Appendices

WYOMING STATE FAIR - MASTER PLAN

Plan One/Architects | K/O Fairground Planners | Crossroads Consulting
STUDIOPLAATS | KL&A

06
LIST OF APPENDICES

EXHIBIT A.

FACILITY CONDITIONS ASSESSMENT REPORT

EXISTING BUILDINGS & SPACES

The map to the left shows a conditions assessment of the 52 buildings, structures, and points of interest.

Building Legend

1. Wyoming Memorial Pioneer Museum & Out Building
2. Ruthe James Williams Conference Center
3. Ag Hall / Office Building
4. Maintenance Shop
5. Ft. Fetterman
6. Ft. John
7. Ft. Caspar
8. Ft. Reno
9. Mckibben Cafeteria
10. Storage Building & Yard
11. Ft. Bridger
12. Ft. Laramie
13. Ft. Steele
14. Ft. Bonneville Dorms
15. The Dog Agility Park
16. Fair Director's House & Out Buildings
17. Blue Campground Restroom
18. Blue Campground
19. Housing Unit #1
20. Housing Unit #2
21. Red Campground Restroom
22. Red Campground
23. Yellow Campground
24. Stall Barn 'A'
25. Stall Barn 'B'
26. Pepsi Equine Center
27. Wetlands
28. Stall Barn 'F'
29. Ford Grandstands
30. Ford Arena
31. Rodeo Announcers / Crows Nest
32. Rodeo Office
33A. Stock Pens
33B. Stock Pens
34. Stotz Arena
35A. Yellow Arena
35B. Ranch & Dressage Riding
36. Security Office
37. Concrete Pad for Event Tent (Poultry Show)
38. Wool Building
39. Platte River Saloon
40. Vyve Vendor Building
41. Dairy Barn
42. Rotary Building
43. Restroom Building
44. Ford Pavilion
45. Livestock Show Arena (Beef)
46A. Livestock Show Arena (Sheep)
46B. Livestock Show Arena (Goats)
47. Touchstone Show Center
48. Goat Barn
49. Sheep Barn
50. Sewage Lift Station
51. Carnival Area
52. The Midway

Gates

Conditions Legend

- Excellent
- Poor
- Good
- Very Poor
- Fair

RED CAMPGROUND RESTROOM

Building Key No.	21
Original Construction	2006
Area (SF)	1,438
No. of Stories	1

DESCRIPTION

Building Function: Men's & Women's Restroom/Shower Building

Split face CMU block with a standing seam metal roof.

BUILDING ELEMENT

Exterior

1. The rain gutters at each eave are damaged and need to be replaced.
2. The face shells of the split face CMU blocks are spalling.

Interior

1. Interior paint flaking off CMU walls–likely due to improper paint type, insufficient coats, and lack of block filler – remove paint, apply block filler/primer, and apply two coats of paint

ADA ACCESSIBILITY

1. The building appears to be ADA accessible.
2. Site access from the main thoroughfare appears to be ADA accessible.
3. The thoroughfare surrounding and leading to the Red Campground Restroom is not accessible. This space lacks sidewalks, and level surfaces free of debris and obstacles.

SYSTEMS

HVAC

1. Radiant heat (Electric). No air conditioning.

Plumbing

1. Shower heads removed – mold found in women's showers

Fire Suppression

Lighting

1. The existing lights are surface mounted 1'x4' fluorescent fixtures. The existing fixtures should be replaced with surface mounted LED fixtures.

Electrical Distribution

OTHER

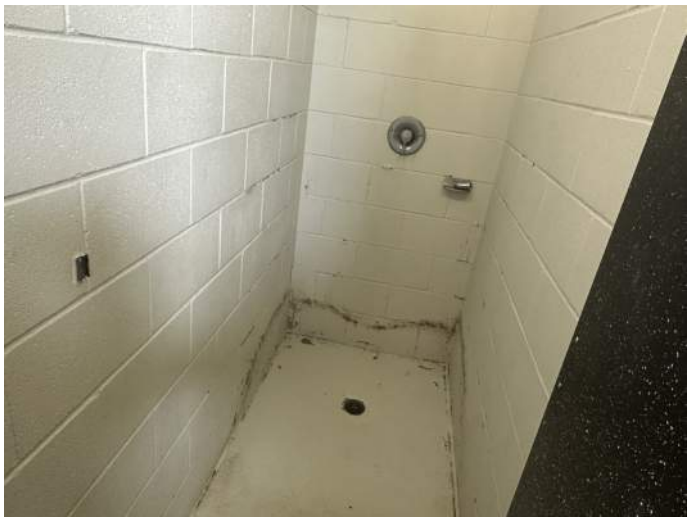
1. The soap dispensers are coming off of the wall. Mechanically attach the soap dispensers to the wall with fasteners, in lieu of relying on double sided tape.
2. The NEC requires a clear minimum working space of 3'-0" in front of electrical panels. This space must be free from any obstruction. Verify if the mop sink shown in the picture is within the clear floor space of the electrical panel (See Image H).

Red Campground Restroom - Supporting Photos

a. Image of damaged rain gutter.

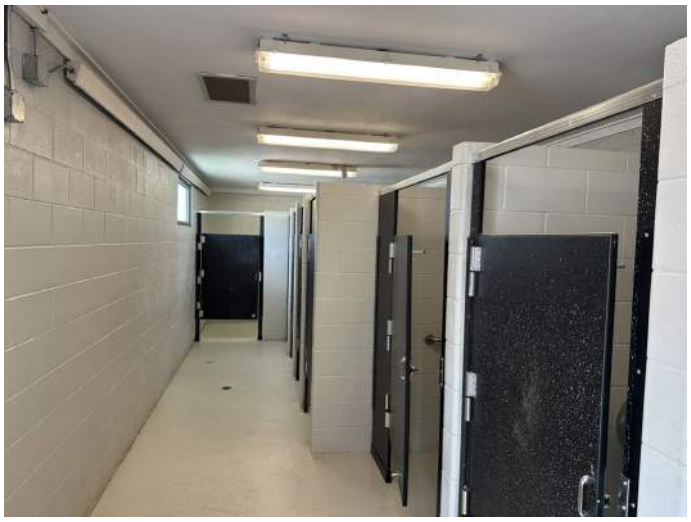
b. Image of damaged rain gutter.

c. Image depicts paint peeling from shower floor.



d. Image depicts the paint peeling from the CMU block shower walls and mold growing within the shower stall.

e. Image depicts the soap dispenser that has come off of the wall.



f. Overall image of toilet and shower space.

Red Campground Restroom - Supporting Photos

g. Image of damaged rain gutter and fascia.

h. Image of plumbing chase and electrical panel.

WOOL BUILDING

Building Key No.	38
Original Construction	1984
Area (SF)	2,322
No. of Stories	1

DESCRIPTION

Building Function: Craft & Vending Space

Single-story pre-engineered metal building. The front facade and parapet is constructed with 2X wood or steel stud framing with a stained board and batten siding.

BUILDING ELEMENT

Exterior

Interior

Foundation

Floor

1. Concrete slab on grade.

Walls

1. Standard pre-engineered metal building wall panels.

Roof

1. Roof vent flashing does not appear to be in conformance with PEMB or SMACNA standards for PEMB roof panels.
2. Standard pre-engineered metal building roof panels.

ADA ACCESSIBILITY

1. Not ADA Accessible due to the poor condition of the asphalt pavement in front of the building
2. There is not a direct connection between the Wool Building and the asphalt pavement road that connects the Wool Building to the midway, and the remainder of the Wyoming State Fair campus.

SYSTEMS

HVAC

1. Central Air Conditioning is provided via a ground mounted condensing unit through sheet metal ductwork, and a window mounted direct supply A/C unit.
2. A central or radiant heating plant was not observed in or around the space.

Plumbing

N/A

Fire Suppression

N/A

Lighting

1. The existing light fixtures are a suspended fluorescent type fixture. The existing fixtures should be removed and replaced with modern LED lighting

Wool Building - Building Assessment

Electrical Distribution

I. Power provided via overhead line into the building to a wall mounted electrical panel.

Sound (PA)

N/A

OTHER

I. The aluminum window in Image C is damaged and broken. In addition, the glazing is uninsulated single pane glazing.
2. The line set for the ground mounted condensing unit has an open penetration into the metal building wall panel. This penetration should be filled with spray foam insulation and be covered with an escutcheon.
3. The thru-window air conditioner/window unit is not properly installed or supported. The existing condition is dangerous and has the potential to cause injury to staff, volunteers, and patrons of the State Fair.
4. The PEMB metal wall panel on the west side of the building has sustained damage from an impact, possibly caused by a mower or vehicle. This damage has left the interior of the building vulnerable to the elements and various pests. As a result, the entire wall panel needs to be replaced. Additionally, it seems that the finish on the PEMB metal wall panel is either deteriorating or has been improperly reapplied, as it is peeling away from the substrate.
5. There is currently no direct access from the building to the road, and a sidewalk is not available.

Wool Building - Supporting Photos

a. Image of the interior of the South and East sides of the building.

b. Image of the interior of the West side of the building

c. Image depicting the existing aluminum window, the window mount condensing unit and support.

d. Image depicting damage to the PEMB metal wall panel.

PLATTE RIVER SALOON

Building Key No. 39

Original Construction N/A

Area (SF) 743

No. of Stories I

DESCRIPTION

Building Function: Vendor Space

The Platte River Saloon serves as a vendor space. The building is a single-story wood-framed structure with pre-engineered wood trusses and a composition asphalt shingle roof. The exterior envelope is constructed of rough-sawn board and batten siding.

BUILDING ELEMENT

Exterior

I. The rough-sawn board and batten siding is splitting, cupping, and twisting, causing the exterior envelope to separate at these joints and some of the batten boards to break. This separation allows elements and pests to enter the building. Although the materials used for the exterior envelope gives the appearance of an old-time saloon, they should be replaced with a stabilized wood product. This alternative will provide the same aesthetic while being engineered to perform better in harsh weather conditions than untreated or non-engineered materials.

Interior

I. Gypsum wall board, painted.

Foundation

Floor

I. Concrete slab on grade

Walls

I. 2x wood stud framed walls with board and batten wood siding.

Roof

I. Composition asphalt shingle.

ADA ACCESSIBILITY

I. Not ADA accessible due to the poor condition of the asphalt pavement in front of the building.
2. There is not a direct connection between the Wool Building and the asphalt pavement road that connects the Wool Building to the midway, and the remainder of the Wyoming State Fair campus. The gravel walk way leading from the paved road to the building is uneven. The lip of the sidewalk in relation to the gravel walkway exceeds the limit of I/2" which is the standard for transitions as per ANSI AII7.I.

Platte River Saloon - Building Assessment

SYSTEMS

HVAC

I. Central Air Conditioning is provided via a ground mounted condensing unit through sheet metal ductwork, and a window mounted direct supply A/C Unit.
2. A central or radiant heating plant was not observed in or around the space.

Plumbing

N/A

Fire Suppression

N/A

Lighting

I. The existing light fixtures are a I'x4' fluorescent type fixture. The existing fixtures should be removed and replaced with modern LED lighting.

Electrical Distribution

I. Power provided via overhead line into the building to a wall mounted electrical panel.

Sound (PA)

N/A

OTHER

I. There should be a clear separation between the buildings and the lawn, created by a rock bed with strategically placed, drought-tolerant shrubs and plants. This planting bed must be bordered by metal edging to distinguish it from the lawn. Currently, the landscaping is overgrown and encroaching on the exterior wood siding. If left unchecked, this condition will damage the siding due to exposure to the elements and the maintenance required for mowing and trimming the vegetation.

Platte River Saloon - Supporting Photos

a. Image depicts the East side of the building.

b. Image depicts the South side of the building.

c. Image depicts the West side of the building.

d. Image depicts the interior of the building looking South.

e. Image depicts the interior of the building looking North.

VYVE VENDOR BUILDING

Building Key No.	40
Original Construction	1928
Area (SF)	5,426
No. of Stories	1

DESCRIPTION

Building Function: Exhibitions/Archery

The Vyve building serves as a vendor and recreation space and is considered a multi-use facility. The building is constructed of 8"x8"x16" concrete masonry unit (CMU) walls over a concrete slab on grade foundation. The roof, which is the buildings most distinguishing feature is comprised of heavy timber columns and beams with traditional hand stacked timber top and bottom chords with timber bracing.

BUILDING ELEMENT

Exterior

1. The exterior metal vents allow dirt, dust and the elements into the space. This is undesirable for vendors displaying and selling expensive items. The metal vents should be infilled with block and finished on both the interior and exterior of the building.
2. The existing lean-to's are structurally unsound and should be removed in their entirety.

Interiors

1. Clear story vents with screens that should be changed to windows
2. Part of barn structurally shored up

Foundations

Floor

Walls

1. The existing windows appear to be an operable aluminum window with spandrel panels placed either over, or in place of the existing glazing. If the windows are not desirable, they should be removed and the wall should be infilled with CMU block.

Roof

1. The existing roof is a type of metal roof panel. However, the profile of the metal panel on the exterior of the roof does not match the profile of the metal roof panel visible from within the building. It is not known if the existing roof system is insulated and contains the proper underlayments and substrates. Given the age of the building, it would be safe to say that the existing roof system is uninsulated.
2. Re-roofing the building with modern means and methods would provide stability to the structure, and thermal comfort within the building by limiting summer heat gain.
3. The fiberglass skylights should be removed and replaced with a new skylight system.
4. The roof lacks metal rain gutters and downspouts. This element should be added to the roof to direct water away from the building and the foundation.

ADA ACCESSIBILITY

1. Not ADA accessible
2. Poor condition to asphalt road leading to building

Vyve Vendor Building - Building Assessment

SYSTEMS

HVAC

I. The building in its current state lacks equipment for providing central heating or cooling. Passive ventilation is achieved in the summer months by opening doors and windows and circulating air with a pair of large fans.

Plumbing

I. There are no restroom facilities within the bathroom.

Fire Suppression

I. The building is a multi-purpose facility assembly space. The existing building does not have a fire alarm, or fire suppression system.

Lighting

I. The existing light fixtures are a suspended fluorescent type fixture. The existing fixtures should be removed and replaced with modern LED lighting.

Electrical Distribution

I. Power provided via overhead line into the building to a wall mounted electrical panel.

Sound (PA)

N/A

OTHER

Vyve Vendor Building - Supporting Photos

a. Image depicts existing thru-wall vents.

b. Image depicts thru-wall vents and the existing lean-to structure.

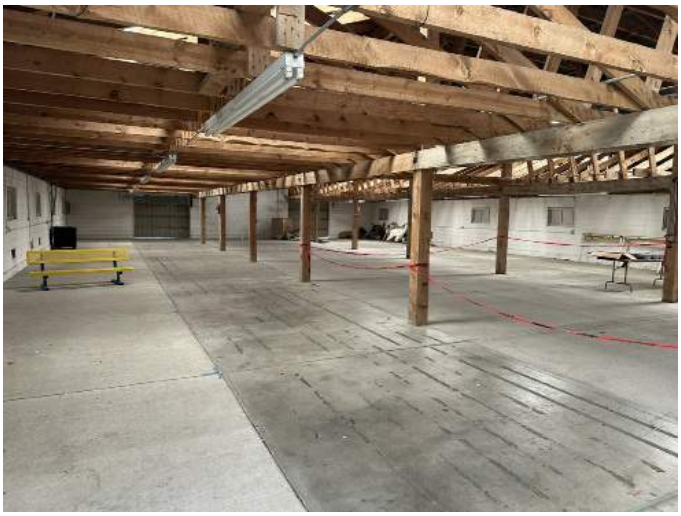
c. Image depicts thru-wall vents and aluminum windows.

d. Image depicts the post and beam framing structure complete with skylights and clerestory louvres.

e. Image depicts an existing aluminum window with infill panels.

f. Image depicts a cobbled patio space. This is not ADA accessible.

Vyve Vendor Building - Supporting Photos



g. Image depicts timber column, beam, and truss structure.

h. Image depicts clerestory louver's/vents.

i. Image depicts the column base at one of the lean-to's. This is typical of all lean-to columns.

j. Image depicts lean-to's and lawn area at entry to Vyve building.

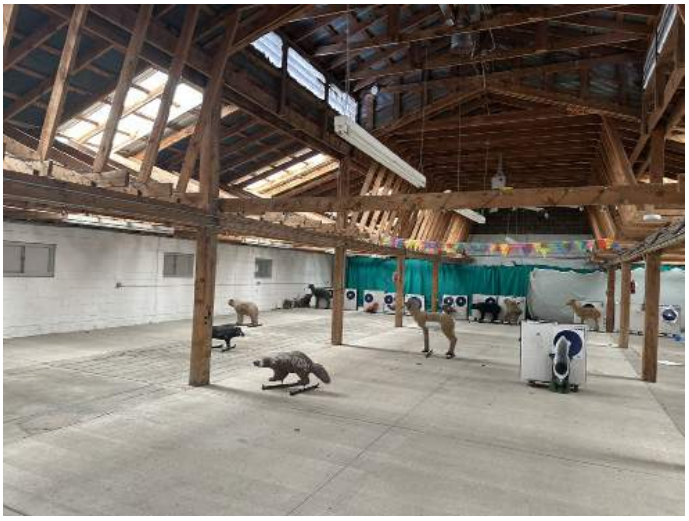
k. Image depicts an adjacent entry to the Vyve building.

l. Image depicts the server cabinet for the Vyve building.

Vyve Vendor Building - Supporting Photos

m. Image depicts the East side of the building.

n. Image depicts roof structural system.



o. Image depicts roof structural system.

DAIRY BARN

Building Key No. 41

Original Construction 1970

Area (SF) 1,102

No. of Stories 1

DESCRIPTION

Building Function: Agricultural Barn

The dairy barn is constructed of 8″x8″x16″ concrete masonry unit (CMU) walls. The center aisle/alley is a concrete slab on grade with dirt stalls on either side. The roof, which is the buildings most distinguishing feature is comprised of heavy timber columns and beams with traditional hand stacked timber top and bottom chords with timber bracing.

BUILDING ELEMENT

Exterior

1. Exterior metal vents allow pests in and should be replaced with filled and painted CMU blocks
2. East side lean-tos are structurally unsound and should be removed
3. Building lacks rain gutters and downspouts which should be added
4. Fiberglass skylights need replacement along with a new insulated roof
5. Add new windows and insulated garage doors

Interior

1. Clear story vents with screens that should be changed to windows
2. Part of barn structurally shored up

Foundation

Floor

1. The floor is compromised of a center aisle/alley and is a concrete slab on grade with dirt stalls on either side.

Walls

1. The walls are constructed of 8″x8″x16″ concrete masonry units. (CMU). The current windows consist of two types. The first type is an operable aluminum window that has spandrel panels placed either over or in place of the existing glazing. If these windows are not desirable, they should be removed, and the wall should be filled in with CMU block. The second type consists of cased openings in the masonry wall between the main dairy barn and an accessory barn

Roof

1. The existing roof is a type of metal roof panel with fiberglass skylights.
2. The roof lacks metal rain gutters and downspouts. This element should be added to the roof to direct water away from the building and the foundation.

ADA ACCESSIBILITY

1. Not ADA accessible
2. Poor condition to asphalt road leading to building

Dairy Barn - Building Assessment

SYSTEMS

HVAC

I. The building due to its use does not require central heating or cooling. The building is ventilated through passive ventilation.

Plumbing

I. There are no restroom facilities within the dairy and poultry barn.

Fire Suppression

I. The building is a utilitarian agricultural space and does not require a fire alarm, or a fire suppression system.

Lighting

I. The existing light fixtures are fluorescent type fixtures mounted to the bottom chord of the truss. The existing fixtures should be removed and replaced with modern LED lighting.

Electrical Distribution

I. Power provided via overhead line into the building to a wall mounted electrical panel.

Sound (PA)

N/A

OTHER

Dairy Barn - Supporting Photos

DAIRY BARN / VYVE VENDOR BUILDING

Building Key No. 41

Original Construction 1928

Area (SF) 20,632

No. of Stories 1

DESCRIPTION

Building Function: Exhibitions/Archery

The Dairy Barn is connected to the Vyve building and originally served as a show ring. Today, this space serves as a vendor and recreation space and is considered a multi-use facility.

BUILDING ELEMENT

Exterior

1. Exterior metal vents allow pests in and should be replaced with filled and painted CMU blocks
2. East side lean-tos are structurally unsound and should be removed
3. Building lacks rain gutters and downspouts which should be added
4. Fiberglass skylights need replacement along with a new insulated roof
5. Add new windows and insulated garage doors

Interiors

1. Clear story vents with screens that should be changed to windows
2. Part of barn structurally shored up

Foundations

Floor

1. The floor appears to be a concrete slab on grade system. The existing floor appears to be in good shape and with parts having been upgraded as part of the structural upgrade.

Walls

1. The building is constructed of 8″x8″x16″ concrete masonry unit (CMU) walls over a concrete slab on grade foundation.

Roof

1. The roof, is the buildings most distinguishing feature and is comprised of heavy timber columns and beams with traditional hand stacked timber top and bottom chords with timber bracing. Recently the roof structure has been upgraded with a series of steel columns and beams. (See image a.) The profile of the metal panel on the exterior of the roof does not match the profile of the corrugated metal panel visible from within the building.
2. The corrugated metal visible on the interior of the space originally served as the roof and siding. A new metal roofing and siding system has been installed over the original corrugated metal roofing and siding which has maintained the overall aesthetic visible withing the building. (See image a.) It is not known if the existing roof system is insulated, or if it contains the proper underlayments and substrates. It is possible, that given the age of the building, that the existing roof system is uninsulated.
3. Re-roofing the building with modern means and methods would provide stability to the structure, and thermal comfort within the building by limiting solar heat gain.
4. Originally the roof had a series of clerestory windows between the upper and lower roof areas. These windows have since been covered with either a stucco or EIFS system over plywood sheathing.

Dairy Barn - Building Assessment

5. Restoring the clerestory windows would enhance the visual appeal and interest of the space, and provide abundant, indirect natural lighting reducing energy usage.
6. The roof has been upgraded to include metal gutters and downspouts.

Aluminum Windows

I. The existing windows are an aluminum storefront window system with I" glazing. The windows appear to be inoperable.

ADA ACCESSIBILITY

I. I. ADA Accessibility is questionable given the poor condition of the asphalt road leading to the building and the poor condition of the concrete sidewalk leading from the asphalt roadway to the entrance of the building.
2. 2. The entry door lack automatic openers.
3. 3. The patio space on either side of the main walk is comprised of a type of paver that is not ADA accessible, nor easily maintained.

SYSTEMS

HVAC

I. It does not appear that the building contains a central heating or cooling system.

Plumbing

I. The condition of the plumbing is unknown. The lines would need to be inspected via a camera to ensure they are not collapsed, or compromised in any way due to age, materials, proximity to trees or vegetation etc.

Fire Suppression

Lighting

I. The existing light fixtures are fluorescent type fixtures mounted to the bottom chord of the truss. The existing fixtures should be removed and replaced with modern LED lighting.

Electrical Distribution

I. Power provided via overhead line into the building to a wall mounted electrical panel. Upgrades to the panel and distribution system are required.

Sound (PA)

OTHER

I. The restroom does not have a switch for either the lighting or fan and is hardwired directly to the electrical panel.

2. The restroom is over sized and lacks privacy given the proximity of (2) windows into the space. If a restroom is desired, then consideration should be given to a more suitable location and effective use of space. It is important to note that even though the space is over sized, it is not ADA accessible.

- The grab bars within the space are not the correct size and are not in the correct location.
- The toilet accessories are misplaced, missing altogether, or inoperable and require maintenance.
- The height of the lavatory and mirror are incorrect, and plumbing supply and waste piping are incorrectly located and are not protected.
- The water closet and lavatory are in rough shape and should be replaced in their entirety. The water closet is currently inoperable.

3. Walk-In Cooler: Though it is a creative use of space, it is not appropriate from a health, safety and welfare standpoint.

- This space is not ADA accessible due to the change in level from the floor of the building to the floor of the cooler.
- The door does not appear to be 3′-0″ in width and lacks the proper clearances for a front approach, push side approach for a door with a closer and a latch as required by The Department of Justice 2010 Standards:
    - Titles II and III Chapter 4, Accessible Routes; Section 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates.
- The door hardware is inappropriate and does not comply with current accessibility standards and is a risk to occupant health, safety and welfare.
- It is the opinion of the design team that this space be removed in its entirety. If an office is desired, then consideration should be given for a more suitable location and effective use of space.

Dairy Barn - Supporting Photos

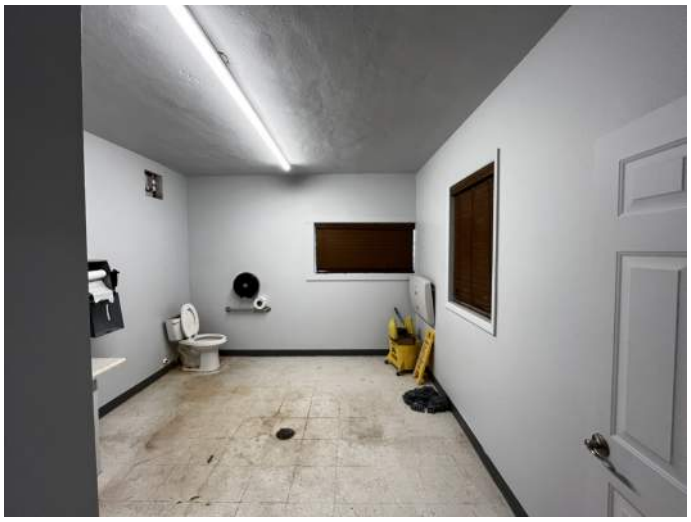
a. Image depicts the existing structure, interior finish, and original clerestory windows.

b. Image depicts existing walk-in cooler converted into an office.

c. Image depicts the original door to the walk-in cooler.

d. Image depicts the interior of the walk-in cooler.

e. Image depicts an the exterior of the restroom.



f. Interior of the existing restroom.

Dairy Barn - Supporting Photos

g. Interior of the existing restroom.

FORD GRANDSTANDS

Building Key No.	29
Original Construction	1980
Area (SF)	3,005 Concessions / Tickets
	20,543 Grandstand
	4,000+ Stadium Seating
No. of Stories	1

DESCRIPTION

Building Function: Grandstand

The Ford Grandstand is a large permanent structure with tiered seating (covered), designed for spectators at sports events and outdoor venues.

BUILDING ELEMENT

Exterior

1. Steel Column and beam structure with concrete steps and aisles poured over metal form deck with roof canopy cantilevering over the spectator seating.
2. The west side of the grandstand complex contains a covered concourse where the restrooms and concessions are located.

Interiors

1. The grandstand is open and exposed to the elements. At some point and time the soffit at the roof canopy had been painted. This system is failing and peeling throughout the entirety of the underside of the roof canopy.
2. The concession stand is painted CMU block covered with FRP on the interior. The floor is a typical resinous type commercial floor for food preparation areas. The interior surfaces appear in good shape. The vinyl/rubber base is peeling from the FRP in one location and the has been removed completely from other locations. The resinous floor has a depression in one spot that appears to hold ponding water. The floor should be leveled and the resinous flooring replaced in this location.
3. The restrooms are constructed of painted CMU block, with a painted concrete slab on grade floor. It is not clear if CMU block filler and epoxy paint was used when the walls were initially painted. The CMU block appears to be porous with staining visible at some plumbing fixtures. The communal lavatory is attached to a low CMU wall which serves as a plumbing chase. The low wall has an untreated wood cap which has the potential to harbor mold, mildew, bacteria and viruses. It is recommended that the cap be removed and replaced with either a masonry, or solid surface that is easily cleaned and maintained. It is also recommended that the CMU block walls be refinished with a block filler to thoroughly seal all pores, then finished with an epoxy paint.

Floor

1. Concrete slab on grade at the concourse, concessions, and restrooms. The foundation for the grandstand appears to be a steel beam and columns supported on reinforced concrete piers.

Walls

1. Painted CMU with FRP at the Concession Stand.

Roof

1. Standing seam metal roof over steel beam and purlins.

Ford Grandstands - Building Assessment

ADA ACCESSIBILITY

1. A ramp connects the concourse to the main grand stands. There are several spaces reserved for someone in a wheelchair to view and participate in an event. Unfortunately there is no guard rail to protect the spectators in the wheel chair spaces from falling from the viewing platform representing a health, safety and welfare concern for all participants who utilize or transverse the deck.

SYSTEMS

HVAC

1. The Concession Stand, Men's Restroom and Women's Restroom do not appear to be conditioned. Plumbing systems appear to be disconnected and winterized following the State Fair.

Plumbing

1. Hot and cold water is supplied to the Concession Stand, Men's restroom and Women's restroom via a series of copper pipes suspended from the structure. Plumbing supply piping is surface mounted in both restrooms with the waste piping in wall and in floor. The plumbing supply and waste piping at the concession stand appears to be in wall and in floor with no surface mounted or supply or waste lines, visible.

Fire Suppression

1. The Ford Grandstand, along with the restrooms, does not have a fire suppression system. The Concession Stand features two commercial hoods, with an ANSUL fire suppression system installed on one of the hoods. Other fire suppression measures appear to be provided by handheld extinguishers.

Lighting

1. The lighting at the grandstands, arena, and stock pens is provided by four poles equipped with high-mast metal halide stadium floodlights. This lighting appears to be original to the arena and should be replaced with new high-mast poles featuring an LED sports field lighting system.
2. In the restroom and concession building, the lighting consists of 2′ x 4′ fixtures that are suspended from the structure. Each fixture contains six T4 or T8 fluorescent lamps. These fixtures should be replaced with modern LED units to enhance energy efficiency and reduce maintenance needs.
3. The Concourse is illuminated by a series of suspended pendant type fixtures designed to imitate the look of headlights. It appears that the existing system is a flood light type system. The existing fixtures should be upgraded to an LED type fixture/bulb while maintaining the aesthetic of the existing fixture.

Electrical Distribution

1. It appears that power is provided and distributed to the Ford Grandstands, arena and concourse via series of underground feeders.

Sound (PA)

1. It appears that power is provided and distributed to the Ford Grandstands, arena and concourse via series of underground feeders.

