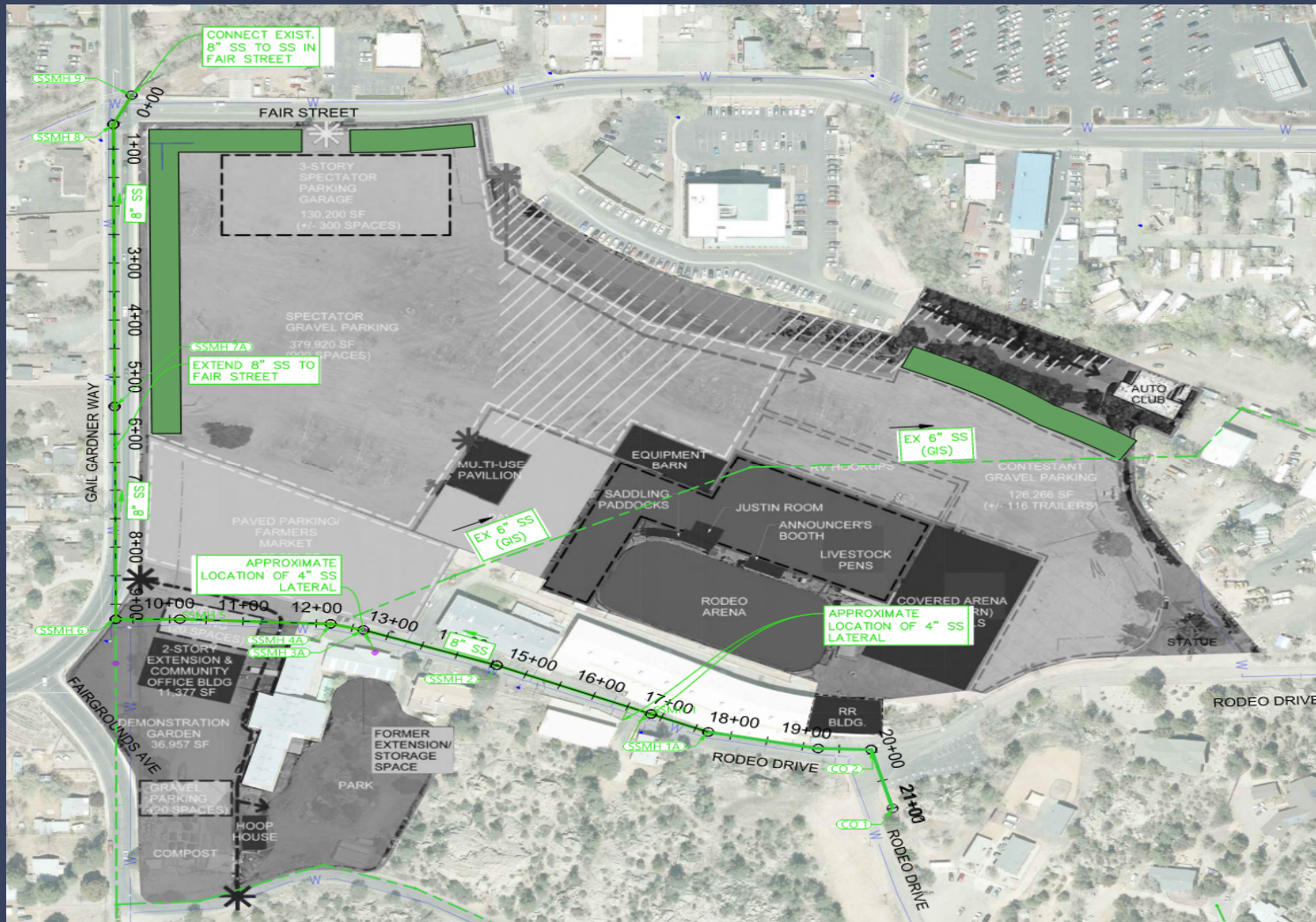
- **Fire Flows will be established by the Fire Department based on the Masterplan**
- **Existing 8" Water Main –**
 - 1,890gpm, pipe scour 15fp/s, no additional pipeline installation, possible scour damage or pipe failure from max fire flows
- **New 12" Water Main from Gail Gardner to 8" Rodeo Dr Connection –**
 - 4,048gpm, pipe scour 9.4fp/s, 2,030 LF of 12" Main
- **New 12" Water Main Cross Connect from Gail Gardner to Miller Valley Rd –**
 - 4,924gpm, pipe scour 7.5fp/s, 3,540LF of 12" Main
 - Approximately 9 water services along Gail Gardner will need to be replaced with the installation of a new pipeline.