OTHER

1. The Concession Stand has a leak in the roof. Standing water was observed on the floor and on the stand where the grill and fryer are located.
2. The concrete steps at the front of the grandstands are to narrow and uneven. The International Building Code states that the risers shall be equal and uniform in height. The existing risers are not equal or uniform and constitute a tripping hazard for participants and spectators.
3. The primary platform, which features designated spaces for wheelchairs, currently lacks a comprehensive guard rail system. This absence of guard rails poses a safety risk to all participants utilizing the grandstand deck.
4. The kitchen should be upgraded to comply with modern codes and standards, complete with ANSUL hoods over all cooking areas. The kitchen equipment appears old and the installation at the grill and fryer appears questionable. Standing water was observed in this location from a possible roof leak. This is particularity concerning as a leak of that kind has the potential to start a grease fire if a weather event happens when the Concession Stand is active, and the fryer is operational.
5. A wood stand as well as a particle board shelf was observed within the space. These surfaces are porous and are unable to be cleaned properly to eliminate mold, mildew, bacteria and viruses. These items should be removed in their entirety and replaced with professional kitchen equipment.

Ford Grandstands - Supporting Photos

a. Image depicts paint peeling from underside of the Grand Stand structure.

b. Image depicts paint peeling from the soffit of the roof over the tiered seating.

c. Image depicts the existing podium/walk way in front of the grand stands. The required guard rails are missing along the length of the podium.

d. Image looking North along the Concourse with the Women's Restroom in the background.

Ford Grandstands - Supporting Photos

e. Image looking South along the Concourse with the Concession Stand and Men's Restroom in the background.

f. Image depicts standing water adjacent to the cook top and fryer as well as a shim type system that does not comply with the kitchen equipment manufacturers installation instructions. The kitchen should be upgraded to comply with modern codes and standards.

g. Image depicts standing water in the heating element for the fryer.

h. This image illustrates the presence of standing water beneath the fryer, as well as the positioning of a power cord in an area where it is susceptible to being snagged.

Ford Grandstands - Supporting Photos

i. The hood shown in the right hand corner of the image appears to need repair. The particle board shelf is a porous material and is unable to be cleaned properly to eliminate mold, mildew, bacteria and viruses. This item should be removed and replaced with a stainless steel shelf from a professional kitchen equipment supplier.
In addition, the surface mounted electrical boxes above the raceway should be checked to ensure the connection between the conduit and raceway is secured to prevent the intrusion of water, grease, and pests. Ideally, these additional conductors would be placed in the raceway itself in lieu of the current installation.

k. Multiple means of egress should be available to spectators and are crucial for ensuring the safety and efficient movement of large crowds before, after, and during events. Chains or ropes across means of egress pathways are concerning, constitute a hazard, and represent a violation of the International Building Code.

j. See comments for Image C. In addition, the red arrow identified the arena fence. This area should be reviewed further to determine whether it is a good location for ADA Accessible seating. Possible concerns are the proximity to the arena, and height of the railing above the grand stand podium.

l. This image depicts the following deficiencies at the grand stand podium.

- The podium is not ADA accessible from either the North or South ends.
- The stairs treads and risers do not comply with the requirements of the International Building Code.
- Missing hand and guard railing at the stair.
- Missing guard railing at the podium.
- Metal debris.

Ford Grandstands - Supporting Photos

m. These images are of the arena which functions as a multi-purpose venue hosting both competition and performance events. The arena contains the appropriate mix of soil types for both the competition and performance events and appears to be properly maintained.

n. These images are of the lay down yard adjacent to the competition and performance arena. This space can be better utilized in support of both performance or competition events. The materials should be relocated to a more suitable site on the property or disposed of altogether if they are not utilized.

Ford Grandstands - Supporting Photos

o. These images depict a landscaped area adjacent to the grandstands. It is separated from the parking lot, the arena and supporting spaces by a high fence. This space has the potential to enhance the grandstand and concourse area, and the overall visitor experience and should be reconfigured.

STOCK PENS

Building Key No.	33
Original Construction	1980
Area (SF)	49,915
No. of Stories	N/A

DESCRIPTION

Building Function: Stock Pens

Two sets of stock pens service and support both the competition and performance events featured in the arena. The stock and sorting pens on the South end of the arena contain 6 pens that are constructed of 4"x6" wooden posts with 2"x6" wood rails evenly spaced from top to bottom with open rail tube gates that lead to a working alley where livestock is then loaded into a chute for either a competition or performance event . Sorting stock in the proper order for an event can be challenging given the current design and layout. The stock chute gate requires maintenance to function properly. At the time of the visit, it appeared to be inoperable. Changes to the layout and materials comprising the stock pens as well as the inclusion of a lane system with collection alleys, crowding alleys, and a working alley would improve the manner and safety in which livestock is moved, and increase the overall efficiency of the events.

The stock pens on the Northeast end of the arena contain 16 pens constructed of heavy steel tube railings with open rail tube gates. The stock pens are connected to each other with gates and a series of lane systems/ collection alleys, crowding alleys, and working alleys that lead stock to chutes. The lane system is also set up to allow livestock to exit the arena and return to the appropriate pen. The stock pens are set up for livestock to stay for multiple days for the duration of competition and performance events. The lane system provides for efficient feeding and watering and the gates between pens can be opened to allow livestock more area to move and circulate.

Moving livestock from these pens to the chutes at the Stotz Arena is challenging as the gates are not large enough to close off the road between the two spaces.

Stock Pens - Supporting Photos

a. Image depicts wood stock pens and alley adjacent to the roping chutes.

b. In this image,shows a typical stock holding and sorting pen.

c. This overall image depicts the wood stock pens on the South side of the arena.

d. The roping chutes are visible at the top of the image with the stock pens visible on the left hand side of the image.

e. image depicts aluminum bleachers located by roping chutes. Note, the bleachers are not ADA accessible.

f. Image depicts metal junction box in open area.

Stock Pens - Supporting Photos

g. Slider gates at the stock chutes require maintenance and or replacement as they are difficult to operate; and can effect the flow of competition events.

h. Image of stock chutes and slider gates from a different angle.

i. Image of fencing panels and various parts adjacent to stock pens and visible to the public.

j. Image of debris from the demolition derby. Nails and foreign objects from this and other events were observed in the general area. These items either in and/or outside of the main arena, poses a risk of injury to the equine athletes, stock, and people.

RODEO OFFICE / CROWS NEST

Building Key No. 31

Original Construction 1998

Area (SF) 711

No. of Stories 2

DESCRIPTION

Building Function: ?

1. The Crow's Nest is a pre-engineered metal building with a filming platform incorporated on the roof. The building rests on a structural steel column and beam platform that ties into a reinforced concrete foundation system. The interior walls appear to be a pre-finished vinyl coated gypsum with fiber board wood trim. The floor finish material is 12"x12" VCT with a 4" vinyl base. The exterior is clad with a pre-finished metal wall panel with operable vinyl windows.
2. The Rodeo Office is a pre-engineered modular building/unit that rests on a concrete slab on grade. The interior walls appear to be a pre-finished vinyl coated gypsum with fiber board wood trim. The finish floor material is VCT with 4" vinyl base. The exterior is clad with a painted TI-11 plywood panel with operable vinyl windows andpainted wood trim.

The ceilings in both buildings are a lay in acoustical ceiling system with 2'x4' grid supported light fixtures.

BUILDING ELEMENT

Exterior

1. Both buildings exterior conditions are in excellent shape roofs and siding are new.

Interiors

1. Both buildings interior conditions are in excellent shape both recently been remodeled.

ADA ACCESSIBILITY

1. The Crow's Nest is not ADA Accessible which is not unusual for this type of facility.
2. The Rodeo Office has the potential to be ADA Accessible. It currently has a ramp that appears to be the correct width, with proper length of ramp runs, and landings at the top and bottom of each run. The ramp and associated stair have both hand rails, guard rails and railing that appear to be the correct height and spacing.
3. The Rodeo Office contains a unisex bathroom that appears to have the proper clearances, and grab bars. Further review will be required to verify the as built dimensions of the space, the location and type of toilet accessories, and whether or not the door hardware complies with accessibility standards.
4. The entrance to the ADA accessible ramp is from a soft, sandy, uncompacted, and uneven soil and is not near, or adjacent to a paved surface. In addition, the lip of the ramp is greater than 1/2" above the surface. For these reasons, the Rodeo Office is not ADA accessible, though the potential does exist; should these issues be resolved.

Rodeo Office/Crow's Nest - Building Assessment

SYSTEMS

HVAC

1. The Crow's Nest does not have a central heating system. Cooling is provided in the form of operable windows and a through the wall air conditioner.
2. The Rodeo Office is a conditioned space with both central heating and cooling in the form of a packaged unit mounted on the exterior of the building.

Plumbing

1. Rodeo Office - Plumbing supply and waste piping was not visible or observed.
2. Crows Nest - Plumbing supply and waste piping is not applicable to this space.

Fire Suppression

1. Fire suppression is not required or applicable to either space.

Lighting

1. Lighting for both buildings appears to be 2'x4' grid supported, fluorescent fixtures.
2. The Crows Nest has exterior mounted metal halide fixtures that are controlled via a fixture mounted photocell.

Electrical Distribution

1. Rodeo Office - It appears that power is provided overhead to the rodeo office from the pole adjacent to the building.
2. Crows Nest - It appears that power is provided to this space via a conduit on the Northeast corner of the building from either an overhead or ground mounted power source.

Sound (PA)

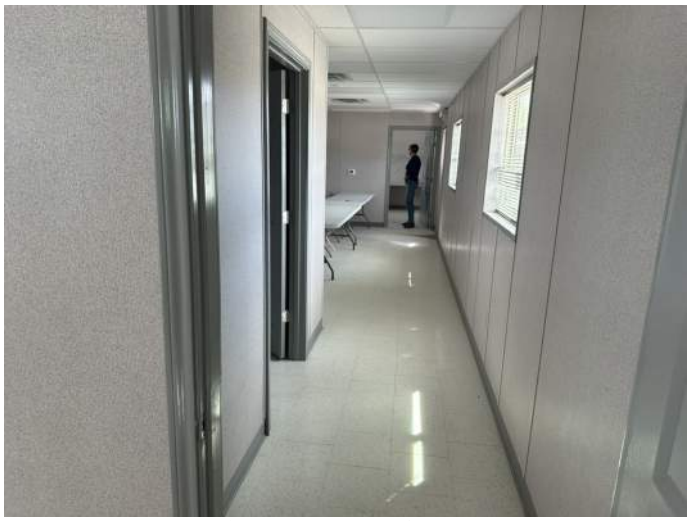
1. Crows Nest - It is connected to the PA system for the Ford Arena. System type, or specifics were not observed at the time of the visit.
2. Rodeo Office - Not applicable to this space.

OTHER

1. None

Rodeo Office/Crow's Nest - Supporting Photos

a. Exterior photo of the Rodeo Office + exterior of ADA accessible ramp.



b. Interior photo of the Rodeo Office.

c. Interior photo of the Rodeo Office Restroom.

d. Image of the main meeting space at the Rodeo Office. Note the dirt that appears to have blown in under the door. Inspect the seals and sweep where the bottom of the door and sill meet and replace if needed.

STOTZ ARENA

Building Key No. 34

Original Construction N/A

Area (SF)

No. of Stories N/A

DESCRIPTION

Building Function: ?

Stotz Arena is an outdoor, multi-purpose arena capable of hosting both competition and performance events. The arena contains the appropriate mix of soil types for these events and appears to be properly maintained. The arena is enclosed with a heavy steel tube rail fence. As the fence only have one horizontal rail, a heavy-duty, welded wire fence panel (cattle panel) was installed over the heavy steel tube structure and then covered with a perforated aluminum panel that has been attached to the main structure with self tapping screws.

BUILDING ELEMENT

Exterior

1. The stock pens at the North and South ends of the arena function well and are in relatively good shape. Damage to the heavy-duty, welded wire fence panel (cattle panel) was observed in some areas and should be replaced as soon as possible.
2. The grand stands at the Stotz Arena are a pre-manufactured, pre-engineered aluminum bleacher system supported on a reinforced concrete foundation.

ADA ACCESSIBILITY

1. Stotz Arena has the potential to be ADA Accessible. The pre-manufactured, pre-engineered bleacher system has a ramp that was installed post 2022, that appears to be the correct width, with proper length of ramp runs, and landings at the top and bottom of each run. The ramp has both hand rails, guard rails and railing that appear to be the correct height and spacing.
2. The entrance to the ADA accessible ramp is from a soft, sandy, uncompacted, and uneven soil. Extending the paved surface to the entrance to the ramp and cleaning away the loose sand and gravel will increase the accessibility of the bleacher system.
3. Prior to 2022 the bleachers were accessed from a wooden ramp and landing which also functioned as an observation deck and provided accessible seating for the venue. It appears that the wooded ramp was removed sometime between 2022 and 2025 and was replaced with the pre-manufactured, pre-engineered aluminum ramp system. The ramp is designed to bear on a reinforced concrete foundation, however, it was observed that the ramp structure does not rest on the center of these piers, but instead, rests on the edges of these elements. The base plates to the ramp system are designed to attach to the foundation. It was observed that these connections were incomplete with multiple fasteners either missing, or not installed at all. It is also unclear if the fasteners utilized were appropriate, or the correct type as recommended by the manufacturer to tie the ramp into the foundation.
4. The new ramp ties into the existing observation deck which also serves as the landing at the top of the ramp run. It is unclear if the existing observation deck has the proper clearances to function as a code compliant landing in addition to providing an accessible seating area.
5. The boards of the existing observation deck are loose and uneven and pose a tripping hazard for spectators. In addition, the heavy steel tube rail fence of the arena also serves as the guard rail of the observation deck / accessible seating area of the platform. This is problematic as the arena fence is not the proper height as required by code and per code, cannot perform the function of both arena fence and guard rail. In addition, this arrangement also poses an additional hazards as it places the spectator too close to the competition arena increasing the potential for injury to the spectator from athletes and livestock that participate in competition events. Finally, the heavy duty welded wire fencing panel is damaged in several places posing tripping and snagging hazards to spectators utilizing this area.

Stotz Arena - Building Assessment

SYSTEMS

Lighting

I. The lighting for the arena, and stock pens is provided by four poles equipped with high-mast metal halide stadium floodlights. This lighting appears to be original to the arena and should be replaced with new high-mast poles featuring an LED sports field lighting system.

Electrical Distribution

I. It appears that power is provided to Stotz Arena from a ground mounted power source on the West end of the arena adjacent to the blue press box.

Sound (PA)

I. The PA System for Stotz Arena is mounted to the roof of the press box on the West end of the arena. System type, or specifics was not observed at the time of the visit. The existing press box is a dilapidated, wood building. This structure is both dangerous and a hazard to occupants on many levels, is unfit for occupancy, and should be demolished.

OTHER

Stotz Arena - Supporting Photos

a. Image of the existing aluminum ramp.

b. Image of the existing observation deck and landing.

c. Image of damaged perforated aluminum panel .

d. Image of damaged welded wire fence panel. This panel poses a tripping and snagging hazard.

e. Image of damaged welded wire fence panel. This panel poses a tripping and snagging hazard.

f. Image of concrete foundation with off centered base plate for the aluminum ramp system. Note, the base plate is only attached with a single fastener.

Stotz Arena - Supporting Photos

g. Image of damaged welded wire fence panel at the collection and working alley at the stock pens at the North end of Stotz Arena.

h. Exterior photo of the Press Box.

i. Image of alley way at the stock pens on the North end of the arena.

PEPSI EQUINE CENTER

Building Key No. 26

Original Construction 2008

Area (SF) 84,847

No. of Stories 1

DESCRIPTION

Building Function: Multi-Purpose Indoor Riding and Competition Arena

The Pepsi Equine Center is a multi-purpose indoor riding and show arena that hosts both competition and performance events. The indoor arena encompasses approximately half of the building with the other half being utilized for equine stalls. Ancillary support spaces for this multi purpose equine venue include wash bays, the Stall Office, Show Office, Concessions, Mechanical Room, and Men and Womens Restrooms

BUILDING ELEMENT

Exterior

1. The Pepsi Equine Center is a Pre-Manufactured, Pre-Engineered metal building. The exterior walls are a hybrid type wall composed of a concrete masonry unit (CMU) base course, with pre-finished metal wall panel above; and are designed for both durability and overall aesthetic interest.

Interiors

1. The structure of the pre-manufactured, pre-engineered metal building is exposed through out the building. The interior walls are a hybrid type wall composed of a concrete masonry unit (CMU) base course up to 7'-4", with what appears to be a standard single layer, laminated fiberglass insulation system installed between the outside face of the purlins and exterior metal roof and between the girts and the exterior metal wall panels.
2. Interior walls of the Pepsi Equine Center Stall Office, Show Office, Concessions, Mechanical Room, Wash Bays, and Men and Womens Restrooms are all constructed of unfinished concrete masonry units (CMU).
3. The CMU walls at the Men and Women's Restrooms, and the Concession Stands per Section 1210.2.2 - Walls and Partitions of the 2024 IBC, should be a smooth, hard, nonabsorbent surface. These walls, in their current state do not meet the requirements of this section and are susceptible to mold, mildew, bacteria and viruses.
4. It is recommended that the cmu block walls be properly prepared and finished with the paint manufacturers recommended number of coats of block filler, then finished with the recommended number of coats of epoxy paint.

Floors

1. The floor within a majority of the building is comprised of asphalt pavement which appears to be in good repair.
2. The floors in the Men's and Women's Restrooms, the Concession Stand, the Offices, the Mechanical Room, and the Wash Bays appear to be unsealed concrete slabs at grade level and overall, appear to be in good repair.
3. The floor within the indoor riding and show arena is a mixture of soil types appropriate for competition and performance events, and appears to be properly maintained. It is important to note that the footing materials at the Pepsi Equine Center is not installed over either asphalt paving, or concrete. Footing material refers to the top layer of material that horses and riders use for training, competitions, and general exercise. It is crucial for providing, traction, cushioning, stability and drainage.

Pepsi Equine Center - Building Assessment

Walls

1. The wall and roof structure is comprised of PEMB rigid frame columns that rest on a reinforced concrete foundation, rafters, side and end wall girts, purlins, end wall rafters, and posts. It is assumed that the PEMB structure contains cable bracing which is typically used to provide stability and helps to transfer structural loads to the foundation.

ADA ACCESSIBILITY

1. Mobility in and around the Pepsi Equine Center appears to be ADA Accessible. It was observed that the exterior perimeter, as well as a majority of the interior of the building is comprised of asphalt pavement which appears to be in overall good repair. The floors in the Men's and Women's Restrooms, the Concession Stand, the Offices, and the Wash Bays appear to be unsealed concrete slabs at grade level, and also appear to be in good repair.
2. The East and West ends of the indoor riding and show arena contain a bleacher system comprised of eight banks of bleachers with five rows each and run the full length of the arena on each side. Seating capacity is estimated to accommodate 750 persons.
3. Though the indoor riding and show arena has a bleacher system for patrons to view and participate in show, competition, and performance events, the bleacher system does not have provisions for either wheel chair or companion seating. Based on the seating capacity noted above, the number of wheel chair and companion seating required per code is estimate to be XX wheel chair spaces and XX companion seats.

SYSTEMS

HVAC

1. The Indoor Riding and Show Arena, including the Equine Stalls are heated by a series of overhead gas fired infrared radiant tube heaters. Cooling for the space is provided by a series of large ceiling mounted industrial style High Volume Low Speed Fans, (HVLS) as well as several smaller overhead Directional Fans providing cooling for the spectator bleachers and for the equine stalls. See Image 7096.
2. In addition to the above, 7 industrial sized ventilation fans move air and control dust throughout the building.
3. The Stall Office is conditioned by a through wall Packaged Terminal Air Conditioners, (PTAC). The self-contained units are capable of providing both heating and cooling, and are a versatile option for ductless climate control.
4. The Show Office and Concession Stand is conditioned by a ductless Mini-Split system capable of providing both heating and cooling.
5. Ancillary spaces such as the Men's and Women's restrooms and the Hall between the Show Office and the Restrooms on the North end of the building are heated by wall mounted electric unit heaters.

Plumbing

1. Hot and cold water is supplied to the Indoor Arena, Concession Stand, Men's and Women's restrooms, and Equine Wash Bays from a series of insulated overhead supply lines. Plumbing supply piping though routed from the structure above, is aligned to be through wall, for the restrooms with the waste piping in wall and in floor. The plumbing supply and waste piping at the Concession Stand appears to be in wall and in floor with no surface mounted or supply or waste lines visible.
2. The water supply piping for the fire riser, located in the Mechanical Room is routed to the space under ground. The Mechanical Room contains floor drains for the fire riser and equipment condensate. Note the piping at the fire riser, positioned above the floor drain, does not have a I" air gap between the drain and the pipe. This condition is not code compliant with current building codes. (See Image v.)
3. It is recommended that the piping be adjusted to provide a I" air gap at this location.

Fire Suppression

1. The Pepsi Equine Center is protected through out by a fire alarm and fire suppression system. The Concession Stand has a Commercial Hood with ANSUL system that appears to be in good repair.

Pepsi Equine Center - Building Assessment

Lighting

1. The lighting within the Pepsi Equine Center arena, stalls, and ancillary spaces is a combination of a high bay, metal halide pendent fixtures and florescent light fixtures with either T5 or T8 lamps. Both fixtures are specifically designed to illuminate large indoor spaces within high ceilings and to provide bright, even illumination over a wide area. The pendent fixtures are selected specifically for settings like horse arenas as they are durable, and can withstand the dust and moisture associated with such settings.
2. It is recommended that both the high bay pendent, and florescent lighting fixtures be replaced in their entirety. Modern high bay lights, especially LED versions, are known for their high lumen output and energy efficiency compared to the existing metal halide and florescent sources.
3. It is important to note that some local utilities within Wyoming offer monetary incentives for upgrading to modern energy-efficient fixtures.

Electrical Distribution

1. Power to the building is supplied by means of a ground mounted transformer and routed to the building via underground conduit which terminates within the building at various electrical panels and transformers within the space.
2. From the panels power is distributed via metal conduit up and to the roof structure. The conduits then follow the structure supplying power to the high bay lights, fans, the dust removal / filtration system and surface mounted receptacles.

Sound (PA)

1. Sound is provided to the indoor riding and show arena via a series of speakers mounted to the PEMB structure. System type and specifics was not observed.

OTHER

1. The Fire Alarm Control Panel is located in the Mechanical Room.
2. The door leading from the Mens Restroom located on the North end of the building is not ADA Accessible as the ADA Accessible stall door opens into the clear floor space for the operation of the door. (See Image t.)
3. The outdoor unit for the ductless mini-split system sits adjacent to the riser for the natural gas service for the building. The proximity of the outdoor unit to the natural gas riser is not compliant with current building code standards, and should be re-located to a more suitable location. (See Image u.)
4. The sealant between the CMU Block and vinyl windows, as well as the PTAC through wall units has contracted leaving gaps open to the elements. The sealant at these areas should be inspected, and areas where gaps are present, the sealant should be removed in its entirety, and replaced with new backer rod and sealant. The sealant should also be inspected for elasticity. If the sealant has cured such that it is hard and no longer elastic, it should be removed and replaced in its entirety. (See Image w.)

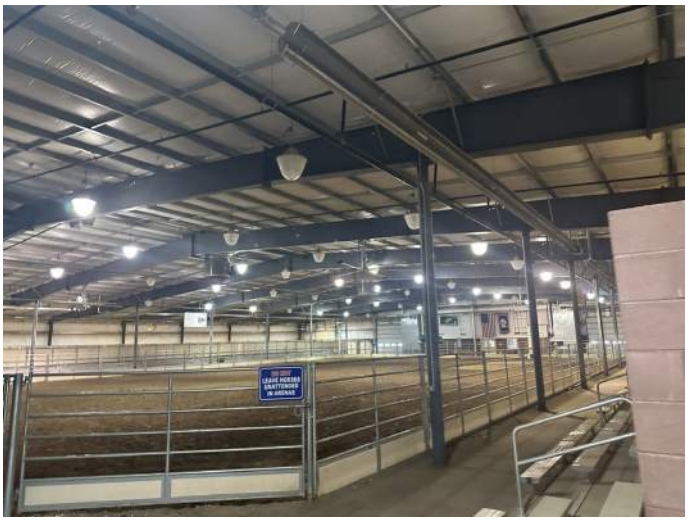
Pepsi Equine Center - Supporting Photos

a. Image of North Elevation of the building.

b. Image of East Elevation of the building.

c. Image of South Elevation of the building.

d. Image of West Elevation of the building.



e. Image of the indoor riding and show arena.

f. Exterior Image of Stall Office.

Pepsi Equine Center - Supporting Photos

g. Interior Image of Stall Office.

h. Image of Indoor Arena Storage and Support Space.

i. Image of Equine Stalls. Row Typical of All Stalls .

j. Image of Equine Wash Bay.

k. Image of Outdoor Concessions.

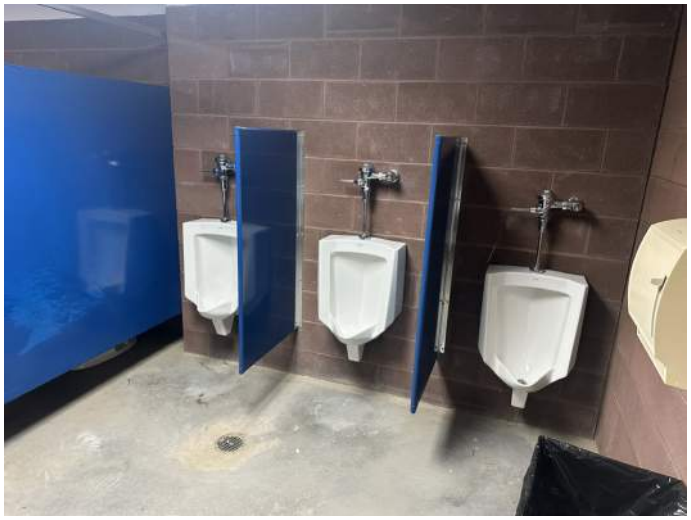
l. Interior Image of Concessions Stand.

Pepsi Equine Center - Supporting Photos

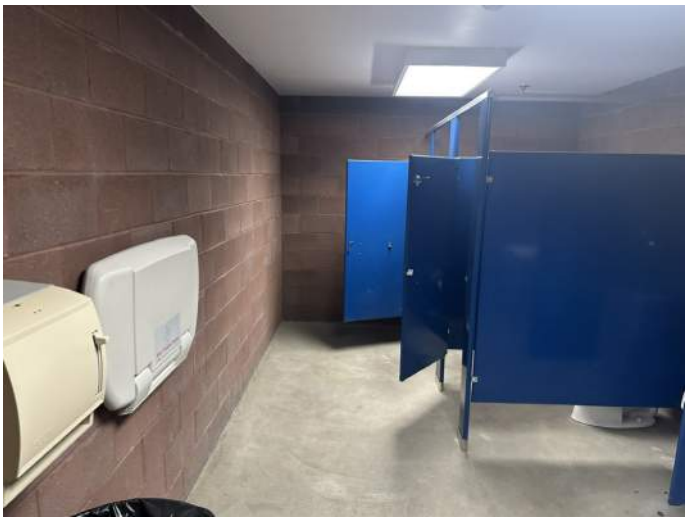
m. Interior Image of Concessions Stand.

n. Interior Image of Concessions Stand.

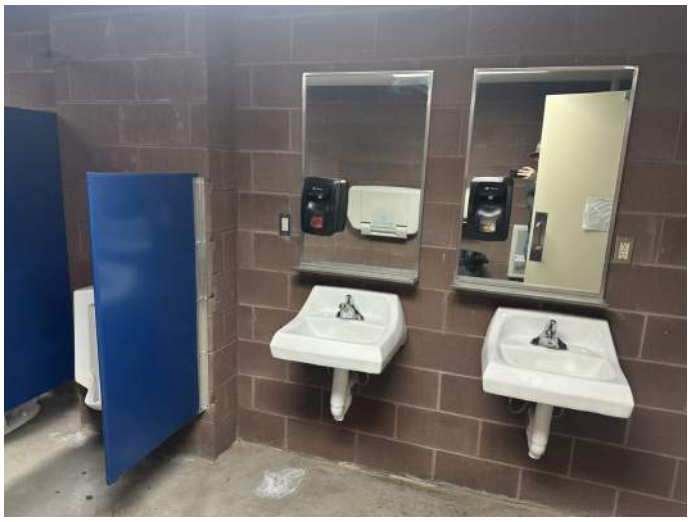
o. Interior Image of Men's Restroom.



p. Interior Image of Men's Restroom.



q. Interior Image of Women's Restroom.



r. Interior Image of Women's Restroom.

Pepsi Equine Center - Supporting Photos

s. Interior Image of Mechanical Room.

t. Image of conflict of exterior door and toilet partition.

u. Image of proximity of outdoor unit for mini-split system to the natural gas riser.

v. Image of air gap at floor drain.

w. Gaps at sealant at windows and PTAC.

STALL BARNS (A, B, & F)

Building Key No. 24, 25, 28

Original Construction 1959 (F)

Area (SF) 14,278 Total

No. of Stories 1

DESCRIPTION

Building Function: Equine Stall Barns

The stall barns are ancillary support spaces for the multi purpose equine venues of the Pepsi Equine Center, Ford Grandstands, and the Ford Pavilion.

BUILDING ELEMENT

Exterior

1. The exterior structure of the stall barns is constructed of unfinished CMU block with a standing seam metal roof over pre-engineered wood trusses. The roofs lack rain gutters and downspouts, and is something that should be added to direct water away from the building. Doors to the individual stalls are lockable, and are constructed of heavy duty, galvanized steel.. The upper section of the door is open and in-filled with horizontal steel rails. The lower portion of the door in-filled with a smooth, solid live stock panel.

Interior

1. Individual stalls within the structure of the Stall Barns 'A' and 'B' are constructed of galvanized steel railing with a smooth, solid livestock panel. The upper section of the divider between equine stalls is open and in-filled with horizontal steel rails. The lower portion of the stall is in-filled with a smooth, solid live stock panel. The individual stalls appear to be new and in good condition.
2. The stalls within Stall Barn 'F' are constructed of solid concrete masonry units and provide no visual connection between individual stalls.
3. Stall Barns 'A' and 'B' have reinforced concrete floors. Smooth, hard, solid floors are durable, and easy to clean and maintain. However, they are also cold and slippery, and require rubber mats along with a thick layer of wood shavings for equine comfort and safety. Unprotected solid floors can lead to joint stress and other health issues for horses.
4. Stall Barn 'F' has dirt floors. The floors of the stall barns have been significantly pawed leaving large holes. As stalls have been cleaned, the level of the floor has dropped below the level of the threshold. It is recommended that the holes be properly filled, the floors leveled within each stall, and the floor level raised to the level of the threshold with an appropriate mix of soil types suitable for equine health.
5. Stall Barn 'F' requires wall mounted eyelets to support feed and water buckets. Currently, feed and water buckets are suspended from the bottom chord of the trusses by bailing twine or wire which is hazardous and poses risk of injury to horses within those stalls.

Stall Barns (A, B, and F) - Building Assessment

SYSTEMS

HVAC

I. The stall barns are open to the elements and do not require heating or cooling. It is important to note that some event patrons provide cooling and ventilation to the equine stalls by means of portable fans. Power for these spaces is a concern for both state fair management and facilities departments with respect to number of drops, power capacity, and overall patron safety.

Plumbing

I. A single yard hydrant is provided for each side of Stall Barns 'A', 'B', and 'F'. Additional yard hydrants are required and should be positioned such that they are equidistant from the individual stalls.

Fire Suppression

I. Fire alarm and fire suppression systems are not provided, or required for the stall barns.

Lighting

I. Lighting for Stall Barn 'A', Stall Barn 'B', and Stall Barn 'F' is provided by surface mounted T8 florescent lighting fixtures. (I.e. The light fixtures are mounted to the exposed chords of the pre-manufactured wood trusses.) The existing fixtures are old and inefficient and should be replaced with modern, energy efficient LED light fixtures. In addition, existing fixture placement may not create ideal lighting within the individual stalls. Horse Handbook Housing and Equipment recommends surface mounting light fixtures between stalls for optimal lighting, and that the conductor be placed in metal conduit in order to prevent damage from curious equines.
2. It is important to note that some local utilities within Wyoming offer monetary incentives for upgrading to modern energy-efficient fixtures.

Electrical Distribution

I. Power is provided to Stall Barn 'A', Stall Barn 'B', and Stall Barn 'F' via a service drop. Power is distributed within the barns to the florescent fixtures through a series of exposed conductors and junction boxes. The exposed conductors pose a hazard to horses housed within the stalls as they are directly accessible to the animals should they rear at latch hold of one, or both wires, easily detaching them from the electrical junction boxes.
2. It is recommended that age and condition the conductors be inspected. Replace conductors as required, and place in a more suitable location with the conductor placed out of reach and protected by metal conduit. (See comments for the Lighting section above.

Sound (PA)

I. A PA system is not applicable to this space.

OTHER

I. The lack of security of the Wyoming State Fairgounds carries the potential risk of unauthorized individuals, accessing the stall barns, individual animals, tack and supplies.
2. It was unclear if the storm drains on the East and West side of Stall Barn 'B' are properly functioning. It was observed that the drains are filled with dirt and debris and should be cleaned out in order to ensure proper and effective operation of the system.
3. The exterior doors to the tack and storage rooms at Stall Barn 'B' are unprotected, laminated wood doors with wood frames. Overtime, the doors and frames have not been properly maintained and are now delaminating and failing. Both the doors and frames should be replaced with new painted hollow metal doors and hollow metal frames. In addition the door hardware should be replaced in its entirety. The hollow metal frame should be prepped so the hinges are placed on the interior of the room and not on the exterior as is the current condition, where they are subject to tampering and removal, thereby posing a threat of theft to supplies and equipment stored within the space.
4. Several electrical disconnect switches are within the vicinity of Stall Barn 'F" and are located in public spaces and accessible to the public.
5. Electrical infrastructure exists on site that may be abandoned, further investigation is required. All abandoned infrastructure, including conductors, should be removed in its entirety.

Stall Barns (A, B, and F) - Supporting Photos

a. Exterior image of Stall Barn 'A'.

b. Image of a typical stall at Stall Barn 'A'.

c. Image of pre-engineered wood truss and individual equine stalls. The Red Arrow identifies the exposed conductor noted in the narrative.

d. Exterior image of Stall Barn 'B'.

e. Exterior image delaminating wood door and frame. The Red Arrow identifies metal debris which does not belong in that location and should be removed.

f. Image of a plugged storm drain outlet. Also note the uneven surface in front of the door. c. Image of pre-engineered wood truss and individual equine stalls. The Red Arrow identifies the exposed conductor noted in the narrative.

Stall Barns (A, B, and F) - Supporting Photos

g. Image of wood door and frame, and clogged storm drain.

h. Image of existing storm drain. See narrative section titled 'Other.'

i. Image of typical interior of equine stall floor for Stall Barns 'A' and 'B'.

j. Image of additional exterior doors to tack and storage rooms at Stall Barn 'B'. The Red Arrow identifies where the concrete spilled out to the exterior when the interior slab for the tack and storage rooms was poured. This condition poses a tripping hazard and should be removed.

k. Exterior of Stall Barn 'F' as viewed from the North.

Stall Barns (A, B, and F) - Supporting Photos

l. Exterior of the stalls at Stall Barn 'F' as viewed from the South.

m. Image of power drop on the South side of Stall Barn 'F'.

n. Image of disconnect switches open to public access and spaces.

o. Image of disconnect switches open to public access and spaces. It is not know if the disconnect in the image are active and functional.

p. Image of disconnect switches open to public access and spaces. It is not know if the disconnect in the image are active and functional.

q. Image of irrigation well adjacent to Stall Barn 'F'.

BLUE CAMPGROUND RESTROOM & SHOWER BUILDING

Building Key No. 17

Original Construction 2003

Area (SF) 1,247

No. of Stories 1

DESCRIPTION

Building Function: Public Restroom

The Blue Campground Restroom and Shower Building is an ancillary building providing public Men's and Women's restrooms and showers.

BUILDING ELEMENT

Exterior

1. The exterior structure of the restroom and shower building is constructed of unfinished split face CMU block with a standing seam metal roof over pre-engineered wood trusses with gypsum wall board mounted to the bottom chord forming the ceiling. The Men and Women's restrooms are separated by a common plumbing chase which houses the hot water heater, utility sink, and plumbing infrastructure for the restrooms and showers.
2. The split face CMU block is spalling in 2 locations. The spalling is due to either a defect in the CMU block, or due to excess moisture on, or withing the masonry itself. Recommendations to repair the block include wire brushing the CMU block to remove any remaining loose material, then seal the block with a fluid applied breathable sealer.

Interiors

1. The interior of the restroom and shower building is comprised of painted smooth face CMU block with a painted reinforced concrete slab on grade floor. The existing paint on both the restroom and shower walls is flaking and appears to have been installed over unprimed CMU, which is likely the reason the paint has is failing.
2. The CMU block walls should be prepared and primed with block filler which will prevent the CMU from pulling moisture from the paint, then repaint the walls with an epoxy paint as per the manufacturers written instructions.

ADA ACCESSIBILITY

1. The doors to the restroom and shower building do not open and close easily and likely exceed that allowed by current building codes and accessibility standards.
2. The maneuvering clearances to the exterior doors at the restroom and shower building need to be verified for compliance with current building codes and accessibility standards.
3. Maneuvering clearances within both the men and women's restrooms need verified for compliance with ADA Accessibility Standards.
4. The dimensions of the accessible stall in the Women's restroom do not appear to be ADA Accessible. In addition the flush handle is on the wrong side of the tank per the ADA Standards for Accessible Design.
5. The hot and cold water supply piping under the lavatories appears to be within the knee space for a front approach, obstructed high forward reach. In addition, the piping is uninsulated, and unprotected.
6. What appears to be a thermostat, along with a make shift wall hydrant are located just below the counter top of the lavatory. The 2x wood ledger mounted to the wall, supporting the wall hydrant is a porous material and is unable to be cleaned properly to eliminate mold, mildew, bacteria and viruses. Both the wall hydrant and the thermostat should be removed and relocated to a more suitable location within the building.

Blue Campground Restroom & Shower Building - Building Assessment

SYSTEMS

HVAC

I. I. The Restroom and Shower Building appears to be a conditioned space with electric furnaces located in the attic.

Plumbing

I. Hot and cold water is supplied to the Men and Women's restroom and showers from the common plumbing chase the spaces. The plumbing supply piping and risers appear to be in good condition and in good repair.
2. Efflorescence was observed within the plumbing chase at the location the showers. This is most likely due to ineffective paint preparation and coating on the head wall of the showers as described in the narrative above.

Fire Suppression

Lighting

I. Lighting within the Blue Campground Restroom and Shower building, including the common plumbing chase, is provided by surface mounted T8 florescent light fixtures.
2. Exterior lighting is provided on each building face by surface mounted HID or fluorescent wall packs.
3. It is recommended that all existing light fixtures be replaced with modern, energy efficient LED fixtures.
4. It is important to note that some local utilities within Wyoming offer monetary incentives for upgrading to modern energy-efficient fixtures.

Electrical Distribution

I. Electrical service enters the building underground in the common pluming chase where it terminates at the electrical panel. From the panel, power is distributed to the Men and Women's restroom via surface mounted conduit and junction boxes.

Sound (PA)

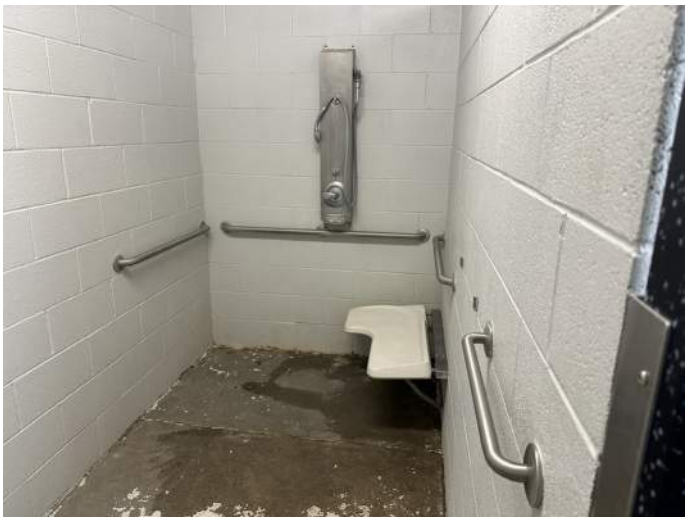
I. A sound or PA system is not required for the restroom of shower building.

OTHER

Blue Campground Restroom & Shower Building - Supporting Photos

a. Image Split face CMU block spalling at exterior wall of building.

b. Close up image of spallling split face CMU block noted in Image a.



c. Image of accessible shower stall. Note the paint has worn off of the shower floor surface and the damage to the shower seat.

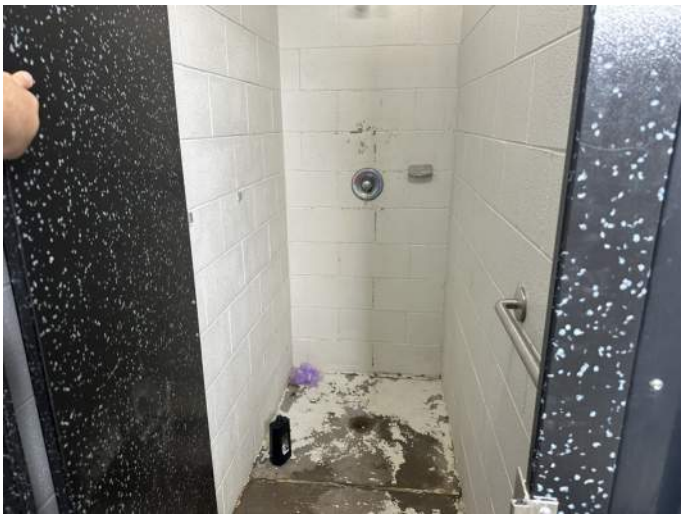
d. Image the exterior of the North Elevation. Note the split face CMU block face is spalling just behind the yard hydrant.

e. Image of the interior of the Women's Restroom.

f. Image of lavatory. Note the thermostat under the counter on the left hand side of the image and the wall hydrant on the right hand side of the image.

Blue Campground Restroom & Shower Building - Supporting Photos

g. Image of the accessible water closet. Note the flush handle is on the wrong side of the tank.



h. Image of a typical shower stall. Note the paint has worn off of the shower floor and is flaking off of the control wall of the stall.

i. Image of the plumbing chase between the Men and Women's restroom.

STORAGE BUILDING & YARD

Building Key No. 10

Original Construction 1970

Area (SF) 2,438

No. of Stories 1

DESCRIPTION

Building Function: Storage

The Storage Building is a pre-engineered, pre-manufactured metal building with a fenced exterior storage yard.

BUILDING ELEMENT

Exterior

1. The Storage Building is a Pre-Manufactured, Pre-Engineered metal building. The exterior walls are comprised of metal wall panel over side wall girts. The front facade contains a fiberglass overhead door and an adjacent hollow metal man door with hollow metal frame. The man door appears to be oversized due to the buildings purpose.
2. The storage yard is enclosed with a 6'-0" high chain link fence with vinyl privacy slats.

Interiors

1. The structure of the pre-manufactured, pre-engineered metal building is exposed through out the interior of the building. The interior/exterior walls and roof are insulated with a laminated fiberglass insulation system installed between the metal wall panel and the sidewall girts and the metal roof panel and the outside face of the purlins.

ADA ACCESSIBILITY

1. The Storage Building has the potential to be accessible to persons with disabilities or handicaps. The current placement and arrangement of stored materials prevents the building from being fully accessible.
2. The existing restroom within the Storage Building is not ADA Accessible, and is not in working order.
3. The storage yard is not accessible to persons with disabilities.

SYSTEMS

HVAC

1. It appears the Storage Building is heated by an overhead natural gas commercial unit heater that is supported / suspended from the PEMB roof purlins.
2. The Storage Building is not air conditioned and does not have any overhead fans for air circulation.

Plumbing

1. Potable water is supplied to the Storage Building from an underground main / source. The water service appears to enter the building adjacent to the restroom.
2. The Storage Building appears to have an electric 50 gallon water heater that supplies hot water to the restroom and service sink.
3. The Storage Building has a drinking fountain, however, it appears that it is not in working order.
4. The restroom within the building is in disrepair and is not in working order.
5. The condition of the supply and waste piping is unknown. It is recommended that both the supply and waste piping be inspected and evaluated prior to any remodel type work.

Storage Building & Yard - Building Assessment

Lighting

1. Lighting within the Storage Building is provided by a series of overhead T8 florescent light fixtures that are suspended from the roof purlins.
2. Exterior lighting on the North east facade is provided by a surface mounted HID or fluorescent wall pack. It is unclear whether or not the wall pack is functional.
3. The storage yard does not contain any form of lighting from either surface mounted wall packs attached to the building, or pole mounted street or parking lot lighting.
4. It is recommended that all existing light fixtures be replaced with modern, energy efficient LED fixtures.
5. It is important to note that some local utilities within Wyoming offer monetary incentives for upgrading to modern energy-efficient fixtures.

Electrical Distribution

1. The electrical service is provided to the building via a ground mounted transformer located adjacent to the Southwest corner of the building. From the transformer it appears the electrical service enters the building via a 3" or 4" diameter conduit that terminates into a cable tray and disconnect switch mounted to the exterior surface of the building, terminating into the electrical panel. From the panel, power is distributed throughout the building via surface mounted conduit and junction boxes attached to the PEMB wall and roof structure.

Sound (PA)

1. A sound or PA system is not provided, or required for this space.

OTHER

1. The fiberglass sectional overhead doors are uninsulated and have exceeded their functional life span. Both overhead doors should be replaced with new insulated sectional overhead doors.
2. The items stored within the building include folding chairs, stackable chairs, folding tables, and various other items. Everything within the space is unorganized and cluttered.
3. It also appears that several items are stored within the building that are no longer in use. All such items should be discarded in their entirety.
4. All items stored in the storage yard and storage sheds do not appear to be in use and should be discarded.
5. The Storage Building is not required to have a fire alarm, or fire sprinkler system. Neither system is present within the building.

Storage Building & Yard - Supporting Photos

a. Interior of the Storage Building looking South.

b. Interior of the Storage Building looking West.

c. Image the interior of the Storage Building.

d. Image of the interior of the Storage Building.

e. Image of debris in the storage building yard along with the transformer and electrical service entry to the building.

f. Image of debris in the storage building yard.

Storage Building & Yard - Supporting Photos

g. Image of various odds and ends in the storage building yard.

h. Image of various odds and ends in the storage building yard.

i. Image of various odds and ends within a storage shed.

MAINTENANCE BUILDING

Building Key No. 4

Original Construction 1950

Area (SF) 31,731

No. of Stories 1

DESCRIPTION

Building Function: Dance Studio / Maintenance

The Maintenance Building is a large multi-purpose maintenance building with a rentable studio and community space on the North end of the building. The exterior walls are constructed of brick masonry over cmu which is either exposed and finished on the interior, or is furred out on the interior with 2x4 or 2x6 wood stud framing with either lath and plaster, or gypsum wall board as a finish. The Maintenance portion of the building rests on a concrete slab on grade foundation system with the exception of the rentable studio and community space which sits over a small basement. Storage Bay #1, Storage Bay #2, and the Wood Shop sit over a crawl space.

BUILDING ELEMENT

Exterior

1. The exterior of the building is finished with brick masonry, which is exposed on a majority of the building with the exception of the South facing facade where the face brick is clad with metal wall panel. Overall the brick and mortar joints appear to be in good condition. The exterior windows are comprised of either double hung or fixed frame windows with single pane glazing set in wood frames. Overall the existing windows and frames are in extremely poor condition. The wood comprising the frames, sash and sills is in various stages of decay rendering it unfinishable and unsalvagable. The single pane glazing is inefficient, and the window glazing has failed in several locations, leaving the frames and interior susceptible to the elements. The windows on the Southwest corner of the maintenance shop have been replaced with aluminum storefront windows complete with 1" glazing.
2. The concrete stair and landing located in the Northwest corner of the building does not comply with current building code standards. The dimensions of the stair tread and risers, along with the width of the landing are incorrect. In addition, the stair at this location lacks an ADA accessible ramp, as well as the appropriate hand and guard railing. Finally, the concrete comprising the stair treads, risers, stair landing and structure is spalling in several locations.
3. It was observed that some of the exterior doors were an exterior insulated metal door used primarily in residential home, or multi-family construction. One opening also included a residential style storm door, again primarily used in residential and multi-family construction.
4. Residential style doors, frames and hardware are not as durable compared to their commercial counterparts. Commercial doors, frames and hardware are constructed to withstand heavy duty use, meet building code and accessibility standards.
5. It was observed that the hinges on the exterior doors were visible and accessible. The hinges should be checked to ensure that they are tamper proof and vandal resistant.
6. The exterior door on the West Elevation is a commercial grade exterior insulated hollow metal door and frame. A majority of the door and frame is corroded beyond repair.
7. The existing concrete stair and landing do not comply with current building code standards. The dimensions of the stair tread and risers, along with the width of the landing are not uniform in dimension. In addition, the stair at this location lacks an ADA accessible ramp, as well as the appropriate hand and guard railing.
8. The sectional overhead door on the West Elevation appears to be insulated and in good condition, though the exterior finish is beginning to wear off. The painted wood head and jambs of the sectional overhead door are in poor condition and is in various stages of rot and decay.
9. The finish on the exterior fascia was observed to be peeling and flaking off of the metal substrate in various locations around the building.

10. Finally, vandalism was observed on the exterior of the building in the form of broken windows and spray paint. This is due to the lack of a secure perimeter, exterior lighting, on site security, and overall location.

Interiors

MULTI-PURPOSE ROOM

1. The main entrance to the multi-purpose / public portion of the building faces Northwest. The entry vestibule features a stair and elevator to transport patrons from entry level, to the level of the multi-purpose room. The multi-purpose room is a leasable space for business entities, and both public and private events. The finishes appeared to be original, and in overall good condition and include a wood floor comprised of clear hemlock, a stained wood strip ceiling, and walls constructed of 2x4 or 2x6 wood stud framing with either lath and plaster, or gypsum wall board as a finish. The exterior windows in the multi-purpose room are in overall poor condition as previously described.
2. The multi-purpose room contains (3) exits from the space, however the exits were blocked and being used as storage / overflow on the interior; and do not comply with building code standards on the exterior.

MULTI-PURPOSE ROOM BASEMENT

3. The basement though mostly empty, is used as storage for various odds and ends. The interior walls appear to be bearing walls, and are constructed of concrete and finished with paint. The basement floor is a painted concrete slab on grade.
4. The exterior basement walls contain windows, however they are not sized to allow for egress in the event of flood, fire, or other such event. In addition, the exterior windows in the basement are in overall poor condition as previously described. The windows sit at grade, and it appears that due to their poor condition, have allowed water into the building.
5. It appears that the basement is heated by a series of ceiling mounted hot water / steam radiators. It is unknown if they are currently being utilized, or are operable.
6. The ceiling in the basement is a stained / finished wood strip ceiling, with single bulb incandescent, surface mount porcelain/ceramic sockets that are connected to various wall switches.
7. At the time of the site visit, several of these lights were inoperable due to either a burned out bulb, or a possible issue with the power itself. This should be investigated and corrected as soon as possible.
8. The interior stair leading to the basement lacks the proper head clearance as required by code. As this is an existing building, and the basement is not accessible to the public, the stairs are not required to be remodeled to meet the current building code standards.
9. Finally, there is a high probability that the basement may contain hazardous materials in the form of lead and asbestos. The basement should also be tested for the presence of radon gas. Alteration or repair work in this space should not occur until the building has been inspected and a facility assessment report has been generated outlining the quantity of hazardous materials and their location. Remediation work should be completed prior to any work taking place within the space.

STORAGE AND WOOD SHOP

10. The West facing side of the Maintenance Building is used for storage, a small wood shop, and maintenance staff offices. Storage Bay #1 contain various unorganized odds and ends. It is unclear if the items stored in these spaces are current and/or relevant, and whether or not they are utilized during the state fair.
11. Storage Bay #2 appears to house various items utilized by maintenance staff for building and grounds maintenance and activities, along with other odds and ends.
12. The Wood Shop houses equipment such as a table saw, (2) kinds of belt sander/planers, scroll saw, chop saw, skill saw, along with (2) bench grinders.
13. The Wood Shop lacks proper ventilation and dust collection as well as a spray booth with integral fume hood. Also of importance, is the lack of proper paint and stain storage cabinets. The items mentioned above are commonly found in spaces used as wood and repair shops. The lack of proper ventilation, dust collection, and material storage is particularly concerning as the building lacks fire protection and the noted concerns have the potential, given the correct conditions, for spontaneous combustion.
14. The interior walls, and ceilings, of the Storage Bays and Wood Shop are constructed of painted gypsum wall board over 2x4, or 2x6 wood stud framing. The exterior walls may potentially be constructed of lath and plaster. Further investigation is required.
15. The floor of these spaces appears to be a stained, clear hemlock.

VEHICLE AND EQUIPMENT STORAGE

16. The Maintenance Shop is a large open space that occupies the heart of the building. The Maintenance Bay has a large, wood framed, Gambrel Roof comprised of multiple, large built up, engineered wood trusses that rest on either built up wood, or heavy timber columns. The roof has (8) dormers, (4) on each side, that provide natural light to the space. The roof structure is exposed throughout the space and overall, appears to be in good condition. The shop appears to be used primarily for vehicle and equipment storage including various odds and ends. Vehicle and equipment maintenance is limited to small tasks that can be performed without the use of a lift, or common tools and equipment for vehicle repair, tire repair and replacement, and changing of fluids. It appears these tasks are all done off site at a mechanic, or tire shop, or at equipment dealerships.
17. The interior walls appear to be wood columns that have been infilled with 2x wood stud framing and covered with gypsum wall board. The seams/joints and fasteners have been taped and covered with a layer of joint compound, this practice is referred to as 'Fire Taping ' and is utilized to help prevent the spread of fire; though the current set up is ineffective given lack of fire protection of the structural roof members.

MAINTENANCE BAY

18. The Maintenance Bay is located on the East side of the building and is attached to the Maintenance Shop. The Maintenance Bay has an internal office, and an organized tool and equipment storage room. Additional doors within the space lead to additional tool and parts storage along the east side of the building and appear to connect to the Multi-purpose Room and Vehicle and Equipment Storage. The bays are a single story structure with a shed roof constructed of an open web type truss/joist with a 2X wood top chord over tubular steel members with no visible bottom chord. The painted gypsum board ceiling is attached to a 'hat channel' that appears to be tied to the bottom chord of the tubular steel members. The interior wall separating the maintenance bays from the Vehicle and Equipment Storage Bay are constructed of painted concrete masonry units (CMU). The exterior wall is constructed of brick masonry over CMU has (4) large aluminum storefront windows with I" insulated glazing which allows natural light into the space.

ADA ACCESSIBILITY

1. The Multi-Purpose Room has the potential to be accessible. The space is accessed from an exterior door on the North West facade of the building and is equipped with an automatic opener. Once a patron is inside the Vestibule, a lift is available to transport patrons from the finish floor level of the Vestibule, up 35" to the finish floor level of the Multi-purpose Room. Though the Vestibule is equipped with a platform lift, these lifts per code, are not considered to be an accessible means of egress in existing buildings as in the case of fire or other emergency as they are dependent upon power in order to properly function.
2. The Basement is inaccessible due to the lack of an elevator. In addition, the basement also lacks modern egress windows as well as a secondary means of egress.
3. Both the Men and Women's Restroom, located on the same level of the Multi-Purpose Room, appear to be ADA Accessible, although further evaluation is required. It was observed that the flush control in the Wheel Chair Accessible Toilet Compartment in the Men's Restroom faces the wrong direction. Per Section 604.6, of the 2010 ADA Standards for Accessible Design, the Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments.
4. Means of Egress - The existing exits are not considered accessible, or an accessible means of egress. The exists are All staired, lack an area of refuge, lack the appropriate hand or guard rails, do not have ramps as part of the accessible route, and in one case, is in disrepair.
5. Maintenance Offices, the Maintenance Bay, and Vehicle and Equipment Storage have the potential to be ADA Accessible but currently are not. Limitations such as the floor to floor height between various parts of the building, lack of an accessible route within and around the building, as well as the limitations previously mentioned, limit travel in and around the campus and this facility.

Maintenance Building - Building Assessment

SYSTEMS

HVAC

1. The Multipurpose Room, Storage Rooms, and Wood Shop appear to be heated by wall mounted radiant steam heaters and/or steam radiators.
2. The Basement appears to be heated by a series of ceiling mounted hot water / steam radiators. It is unknown if they are currently being utilized, or are operable.
3. The Maintenance Bays are heated by overhead natural gas commercial unit heaters that are supported / suspended from the roof structure.
4. Vehicle and Equipment Storage is unconditioned and open to the elements.
5. The Maintenance Offices are heated by ... and in wall, and in window units provide cooling to the space.

Plumbing

1. Potable water is supplied to the building from an underground main / source. The water service appears to enter the building in the basement.
2. It is unknown were the boilers for the radiant steam heating are located.
3. The condition of the supply and waste piping and the radiant steam piping is unknown. It is recommended that all piping be inspected and evaluated prior to any remodel type work.

Lighting

1. Lighting within the Storage Building is provided by a series of overhead T8 florescent light fixtures that are suspended from the roof purlins.
2. Exterior lighting on the North east facade is provided by a surface mounted HID or fluorescent wall pack. It is unclear whether or not the wall pack is functional.
3. The storage yard does not contain any form of lighting from either surface mounted wall packs attached to the building, or pole mounted street or parking lot lighting.
4. It is recommended that all existing light fixtures be replaced with modern, energy efficient LED fixtures.
5. It is important to note that some local utilities within Wyoming offer monetary incentives for upgrading to modern energy-efficient fixtures.

Electrical Distribution

1. I. The electrical service is provided to the building via an underground line . The electrical service enters the building on the East facade via a 3" or 4" diameter conduit that terminates into the meter with (2) disconnect switch mounted on either side. It is assumed that from the meter, the power terminates into the panel and is distributed throughout the building from that point. Further investigation is required to verify power distribution as well as the number, location and type of electrical panels.

OTHER

1. Any renovation work will likely require abatement of lead, and asbestos.
2. As a multi-purpose building, which contains/houses different Occupancy, or Use categories; the International Building Code requires that different occupancies be separated by fire rated construction, or provide a fire alarm and a fire suppression system, or both. The building in its current condition does not comply with the current provisions of the building code as it relates to Separated Occupancies as it lacks the proper fire rated construction, and fire alarm and fire suppression systems.
3. The existing building has a problem with bats inhabiting the upper level,or attic space above the multi-purpose room. Pests such as these pose a risk to the health of the building occupants.

RECOMMENDATIONS

1. It is recommended that this building be removed in its entirety in order to make provisions for a new parking staff and patron entry and parking lot.

Maintenance Building - Supporting Photos

a. Image of entry to the Multi-purpose Room. Note the residential front doors. (North Facing Elevation of the Building.)

b. Image alternate entry to the Multi-purpose Room. Note the residential patio and front door, improper hand and guard rail, and spalling concrete landing and steps. (North Facing Elevation of the Building.)

c. Image of the East facing Elevation of the Building. Note the failing paint finish on the metal fascia, improper hand and guard rail at the stair, the exterior hollow metal door that need replaced, stored asphalt paving debris against the building foundation and graffiti.

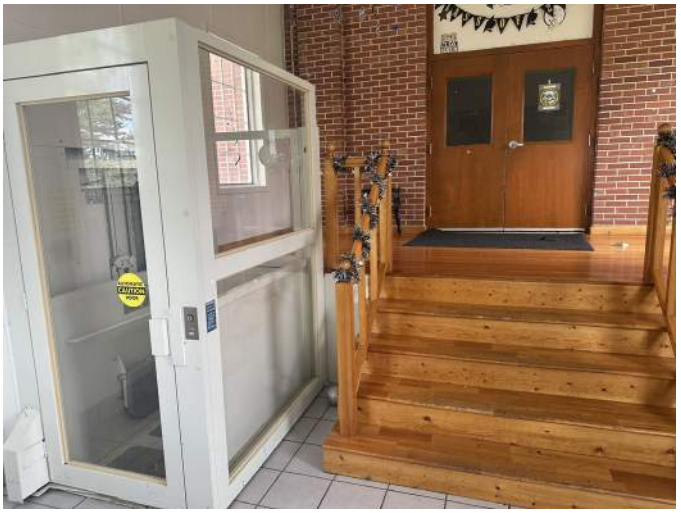
d. Image of the South Facing Elevation of the Vehicle and Storage and Maintenance Bay.

e. Image of typical single pane window with wood frame. Note the deteriorated condition of the wood frame. This is typical of all wood windows.

f. Image of typical single pane window with wood frame at grade. Note the deteriorated condition of the wood frame and window glazing. This is typical of all wood windows at this location.