Proposed Condition #1 – 8" Sewer Connection to Miller Valley Rd



Proposed Condition #2 – 8" Sewer Connection to Gail Gardner Way



Sewer System Review

- **The existing sewer main through the rodeo area is in poor condition and needs replacement in an alternate location**
- **Facilities in new buildings are not known and must be designed to determine loading**
- **8" Sewer Main to Miller Valley Rd –**
 - 2,300 LF, Intercept all services through Rodeo Drive
- **8" Sewer Main to Gail Gardner and Fair St –**
 - 2,000LF, Intercept all services through Rodeo Drive
 - Approximately 9 sewer services along Gail Gardner will need to be replaced with the installation of a new sewer pipeline.



Conclusions

Water Mains – Volume for fire flows will be specified by the Fire Department based on the buildings and construction materials

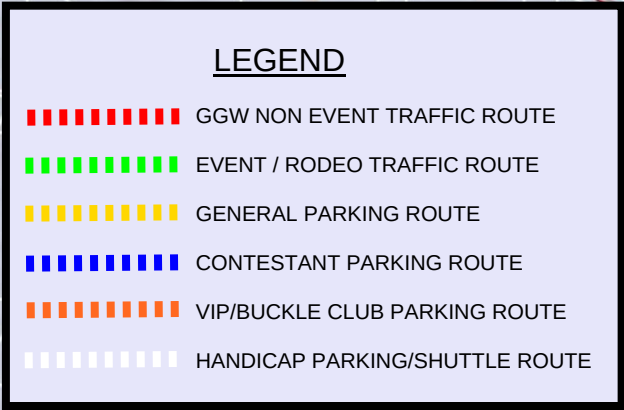
Water Main Recommendation – Install 12" Water Main from Gail Gardner and Fair St.

Sewer Mains – The sewer system needs to be moved and replaced

Sewer Main Recommendations – The Sewer Main needs to be moved into an area where it can be maintained yet still intercept service lines. The design will be determined by facilities that have yet to be designed

Opportunity– Install water and sewer utilities that will meet needs for generations of use

QUESTIONS?



PRESCOTT RODEO/ FAIRGROUNDS MASTER PLAN | DRAFT CONCEPT

REMOVABLE TRAFFIC BARRICADES

TEMPORARY CONTESTANT ENTRANCE

SPECTATOR GRAVEL PARKING
402,544 SF
(1,059 SPACES)

PAVED PARKING/ FARMERS MARKET
79,089 SF
(208 SPACES)

EXTENSION PARKING

PAVED PARKING (200 SPACES)

2-STORY EXTENSION & COMMUNITY OFFICE BLDG
11,377 SF

DEMONSTRATION GARDEN
36,129 SF

GRAVEL PARKING (400 SPACES)

COMPOST
17,046 SF

HOOP HOUSE
2,000 SF

PARK
51,452 SF

FORMER EXTENSION/ STORAGE SPACE

DANNY FREEMAN

PRITCHARD BLDG / RODEO CART STORAGE

DOC PARDEE

MACKIN BLDG

PAVED VENDOR TENTS

MULTI-USE PAVILLION
7,776 SF

SADDLING PADDOCKS

JUSTIN ROOM

ANNOUNCER'S BOOTH

LIVESTOCK PENS
70,827 SF

RODEO ARENA

COVERED ARENA (POLE BARN) W/ STALLS
38,845 SF

GRANDSTANDS

RR BLDG
5,774 SF

SHUTTLE DROP OFF

GRAVEL PARKING
27,900 SF
(73 SPACES)

48,914 SF (128 SPACES)

FUTURE PARKING (SITE STORAGE)

EQUIPMENT BARN
8,632 SF

AUTO CLUB

CONTESTANT GRAVEL PARKING
130,546 SF
(+/- 120 TRAILERS)

RV HOOKUPS
23,263 SF
21 TRAILERS

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FUTURE CONTESTANT ACCESS IF RODEO DRIVE AND MILLER ROAD ARE RE-ALIGNED

STATUE

FAIR STREET

GAIL GARDNER WAY

FAIRGROUNDS AVENUE

SCHEMER DRIVE

MILLER VALLEY ROAD

RODEO DRIVE

SITE PLAN LEGEND

- EXISTING BUILDINGS
- NEW BUILDINGS
- LANDSCAPED AREAS
- PAVED PARKING
- GRAVEL PARKING
- SPECTATOR VEHICLE ENTRY/EXIT
- SECONDARY ENTRANCE
- TICKET ENTRANCE
- STAFF / EMERGENCY ACCESS
- BIOSWALE
- PROPERTY LINES
- SETBACK
- SHUTTLE CIRCULATION
- SPECTATOR/ PUBLIC CIRCULATION
- SPECTATOR/ VEHICLE CIRCULATION
- OTHER CIRCULATION
- CONTESTANT VEHICLE CIRCULATION
- CONTESTANT VEHICLE ENTRY/EXIT
- FLOOD PLAIN
- BARRIER / FENCE

GH2 EQUINE ARCHITECTS
The Authority on Equine Design

1" = 50'-0"