Maintenance Building - Supporting Photos

g. Close up Image of the East facing Elevation of the Building. Note in the upper left hand corner of the image the discolored brick masonry and eroded mortar joints, the paint peeling from the metal fascia, ad the corrosion on the exterior hollow metal door and frame. These conditions are caused by a lack of rain gutters and down spouts on the building. Also note, in the bottom of the image, piles of asphalt paving that has been removed from elsewhere on the campus.



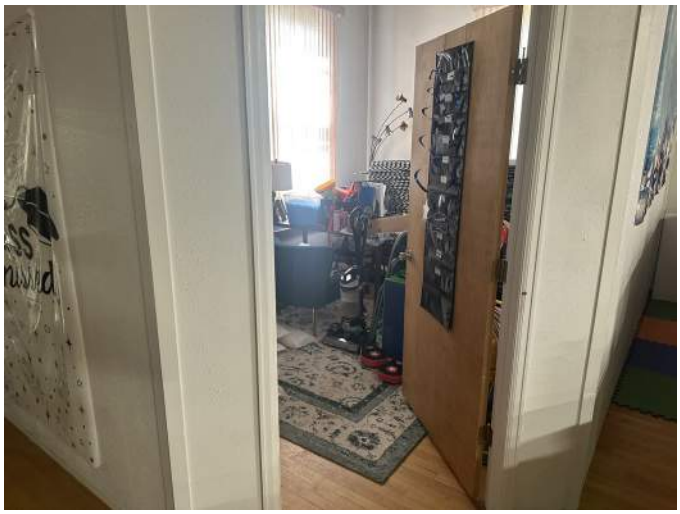
h. Image of the interior Vestibule of the Multi-Purpose Room. Note the wheel chair lift in the left hand corner of the image.

i. Image of the interior of the Multi-Purpose Room looking to the South.

j. Image of the interior of the Multi-Purpose Room looking to the East. Note that the Exit has been blocked off.

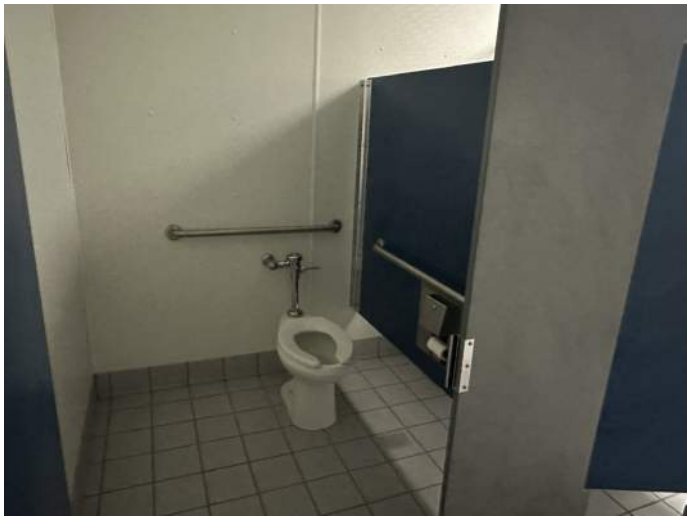
Maintenance Building - Supporting Photos

k. Image of the interior of the Multi-Purpose Room looking to the West.



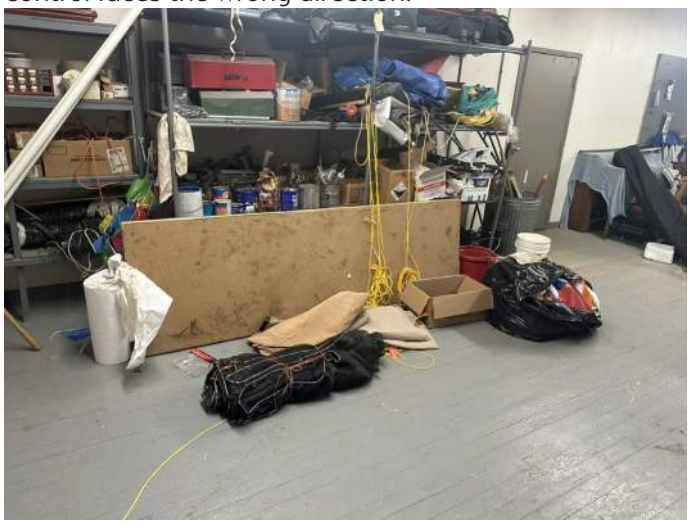
l. Image of the Multi-Purpose Room Office.

m. Image of Men's Restroom. Note the piping at the Lavatory is missing the protective insulation.



n. Image of the Wheel Chair Accessible Toilet Compartment in the Men's Restroom. Note the flush control faces the wrong direction.

o. Image of Storage Bay #1 with various unorganized odds and ends.



p. Image of Storage Bay #2 with various odds and ends.

Maintenance Building - Supporting Photos

q. Image of Paint & Stain Storage and Work Bench in the Wood Shop.

r. Interior image of Vehicle and Equipment Storage looking Northeast.

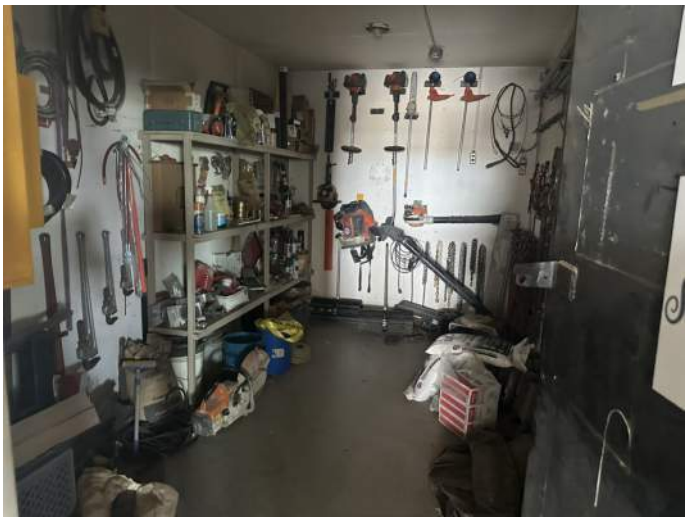
s. Interior image of Vehicle and Equipment Storage looking Southeast.

t. Interior Image of Vehicle and Equipment Storage looking North.

u. Image of Maintenance Bay #1 looking North.

v. Image of Office in Maintenance Bay #1 looking East.

Maintenance Building - Supporting Photos



w. Image of Tool Storage in Maintenance Bay #1.

x. Image of Office in Maintenance Bay #2 looking North.

y. Image of Stairs leading to basement.

z. Image of Basement looking East.

aa. Image of Basement looking West.

RESTROOM BUILDING

Building Key No. 43

Original Construction 1996

Area (SF) 1,007

No. of Stories 1

DESCRIPTION

Building Function: Public Restroom

The Restroom Building is an ancillary building providing public Men's and Women's restrooms.

BUILDING ELEMENT

Exterior

1. The exterior structure of the restroom and shower building is constructed of unfinished smooth face CMU block with a composition asphalt shingle roof over pre-engineered wood trusses with gypsum wall board mounted to the bottom chord forming the ceiling. The Men and Women's restrooms are separated by a common plumbing chase which houses the hot water heater, utility sink, and plumbing infrastructure for the restrooms.
2. The exterior CMU Block appears to be in good shape.

Interiors

1. The interior walls of the restroom building are comprised of painted smooth face CMU block and Fiber Glass Reinforced Panel (FRP) over plywood sheathing and 2"x6" wood stud framing on walls with the plumbing fixtures. The floor of the Restroom building is a painted concrete slab on grade. The existing paint on the restroom walls is flaking in places and appears to have been installed over unprimed CMU, which is likely the reason the paint is failing.
2. The CMU block walls should be prepared and primed with block filler which will prevent the CMU from pulling moisture from the paint, then repaint the walls with an epoxy paint as per the manufacturers written instructions.

ADA ACCESSIBILITY

1. The Restroom Building is not accessible to individuals or persons with physical or mental disabilities doe to the following deficiencies:
2. The doors to the restroom and shower building do not open and close easily and likely exceed that allowed by current building codes and accessibility standards. - Verify
3. The maneuvering clearances at the exterior doors need verified for compliance with current building codes and accessibility standards. - Verify
4. Overall maneuvering clearances in both the Men and Women's restrooms, as well as those required for Wheel Chair Accessible Toilet Compartments need verified for compliance with ADA Accessibility Standards.
5. The water supply and drain piping under the lavatories in the Men and Women's Restrooms is uninsulated, and unprotected. The 2010 ADA Standards for Accessible Design, require the following per Section 606.5 for Exposed Pipes and Surfaces - "Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks."
6. An electric or hydronic baseboard heating system is installed under the lavatories in both the Men and Women's Restroom. The baseboard heating system in the Restrooms appears be to conflict with Section 306.2 - Toe Clearance standards listed in the 2010 ADA Standards for Accessible Design.
7. The Men's Restroom lacks a Wheel Chair Accessible Toilet Compartment.
8. Both the Men and Women's Restrooms lack both Side and Rear Wall Grab Bars as required per Section 604.5 Grab Bars - listed in the 2010 ADA Standards for Accessible Design.

Restroom Building - Building Assessment

ADA ACCESSIBILITY

9. The faucets at the Lavatories in both the Men and Women's Restrooms are not ADA Accessible as they require (2) hands to operate, require tight grasping, pinching, or twisting. The 2010 ADA Standards for Accessible Design, specify in Section 309 Operable Parts that - "Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum."
10. Mirrors - The Mirrors in both the Men and Women's Restroom do not comply with accessibility standards as the bottom edge of the reflective surface greater than 40" above the finished floor.
11. Section 603.3 of the 2010 ADA Standards for Accessible Design state the following: "Mirrors located above lavatories or counter tops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or counter tops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground."

SYSTEMS

HVAC

1. The Restroom Building is conditioned by a either an electric or hydronic baseboard heating system. The building is not air conditioned.

Plumbing

1. Hot and cold water is supplied to the Men and Women's Restroom from the common plumbing chase. The plumbing supply piping and risers appear to be in good condition and in good repair.

Fire Suppression

Lighting

1. Lighting in the Restroom Building including the common plumbing chase, is provided by surface mounted T8 florescent light fixtures.
2. Exterior lighting is provided on each building face by surface mounted HID or fluorescent wall packs.
3. It is recommended that all existing light fixtures be replaced with modern, energy efficient LED fixtures.
4. It is important to note that some local utilities within Wyoming offer monetary incentives for upgrading to modern energy-efficient fixtures.

Electrical Distribution

1. 1. Power is provided via an overhead service drop into the building and terminates into a wall mounted electrical panel located in the common plumbing chase. From the panel, power appears to be distributed throughout the building via a Romex type conductor routed up into the attic to the Men and Womens Restroom.
2. Verify if - Upgrades to the panel and distribution system are required.

Sound (PA)

1. A sound or PA system is not required for the restroom of shower building.

OTHER

1. The required 30"x42" clear floor space in front of the electrical panel is obstructed.

Restroom Building - Building Assessment

RECOMMENDATIONS

I. Verify proper clearances and dimensions within each restroom. If the clearances do not exist, and if remodeling the Restroom Building will not provide the appropriate clearance, then demolish and re-construct the Restroom Building in its entirety.

If remodeling the existing facility is possible then the following recommendations apply:

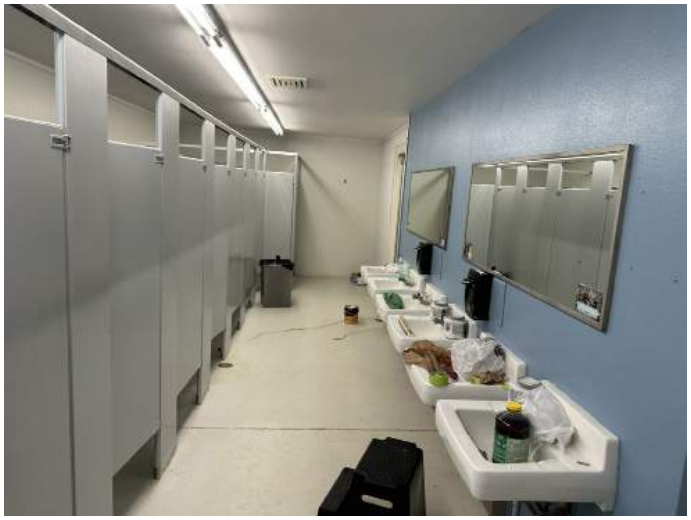
I. Remodel the Mens Restroom to include a Wheel Chair Accessible Toilet Compartment with the required grab bars and toilet accessories.
2. Remodel the Women's restroom to include a Wheel Chair Accessible Toilet Compartment with the required grab bars and toilet accessories.
3. Replace the faucets in both the Men and Women's Restroom with new fixtures that meet and comply with accessibility standards.
4. Remove and replace the mirrors locating each so the bottom edge of the reflective surface is no greater than 40" above finish floor.
5. Re-Paint and refinish the CMU walls in their entirety.
6. Upgrade all light fixtures with modern LED fixtures.

Restroom Building - Supporting Photos

a. Image of the front facade of the Restroom Building which faces Southeast toward the Mid-way.

b. Image of the Southwests facing facade of the Restroom Building.

c. Image of the Northeast facing facade of the Restroom Building.



d. Image of the interior of the interior of the Women's Restroom. Note the height of the mirrors, and missing toilet accessories.

e. Image of the interior of the interior of the Men's Restroom. Note the height of the mirrors, and missing toilet accessories and faucets with handles that require twisting and grasping.

Restroom Building - Supporting Photos

f. Image of the plumbing chase between the restrooms.

g. Image of the plumbing chase between the restrooms depicting hot water heater, and electrical panel.

FORD PAVILION

Building Key No. 44

Original Construction 2005

Area (SF) 81,366

No. of Stories 1

DESCRIPTION

Building Function: Multi-Purpose Arena

The Ford Pavilion is a multi-purpose indoor riding and show arena that hosts both competition and performance events. Ancillary support spaces for this multi purpose venue include wash bays, located on the West side of the building adjacent to River Road , the Show Office, and Men and Womens Restroom facilities.

BUILDING ELEMENT

Exterior

1. The Ford Pavilion is a Pre-Manufactured, Pre-Engineered metal building. The exterior walls are a hybrid type wall composed of a concrete masonry unit (CMU) base course, with pre-finished metal wall panel above; and are designed for both durability and overall aesthetic interest.

Interiors

1. The structure of the pre-manufactured, pre-engineered metal building is exposed through out the building. The interior walls are a hybrid type wall composed of a concrete masonry unit (CMU) base course up to 8'-0", with what appears to be a standard single layer, laminated fiberglass insulation system installed between the outside face of the purlins and exterior metal roof and between the girts and the exterior metal wall panels.
2. Interior walls of the Ford Pavilion Show Office, and the Men and Womens Restrooms are all constructed of painted concrete masonry units (CMU).

Floors

1. The floor within the building is an unsealed concrete slab on grade that appears to be in good repair.
2. As a multi-purpose facility, the floor within the Ford Pavilion is able to be modified according to the type of activity. In the fall and winter, the floor is transformed into a riding arena. Footing material comprised of a mixture of soil types appropriate for competition and performance events, is brought into the pavilion and a riding arena is set up. (Footing material refers to the top layer of material that horses and riders use for training, competitions, and general exercise. It is crucial for providing, traction, cushioning, stability and drainage.)

Walls

1. The wall and roof structure is comprised of PEMB rigid frame columns that rest on a reinforced concrete foundation, rafters, side and end wall girts, purlins, end wall rafters, and posts. The PEMB structure contains cable and 'X' bracing which is typically used to provide stability and helps to transfer structural loads to the foundation.

ADA ACCESSIBILITY

1. Mobility in and around the Ford Pavilion appears to be ADA Accessible. It was observed that the exterior perimeter, as well as the interior of the building, including the Office, Restrooms, Custodial Closets, and Mechanical Room, is comprised of a concrete slab on grade that appears to be in overall good repair.
2. The Men's and Women's Restrooms appear to be ADA Accessible. Please note, further verification is required. As the liquid soap dispensers in the Men's Restroom appear to be mounted to high.
3. There are (2) Showers within the Ford Pavilion. The size of the Shower Rooms appear to be adequate to be considered accessible, however, both spaces lack to correct fixture types.

Ford Pavilion - Building Assessment

SYSTEMS

HVAC

1. The Ford Pavilion has a central mechanical system comprised of indoor RTU's mounted over the Mechanical and Custodial Rooms, and the Men and Women's Restrooms capable of both heating and cooling the building.
2. The Offices are conditioned by a through wall Packaged Terminal Air Conditioners, (PTAC). The self-contained units are capable of providing both heating and cooling, and are a versatile option for ductless climate control.
3. Ancillary spaces such as the Men's and Women's restrooms are heated by wall mounted electric unit heaters.

Plumbing

1. The Restrooms and Offices share a common plumbing chase where hot and cold water supply and sanitary waste piping is located. From the plumbing chase, piping is run to the various fixtures.
2. The water supply piping for the fire riser, is routed to the space under ground. The Fire Riser Room contains floor drains for the fire riser and equipment condensate.

Fire Suppression

1. The Ford Pavilion is protected through out by a fire alarm and fire suppression system.
2. The columns of the rigid building frame of the PEMB is coated with a layer of spray on fire proofing.

Lighting

1. The lighting within the Ford Pavilion is comprised of florescent light fixtures with either T5 or T8 lamps that are mounted to common raceways that span the width of the building and are suspended from the roof purlins above by means of threaded rods.
2. Exterior lighting is provided on each building face by surface mounted HID or fluorescent wall packs.
3. It is recommended that the existing florescent light fixtures be replaced with modern high bay fixtures, especially LED versions, known for their high lumen output and energy efficiency compared to the existing sources.
4. It is important to note that some local utilities within Wyoming offer monetary incentives for upgrading to modern energy-efficient fixtures.

Electrical Distribution

1. Power to the building is supplied by means of a ground mounted transformer and routed to the building via underground conduit which terminates within the building at various electrical panels and transformers within the space.
2. From the panels, power is distributed via metal conduit up and to the roof structure. The conduits then follow the structure supplying power to the raceways for the lighting.
3. In addition raceways which span the width of the building, supported in the same manner as the raceways for the lighting; provide multiple overhead power drops through out the building providing flexibility for various shows, exhibitors, and venues.

Sound (PA)

1. Sound is provided to the indoor riding and show arena via a series of speakers mounted to the PEMB structure. System type and specifics was not observed.

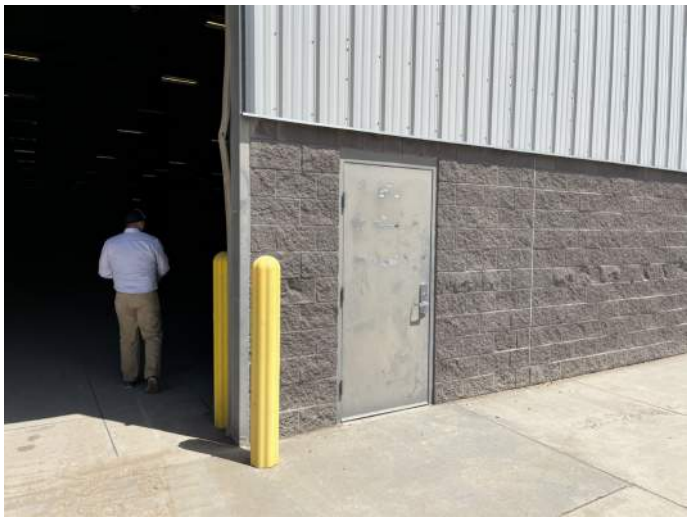
Ford Pavilion - Building Assessment

OTHER

1. The Fire Alarm Control Panel is located in one of the Offices of the Ford Pavilion.
2. The Electrical Transformer Enclosure is overgrown with grass, weeds, and trees. The enclosure should be cleaned from this debris and maintained forth with.
3. The gas meter and adjacent downspout is over grown and bound with vines. This debris should be removed in its entirety.
4. The HVAC System sits idle, as the cost to operate it exceeds the budget.
5. All hollow metal doors and frames need to be re-finished with primer and an industrial / marine alkyd type paint.
6. The metal trim, at the head of the overhead sectional door (Header Cover Trim) is damaged and needs to be replaced in its entirety. This should be done as soon as possible.
7. The side seal at the sectional overhead door is damaged. The head and side seals should be removed and replaced in their entirety. This work should be done as soon as possible.

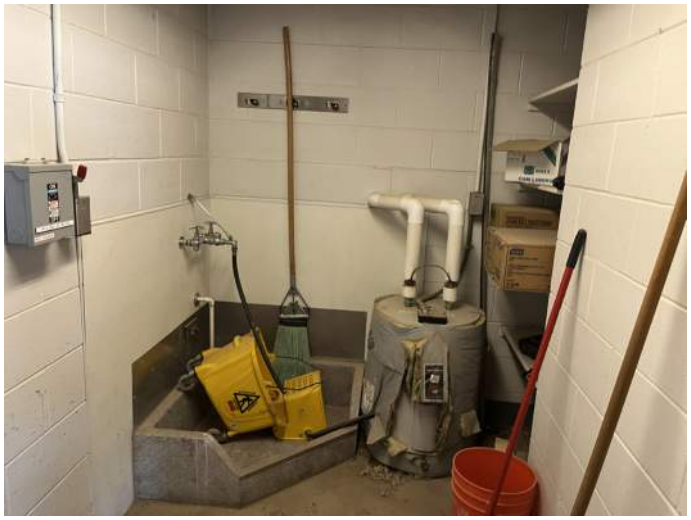
Ford Pavilion - Supporting Photos

a. Interior of the Wash Bays on the West side of the Ford Pavilion.



b. Image of damaged side seal at sectional overhead door on the South side of the building.

c. Image of the interior of the Ford Pavilion looking North.



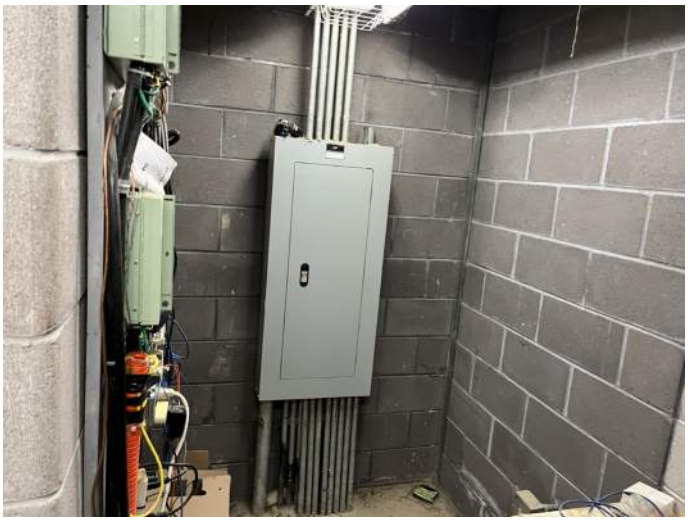
d. Image of the mop sink and hot water heater in one of the Custodian Closets.

e. Image of the Fire Riser.

f. Image of the Fire Riser.

Ford Pavilion - Supporting Photos

g. Image of Wash Bay with integral trench drain looking North.



h. Image of Electrical Panel.

i. Image of commercial gas meter and rain gutter downspout with vines growing and overtaking both.

j. Interior of the Wash Bays on the West side of the Ford Pavilion.

k. Image of Fire Alarm control panel in one of the pavilion offices.

l. Interior of one of the pavilion offices.

LIVESTOCK SHOW ARENAS

Building Key No. 45, 46A, 46B

Original Construction N/A

Area (SF)

No. of Stories I

DESCRIPTION

Building Function: Show Rings

The Livestock Show Arena is a multi-purpose exterior fenced grass arena located on the East side of the Ford Pavilion, used as show rings for cattle, sheep, and goats.

BUILDING ELEMENT

Exterior

I. The Livestock Show Rings are outdoor show arenas with a turf grass lawn enclosed by a white fence with a single horizontal rail. The show rings are in good repair with no correction required.

ADA ACCESSIBILITY

I. The area surrounding the cattle, sheep, and goat show rings appears to be ADA Accessible with a flat concrete sidewalk around each one, that connects to the Ford Pavilion and the Touch Stone Arena.
2. The area surrounding the cattle, sheep, and goat show rings appears to be ADA Accessible with a flat concrete sidewalk around each one, that connects to the Ford Pavilion and the Touch Stone Arena.

SYSTEMS

HVAC

Plumbing

Fire Suppression

Lighting

I. The Livestock Show Arenas do not have outdoor lighting.

Electrical Distribution

Sound (PA)

I. The Livestock Show Arenas do not have a permanent (PA) system. During live stock showings, the judges utilize a portable (PA) system for announcements. The exhaust louvers of the Ford Pavilion face the Livestock Show Arenas and during State Fair, when the system is running, it is loud and drowns out the voice of the judges in the show arenas.

OTHER

Livestock Show Arenas - Supporting Photos

a. Image of Show Ring used for Sheep and Goats

b. Image of the Show Ring for cattle.

c. Image of bleachers at Sheep and Goat Show Ring.

d. Image of bleachers at the Show Ring for Cattle.

SHEEP BARN

Building Key No.	49
Original Construction	1997
Area (SF)	18,140
No. of Stories	1

DESCRIPTION

Building Function: Show Barn

The Sheep Barn is an open ended pre-engineered metal building with a standing seam metal roof. The roof system includes translucent fiberglass panels that act as skylights that provide daylighting throughout the barn.

BUILDING ELEMENT

Exterior

1. The exterior walls are constructed of metal wall panel attached to the horizontal sidewall girts. As the Sheep Barn is an open air structure, metal wall panel was omitted between the top and bottom sidewall girts around the perimeter of the building. It is important to note, that these openings can be in-filled with metal wall panel should the building need to be re-purposed for another use in the future.

Interiors

1. The structure of the pre-manufactured, pre-engineered metal building is exposed through out the building. The interior walls and roof are comprised of PEMB metal wall and roof panels attached to the side wall girts and roof purlins. As the building is an open air barn, it is not insulated.
2. The metal wall panel on the East side of the Sheep Barn appears to have been hit with a mower, or other large piece of equipment and requires replacement. In its current state it poses a danger to both livestock and people.

Foundation & Floor

1. The structure of the pre-manufactured, pre-engineered metal building rests on a concrete foundation which runs along the perimeter of the building.
2. The floor within the Sheep Barn appears to be compacted dirt on which small metal pens are set up.

ADA ACCESSIBILITY

1. The Sheep Barn is not considered ADA Accessible as it lacks an Accessible Route as required per Section 206 Accessible Routes of the 2010 ADA Standards for Accessible Design. In addition, the Sheep Barn contains uneven surfaces, as well as changes in levels that exceed the standards for accessible design.

Sheep Barn - Building Assessment

SYSTEMS
HVAC

Plumbing

Fire Suppression
1. The Sheep Barn is not required to have either a fire alarm, or fire suppression system.

Lighting
1. The lighting within the Sheep Barn consists of florescent strip light fixtures with either T5 or T8 lamps and are attached to the roof purlins.
2. Exterior lighting is provided by means of surface mounted flood lights around the perimeter of the building.

Electrical Distribution
1. Power to the building is supplied by means of an overhead service drop which terminates into an electrical panel / meter with electrical disconnect switch on the West side of the building.
2. From the panel power is distributed via metal conduit up and to the roof structure. The conduits then follow the structure supplying power to the lights.

Sound (PA)
1. A sound or PA system was not observed within the Sheep Barn.

OTHER
1. The metal trim, at the head of the overhead sectional door (Header Cover Trim) is damaged and needs to be replaced in its entirety.
2. The side seal at the sectional overhead door is damaged. The head and side seals should be removed and replaced in their entirety.

RECOMMENDATIONS
1. The metal trim, at the head of the overhead sectional door (Header Cover Trim) is damaged and needs to be replaced in its entirety.
2. The side seal at the sectional overhead door is damaged. The head and side seals should be removed and replaced in their entirety.
3. Replace all florescent light fixtures with modern LED fixtures. Please note that some local utilities within Wyoming offer monetary incentives for upgrading to modern energy-efficient fixtures.

Sheep Barn - Supporting Photos

a. Image of the interior of the Sheep Barn looking North.

b. Image of damaged metal wall panel looking East.

c. Overall image of the interior of the Sheep Barn.

d. Image of damaged head and cover trim and side seal at the sectional overhead door.

GOAT BARN

Building Key No.	48
Original Construction	1976
Area (SF)	10,904
No. of Stories	1

DESCRIPTION

Building Function: Show Barn

The Goat Barn is an open ended pre-engineered metal building with a standing seam metal roof. The roof system includes translucent fiberglass panels that act as skylights that provide daylighting throughout the barn.

BUILDING ELEMENT

Exterior

1. The exterior walls are comprised of a metal wall panel wainscot attached to a single horizontal sidewall girt around the perimeter of the barn.
2. As the Goat Barn is an open air structure, metal wall panel was omitted from the top of the wainscot up to the roof structure around the perimeter of the building.

Interiors

1. The structure of the pre-manufactured, pre-engineered metal building is exposed through out the building. The interior walls and roof are comprised of PEMB metal wall and roof panels attached to the side wall girts and roof purlins. As the building is an open air barn, it is not insulated.

Foundation & Floor

1. The structure of the pre-manufactured, pre-engineered metal building rests on a concrete foundation which runs along the perimeter of the building. The floor within the Goat Barn is a concrete slab on grade.

ADA ACCESSIBILITY

1. The Sheep Barn has the potential to be ADA Accessible as it is part of the Accessible Route that connects the Ford Pavilion, the Touch Stone Energy Arena, and the livestock Show Rings.
2. The main concern with respect to accessibility, is the Goat Barn contains a change in level along the accessible route that exceeds the standards for accessible design. This change in level has been highlighted with white spray paint in an attempt to identify the pending hazard to pedestrians. Further corrective action is required by either grinding the protruding edge flat, or replace the section of concrete in its entirety.

Goat Barn - Building Assessment

SYSTEMS
HVAC

Plumbing

Fire Suppression
1. The Goat Barn is not required to have a fire alarm, or fire suppression system.

Lighting
1. The lighting within the Goat Barn consists of florescent strip light fixtures with either T5 or T8 lamps and are suspended from the roof purlins.
2. The Goat Barn does not appear to have any exterior light fixtures.

Electrical Distribution
1. Power to the building is supplied by means of an overhead service drop which terminates into an electrical panel / meter with electrical disconnect switch on the South side of the building.
2. From the panel, power is distributed via metal conduit up to the roof structure. The conduits then follow the structure supplying power to the lights.

Sound (PA)
1. A sound or PA system was not observed within the Goat Barn.

OTHER
1. The Goat Barn has a livestock wash rack complete with a hitch rail and yard hydrants on the East side of the building.

RECOMMENDATIONS
1. Grind the protruding edge along the accessible route flush with the adjacent section of concrete, or replace the section of concrete in its entirety.
2. Replace all florescent light fixtures with modern LED fixtures. Please note that some local utilities within Wyoming offer monetary incentives for upgrading to modern energy-efficient fixtures.

Goat Barn - Supporting Photos

a. Image of the wash rack on the East side of the Goat Barn.

b. Image of the interior of the Goat Barn looking South. Note the electrical panel in the middle of the image.

c. Overall image of the interior of the Goat Barn looking North.

d. Image of the change in level along the accessible route that exceeds the standards for accessible design.

TOUCHSTONE SHOW CENTER

Building Key No. 47

Original Construction 2005

Area (SF) 49,843

No. of Stories 1

DESCRIPTION

Building Function: Multi-Purpose Arena

The Touchstone Show Center is a multi-purpose indoor show arena that hosts both competition and show type event. Ancillary support spaces for this multi purpose venue include wash bays, located on the West side of the building adjacent to River Road , the Show Office, and Men and Womens Restroom facilities.

BUILDING ELEMENT

Exterior

1. The Touchstone Show Center is a Pre-Manufactured, Pre-Engineered metal building. The exterior walls are a hybrid type wall composed of a concrete masonry unit (CMU) base course, with pre-finished metal wall panel above; and are designed for both durability and overall aesthetic interest.

Interiors

1. The structure of the pre-manufactured, pre-engineered metal building is exposed through out the building. The interior walls are a hybrid type wall composed of an unfinished concrete masonry unit (CMU) base course up to 8'-0", with what appears to be a standard single layer, laminated fiberglass insulation system installed between the outside face of the purlins and exterior metal roof and between the girts and the exterior metal wall panels.
2. Interior walls within the Men and Womens Restrooms are all constructed of painted concrete masonry units (CMU).

Floors

1. The floor within the building is comprised of a small unsealed concrete slab on grade apron around the entrances, the show office, and the restrooms. The floor within the show office, restrooms, fire riser, and the custodian closet, is a painted concrete slab on grade. Overall, the concrete apron, and flooring appear to be in good condition.
2. Outside of the above, the remainder of the floor within the building is dirt. This surface is not modified for events, but rather remains in place.
3. Starting in November, and running through early March, Douglas Youth Hockey rents the Touchstone Show Center and sets up a competition ice rink complete with bleachers and a portable home and visiting team locker room.

Walls

1. The wall and roof structure is comprised of PEMB rigid frame columns that rest on a reinforced concrete foundation, rafters, side and end wall girts, purlins, end wall rafters, and posts. The PEMB structure contains cable and 'X' bracing which is typically used to provide stability and helps to transfer structural loads to the foundation.

Touchstone Show Center - Building Assessment

ADA ACCESSIBILITY

1. The area around the Touchstone Show Center appears to be ADA Accessible. A flat concrete sidewalk surrounds the building and connects it to the Ford Pavilion, cattle, sheep, and goat show rings.
2. The interior of the building has the potential to be ADA Accessible, however, the concrete aprons that exist in front of some entrances, the show office, and the restrooms is not continuous, and do not connect one to another. In addition, the dirt surface which makes up a majority of the Touchstone Show Center floor does not comply with the 2010 ADA Standards for Accessible Design as it relates to a building or facility being readily accessible and usable by individuals with disabilities. "Readily Accessible" Standard:For existing facilities, the goal is to remove barriers where it is "readily achievable" – meaning easy to do without much difficulty or expense
3. Existing facilities and barrier removal: Businesses are only required to remove architectural barriers in existing facilities when it is "readily achievable," meaning it can be accomplished without much difficulty or expense.
4. Program access: State and local governments must ensure their programs and services, when viewed in their entirety, are accessible. This may not require every single building or facility to be structurally modified, especially in cases of "structurally impracticable" terrain.
5. In essence, the 2010 ADA Standards are a practical framework designed to create equitable access by eliminating common barriers, rather than an absolute rule mandating full accessibility under all

SYSTEMS

HVAC

1. The Touchstone Show Center has a central mechanical system comprised of indoor RTU's mounted over the Mechanical and Custodial Rooms, and the Men and Women's Restrooms capable of both heating and cooling the building.
2. The Offices are conditioned by a through wall Packaged Terminal Air Conditioners, (PTAC). The self-contained units are capable of providing both heating and cooling, and are a versatile option for ductless climate control.
3. Ancillary spaces such as the Men's and Women's restrooms are heated by wall mounted electric unit heaters.
4. The Touchstone Show Center has an exterior mechanical enclosure which houses a refrigeration system for the ice of the hockey arena.

Plumbing

1. The Restrooms and Offices share a common plumbing chase where hot and cold water supply and sanitary waste piping is located. From the plumbing chase, piping is run to the various fixtures.
2. The aisle between the South facing facade of the Touchstone Show Center and the Ford Pavilion serve as a wash rack for each space. Each Building has a number of built-in hose bibs, which are used for washing livestock during State Fair, and both share a common trench drain system.
3. The water supply piping for the fire riser, is routed to the space under ground. The Fire Riser Room contains floor drains for the fire riser and equipment condensate.

Fire Suppression

1. The Touchstone Show Center is protected through out by a fire alarm and fire suppression system.
2. The columns of the rigid building frame of the PEMB is coated with a layer of spray on fire proofing.

Lighting

1. The lighting within the Touchstone Show Center is comprised of florescent light fixtures with either T5 or T8 lamps that are mounted to common raceways that span the width of the building and are suspended from the roof purlins above by means of threaded rods.
2. Exterior lighting is provided on each building face by surface mounted HID or fluorescent wall packs.
3. It is recommended that the existing florescent light fixtures be replaced with modern high bay fixtures, especially LED versions, known for their high lumen output and energy efficiency compared to the existing sources.
4. It is important to note that some local utilities within Wyoming offer monetary incentives for upgrading to modern energy-efficient fixtures.

Touchstone Show Center - Building Assessment

Electrical Distribution

1. Power to the building is supplied by means of a ground mounted transformer and routed to the building via underground conduit which terminates within the building at various electrical panels within the space.
2. From the panels, power is distributed via metal conduit up and to the roof structure. The conduits then follow the structure supplying power to the raceways for the lighting.

Sound (PA)

1. The Touchstone Shoe Center does not have a permanent (PA) system. During live stock showings, the judges utilize a portable (PA) system for announcements.

OTHER

1. The Fire Alarm Control Panel is located in one of the Offices of the Touchstone Show Center.
2. The Electrical Transformer Enclosure is overgrown with grass, weeds, and trees. The enclosure should be cleaned from this debris and maintained forth with.
3. An exterior wall pack on the East facing facade is broken and has birds nesting on the interior.
4. The HVAC System sits idle, as the cost to operate it exceeds the budget.
5. All hollow metal doors and frames appear unfinished. The doors and frames should be cleaned, and painted in their entirety with a primer and an industrial / marine alkyd type paint.
6. The metal trim, at the jamb of the overhead sectional door is damaged and needs to be replaced in its entirety.
7. The split face masonry block around the exterior termination point of the pressure relief valve was cut wider than the pipe. This opening should be infilled with mortar that matches the color of the concrete masonry units and mortar joints.
8. A 55 gallon drum of Prem Perf SAE 10W-30 Motor Oil currently sits adjacent to the commercial gas meter. This is a direct violation of the International Building Code.
9. The sidewalk is cracked in several locations at the Southeast corner of the building adjacent to the gas meter and refrigeration system for the ice of the hockey arena.
10. The wood fence enclosure around the refrigeration system for the ice for the hockey arena is damaged in several locations with either missing or broken slats. Also, (2) old tires were observed as being stored in the mechanical enclosure.

RECOMMENDATIONS

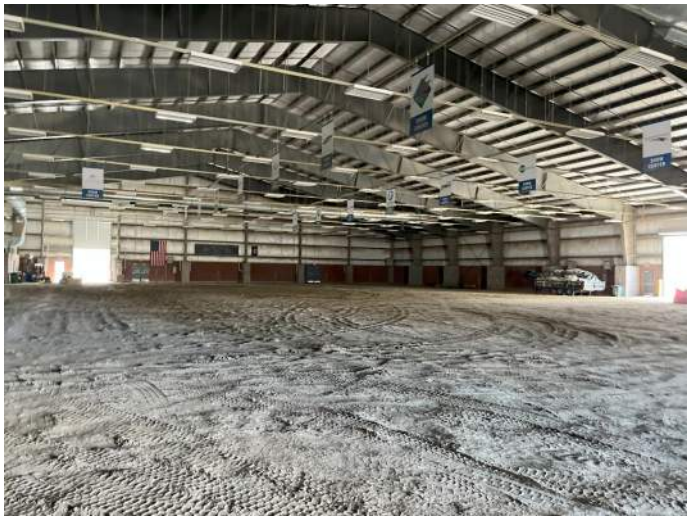
1. There area issues with the Touchstone Show Center hosting pigs during State Fair. Pig urine and feces contain numerous bacteria, viruses, and parasites that can persist in the dirt of an indoor barn for long periods. Some of these pathogens are zoonotic, meaning they can be transmitted from animals to humans, highlighting the need for proper bio-security and sanitation. This was a concern at the time of our visit as (2) pigs had expired, and (2-3) animals were sick and had to be quarantined. Though testing came back negative, events such as this are concerning, to both exhibitors, and Fair Management due to the potential for viruses and disease to be transmitted to other animals within the barn, the prospect of exhibitors leaving early in order to protect their investment, which carries the potential to diminish future exhibitor participation in State Fair, and finally the bio-hazard to exhibit patrons.
2. To solve this issue we recommend the following course of action:
    - Pave the interior of the Touchstone Show Center in its entirety.
    - Embed a series of trench drains down the middle, and along the East and West sides of the building running its entire length. This will allow for proper sanitation of the facility as well as allow for water from the hockey rink to be properly drained in and away from the building.
    - Provide a series of water risers which allow for fire hose type connections in order to properly clean and sanitize the floor within the building following events.
    - Provide an indoor wash rack for swine.
3. Provide raceways which span the width of the building, (like those in the Ford Pavilion) that provide multiple overhead power drops through out the space providing flexibility for various shows, exhibitors, and venues. It should be noted that during our visit to the State Fair we observed questionable power distribution techniques that are hazardous to exhibitors, and patrons.
4. Replace the wood fence slats at the refrigeration system enclosure and remove debris.

Touchstone Show Center - Supporting Photos

a. Image of 55 gallon oil drum adjacent to the gas meter.

b. Image of CMU block that requires repair in order to keep out pests and the elements.

c. Image of damage to the lens of an exterior wall pack.



d. Image of the dirt floor within the Touchstone Show Center.

e. Image of damaged enclosure at

f. Image of damaged enclosure at

Touchstone Show Center - Supporting Photos

g. Image of damaged metal trim at the jamb of the sectional overhead door.

h. Image of cracked concrete at downspout.

i. Image of cracked concrete at between East facing elevation at the mechanical equipment enclosure.

ROTARY BUILDING

Building Key No. 42

Original Construction 1953

Area (SF) 1,895

No. of Stories 1

DESCRIPTION

Building Function: Concessions Stand / Dining

The Rotary Building is a full service Concessions Stand with an attached dining pavilion that operates only during State Fair. The concession stand serves breakfast such as bacon, eggs, and pancakes, lunch and dinner comprised of hamburgers, hot dogs and taco salad along with soft drinks, coffee, tea, milk and orange juice with all food being stored, and prepared within the building.
The Rotary Building is owned and maintained by the Wyoming State Fair, however, the equipment within the building is Owned and operated by the Rotary Club.

BUILDING ELEMENT

Exterior

1. The exterior structure of the Rotary Building is composed of painted concrete masonry units (CMU), which are topped by a corrugated sheet metal roof panel supported by hand-stacked wood trusses. Gypsum wallboard is affixed to the bottom chord of these trusses, which forms the ceiling of the building. Additionally, two pre-manufactured sheds have been installed on the eastern side of the building, serving a storage purpose.
2. To prevent leaks, the corrugated sheet metal roof panels have been treated with a fluid-applied membrane or liquid-based coating. However, this method should be considered a temporary solution, as it presents several disadvantages, including inconsistent coverage, high costs, and a limited lifespan that requires diligent maintenance. The presence of this liquid-based coating suggests that the roof has likely suffered from prior leaks and has surpassed its expected lifespan, indicating the need for replacement.
3. The condition of the concrete masonry units (CMU) forming the structure and exterior envelope is assessed as satisfactory to average. There are no visible signs of splitting or cracking in the masonry units or mortar joints, nor is there any evidence of spalling on the face shells.
4. The dining pavilion, which is a single-story wood-framed structure, features a corrugated metal roof supported by hand-stacked wood trusses and is clad with painted T1-11 plywood siding panels. The pavilion includes openings along its longitudinal axis, allowing for natural light and ventilation. When not in use, oriented strand board (OSB) panels are temporarily used to cover these openings.
5. The condition of the T1-11 plywood siding panels is categorized as poor to average. Several panels are in contact with the ground, resulting in rotting and deterioration. Furthermore, evidence suggests that mowers and equipment have exacerbated this deterioration. Additionally, the paint finish on the west-facing facade of the pavilion appears to be failing and is in need of maintenance.
6. Visible fasteners are present at the seams where the siding panels are joined. It is advisable to fill these fastener holes with a high-quality, exterior-grade, paintable wood filler or a flexible exterior sealant, followed by priming and painting, to ensure adequate protection.
7. Finally, it has been observed that the OSB soffit along the east-facing facade adjacent to Pioneer Drive is experiencing failure. The identified damage and rot appear to result from a leak in the roof. It is plausible that water infiltrates the roof, travels along the top chord of the truss, and accumulates on the underside of the soffit, leading to the deterioration of the OSB panel.
8. Given the age of the building it would not be unreasonable to inspect the integrity of the mortar joints and repoint the mortar joints as deemed necessary. In addition, the building should be repainted

Rotary Building - Building Assessment

Interiors

1. The interior walls of the Rotary Building are constructed from smooth face CMU block, supplemented by gypsum wallboard partitions that have been painted. The exterior walls appear to be supported by either a CMU or concrete foundation, accompanied by an unsealed concrete slab on grade floor system. As previously noted, the ceiling is also comprised of painted gypsum wallboard.
2. In general, the condition of the wall finishes is assessed as satisfactory to average, while the ceiling finish is categorized as ranging from incomplete to poor. There are indications that the ceiling has been patched in multiple locations, presumably due to water damage, and these repairs appear to be entirely unfinished.
3. To enhance the aesthetic quality of the building, it is recommended that the walls be refinished in accordance with the guidelines provided by the paint manufacturer. It is essential to select a paint that is suitable for the building's intended use, such as Epoxy Paint. Additionally, it is imperative that any incomplete repair work is addressed prior to undertaking any refinishing activities.

Floors

1. The flooring within the building consists of an unfinished concrete slab on grade. To enhance the cleanliness and sanitation of this surface, it is recommended to seal and finish the floor with either urethane cement or an epoxy coating. These materials are known for their durability, chemical resistance, and ability to provide a seamless and sanitary surface.

Walls

1. As previously described, the exterior walls of the Rotary Building are constructed of painted concrete masonry units. (CMU) The attached dining pavilion is an uninsulated single-story wood-framed structure, clad with painted T1-11 plywood siding panels.

ADA ACCESSIBILITY

1. The Rotary Building does not comply with ADA accessibility standards due to uneven and awkwardly placed steps leading from the vestibule between the Concession Stand and the Dining Pavilion. Additionally, the internal layout of the building does not meet modern accessibility requirements; this is largely due to the structure's age and the placement of equipment and non-slip mats. It is also likely that the attached dining pavilion is inaccessible to individuals with physical or mental disabilities, as the dimensions required for approach and turning do not align with current standards.

SYSTEMS

HVAC

1. The Rotary Building Concession Stand and the adjacent Dining Pavilion do not possess a central heating or cooling system.
2. An operational exhaust hood has been observed over the grill and a packaged PTAC unit was noted on the interior south-facing wall; however, no exterior unit or louvers were visible on the building's exterior. It is probable that the PTAC unit, which was observed inside, is non-functional and has been boarded up outside the building. Furthermore, a box fan is suspended from the ceiling in the southwest corner of the room, which serves as the primary method for air circulation within the space.

Plumbing

1. Potable water is supplied to the Storage Building from an underground main / source. The water service appears to enter the Rotary Building in the Northwest Corner. (Verify This info. on site)
2. There appears to have a gas fired 50 gallon water heater that supplies hot water to the hand wash and 3 compartment sink.
3. The condition of the supply and waste piping is unknown. It is recommended that both the supply and waste piping be inspected and evaluated prior to any remodel type work.

Rotary Building - Building Assessment

Fire Suppression

I. The Rotary Building is not required to be provided with a building-wide fire alarm system or an automatic fire sprinkler system under the requirements of the International Building Code (IBC). A commercial kitchen hood fire suppression system is required where cooking equipment produces grease-laden vapors, such as grills, fryers, charbroilers, and ranges used for frying, grilling, or sautéing. Fire protection for the cooking operations in the Rotary Building is limited to the commercial kitchen hood serving the grill, which is protected by an ANSUL wet-chemical fire extinguishing system in accordance with applicable NFPA standards.

Lighting

I. Lighting in the Rotary Building is provided by surface mounted T8 florescent light fixtures.
2. Exterior lighting is provided on the Southeast corner of the building from a roof mounted HID light. Soffit lighting is provided over the concession / serving windows located on the Southeast facing side of the building adjacent to Pioneer Drive.
3. It is recommended that the existing florescent light fixtures be replaced with modern high bay fixtures, especially LED versions, known for their high lumen output and energy efficiency compared to the existing sources.
4. It is important to note that some local utilities within Wyoming offer monetary incentives for upgrading to modern energy-efficient fixtures.

Electrical Distribution

I. I. Power is provided via an overhead service drop into the building and terminates into a wall mounted electrical panel. From the panel, power appears to be distributed throughout the building via surface mounted conduit and receptacles. The electrical panel and distribution system have likely outlived their design life and should be replaced.

Sound (PA)

I. The Rotary Building does not have a (PA) system.

OTHER

I. The built-in enclosures for the commercial refrigerator and freezer do not adhere to the recommended minimum clearance of I2 inches between the top-mounted compressor and the underside of the gypsum wallboard ceiling. This clearance is essential for proper heat dissipation and for facilitating maintenance access. If the necessary clearances for heat dissipation are not maintained, there is an increased risk of equipment failure and the need for replacement.
2. It is unclear whether or not the Rotary Building contains floor drains. Further investigation is required.

RECOMMENDATIONS

I. The Rotary Building, composed of painted concrete masonry units (CMU) topped with a corrugated sheet metal roof, is assessed as having several structural and functional deficiencies. The exterior exhibits signs of deterioration, particularly with the TI-II plywood siding and OSB soffit, which are suffering from rot and water damage. The roof treatment indicates prior leaks and suggests it has surpassed its expected lifespan, necessitating replacement.
2. Internally, the building's wall finishes are satisfactory to average, but the ceiling shows unfinished repairs from water damage. The concrete slab flooring remains unsealed, and the overall aesthetic quality is lacking. Additionally, the building does not comply with ADA accessibility standards.
3. Given the extent of structural issues, the presence of hazardous conditions, non-compliance with modern building codes, and the costs associated with repairs and updates, it is recommended to consider demolishing the building. A complete rebuild may provide a safer, more functional space that meets current standards and accessibility requirements.

Rotary Building - Supporting Photos

a. Image of the Southeast facing facade of the building.

b. Image of the South facade of the building.

c. Image of the Northwest facing facade with added Storage Sheds.

d. Image of the Northwest facing facade with Storage Buildings and adjacent Dinning Pavilion.

e. Image of Southeast facing facade with the Dining Pavilion visible in the right side of the image.

f. Image of the Rotary Kitchen with grill and commercial hood and ANSUL system in the background.

Rotary Building - Supporting Photos

g. Interior image of the Rotary Kitchen.

h. Interior image of the Rotary Kitchen.

i. Image of TI-II plywood siding panels. Notice the paint finish beginning to fail, the relationship of the siding panel relative to grade and the condition of the wood, and the visible location of the fasteners.

j. Image of the Northwest facing facade with Storage Buildings and adjacent Dinning Pavilion.

AG HALL / OFFICE BUILDING

Building Key No.	3
Original Construction	1913
Area (SF)	15,645 - Overall Total
No. of Stories	2

DESCRIPTION

Building Function: Office / Events / Conference Room

The Agricultural Building is a two-story multi-purpose facility designed to serve a variety of functions. The ground floor accommodates the Administrative Headquarters for the Wyoming State Fair, which includes offices, conference rooms, and various supporting spaces. The upper level, designated as Ag Hall, encompasses 6,144 square feet and features ceilings that are 15 feet and 4 inches high, in addition to half-circle and full-chord windows that provide an abundance of natural light.

Ag Hall is widely regarded as the most sought-after rental venue on campus, capable of hosting a diverse range of events, including weddings, receptions, private parties, conventions, balls, dances, and fair exhibits. The exterior walls are constructed using multi-wythe brick masonry, characterized as a composite wall, which is supported by a concrete foundation. The ground floor walls appear to have been furred out on the interior with either 2x4 or 2x6 wood stud framing, finished with gypsum wall board and wood paneling. As an open venue, Ag Hall features no dividers or demising walls within the space, while the exterior walls remain exposed brick masonry, finished with paint.

BUILDING ELEMENT

Exterior

1. The exterior walls of the Agricultural Building appear to be constructed from unreinforced, load-bearing, multi-wythe brick masonry, which is supported by a concrete foundation. The structure features a composition asphalt shingle roof, presumably over hand-stacked wood trusses. Both the foundation and the brick masonry walls are assessed to be in average to good condition considering the building's age, and there are no visible cracks present in either the bricks or the mortar joints.

Interiors

2. The ground floor walls have been constructed with either 2x4 or 2x6 wooden stud framing, finished with gypsum wallboard and wood paneling. The ceiling on the main level is comprised of a lay-in acoustical ceiling system, which maintains a height of 9 feet above the finished floor and incorporates grid-supported 2x4 fluorescent light fixtures. The flooring material on the main level consists of a combination of vinyl composition tile (VCT), ceramic or porcelain tile, and carpet, which includes both carpet tiles and sheet goods. It is noteworthy that the interior finishes on the main level are exhibiting considerable wear consistent with the age of the facility, indicating that they are approaching the end of their useful life.
3. The Ag Hall is designed as an open venue, devoid of dividers or demising walls, thereby facilitating a flexible layout. The walls showcase exposed brick masonry, which has been painted for aesthetic enhancement. This space features a 15-foot and 4-inch high lay-in acoustical ceiling system, complete with grid-supported 2x4 fluorescent light fixtures, as well as half-circle and full-chord aluminum windows that encircle the building, providing an abundance of natural light. The finished wood floor, constructed of either Hemlock, Hickory, or Spruce, appears to be original to the building and has been subjected to several refinishing processes, demonstrating a history of careful maintenance. However, the visibility of blind nail heads in various locations suggests that the flooring is approaching the end of its lifespan for sanding and refinishing.
4. Access to the upper level Ag Hall from the Main Level is by stair only located on the East side of the building. Patrons with disabilities are able to access the Ag Hall from either the North or East entrances, each of which have wheel chair ramps.

Interior Recommendations

1. **Interior Finishes**
   - Consider scheduling a renovation or replacement of the main level's wall finishes and flooring to enhance aesthetics and performance.
   - Explore durable, low-maintenance materials for high-traffic areas to extend lifespan.
2. **Ceiling and Lighting**
   - Assess the efficiency of the existing fluorescent lighting and consider upgrading to LED options for better energy efficiency and illumination.
   - Ensure that the acoustical ceiling tiles are not compromised and replace them if necessary.
3. **Ag Hall Maintenance**
   - Evaluate the condition of the wood floor in the Ag Hall for refinishing or replacement. If refinishing is possible, ensure it is done carefully to preserve the original wood.
   - Regular maintenance and inspections of the exposed brick walls to prevent moisture issues or paint degradation.
4. **Strategic Planning**
   - Develop a long-term maintenance plan for both areas to address wear and tear proactively, ensuring ongoing usability and aesthetic appeal.
   - Consider accessibility improvements to accommodate all users, enhancing the venue's functionality.

Floors

I. The Main Level, or Ground Level, of the building has a concrete slab floor. This floor features a mix floor finish materials consisting of vinyl composition tile (VCT), ceramic or porcelain tile, and carpet, including both carpet tiles and sheet goods. The Upper Level Agricultural Hall has a wood floor that rests on a wood sub-floor, supported by wood or steel joists that run across the shorter side of the building. As previously described, the floor finish materials are at or near their functional lifespan and need to be replaced.

Walls

I. The exterior walls of the Agricultural Hall are constructed from unreinforced, load-bearing, multi-wythe brick masonry, which is supported by a concrete foundation. The interior walls appear to consist of gypsum wallboard attached to either 2x4 or 2x6 wood or steel stud framing. Considering the age of the building, it is also plausible that some existing, unaltered interior walls, exterior walls, or ceilings are composed of lath and plaster, which may be encased in contemporary finishes.

ADA ACCESSIBILITY

I. Though patrons are able to access the Agricultural Hall with the help of wheel chair ramps located at the North and East entrances of the building, the Agricultural Hall is not considered accessible to individuals with physical or mental disabilities as the building does not have an elevator in essence requiring patrons who are unable to climb stairs, to exit the building, and go to either the North or East entrance to access the upper level. In addition, the upper level Ag Hall does not have restroom facilities. Men and Women's Restrooms are located on the Main Level adjacent to the stairs.

SYSTEMS

HVAC

I. The Agricultural Hall features a central mechanical system that consists of ground-mounted packaged air units (RTUs) positioned on the north, east, and South sides of the building. These units are designed to provide both heating and cooling for the facility. The packaged air units appear to be well maintained and are in average to above-average condition.

Plumbing

I. The origin of potable water entry into the Agricultural Hall remains unclear. Furthermore, the condition of the supply and waste piping is unknown. Should the supply and waste piping be original to the building, it is advisable, in light of the building's age, to conduct thorough testing and inspection of the piping systems. Additionally, any damaged supply or waste systems should be replaced as necessary. It is strongly recommended that both the supply and waste piping be inspected and evaluated prior to undertaking any remodeling work.

Ag Hall/Office Building - Building Assessment

Fire Suppression

1. The Agricultural Hall is equipped with a fire alarm system that serves both the Main and Upper Levels; however, the facility does not include a fire suppression system.
2. From a regulatory standpoint, as a multi-purpose, mixed-use establishment consisting of a Group 'B' - Business Occupancy on the ground floor and a Group A-3 Assembly Occupancy on the upper level, the International Building Code necessitates the incorporation of an automatic fire sprinkler or fire suppression system. Furthermore, it is required that the distinct occupancies be separated by a minimum of 1-hour fire-rated construction.

Lighting

1. The lighting within the Agricultural Hall Building is currently provided by grid-supported T8 or T12, 2x4 fluorescent light fixtures.
2. Exterior illumination is available on each building facade through the use of surface-mounted HID or fluorescent wall packs.
3. It is advisable to replace the existing fluorescent light fixtures with modern alternatives, particularly LED options, which are recognized for their superior lumen output and energy efficiency compared to the existing lighting solutions.
4. Furthermore, it is important to acknowledge that several local utilities in Wyoming offer financial incentives for the transition to contemporary energy-efficient lighting fixtures.

Electrical Distribution

1. Power is supplied to the building via an overhead service drop, terminating at a meter and likely connected to a wall-mounted electrical panel. From this panel, electrical power is distributed throughout the building utilizing both in-wall and surface-mounted conduit to various receptacles and switches.
2. Upgrades to the electrical panel and distribution system may be required, as the system may be nearing the end of its effective design life.

Sound (PA)

1. The Agricultural Hall does not have a (PA) system.

OTHER

RECOMMENDATIONS

1. The Agricultural Building is a two-story facility primarily serving the Wyoming State Fair's Administrative Headquarters on the ground floor and a spacious upper-level venue known as Ag Hall. Ag Hall, measuring 6,144 square feet, boasts high ceilings and is a sought-after space for various events. The building features unreinforced, load-bearing multi-wythe brick masonry walls supported by a concrete foundation, and it provides a flexible open layout.
2. The interior of the building includes a mix of finishes on the main level, such as vinyl composition tile (VCT), ceramic or porcelain tile, and carpet, while Ag Hall has an original wood floor that is showing signs of wear. Accessibility for people with disabilities is limited to ramps at the North and East entrances, as there is no elevator access to the upper level. Additionally, restroom facilities for Ag Hall patrons are located on the ground floor. The building has a fire alarm system but lacks fire suppression systems, which is a compliance issue according to the International Building Code.

Recommendations:

1. Accessibility Improvements:
   - Install an elevator to ensure full accessibility for individuals unable to use stairs, making all levels accessible.
   - Ensure restrooms are accessible from Ag Hall or consider adding facilities to the upper level.
2. Fire Safety Compliance:
   - Install an automatic fire sprinkler or fire suppression system, especially given the mixed occupancy of the facility.
   - Upgrade fire-rated separations between different occupancy types to meet code requirements.
3. Lighting Upgrades:
   - Replace existing fluorescent lighting with energy-efficient LED fixtures to improve lighting quality and reduce energy costs. Take advantage of local utility incentives for lighting upgrades.
4. Flooring Replacement:
   - Evaluate and replace main level flooring materials, as they are approaching the end of their useful life, to enhance appearance and safety.
5. Piping Inspection:
   - Conduct thorough inspections of the potable water supply and waste piping systems due to the building's age. Replace damaged systems and consider upgrades to ensure safety and reliability.
6. General Maintenance:
   - Continue regular maintenance of the HVAC system to ensure proper heating and cooling. This includes inspection of ground-mounted packaged air units.
7. Interior Refresh:
   - Consider painting and refurbishing the interior finishes of the main level to revitalize the space and extend the life of existing materials.

By addressing these recommendations, the Agricultural Building can enhance its functionality, safety, and appeal for events while ensuring compliance with current regulations.

Ag Hall/Office Building - Supporting Photos

a. Image of the West facing elevation of the building.

b. Image of the North facing elevation.

c. Image of the East facing elevation.

d. Image of the South facing elevation.

e. Image of the entry vestibule into the Agricultural Hall.

f. Image of the deteriorated OSB soffit panel on the Dining Pavilion adjacent to Pioneer Rd.

Ag Hall/Office Building - Supporting Photos

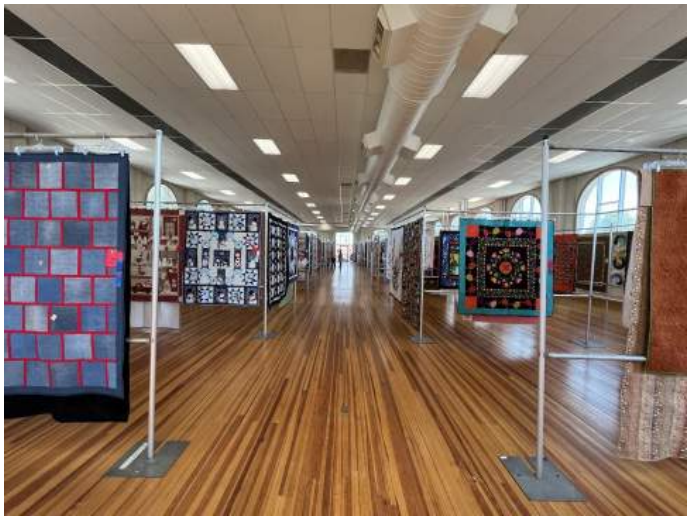
g. Close up image of stairs leading from the Main Level to the Upper Level Ag Hall.

h. Image of the Lobby, looking West in the Wyoming State Fair Office.

i. Image of the Lobby and service counter, looking Southeast in the Wyoming State Fair Office.

j. Image of stairs connecting the upper and lower levels of the Ag Hall / Office Building. Please note this is the only way to access the upper and lower levels.

k. Image of the upper level Ag Hall, looking North, set up for a dinner or reception function.



l. Image of the Quilt Display in the upper level Ag Hall during the Wyoming State Fair.

DOG AGILITY PARK

Building Key No. I5

Original Construction N/A

Area (SF) N/A

No. of Stories N/A

DESCRIPTION

Building Function: Outside Playground

A Dog Agility park is a specialized outdoor area designed for dogs to practice and compete in agility training. It typically features a variety of obstacles that dogs must navigate through, including jumps, tunnels, weave poles, A-frames, and seesaws. The park is usually spacious and allows for both individual training and organized events, encouraging physical exercise and mental stimulation for dogs.

Agility training enhances a dog's obedience, confidence, and overall fitness while also strengthening the bond between the dog and its owner. These parks provide a safe environment for dogs to explore their capabilities and learn new skills, making them popular among dog enthusiasts and trainers alike. Some parks may also host competitions where teams of dogs and handlers can showcase their agility skills such as during the Wyoming State Fair.

BUILDING ELEMENT

Exterior

1. The Dog Agility Park is located adjacent to the Fair Directions home and the Blue Campground. It is a 5,904 sq.ft. park enclosed by a vinyl post and rail fence. The agility park features a variety of obstacles for dogs to jump, climb, crawl, and weave through. The footing in the park is comprised of a loose sand and soil mixture which seems appropriate for a park designated for this use. Some pieces of equipment require either repair, or replacement, as the plywood was observed to be delaminating and splintering which has the potential to cause injury to canines practicing or competing for events.

OTHER

1. The Dog Agility Park lacks exterior lighting.
2. The post and rail fence enclosure around the agility park will not contain dogs, but rather, provides a visual border.
3. The loose soils withing the park prevent it from being ADA Accessible.
4. Overall the Dog Agility Park is in good to excellent condition. Recommendations for the facility include the following:
    - Repair or replace damaged or broken equipment.
    - Remove and replace any and all plywood surfaces that appear to be delaminating or splintering, and replace with a more durable surface.
    - Determine whether or not exterior lighting would be beneficial to the agility park and the surrounding area.

Dog Agility Park - Supporting Photos

a. Overall image of the Dog Agility Park looking North.

b. Image of the Dog Agility Park with a ramp obstacle in the background. Note the paint finish appears to be peeling and the plywood is delaminating and splintering.

YELLOW ARENA / EQUINE SHOW RINGS

Building Key No. 35A

Original Construction N/A

Area (SF)

No. of Stories N/A

DESCRIPTION

Building Function: Riding Area / Show

The Yellow Arena and Equine Show Rings are outdoor facilities designed specifically for equestrian activities, including competitions, performances, and exhibitions. The Yellow Arena provides a suitable surface that prioritizes safety and performance. Notably, the footing material is mixture of soil types appropriate for competition and performance events ensuring better traction, cushioning, stability, and drainage for both horses and riders during training and events.

The arena is surrounded by a secure pipe rail fence with two horizontal rails, enhancing safety for participants. Adjacent to the arena, the Show Rings are equipped with turf grass lawn footing and enclosed by a single horizontal pipe rail fence. These rings can be outfitted with jumps, obstacles, and other elements necessary for a variety of competitive events, catering to disciplines such as dressage, show jumping, and eventing.

While the Yellow Arena and Show Rings are located within the Wyoming State Fair campus, they currently lack direct access to other buildings and facilities. In contrast to larger venues like the Ford Gradstands Arena, Pepsi Equine Center, and Silver Arena, their significance tends to be overlooked. However, both the 2020 Masterplan and a Level I and Level II feasibility study conducted in 2023 have recommended covering the Yellow Arena. Implementing these recommendations could potentially resolve the connectivity issues with the rest of the campus and surrounding equine venues.

ADA ACCESSIBILITY

I. The Yellow Arena and Equine Show Rings are not located on an accessible path from either the Wyoming State Fair Campus, or any of the surrounding facilities. The arena and show rings lack designated viewing areas for individuals in a wheel chairs, or those with physical or mental handicap to enjoy a competition, performance, or event. Furthermore, the absence of adequate site lighting limits visibility during the early morning, evening and nighttime detracting from the overall experiential.

SYSTEMS

Lighting

I. The Yellow Arena and Equine Show Rings do not have adequate site lighting limiting visibility during the early morning, evening and nighttime detracting from the overall experiential and creating a hazardous situation for those with disabilities.

Sound (PA)

I. The Yellow Arena appears to have a (PA) system. A chord was observed in the announcers stand, running along the ground, to a pair of pole mounted speakers.
2. Other (PA)
   - The announcers stand is a hodgepodge, and is not accessible to persons with disabilities, and likely, is non-compliant with building codes.
   - As previously mentioned, the PA system cable running from the announcers stand to the pole mounted speakers, runs atop the ground, at grade. This presents a tripping hazard for fair patrons, as well as a maintenance hazard with respect to mowing and trimming.

Yellow Arena/Equine Show Rings - Building Assessment

OTHER

1. The Yellow Arena and Equine Show Rings are equestrian facilities located within the Wyoming State Fair campus, featuring suitable footing for horse activities and enclosed by safety fences. However, they lack direct access to other facilities, making them less recognized compared to more prominent arenas. Accessibility challenges exist, including no designated wheelchair viewing areas and inadequate site lighting, which affect visibility and safety during events. The announcer's stand is not accessible, may not comply with building codes, and presents a tripping hazard due to exposed PA system cables.

RECOMMENDATIONS

1. Improved Accessibility:
   - Create designated accessible paths leading to the Yellow Arena and Equine Show Rings.
   - Install viewing areas designed for individuals with disabilities, ensuring they have optimal sightliness for events.
2. Enhance Site Lighting:
   - Implement adequate lighting solutions throughout the arena and show rings to improve visibility during early morning, evening, and nighttime events.
3. Renovate the Announcer's Stand:
   - Upgrade the announcer's stand to ensure it is accessible and compliant with building codes, providing suitable facilities for all users.
4. Address Tripping Hazards:
   - Secure the PA system cables or relocate them to avoid running at grade level, reducing tripping risks for patrons and maintenance concerns.
5. Spectator Seating:
   - The existing bleacher system has outlived its useful life span and requires replacement.

Yellow Arena/Equine Show Rings - Supporting Photos

a. Image of the path leading to the Yellow Arena from the Pepsi Equine Center with the announcers stand in the background. (Image looking Northeast.)

b. Overall image of the Yellow Arena looking North.

c. Overall image of one of the Show Rings looking East.

d. Image of the Yellow Arena as seen from the announcers stand.

e. Image of one ofthe Show Rings looking Southeast.

f. Image of the pole mounted speaker system. Note the cable for the PA system wrapped around the pole and running above ground, at grade.

HOUSING UNITS #1 & #2

Building Key No.	19, 20
Original Construction	2006
Area (SF)	1,200 approx
No. of Stories	1

DESCRIPTION

Building Function: Housing

Intern Housing Units #1 and #2 are mobile homes which serve as housing units for seasonal employees of the Wyoming State Fair. These mobile homes are constructed on a permanent chassis, which allows for relocation if necessary. Each unit has a snow skirt which has been constructed to protect the home from inclement weather and pest infestations.

BUILDING ELEMENT

Exterior

1. The exterior of the mobile homes are constructed of painted T1-11 plywood siding panels over wood stud framing with composition asphalt shingle roofs and residential vinyl windows around the exterior of each unit. An exterior porch as added to the exterior of Unit #1 as well as a snow skirt constructed of painted oriented strand board. (OSB) Unit #1 appears to sit on a chassis above grade, and it is unclear if Unit #2 rests on a chassis, or a concrete slab.
2. Unit #1 is in rough shape with wildlife actively living in, and under the unit. It appears that the composition asphalt shingle roof requires replacement and the glass in one of the exterior windows has been shattered and requires replacement.
3. The exterior of Unit #2 is in better shape, however it appears that wildlife is actively living under that unit as well.

Interiors

1. The interior finishes in the mobile homes are typical for the construction type including vinyl-over-gypsum wallboard and finished gypsum board ceilings. Floor finishes with the units consists of carpet and linoleum.
2. Unit #1 is in rough shape due to the stray cats inhabiting the unit during the winter while the interior of Unit #2 was in better condition.

ADA ACCESSIBILITY

1. Neither unit is able to be considered ADA Accessible.

SYSTEMS

HVAC

1. Mobile home furnaces are forced-air heating systems, but they are a unique, down-flow design that uses sealed combustion for safety and is adapted for small living spaces. The furnaces can run on different fuel types including, natural gas, propane, or electricity, with gas and propane being the most common.
2. It appears the units use propane gas for both the furnace and the stove. It is unclear if the furnaces are in good shape. Further investigation is required.

Plumbing

1. The plumbing system for Unit #1 and Unit #2 was not viewed or inspected. It is unclear if the mobile homes are connected to the City of Douglas sanitary sewer and municipal water system, or if they are connected to a septic tank and well.

Housing Units #1 & #2 - Building Assessment

Fire Suppression

I. Unit #1 and Unit #2 do not have either a fire alarm, of fire suppression system. Per code, as residential dwelling units, they are not required to have these systems.

Lighting

I. Unit #1 and Unit #2 have typical ceiling mounted light fixtures commonly found in mobile homes. The exterior vinyl windows provide abundant natural light to each space within the home.

Electrical Distribution

I. Power is supplied to the units via an overhead service drop, terminating at a meter and likely connected to a wall-mounted electrical panel. From this panel, electrical power is distributed throughout the home utilizing conductors terminating at various receptacles and switches.

OTHER

I. Power is supplied to the units via an overhead service drop, terminating at a meter and likely connected to a wall-mounted electrical panel. From this panel, electrical power is distributed throughout the home utilizing conductors terminating at various receptacles and switches.

RECOMMENDATIONS

I. Remove the mobile homes from the Wyoming State Fair campus and find other accommodations for seasonal summer help.

Housing Units #1 & #2 - Supporting Photos

a. Overall image of the exterior of Unit #1.

b. Overall image of the exterior of Unit #2.

c. Image of the living room in one of the units.

d. Image of a typical kitchen.

e. Image of a typical bed room.

f. Image of a broken window in Intern Housing Unit #2.

FORT STEELE

Building Key No. 13

Original Construction 1932

Area (SF) 10,940 - Overall Total

No. of Stories 2

DESCRIPTION

Building Function: Exhibit / Show (Indoor)

The Fort Steele is a two-story,, multi-purpose facility. The upper level, referred to as Steele Hall, encompasses a spacious area of 4,025 square feet and is characterized by notable features such as a wooden floor, vaulted ceilings, and strategically positioned rectangular windows that facilitate the influx of natural light.

Although the building abuts both Meadowlark Lane and Paintbrush Lane, it does not include entrances that face these main thoroughfares. Instead, the entrance is oddly situated on the north side, which overlooks Fort Reno, rendering it less visible and not immediately apparent to patrons. The ground floor is designed as a walk-out basement and is solely allocated for storage purposes; it is not accessible to the public.

Steele Hall is well-suited for hosting a diverse range of events, including wedding receptions, private parties, meetings, and fair exhibits. The venue's open layout, devoid of dividers or demising walls, allows for adaptable arrangement options that can accommodate various types of gatherings.

BUILDING ELEMENT

Exterior

1. The exterior walls of Fort Steele are constructed from lath and stucco, applied over wood stud framing that is anchored to a concrete foundation. The structure is topped with a standing seam metal roof, which is likely installed over plywood or diagonally oriented wood strip sheathing supported by hand-stacked wood trusses.
2. Currently, the lath and plaster finish is in a state of disrepair, exhibiting significant spalling, cracking, and bubbling in various locations on the exterior of the building. The wood fascia and truss tails are exposed and exhibit poor finishing. Notably, the wood fascia on the south gable end has deteriorated, while in other areas, the paint is observable as bubbling, flaking, and peeling.
3. The exterior windows are fixed frame models featuring single-pane glazing set within wood frames. The condition of these windows and frames is extremely poor; the wood comprising the frames, sashes, and sills exhibits various stages of decay and rot, rendering them unrepairable and unsalvageable. Moreover, the single-pane glazing is inefficient, with failures noted in several locations, leaving the frames and interior susceptible to the elements.
4. The exterior doors and frames are predominantly manufactured from either aluminum storefront materials or hollow metal, with the exception of a single hollow metal door installed within a wood frame that has experienced considerable rot. This deterioration has resulted in a misalignment of the door within its opening, rendering it inoperable. Furthermore, one of the doors on the ground floor has a broken glass lite that remains unrepaired, temporarily covered by a plywood panel until appropriate repairs can be conducted. This door appears to be original to the building, complicating efforts to locate replacement parts.
5. Additionally, the sealant joints surrounding the doors and windows have detached from the exterior walls and frames, compromising the integrity of the exterior envelope and leaving it vulnerable to environmental elements.

Fort Steele - Building Assessment

Interiors

1. The walls on the ground floor are presumably constructed using either 2x4 or 2x6 wooden stud framing, which is either finished with gypsum wallboard, or exposed. The ceiling on the ground floor consists of gypsum wallboard that is applied directly to the undersides of the floor joists of the level above. Although the ceiling has received fire taping, it has not been finished further. The space has surface-mounted Ix4 fluorescent light fixtures surface mounted to the gypsum wallboard ceiling. The flooring within the space is exposed and consists of an unsealed concrete slab at grade.
2. Steele Hall is designed as an open venue, lacking any dividers or demising walls, thus providing a flexible layout. The walls and ceiling likely consist of either painted gypsum wallboard or painted lath and plaster. This space is characterized by a vaulted ceiling adorned with surface-mounted 2x4 fluorescent light fixtures and rectangular punched window openings, which contribute to an abundance of natural light. The finished wood flooring, made from either Hemlock, Hickory, or Spruce, appears to be original to the building and has undergone several refinishing processes, indicating a history of maintenance. However, the presence of visible blind nail heads in various locations suggests that the flooring may be approaching the end of its viable lifespan for sanding and refinishing.
3. Access to Steele Hall is facilitated via either a wheelchair-accessible ramp or stairs, both of which are located off Meadowlark Lane. Restroom facilities are conveniently situated on the same level.

Floors

1. The Ground Floor Level of the building features an unsealed concrete slab floor, while the Upper Level, Steel Hall, has a wood floor supported by a wood sub-floor and either wood or steel joists. As previously mentioned the presence of visible blind nail heads throughout the space suggests that the flooring may be approaching the end of its viable lifespan for sanding and refinishing.

Walls

1. The exterior walls of Fort Steele are constructed from lath and plaster over 2x wood stud framing, which is supported by a concrete foundation. The interior walls appear to consist of gypsum wallboard attached to either 2x4 or 2x6 wood or steel stud framing. Considering the age of the building, it is also plausible that some existing, unaltered interior walls, exterior walls, or ceilings are composed of lath and plaster, which may be encased in contemporary finishes.

ADA ACCESSIBILITY

1. Steel Hall appears to be accessible to persons with physical or mental disabilities due to the accessible wheel chair ramps located at the North side of the building off of Meadowlark Lane. No other entrance to Steel Hall is considered to be accessible. It is important to note that the handrail for the stair adjacent to the wheelchair ramp is not set at the correct elevation. Section I014.2 of the 2024 IBC states - Handrail height measured vertically from a line connection the nosing of flights of stairs, or finish surface of a ramp slope, shall be uniform, not less than 34" and not more than 38" . The handrail as currently installed is well below this threshold.

Fort Steele - Building Assessment

SYSTEMS

HVAC

I. Fort Steele features a central mechanical system that consists of ground-mounted packaged air units (RTUs) positioned on the Southeast side of the building. These units are designed to provide both heating and cooling for the facility. The packaged air unit appear to be well maintained and are in good to average condition.

Plumbing

I. The origin of potable water entry into Fort Steele is unclear. Furthermore, the condition of the supply and waste piping is unknown. Should the supply and waste piping be original to the building, it is advisable, in light of the building's age, to conduct thorough testing and inspection of the piping systems. Additionally, any damaged supply or waste systems should be replaced as necessary. It is strongly recommended that both the supply and waste piping be inspected and evaluated prior to undertaking any remodeling work.

Fire Suppression

I. Fort Steele currently lacks both a fire alarm system and a fire suppression system. From a regulatory perspective, as a multi-purpose, mixed-use facility encompassing a Group 'S' - Storage Occupancy on the ground level and a Group A-3 Assembly Occupancy on the upper level, compliance with the International Building Code mandates the installation of a fire alarm and the implementation of an automatic fire sprinkler or fire suppression system. Moreover, the building code may restrict the establishment of a Group A-3 Assembly Occupancy above a Group 'S' Storage Occupancy. A thorough investigation must be conducted to assess the contents of the ground-level storage, which will facilitate a proper classification as either an S-1 Moderate Hazard or an S-2 Low Hazard Storage which will determine if an Assembly Occupancy will be allowed.

Lighting

I. The lighting within Steele Hall is currently provided by surface mounted T8 or T12, 2x4 fluorescent light fixtures.
2. Exterior illumination is provided on the North and South facing facades through the use of surface-mounted HID or fluorescent wall packs.
3. It is advisable to replace the existing fluorescent light fixtures with modern alternatives, particularly LED options, which are recognized for their superior lumen output and energy efficiency compared to the existing lighting solutions.
4. Furthermore, it is important to acknowledge that several local utilities in Wyoming offer financial incentives for the transition to contemporary energy-efficient lighting fixtures.

Electrical Distribution

I. Power is supplied to the building via a ground mounted transformer, terminating at a meter and a wall-mounted electrical panel. From this panel, electrical power is distributed throughout the building utilizing both in-wall and in ceiling conductors.

Sound (PA)

I. Steele Hall does not have a (PA) system.

OTHER

I. Fort Steel was not utilized during the 2025 Wyoming State Fair and is most likely an under performing asset.
2. Due to the age of the building it is probable that hazardous materials are present in the form of asbestos and lead.

Fort Steele - Building Assessment

RECOMMENDATIONS

I. The Fort Steele is a single-story, multi-purpose facility with an upper level known as Steele Hall. The building is spacious and adaptable for various events, but it currently suffers from significant deterioration, including a crumbling exterior, poor condition of windows and doors, and outdated mechanical and electrical systems. The facility lacks essential fire safety systems and has accessibility issues, particularly with the handrail height on the wheelchair ramp. Additionally, the building has not been utilized effectively, as evidenced by its non-use during the 2025 Wyoming State Fair.

Recommendations:

I. Assessment and Inspection:
   - Conduct thorough inspections of the structural integrity, plumbing, electrical systems, and fire safety requirements to identify the extent of necessary repairs.
2. Cost-Benefit Analysis:
   - Evaluate the costs associated with remodeling and upgrading the building against the operational and economic benefits of keeping it. This includes potential expenses for repairs, accessibility upgrades, and the installation of fire safety systems.
3. Historical Value:
   - Consider the building's historical significance and architectural value. If it has historical merit, preservation efforts may be warranted.
4. Remodeling Considerations:
   - If repairs are feasible and the renovation costs are justified, plan for extensive upgrades, including:
   - Modernizing the electrical and mechanical systems.
   - Replacing inefficient windows and doors.
   - Addressing the exterior damage, including the facade and roofing.
   - Ensuring compliance with fire safety regulations.
   - Improving accessibility throughout the building.
5. Demolition Consideration:
   - If the cost of repairs is prohibitively high or if the building cannot be brought up to code, demolition may be a more practical option. This could provide an opportunity for new construction that better meets community needs and safety standards.

Conclusion:

- Ultimately, the decision to remodel or demolish Fort Steele should be based on the outcome of the assessments and the financial feasibility of restoring the building. If extensive renovations are practical, and the Wyoming State Fair sees value in preserving the structure, remodeling might be the best course of action. If not, demolition and redevelopment may prove to be the most beneficial option.

Fort Steele - Supporting Photos

a. Image - East Elevation fronting Meadowlark Lane.

b. Image - West Elevation fronting Paintbrush Lane.

Fort Steele - Supporting Photos

c. Image of the North Elevation facing Fort Reno.

d. Image of the South Elevation facing Paintbrush Lane.

e. Image of ground floor level door on the North facing elevation. Note the broken glass lite.

f. Image of a new vinyl window. Note the exposed wood at the head of the window and sealant which has peeled away.

g. Image taken at the head of the aluminum storefront door. Note the sealant has completely failed allowing the elements into the wall and building.

h. Image of the handrail at the stair on the North facing elevation of the building. Note the height of the handrail shall be not less than 34″ and not more than 38.″

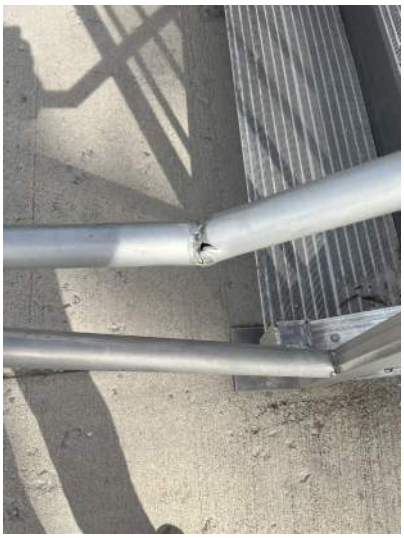
Fort Steele - Supporting Photos

i. Image of paint peeling from the wood fascia. This is a typical condition for all fascia members.

j. Image of paint application on beams and soffit.

k. Image of typical wood window. Note the window glazing has failed and is falling off of the window.

l. Image a hollow metal door set in a wood frame. The frame has rotted misaligning the door in the rough opening. The door is currently inoperable and is unable to open.



m. Image of damage to the handrail on the North Elevation facing Fort Reno. This is hazardous to patrons as it has the potential to catch a ring, or article of

n. Image of damage to the handrail on the North Elevation facing Fort Reno. This is hazardous to patrons as it has the potential to catch a ring, or article of clothing.

Fort Steele - Supporting Photos

o. Overall image of the interior of Steele Hall looking South. The cased opening on the left hand side of the image leads to the Men and Women's restrooms.

p. Image of the Hall leading to the Men and Women's Restrooms and the Custodian Closet.

q. Image of the Men's Restroom. Note: The restroom appeared to be wheel chair accessible.

r. Interior image of the Custodian's Closet.

s. Interior image of the Women's Restroom. Note: The restroom appeared to be wheel chair accessible.

t. Image of the lavatories in the Women's Restroom. Note: The lavatory layout in the Men's Restroom appears to be the same.

Fort Steele - Supporting Photos

u. Image of the wheel chair accessible toilet stall in the Women's Restroom. Note the flush handle is on the wrong side of the tank and needs to be changed to the other side.

v. Interior image of the ground floor level of the building.

FORT RENO

Building Key No. 8

Original Construction 1931

Area (SF) 13,786 - Overall Total

No. of Stories 2

DESCRIPTION

Building Function: Office / Admin

Fort Reno is a two-story, multi-purpose facility designed to accommodate a variety of functions and events. The ground floor features a spacious, open layout ideal for hosting numerous gatherings, while the upper level, known as Reno Hall, offers 6,600 square feet of versatile space with a ceiling height of 15 feet and 4 inches.

Both levels are equipped with wheelchair accessible restroom facilities for men and women. Reno Hall is particularly sought after, ranking as the second most popular rental venue on campus. Its design includes numerous punched openings and rectangular double-hung, operable windows, complemented by large Palladian-style windows that enhance the aesthetic appeal and create a sense of rhythm and balance both inside and outside the building.

Reno Hall is well-suited for a diverse range of events, including weddings, receptions, private parties, conventions, meetings, trade shows, and fair exhibits, making it a prime location for various occasions.

BUILDING ELEMENT

Exterior

1. The exterior walls of Fort Reno are constructed of metal lath and stucco, over wood stud framing that is anchored to a concrete foundation. The structure is topped with a composition asphalt shingle roof, which is likely installed over plywood or diagonally oriented wood strip sheathing supported by hand-stacked wood trusses.
2. The lath and stucco finish is in a state of disrepair, exhibiting spalling, cracking, and bubbling in various locations on the exterior of the building. The wood trim which surrounds the building between the upper and lower levels, as well as the trim at the arched parapets is exhibiting poor finishing with observable bubbling, flaking, and peeling of the paint. The wood trim was observed in several places to be in a state of rot and decay.
3. The exterior windows are a mixture of fixed frame and double hung windows featuring single-pane glazing set within wood frames. The condition of these windows and frames is extremely poor; the wood comprising the frames, sashes, and sills exhibits various stages of decay and rot, rendering them unrepairable and unsalvageable. Moreover, the single-pane glazing is inefficient, with failures noted in several locations, leaving the frames and interior susceptible to the elements.
4. The Wyoming State Fair has begun to replace the exterior doors and windows most notably the doors and windows on the ground floor level have been replaced with aluminum framed storefront doors with what appear to be fixed frame vinyl windows.
5. The exterior doors and frames are predominantly manufactured from aluminum framed storefront with the exception of a single man door on the North facing elevation which is a solid core wood door set in a wood frame, with wood brick mold trim. Overall, the wood door is delaminating, the frame is exhibiting various stages of decay and rot, and the paint finish is bubbling, flaking and peeling on both the door and frame.
6. Additionally, the sealant joints surrounding the doors and windows have detached from the exterior walls and frames, compromising the integrity of the exterior envelope and leaving it vulnerable to environmental elements.

Fort Reno - Building Assessment

Interiors

1. The ground floor walls appear to be constructed of concrete that has been painted. The ceiling on the main level is comprised of a lay-in acoustical ceiling system, which maintains a height of 9 feet above the finished floor and incorporates grid-supported 2x4 fluorescent light fixtures. The flooring material on the main level consists of vinyl composition tile (VCT), and quarry tile. The VCT tile is approaching the end of its lifespan and appears to be ready for replacement. Given the age of the building it is recommended that prior to any floor replacement that the existing flooring material and mastic be tested and inspected for the presence of asbestos.
2. Reno Hall is designed as an open venue, devoid of dividers or demising walls, thereby facilitating a flexible layout. The interior walls appear to be painted gypsum wall board or painted lath and plaster. This space features a 15-foot and 4-inch high lay-in acoustical ceiling system, complete with grid-supported 2x4 fluorescent light fixtures. Its design includes numerous punched openings and rectangular double-hung, operable windows, complemented by large Palladian-style windows that enhance the aesthetic appeal of the space. The finished wood floor, constructed of either Hemlock, Hickory, or Spruce, appears to be original to the building and appears to have been refinished several times, demonstrating a history of careful maintenance. However, the visibility of blind nail heads in various locations suggests that the flooring is approaching the end of its lifespan for sanding and refinishing and should be replaced.
3. Access to the upper level Reno Hall from the Ground Floor / Main Level is by stair only. The stair, which is constructed of a diamond plate steel is closed off with a retractable gate, thus encouraging patrons on one level, not to transverse the stairs to another. Patrons with disabilities are able to access the Reno Hall from the East entrance, which appears to have a wheelchair accessible ramp. The Ground Floor / Main Level is accessed from the West facing elevation located at grade off of Meadowlark Lane.
4. An elevator connecting the upper and lower levels should be installed providing Fort Reno with greater flexibility and increased accessibility.

Floors

1. The flooring material on the Main Level consists of vinyl composition tile (VCT), and quarry tile. The VCT tile is approaching the end of its lifespan and appears to be ready for replacement. Given the age of the building it is recommended that prior to any floor replacement that the existing flooring material and mastic be tested and inspected for the presence of asbestos.
2. The Upper Level, Reno Hall has a wood floor that rests on a wood sub-floor, supported by wood joists that run over a crawlspace.
3. The finished wood floor, constructed of either Hemlock, Hickory, or Spruce, appears to be original to the building and appears to have been refinished several times, demonstrating a history of careful maintenance. However, the visibility of blind nail heads in various locations suggests that the flooring is approaching the end of its lifespan for sanding and refinishing and should be replaced.

Walls

1. The exterior walls of Fort Reno are constructed from concrete with stucco, and lath and stucco, over wood stud framing, which is supported by a concrete foundation. The ground floor interior walls appear to be constructed of painted cast in place concrete. A small remodel has been done with new interior walls constructed of gypsum wall board over 2x4 or 2x6 steel stud framing.
2. The interior walls of Reno Hall appears to be constructed of gypsum walls board over wood stud framing. Considering the age of the building, it is also probable that some existing, unaltered interior walls, or ceilings, are constructed of lath and plaster, which may be encased in contemporary finishes. It is important to have the floors, walls, and ceilings tested for the presence of lead and asbestos prior to any remodel type work. Should these materials be found, they should be abated by a licensed and certified abatement and air testing and monitoring company.

Fort Reno - Building Assessment

ADA ACCESSIBILITY

1. The Ground Floor / Main Level is accessed from the West facing elevation located at grade, off of Meadowlark Lane.
2. Access to the upper level Reno Hall from the Ground Floor / Main Level is by stair only. The stair, which is constructed of a diamond plate steel is closed off with a retractable gate, thus encouraging patrons on one level, not to transverse the stairs to another. Patrons with disabilities are able to access the Reno Hall from the East entrance, which appears to have a wheelchair accessible ramp.
3. Both the Ground Floor / Main Level and the Upper Level Reno Hall have Men and Women's restroom facilities that appear to be accessible to persons with physical or mental disabilities.
4. Though, each level appears to be accessible, the building as a whole is not accessible to persons with disabilities. This is due to the fact that if there were events on both floors, a patron with disabilities would be required to access the ground floor, or upper level differently, than a patron with disabilities.
5. An elevator connecting the upper and lower levels should be installed providing Fort Reno with greater flexibility and increased accessibility.

SYSTEMS

HVAC

1. Fort Reno features a central mechanical system that consists of a ground-mounted packaged air unit (RTUs) positioned on the South side of the building. These units are designed to provide both heating and cooling for the facility. It is presumed that he packaged air unit provides conditioning for Reno Hall. A forced air natural gas furnace and ground mounted condensing unit located on the North side of the building appear to provide heating and cooling capacity for the Ground Floor Level. Both the packaged air unit, furnace and the condensing unit, appears to be in good to average condition. It appears that the units all require maintenance.

Plumbing

1. The origin of potable water entry into Fort Reno is remains unclear. Furthermore, the condition of the supply and waste piping is unknown. Should the supply and waste piping be original to the building, it is advisable, in light of the building's age, to conduct thorough testing and inspection of the piping systems. Additionally, any damaged supply or waste systems should be replaced as necessary. It is strongly recommended that both the supply and waste piping be inspected and evaluated prior to undertaking any remodeling work.

Fire Suppression

1. Fort Reno is equipped with a fire alarm system that serves both the Main and Upper Levels; however, the facility does not include a fire suppression system.
2. From a regulatory standpoint, as a multi-purpose, mixed-use establishment consisting of a Group 'B' - Business Occupancy on the ground floor and a Group A-3 Assembly Occupancy on the upper level, the International Building Code necessitates the incorporation of an automatic fire sprinkler or fire suppression system. Furthermore, it is required that the distinct occupancies (floor ceiling) be separated by a minimum of 1-hour fire-rated construction.

Lighting

1. The lighting within Fort Reno is currently provided by grid-supported T8 or T12, 2x4 fluorescent light fixtures.
2. Exterior illumination is available on each building facade through the use of surface-mounted HID or fluorescent wall packs.
3. It is advisable to replace the existing fluorescent light fixtures with modern alternatives, particularly LED options, which are recognized for their superior lumen output and energy efficiency compared to the existing lighting solutions.
4. Furthermore, it is important to acknowledge that several local utilities in Wyoming offer financial incentives for the transition to contemporary energy-efficient lighting fixtures.

Electrical Distribution

I. Power is supplied to the building via a ground mounted transformer terminating at a meter / exterior disconnect, and likely connected to a wall-mounted electrical panel. From this panel, electrical power is distributed throughout the building utilizing both in-wall and in attic, for Reno Hall, and surface-mounted conduit to various receptacles and switches on the ground level.

Verify if - Upgrades to the panel and distribution system are required.

Sound (PA)

I. The Fort Reno does not have a (PA) system.

OTHER

I. None

RECOMMENDATIONS

I. Fort Reno is a two-story, multi-purpose facility that has experienced significant wear and tear, particularly on its exterior and interior elements. The building features a spacious ground floor and an upper level known as Reno Hall, which serves as a popular rental venue. However, many aspects of the structure are deteriorating, including:
   - The exterior finish (lath and stucco) shows signs of cracking, bubbling, and spalling.
   - The wood trim is deteriorating, with peeling paint and visible rot.
   - Windows and frames are in extremely poor condition, deemed unrepairable.
   - The flooring, particularly the vinyl composition tile, is nearing the end of its lifespan and may require asbestos inspection before replacement.
   - Accessibility issues exist, as there is currently no elevator connecting the two levels.
   - The fire safety systems do not comply with current building codes.
   - The mechanical and electrical systems require maintenance and potential upgrades.

2. **Renovation with Modifications:**
   - Given the building's historical significance and community use, a renovation is recommended. This process should include:
     - Comprehensive repairs to exterior surfaces, including proper maintenance of the lath and stucco.
     - Replacement of all windows and doors to improve energy efficiency and security.
     - Upgrading the interior flooring after asbestos testing.
     - Installation of an elevator to enhance accessibility for all patrons.
     - Compliance with fire safety regulations by adding a fire suppression system and ensuring structural separations meet code requirements.
     - Modernizing the lighting system to energy-efficient LED fixtures.

3. **Cost-Benefit Analysis:**
   - Conduct a detailed assessment of the renovation costs versus potential demolition and new construction to determine long-term viability.
   - Consider community needs and historical context in decision-making.

4. **If Renovation is Pursued:**
   - Engage with architects and contractors experienced in restoring historic buildings to ensure compliance with regulations and preserve character.
   - Explore grant opportunities or funding sources that support renovations for community spaces.

In conclusion, while Fort Reno requires significant investment for renovation, its potential as a community hub and the architectural value suggest that preservation and modernization would be beneficial for continued use and accessibility. Demolition should only be considered if renovation proves financially unfeasible after thorough evaluation.

Fort Reno - Supporting Photos

a. Image of East Facing Elevation with direct access to Reno Hall.

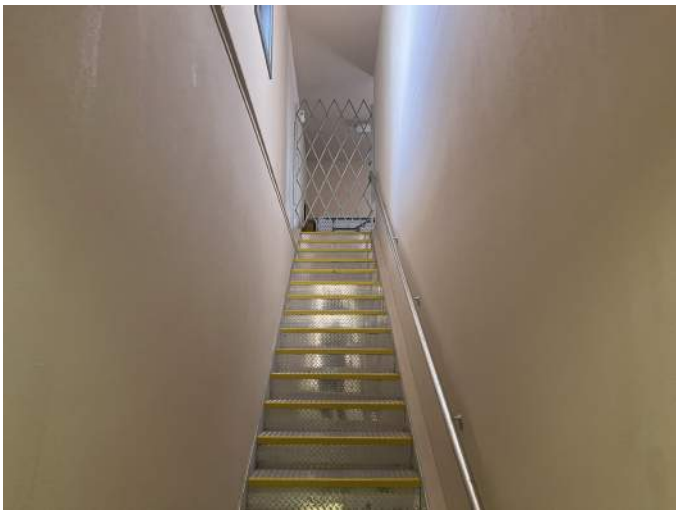
b. Image of South Facing Elevation. Note the packaged air units.

c. Image of West Facing Elevation.

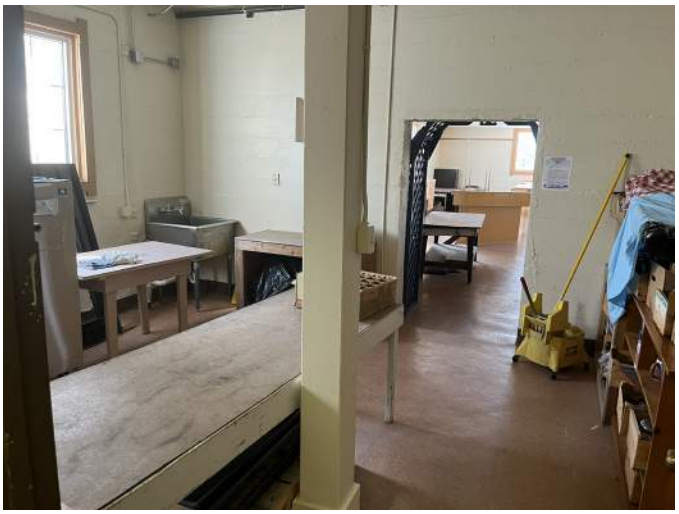
d. Image of North Facing Elevation.

Fort Reno - Supporting Photos

e. Image of the Ground Floor Level of Fort Reno.



f. Image of the interior stair leading from the Ground Floor Level to the Upper Level, Reno Hall.



g. Image of a room with an unspecified use on the Ground Floor / Main Level.

h. Image of the Ground Floor / Main Level Men's Restroom.

i. Image of Hot Water Heater storage closet.

j. Image of Electrical Panel and Fire Alarm Control Panel.

Fort Reno - Supporting Photos

k. Image of the floor framing structure for Reno Hall above.

l. Image of the Furnace Closet.

m. Image of the interior of the Furnace Closet on the Ground Floor / Main Level.

n. Image of the ground mounted packaged air unit.

o. Image of the ductwork from the packaged air units on the South facing elevation of the building.

p. Image of the ground mounted packaged air unit.

Fort Reno - Supporting Photos

q. Image of the interior of Reno Hall looking West. Note the Rectangular and Palladian Style punched openings.

r. Image of Hall leading from Reno Hall to the Men and Women's Restrooms and Utility Closet.

s. Image of the interior of the Utility Closet.

t. Image of the interior of Table and Chair Storage.

u. Image of the interior of the Men's Restroom. The Men's Restroom appeared to be accessible to persons with disabilities.

v. Image of the interior of the Women's Restroom. The Women's Restroom appeared to be accessible to persons with disabilities.

FORT FETTERMAN

Building Key No.	5
Original Construction	1965
Area (SF)	7,220
No. of Stories	1

DESCRIPTION

Building Function: Multi-Purpose Space

Fetterman Hall for the Visual Arts is a 6,420 sq.ft., single story, multi-purpose space predominately used for Visual Art's Display during the Wyoming State Fair. As an open, multi-purpose space, Fetterman Hall has hosted 4-H Shooting Sports, and serves as a rentable venue for an annual Trading Card, Candy, and Home Goods show.

BUILDING ELEMENT

Exterior

1. Fort Fetterman is a Pre-Manufactured, Pre-Engineered metal building. The exterior walls are comprised of a textured metal wall panel over side wall girts. The entry of Fort Fetterman is located on the West Facing Facade off of Meadowlark Lane, and contains a pair of aluminum storefront entry doors and (5) square punched aluminum storefront windows. The South facing elevation features an insulated sectional overhead door, and the East facing Elevation is similar to the West elevation. The North facing elevation houses Men and Women's restroom facilities that can be accessed from both the interior and exterior of the building.

Interior

1. The structure of the pre-manufactured, pre-engineered metal building is exposed on the roof. It appears the both the interior/exterior walls and roof are insulated with a laminated fiberglass insulation system installed between the metal wall panel and the sidewall girts and the metal roof panel and the outside face of the purlins. The exterior walls have been furred out on the interior with 2x metal stud framing and painted gypsum wall board.
2. Women's Restroom contains a painted peg board wall panel adjacent to the door, and appears to be part of the adjacent toilet stall. Per Section 1210.2.2 - Walls and Partitions of the 2024 IBC, should be a smooth, hard, nonabsorbent surface. This partition, in its current state does not meet the requirements of this section and is susceptible to mold, mildew, bacteria and viruses.
3. As part of a recent upgrade to the interior of the building the ceiling and structure has been painted black and new LED lighting has been installed throughout. The building features a polished concrete slab on grade floor that has been refinished as part of the remodel of the building.

ADA ACCESSIBILITY

1. Access to Fort Fetterman, appears to be accessible to persons with disabilities from the West facing elevation.
2. The Men and Women's Restroom within the building are not accessible to persons in a wheelchair, or with other physical or mental disabilities. The restrooms lack the proper clearances at the doors, and the lavatories. The toilet accessories such as the soap and paper towel dispensers appear to be mounted to high.
3. The water supply and drain piping under the lavatories in the Men and Women's Restrooms is uninsulated, and unprotected. The 2010 ADA Standards for Accessible Design, require the following per Section 606.5 for Exposed Pipes and Surfaces -
4. "Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks."
5. Finally, Fort Fetterman only has one accessible means of egress.

Fort Fetterman - Building Assessment

SYSTEMS

HVAC

I. It appears that Fort Fetterman is heated by an overhead natural gas commercial unit heater that is supported / suspended from the PEMB roof purlins.
2. The Storage Building is not air conditioned and does not have any overhead fans for air circulation.

Plumbing

I. The origin of potable water entry into Fort Fetterman is unclear. Furthermore, the condition of the supply and waste piping is unknown. Should the supply and waste piping be original to the building, it is advisable, in light of the building's age, to conduct thorough testing and inspection of the piping systems. Additionally, any damaged supply or waste systems should be replaced as necessary. It is strongly recommended that both the supply and waste piping be inspected and evaluated prior to undertaking any remodeling work.

Fire Suppression

I. Fort Fetterman lacks both a fire alarm and a fire suppression system. From a regulatory standpoint, as a multi-purpose, Group A Assembly Occupancy, per todays standards, the building would be required to have both a fire alarm and fire suppression system.

Lighting

I. The lighting within Fort Fetterman has been upgraded to LED fixtures suspended from the metal building purlins.

Electrical Distribution

I. Electrical power is supplied to the building via an overhead service drop that terminates at a meter and a wall-mounted electrical panel. Power is distributed throughout the building from this panel through a combination of in-wall and surface-mounted conduit serving receptacles and switches. Upgrades to the electrical panel and associated distribution system may be required if these improvements were not included as part of the recently completed building remodel.

Sound (PA)

I. Fort Fetterman does not have a (PA) system.

OTHER

I. None

RECOMMENDATIONS

Fetterman Hall for the Visual Arts is a 6,420 sq. ft., single-story, multi-purpose space primarily used for visual arts displays during the Wyoming State Fair. The building, constructed as a pre-manufactured metal structure, has an open layout and has hosted numerous community events. It features exterior textured metal wall panels, aluminum storefront entries, and is equipped with basic heating. However, it faces several issues, including non-compliance with accessibility standards for restrooms, outdated plumbing systems, lack of proper fire safety measures, and potential complications due to aging infrastructure. Recent renovations included upgrades in lighting and interior finishes, but significant concerns remain regarding ADA compliance, plumbing conditions, and fire safety systems.

Recommendations:

I. Further Renovations:

- Accessibility Improvements: Ensure that restrooms comply with ADA standards by adjusting door clearances and the height of dispensers. Consider reconfiguring restroom layouts to make them fully accessible.
- Plumbing Evaluation and Upgrades:= Inspect the potable water and waste piping systems thoroughly. Replace any outdated or damaged components to prevent leaks and ensure safe operations.
- Fire Safety Compliance: Install a fire alarm and fire suppression system in alignment with safety regulations for a Group A Assembly Occupancy.
- Energy Efficiency: Consider further energy-efficient upgrades, such as additional insulation or HVAC improvements, to enhance the building's climate control and reduce operating costs.

Fort Fetterman - Supporting Photos

a. Image of the West Facing Elevation

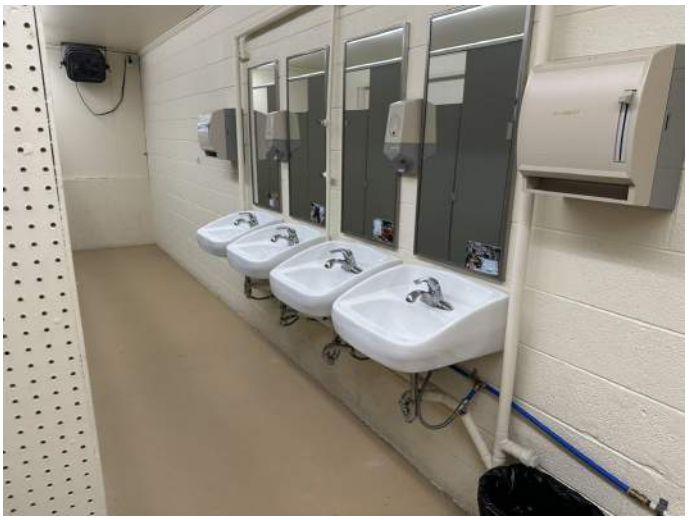
b. Image of the South Facing Elevation.

c. Image of the East Facing Elevation.

d. Image of the East Facing Elevation. (Additional)

e. Image of the North Facing Elevation.

Fort Fetterman - Supporting Photos

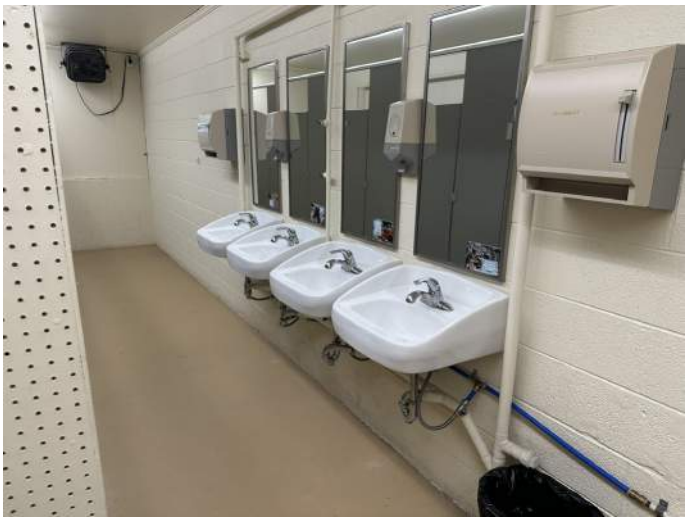


f. Image of wheel chair accessible ramp at the West Facing Elevation.

g. Image of the interior of Fort Fetterman

h. Image of the interior of Fort Fetterman

i. Image of the Women's Restroom



j. Image of the Women's Restroom

k. Image of the Men's Restroom

FORT CASPAR

Building Key No.	7
Original Construction	1957
Area (SF)	9,302
No. of Stories	1

DESCRIPTION

Building Function: Multi-Purpose Space

Fort Caspar is a single story 5,488 sq.ft. multi-purpose venue. It is a flexible open space ideal for hosting a variety of events, including meetings, conventions, trade shows, and exhibitions. It comes equipped with essential support areas, such as a commercial kitchen, administrative offices, and separate restrooms for men and women.

BUILDING ELEMENT

Exterior

1. Fort Caspar is constructed of an exposed structural steel moment frame and concrete masonry units (CMU). The main exhibit space appears to be 13'-4" in height and features 2'-0" high ribbon windows set in aluminum frames on the North and South Facades providing ample natural light within the space. The ancillary spaces on the East and West ends of the main exhibit space are 11'-4" in height and contain the restrooms and the commercial kitchen.
2. The building features a pitched roof that appears to follow the slope of the steel structure with what appears to be formboard with either gypsum or concrete poured deck and either asphalt rolled or a built up roof.

Interior

1. The interior of the main exhibit space is comprised of the exposed structural steel moment frame and painted concrete masonry unit (CMU) walls.
2. The ceilings are open to the structure above with the exception of some office spaces which have a lay-in acoustical ceiling system.

ADA ACCESSIBILITY

1. The Fort Caspar is not accessible to individuals or persons with physical or mental disabilities due to the following deficiencies:
   - Access to the main exhibit space of Fort Casper sits at grade and appears to be accessible; however, the commercial kitchen, office, and other ancillary spaces are not, as these spaces sit higher than the main exhibition level and are accessible only by stair.
   - The maneuvering clearances at the interior doors does not comply with current building codes and accessibility standards. - Verify
   - Overall maneuvering clearances in both the Men and Women's restrooms, as well as those required for Wheel Chair Accessible Toilet Compartments do not meet ADA Accessibility Standards.
   - The water supply and drain piping under the lavatories in the Men and Women's Restrooms is uninsulated, and unprotected. The 2010 ADA Standards for Accessible Design, require the following per Section 606.5 for Exposed Pipes and Surfaces - "Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks."
   - The Men and Women's Restroom lacks a Wheel Chair Accessible Toilet Compartment.
   - Both the Men and Women's Restrooms lack both Side and Rear Wall Grab Bars as required per Section 604.5 Grab Bars - listed in the 2010 ADA Standards for Accessible Design.

- The doors within Fort Caspar are not ADA Accessible as they require (2) hands to operate, require tight grasping, pinching, or twisting. The 2010 ADA Standards for Accessible Design, specify in Section 309 Operable Parts that - "Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum."
- The hallways / corridors within the office suite appear to narrow to be wheelchair accessible.

SYSTEMS

HVAC

I. Fort Caspar features a central mechanical system that consists of ground-mounted packaged air units (RTUs) positioned on the north side of the building. These units are designed to provide both heating and cooling for the facility. The packaged air units appear to be well maintained and are in good to average condition.

Plumbing

I. The origin of potable water entry into Fort Caspar is unclear. Furthermore, the condition of the supply and waste piping is unknown. Should the supply and waste piping be original to the building, it is advisable, in light of the building's age, to conduct thorough testing and inspection of the piping systems. Additionally, any damaged supply or waste systems should be replaced as necessary. It is strongly recommended that both the supply and waste piping be inspected and evaluated prior to undertaking any remodeling work.

Fire Suppression

I. Fort Caspar has a fire alarm system but does not have a fire suppression system. The kitchen has a full commercial hood with an ANSUL fire protection system. According to Section 903 Automatic Sprinkler System in the 2024 IBC, as a multi-purpose, Group A Assembly Occupancy, the building would be required to have both a fire alarm and fire suppression system.

Lighting

I. Lighting within the Fort Caspar is provided by a series of overhead T8, or T12 florescent light fixtures that are suspended from the roof structure above.
2. Exterior lighting is provided by a surface mounted incandescent light fixtures original to the building and (1) HID or fluorescent wall pack.
3. It is recommended that all existing light fixtures be replaced with modern, energy efficient LED fixtures.
4. It is important to note that some local utilities within Wyoming offer monetary incentives for upgrading to modern energy-efficient fixtures. The lighting within Fort Fetterman has been upgraded to LED fixtures suspended from the metal building purlins.

Electrical Distribution

I. The electrical service is provided to the building via a ground mounted transformer on the North side of the building. From the transformer it appears the electrical service enters the building via a disconnect switch mounted to the exterior surface of the building, terminating into the electrical panel. From the panel, power appears to be distributed throughout the building from overhead possibly from conduits placed on or below the roof deck, then into the cores of the CMU block to various switches and receptacles. Surface mounted conduit is visible within the building, this appears to be part of contemporary installations not associated with the original building such as the Fire Alarm System.

Sound (PA)

I. Fort Caspar does not have a PA system.

OTHER

I. None

Fort Caspar - Building Assessment

RECOMMENDATIONS

1. It is recommended that Fort Caspar be upgraded to address critical life-safety, accessibility, and functional deficiencies to support its continued use as a multi-purpose facility. Priority improvements should include installation of a fire suppression system to meet current code requirements for an assembly occupancy, evaluation and repair or replacement of aging plumbing systems, and correction of significant ADA deficiencies throughout the building.
2. ADA upgrades should focus on providing accessible routes to all program spaces, replacing non-compliant door hardware, improving corridor widths, and renovating restrooms to meet current accessibility standards.
3. Additional recommended improvements include upgrading interior and exterior lighting to energy-efficient LED fixtures. Collectively, these improvements will improve safety, accessibility, and usability while extending the service life of the facility.

Fort Caspar - Supporting Photos

a. Image of the South Facing Elevation

b. Image of the West Facing Elevation.

c. Image of the North Facing Elevation.

Fort Caspar - Supporting Photos

d. Image of the Main Exhibit Space.

e. Image of Main Exhibit Space Cont.

f. Image of the interior of exhibit space on East side with the kitchen in the upper level of the background.

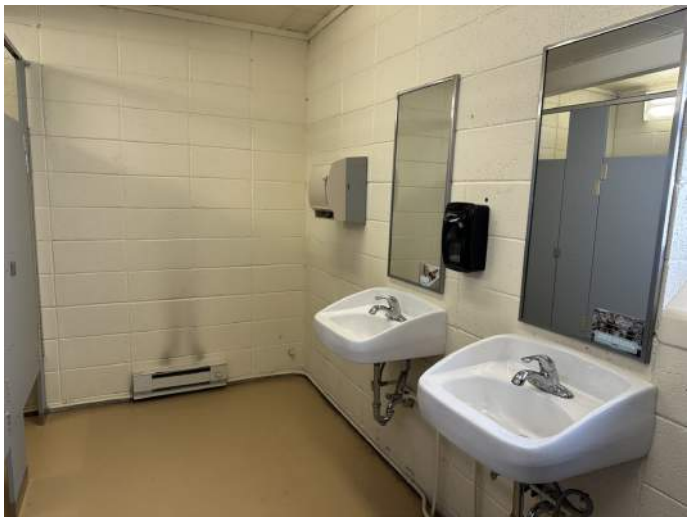
g. Image of the kitchen looking at the commercial hood, range, and oven.

h. Image of the Kitchen looking at the (3) compartment sink, dishwasher and prep table.

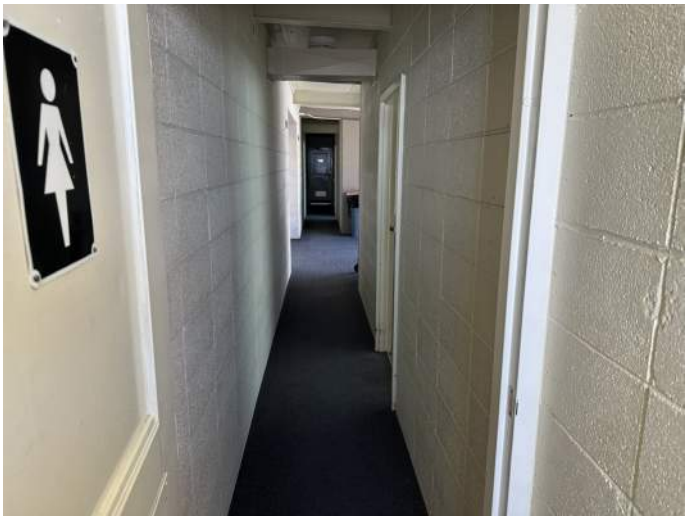
i. Image of the Men's Restroom

Fort Caspar - Supporting Photos

j. Image of the Women's Restroom.



k. Image of the interior of Fort Fetterman.



l. Image of the corridor in the Office.

FORT BRIDGER

Building Key No. 11

Original Construction 1960

Area (SF) 13,066

No. of Stories 1

DESCRIPTION

Building Function: Dormitory

Fort Bridger is a single story, barracks-style dormitory housing both boys and girls on opposite sides of the building with separate rooms for dormitory chaperone's in between. The floor plan is designed for efficiency and high occupancy, with bunk beds on the perimeter walls and an open communal living space in the center. Fort Bridge has a minimalist, spartan type feel with shared, communal restroom and shower facilities on each side.

BUILDING ELEMENT

Exterior

1. Fort Bridger is a Pre-Manufactured, Pre-Engineered metal building (PEMB). The exterior walls are comprised of metal wall panel over side wall girts. The roof is constructed of metal roof panel over roof purlins.

Interior

1. The structure of the pre-manufactured, pre-engineered metal building is exposed through out the interior of the building. The interior/exterior walls and roof are insulated with a laminated fiberglass insulation system installed between the metal wall panel and the sidewall girts and the metal roof panel and the outside face of the purlins. The walls in the barracks and restrooms have been finished with a liner panel for durability.
2. The chaperone's quarters appear to have been framed with 2x wood or steel stud framing and finished with wood paneling.

ADA ACCESSIBILITY

1. Fort Bridger has the potential to be accessible to persons with disabilities or handicaps, however the facility will require a remodel in order to meet those standards. It appears that attempts at accessibility have been made such as providing a transfer type shower compartment, however it appears that the the proper dimensions as identified in the 2010 ADA Standards for Accessible Design for a transfer type shower compartment are incorrect.
2. In addition, the Men and Women's Restrooms appears to lack wheel chair accessible toilet compartments and the clearance between the toilet partitions and the lavatories appears to narrow. In addition, the bottom of the reflective surface of the mirrors appears to be higher than 40" above finish floor, and the North Entrance has door hardware that requires (2) hands to operate, require tight grasping, pinching, or twisting. The 2010 ADA Standards for Accessible Design, specify in Section 309 Operable Parts that - "Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum."
3. Finally a change in level greater than 1/2" was observed within the space.
4. Based off of these and other observations, Fort Bridger is not accessible to persons with physical or mental disabilities.

SYSTEMS

HVAC

5. It appears that Fort Bridger is heated by multiple overhead natural gas commercial unit heaters that are supported / suspended from the PEMB roof purlins. The dormitory does not have a conventional / central air conditioner system, but rather, is cooled by a series of (4) roof top swamp coolers.

Fort Bridger - Building Assessment

Plumbing

1. The origin of potable water entry into Fort Bridger is unclear. Furthermore, the condition of the supply and waste piping is unknown. Should the supply and waste piping be original to the building, it is advisable, in light of the building's age, to conduct thorough testing and inspection of the piping systems. Additionally, any damaged supply or waste systems should be replaced as necessary. It is strongly recommended that both the supply and waste piping be inspected and evaluated prior to undertaking any remodeling work.
2. The water supply and drain piping under the lavatories in the Men and Women's Restrooms is uninsulated, and unprotected. The 2010 ADA Standards for Accessible Design, require the following per Section 606.5 for Exposed Pipes and Surfaces - "Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks."

Fire Suppression

1. An automatic sprinkler system is required per Section 903 for a Group R occupancy. In addition a fire alarm system and smoke alarms shall be installed as required in Sections 907.2.8.1 through 907.2.8.3

Lighting

1. Lighting within the Fort Bridge is provided by a series of incandescent and T8 or T12 light fixtures surface mounted / suspended from the underside of the roof purlins.
2. A single incandescent fixture, suspended from the soffit above each entrance appears to the the only form of exterior lighting for the building. Exterior lighting in the form of surface mounted HID or fluorescent wall packs, or pole mounted site lighting was not observed.
3. Should a remodel of this facility be undertaken in an effort to improve the dormitory, then it is recommended that all existing light fixtures be replaced with modern, energy efficient LED fixtures and that building and site lighting be employed for greater safety and security of the patrons and exhibitors.
4. It is important to note that some local utilities within Wyoming offer monetary incentives for upgrading to modern energy-efficient fixtures.

Electrical Distribution

1. It is unclear if power is supplied to the building via an overhead service drop, that appears to come from the Storage Building and terminating at what appears to be a disconnect switch, or from a ground mounted transformer located on the Northwest corner of the building. Power, regardless of source terminates in a wall-mounted electrical panel. From this panel, electrical power is distributed throughout the building via surface-mounted conduit to various receptacles and switches.
2. Upgrades to the electrical panel and distribution system may be required.

Sound (PA)

1. 1. A sound or PA system is not provided, or required for this space.

OTHER

1. The 2x wood framework and vanity counters tops appear to be rotting in may places. Per Section 1210.2.2 - Walls and Partitions of the 2024 IBC, should be a smooth, hard, nonabsorbent surface. The lavatories and their structure, in its current state does not meet the requirements of this section and is susceptible to mold, mildew, bacteria and viruses.
2. The roof is leaking in several places and requires either repair, or replacement. Leaks of this nature if left unchecked will cause the insulation in the roof to compress, (due to water infiltration) which will result in a reduction of its R-Value and shorten the life of the insulation system.

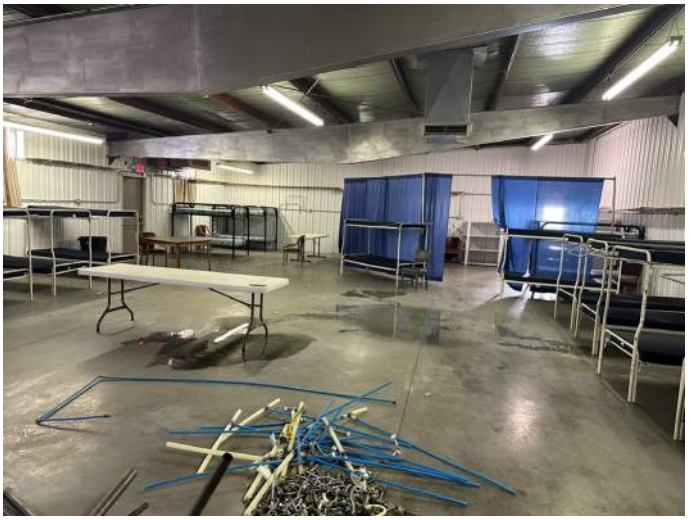
RECOMMENDATIONS

Based on the building assessment, it is recommended that Fort Bridger be demolished and replaced with a new facility designed to meet current code, life-safety, and accessibility standards. The building exhibits significant deficiencies related to ADA accessibility, fire protection, plumbing, roofing, and interior finishes, many of which would require extensive and costly upgrades to achieve compliance with the International Building Code (IBC), 2010 ADA Standards for Accessible Design, and applicable life-safety requirements for a Group R occupancy. Additionally, the age and condition of the pre-engineered metal structure, ongoing roof leaks, deteriorated restroom components, and outdated mechanical, electrical, and lighting systems indicate that renovation would not be cost-effective when compared to new construction. Demolition and replacement would allow for a purpose-built dormitory that provides safe, accessible, durable, and energy-efficient accommodations aligned with current operational needs and long-term master planning goals for the Wyoming State Fairgrounds.

Fort Bridger - Supporting Photos

a. Image of the South Facing Elevation.

b. Image of the interior of the barracks style dorm.



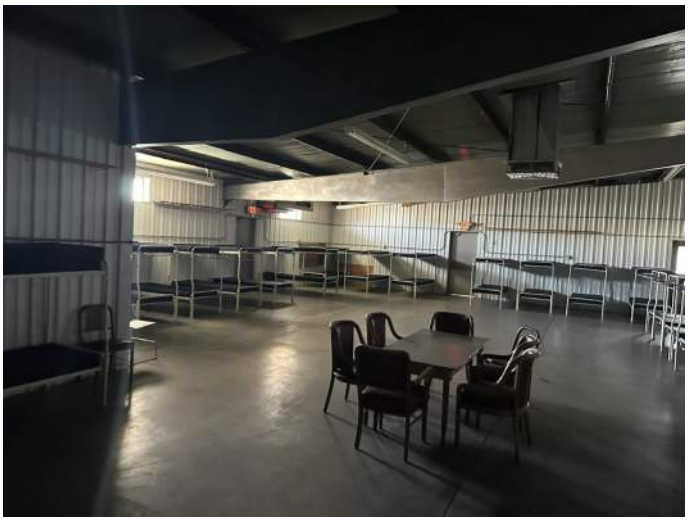
c. Image of the interior of the barracks style dorm.

d. Image of the Lavatories.

e. Image of lavatories and showers.

f. Image of shower stalls.

Fort Bridger - Supporting Photos



g. Image of the interior of the barracks style dorm.

h. Image of the interior of the chaperone's room.

i. Interior image of one of the restroom and shower rooms with the interior of one of the dorm rooms in the background.

MCKIBBEN CAFETERIA

Building Key No. 9

Original Construction 1984

Area (SF) 13,293

No. of Stories 1

DESCRIPTION

Building Function: Commercial Kitchen & Multi-Purpose Building

The McKibben Cafeteria is a multi-purpose venue with a full commercial kitchen, capable of hosting various types of events. The open venue, adjacent to the cafeteria, has (2) foldable, stackable partitions capable of dividing the open venue into (3) separate spaces with the ability to host meetings, conventions, and conferences.

BUILDING ELEMENT

Exterior

1. The McKibben cafeteria appears to be constructed of a brick cavity wall and metal wall panel over 2x steel stud framing. The exterior doors and windows appear to be constructed of aluminum storefront with insulated glazing. The building features a low slope roof, over bar joists, with what appears to be a TPO type membrane, and the roof over the multi-purpose space appears to be a composition asphalt shingle roof, over 2x wood or steel trusses.

Interior

1. The interior walls of the McKibben Cafeteria appear to be constructed of painted gypsum wall board over 2x steel stud framing, and the walls in the dishwasher room are finished with fiberglass reinforced panel (FRP) over gypsum wall board, over 2x steel stud framing. The ceilings within the building are painted gypsum wall board over 2x steel stud framing, with areas in the multi-purpose room that have been in-filled with 12"x12" acoustical ceiling tiles. The tiles appear to be glued in place over a gypsum board or plywood substrate.
2. The floor finish within the multi-purpose space appears to be vinyl composition Tile (VCT), the kitchen, dishwasher room, and pantry is finished with quarry tile and the restrooms are finished with either porcelain, or ceramic mosaic tile all over a concrete slab on grade.

ADA ACCESSIBILITY

1. Access in and around McKibben Cafeteria appears to be wheelchair accessible. However, the Men and Women's restrooms do not appear to be accessible to persons with physical or mental disabilities. The main reason is that both restrooms lack a wheel chair accessible toilet compartment with the appropriate grab bars. The bottom of the reflective surface for all mirrors shall be no higher than 40" above finish floor, not just one, and the water supply and drain piping under the lavatories in both Restrooms is uninsulated, and unprotected. The 2010 ADA Standards for Accessible Design, require the following per Section 606.5 for Exposed Pipes and Surfaces -
2. "Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks."
3. A paper towel dispenser in the staff bathroom, adjacent to the kitchen, appeared to be higher than the prescribed dimension in the 2010 ADA Standards for Accessible Design, and the same restroom appeared to be missing the required grab bars.
4. Finally, it appears that there may be some dimensional issues related to the approach at doors and proper turning radius within the space.

McKibben Cafeteria - Building Assessment

SYSTEMS

HVAC

1. The McKibben Cafeteria features a central mechanical system that consists of (4), roof top mounted, packaged air units (RTU's) positioned on the low slope roof on the North side of the building. These units are designed to provide both heating and cooling for the facility. The roof top units should be inspected in order to determine their age, condition and maintenance requirements / needs.

Plumbing

1. The origin of potable water entry into McKibben Cafeteria is unclear. Furthermore, the condition of the supply and waste piping is unknown. Should the supply and waste piping be original to the building, it is advisable, in light of the building's age, to conduct thorough testing and inspection of the piping systems. Additionally, any damaged supply or waste systems should be replaced as necessary. It is strongly recommended that both the supply and waste piping be inspected and evaluated prior to undertaking any remodeling work.
2. As previously mentioned, the water supply and drain piping under the lavatories in the Men and Women's Restrooms is uninsulated, and unprotected. The 2010 ADA Standards for Accessible Design, require the following per Section 606.5 for Exposed Pipes and Surfaces - "Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks."

Lighting

1. Lighting within the McKibben Cafeteria is provided by a can lights and suspended incandescent fixtures located in the multi-purpose room, and indirect and surface mounted florescent T8 or T12 light fixtures. The fixtures appear to be original to the building.
2. Should a remodel of this facility be undertaken, then it is recommended that all existing interior light fixtures be replaced with modern, energy efficient LED fixtures.
3. It is important to note that some local utilities within Wyoming offer monetary incentives for upgrading to modern energy-efficient fixtures.

Electrical Distribution

1. The electrical service is provided to the building via a ground mounted transformer on the East side of the building. No exterior disconnect switches were observed in the vicinity of the transformer, or on any other exterior elevation.

Sound (PA)

1. A sound or PA system is not provided, or required for this space.

OTHER

1. There appears to be a partial fire alarm system for the building located in the Kitchen.
2. The low slope roof appears to have a leak. The gypsum wall board in the Kitchen Office appeared to have significant water damage. The gypsum wall board in this location was partially removed. It is unclear if the leak on the roof had been properly traced and whether or not the TPO membrane repaired.
3. It is unclear when the TPO membrane was last inspected. It is recommended that the roof be inspected and a plan developed to repair or replace the TPO membrane,
4. In the Kitchen, Custodian Closet, and the Men and Women's Restrooms painted gypsum wall board was observed in several locations that appears to be an inappropriate location and use for this material. Chapter 12 - Interior Environment of the 2024 International Building Code (IBC), the International Plumbing Code (IPC) and the Wyoming Department of Health have standards detailing materials more suited for these use areas.
5. The Vinyl Composition Tile (VCT) appears to have exceeded its lifespan, appears to be coming up in places, and appears the finish on the VCT tile is worn out in places. It is recommended that the VCT tile be removed and replaced in this space.
6. It appears the walls within the facility should be re-painted. Several walls are showing wear, to the finish coat.
7. Storing tables and chairs in a more appropriate location other than within the facility may be a more appropriate use of the space.

McKibben Cafeteria - Supporting Photos

a. Image of the West Facing Elevation (Main Entrance) to the McKibben Cafeteria.

b. Image of the multi-purpose space within McKibben Cafeteria. Note the condition of the VCT tile floor.

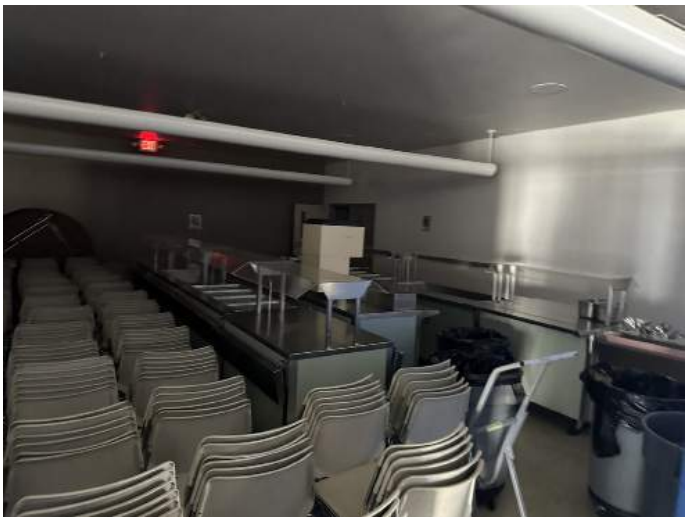
c. Image of the dish return in the multi-purpose space.

d. Image of the Multi-Purpose Space within McKibben Cafeteria. Note the paint finish on the gypsum wall board. It appears this wall should be re-painted in its entirety.

e. Image of damage to the gypsum board ceiling in the Storage Room due to a roof leak.

f. Image of damage to the interior walls of the Storage Room.

McKibben Cafeteria - Supporting Photos



g. Image of chairs being stored in the buffet line.

h. Image of the interior of the Kitchen.

i. Image of the interior of the Kitchen.

j. Image of the interior of the Kitchen.

k. Image of the interior of the Kitchen.

l. Image of the interior of the Kitchen.

McKibben Cafeteria - Supporting Photos

m. Image of the interior of the Kitchen.

n. Image of the interior of the Pantry.

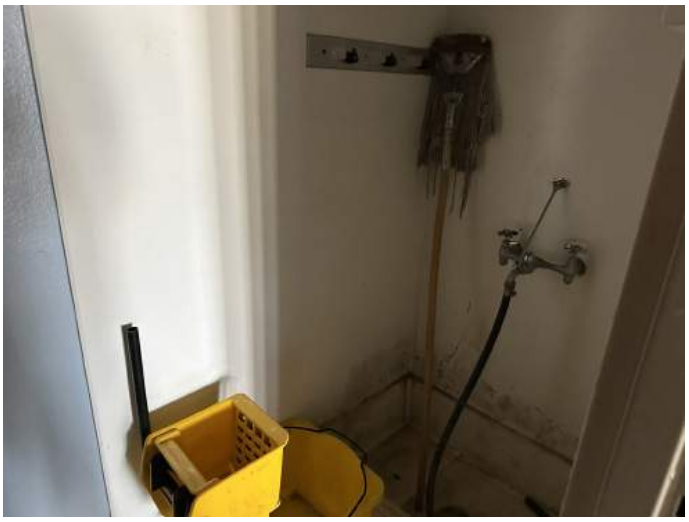
o. Image of the damage to the gypsum board ceiling in the Kitchen Office.

p. Image of the Staff Bathroom adjacent to the Kitchen.

q. Image of the interior of the Women's Restroom.

r. Image of a typical toilet compartment within the Women's Restroom.

McKibben Cafeteria - Supporting Photos



s. Image of the Custodian Closet. Note the mold above the lip of the mop sink. This space should be finished

t.

u. Image of the lavatories in the Men's Restroom.

FORT LARAMIE

Building Key No.	I2
Function	Dormitory
Original Construction	I953
Area (SF)	I8,776
No. of Stories	2

DESCRIPTION

Building Function: Dormitory

Fort Laramie is a two story building. The ground floor serves as event storage space and the upper level is a barracks-style dormitory capable of housing both boys and girls on opposite sides of the hall . The floor plan is designed for efficiency and high occupancy, with bunk beds on the perimeter walls and an open communal living space in the center. The dorms have a minimalist, spartan type feel with shared, communal restroom and shower facilities.

BUILDING ELEMENT

Exterior

I. Fort Laramie is constructed of painted concrete masonry units (CMU) with a concrete Floor / Ceiling over metal deck and bar-joists, between the ground floor and the upper level. The building has rectangular punched window openings on the East and West facing facades. The ground floor windows are comprised of glass block, and the upper level windows are a double-hung aluminum frame with single pane glazing.
2. Fort Laramie has a low slope roof comprised of a TPO membrane, over a roof coverboard, and rigid insulation. The roof was replaced and hazardous materials were abated in 2025.

Interior

I. The interior walls of Fort Laramie are constructed of painted concrete masonry units (CMU) with a painted concrete floor and painted lath and plaster ceilings.
2. The upper level houses barracks style, communal dormitories with communal toilet and bathing facilities with fixtures that are original to the building on the East and West facing ends with a common Hall / Corridor down the middle. Please note, the existing toilet and bathing facilities are non-functional and are non - accessible. Portable trailers housing both restrooms and showers were deployed to Fort Laramie for the Wyoming State Fair.

ADA ACCESSIBILITY

I. Fort Laramie is not accessible to persons with disabilities or handi-caps.
2. The ground floor level does not have a wheelchair accessible restroom .
3. The building lacks an elevator providing access to the dorm level from the ground floor entry.
4. The existing toilet and bathing facilities on the dorm level, are non-functional, and are non-accessible in their entirety.

SYSTEMS

HVAC

I. Fort Laramie features a central mechanical system that provides both heating and cooling. The forced air natural gas furnace appears to be original to the building and provides heat to both floors. Two A/C condensing units appear to provide cooling for the upper level dorms.
2. Further work is required to determine the overall condition of the system and its components.

Fort Laramie - Building Assessment

Plumbing

1. The origin of potable water entry into Fort Laramie is unclear. Furthermore, the condition of the supply and waste piping is unknown. As both the supply and waste piping be original to the building, it is advisable, in light of the building's age, to conduct thorough testing and inspection of the piping systems.
2. As previously mentioned, the existing toilet and bathing facilities are non-functional, are non-accessible, and require complete replacement and configuration should the building remain a dorm. A complete re-configuration of the restrooms will require replacement of this piping. A thorough cost analysis should be undertaken to determine the cost to benefit ratio of further work on this facility.

Lighting

1. Lighting on the ground level is provided by a series of 1'x4' grid supported, overhead T8, or T12 florescent light fixtures.
2. Lighting on the upper level, is provided by surface mounted ceramic lamp holders with incandescent bulbs.
3. Exterior lighting in the form of surface mounted HID or fluorescent wall packs was observed on the North and South Facing Elevations
4. Given the age of the building the type of fixtures, and the electrical panel, it appears that a complete electrical upgrade is required. A thorough cost analysis should be undertaken to determine the cost to benefit ratio of further work on this facility.

Electrical Distribution

1. The electrical service is provided to the building via a ground mounted transformer on the East side of the building.

Sound (PA)

1. A sound or PA system is not provided, or required for this space.

OTHER

2. Fort Laramie has an active Fire Alarm System within the building but does not have a Fire Suppression System.
3. Given the age of the building and the materials used, a hazardous materials inspection and report should be underaken to identify whether lead, or asbestos is present within the materials of the building. The lath and plaster, pipe insulation, paint, as well as the insulation material of the concrete masonry units (asbestos containing vermiculite and perlite) should be a few key areas that should be inspected.
4. The concrete balconies which serves as a landing for a fire escape over each entrance portico are crumbling and failing and require complete replacement.
5. Due to the Mixed Use and Occupancy, Fort Laramie is required to have an Automatic Fire Sprinkler System. Further work to the building will most likely require that the system be installed.
6. Non-functioning fire escapes present a Health, Safety, and Welfare and a Fire and Life Safety concern for the patrons and for the State of Wyoming for Fort Laramie. Until the fire escapes have been repaired, and are safe for use by the public, the upper level of Fort Laramie should not be used.
7. A structural analysis of the landings / balconies should be undertaken. From what was observed, it appears that the structural system for the landing will require complete replacement.
8. A thorough cost analysis should be undertaken to determine the cost to benefit ratio of further work on this facility.

RECOMMENDATIONS

Based on the Building Assessment Report findings, it is recommended that Fort Laramie be demolished in its entirety. The building exhibits significant deficiencies across multiple systems, including non-functional and non-compliant plumbing and restroom facilities, lack of ADA accessibility, aging and potentially obsolete HVAC and electrical systems, deteriorated structural components (notably the failing concrete balconies and fire escape landings), and unresolved life-safety concerns related to fire egress and required automatic fire sprinkler protection.

Given the building's age, original construction systems, extensive code compliance gaps (ADA, fire/life safety, and mixed-use occupancy requirements), and the magnitude of required structural and systems upgrades, renovation would not be cost-effective when compared to new construction. Demolition and replacement would allow for a purpose-built dormitory that provides safe, accessible, durable, and energy-efficient accommodations, aligned with current operational needs and the long-term master planning goals of the Wyoming State Fairgrounds.

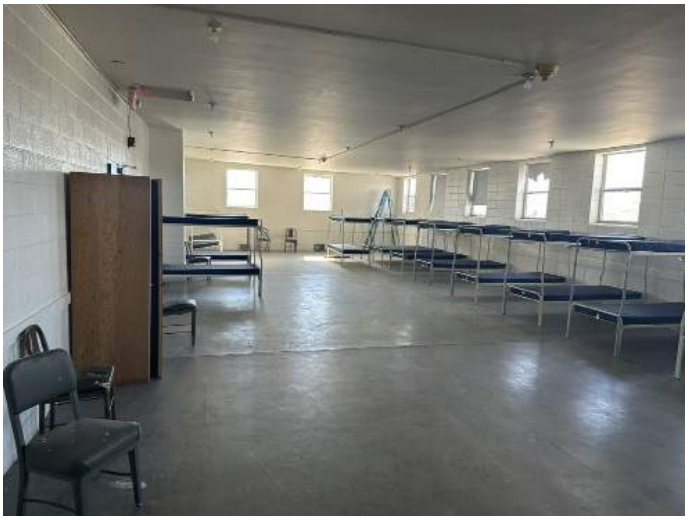
Fort Laramie - Supporting Photos

a. Image of the North Facing Elevation.

b. Image of the South Facing Exterior Elevation.

c. Image of the crumbling concrete landing at the fire escape.

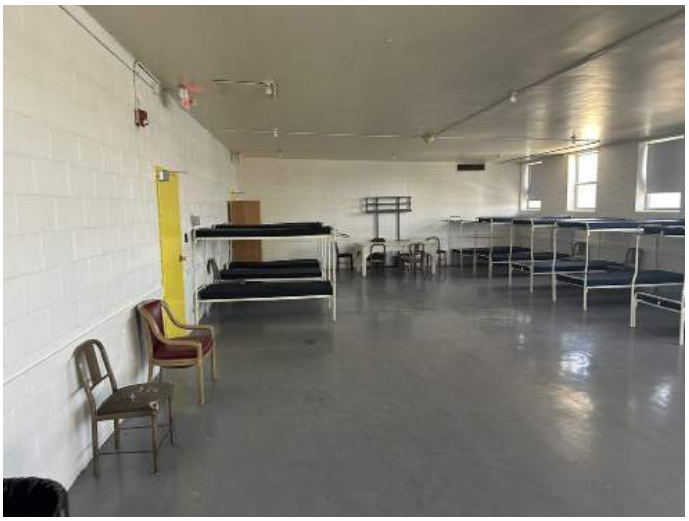
d. Image of the crumbling concrete at the fire escape and the fire escape ladder and access hatch.



e. Image of a barracks style dorm room.

f. Image of a barracks style dorm room.

Fort Laramie - Supporting Photos



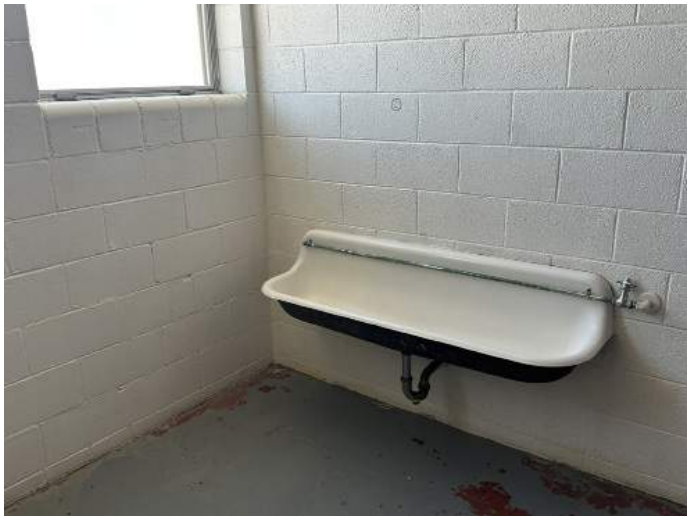
g. Image of barracks style dorm room.

h. Image of the upper level Hall / Corridor between the open dorm and the restroom and shower facilities.

i. Image of the mop sink and one of the lavatories that appear to be original fixtures to the building. Note - The fixtures are non-functioning.

j. Image of the toilet compartments. Note - The waterclosets are non-functioning.

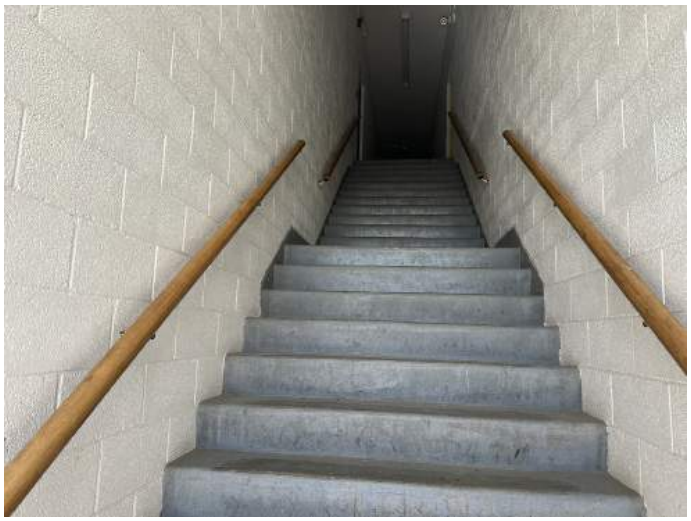
k. Image of the mop sink and one of the lavatories that appear to be original fixtures to the building. Note - The fixtures are non-functioning.



l. Image of the trough urinal in the Men's Restroom.

Fort Laramie - Supporting Photos

m. Image of the gang shower in the Men's Restroom.



n. Image of the Stair leading from the exterior of the building at grade to the Upper Level.

o. Image of the Ground Floor Level of the building.

p. Image of the Ground Floor Level of the building looking in the opposite direction as in Image i.

q. Image of the interior of the Mechanical Room on the Ground Floor.

r. Image of a typical restroom on the Ground Floor.

Fort Laramie - Supporting Photos

s. Image of the electrical panel in the Mechanical Equipment Room.

FORT BONNEVILLE

Building Key No.	14
Original Construction	1984
Area (SF)	25,545
No. of Stories	2

DESCRIPTION

Building Function: Dormitory

Fort Bonneville is a modern, two story dormitory with restroom and shower facilities, rooms for chaperone's, and a reception desk in the entry lobby.

BUILDING ELEMENT

Exterior

1. The Fort Bonneville Dorms appears to be constructed of a brick cavity wall and metal wall panel over 2x steel stud framing. The exterior doors appear to be constructed of aluminum storefront with insulated glazing while the windows for the dorms appear to be operable slider, residential type, vinyl windows. The building features a residential style gable roof with dormers and composition asphalt, architectural style shingles.

Interior

2. The interior walls of Fort Bonneville appear to be constructed of painted gypsum wall board over 2x steel stud framing. The ceilings within the building are a combination of painted gypsum wall board over 2x steel stud framing, and 2'x4' suspended acoustical tile ceiling system.
3. The floor finish within the entry and reception area on the ground floor appears to be vinyl composition floor tile (VCT), the floor finish within the dorm rooms is a glue down carpet tile, and the floor finish within the restroom appears to be either a ceramic or porcelain mosaic tile. The Laundry Room appears to have a new luxury vinyl plank (LVP) floor. All floor finishes appear to be in good to excellent condition and appear to be well maintained.

ADA ACCESSIBILITY

4. Fort Bonneville has an elevator providing access between the ground floor Main Level and the Upper Level. Additionally, Access in and around Fort Bonneville, regardless of level, appears to be wheel chair accessible and accessible to persons with physical or mental disabilities.

Fort Bonneville - Building Assessment

SYSTEMS

HVAC

1. Fort Bonneville features a central mechanical system designed to provide both heating and cooling for the building. Furnaces are located in the center of each dorm wing and are accessible from the exterior of the building. The condensing units for the air conditioner are placed outside of the East and West facing facades / entries to the building.

Plumbing

1. The origin of potable water entry into Fort Bonneville is unclear. Given the age of the building, and its frequency of use, it would be reasonable to expect that the plumbing supply and sanitary waste piping would be in good to excellent condition. There is no reason to expect, nor have any issues relating to the supply and sanitary waste piping been brought to the attention of the design team.

Lighting

1. Lighting within Fort Bonneville is provided by a series of decorative wall sconces on the ground level, along with 1'x4' surface mounted, and grid supported florescent T8 or T12 light fixtures. The fixtures appear to be original to the building and are in good to excellent condition. Given the age of the building, and its frequency of use, replacement of the florescent light fixtures should be undertaken, however, there are other facilities on the campus that would benefit from a fixture replacement more than this building. When it is time for a fixture replacement, the existing florescent fixtures should be replaced with modern, LED type fixtures.
2. It is important to note that some local utilities within Wyoming offer monetary incentives for upgrading to modern energy-efficient fixtures.
3. The electrical service is provided to the building via a ground mounted transformers located on the South facing elevation of the building. No exterior disconnect switches were observed in the vicinity of the transformer, it is assumed these are located within the mechanical rooms.

Sound (PA)

1. A sound or PA system is not provided, or required for this space.

OTHER

1. Fort Bonneville has a Fire Alarm System, but does not have an automatic fire suppression system as required by modern building codes for a Group R occupancy.
2. The pitched roof appears to have a leak. A stained ceiling tile was observed in one of the spaces within the building. What appears to be a 2'x4' gypsum, or vinyl ceiling tile in one of the toilet and bathing rooms appears to be de-laminating. It is unclear if this is from a leak in the roof, steam and humidity in the toilet and bathing room, or vandalism.
3. It is unclear when the composition asphalt shingle roof was last inspected or replaced. It is recommended that the roof be inspected, and a plan developed to repair, or replace the roof system as the warranty period has most likely been reached; and the roof system has outlived its expected design life.
4. In the Laundry Room, painted gypsum wall board was observed directly above and adjacent to the Mop Sink. Chapter 12 - Interior Environment of the 2024 International Building Code (IBC), the International Plumbing Code (IPC) and the Wyoming Department of Health have standards detailing materials more suited for these use areas. To suffice, fiberglass reinforced panel (FRP) should be placed above and around the mop sink. FRP is available in several colors, can be direct applied to the wall, and is realtively simple and affordable project. This should be done as soon as possible.
5. It appears that some walls within Fort Bonneville should be re-painted as they are showing wear, to the finish coat. It is recommended that the walls be inspected, and re-painted as required.

RECOMMENDATIONS

Fort Bonneville is one of the newer buildings on the Wyoming State Fair Campus. The building is in good to excellent shape overall. The recommended course of action should be as follows:

1. Inspect and repair the roof, as/if required.
2. Develop a plan to remove and replace the existing composition asphalt roof shingles. (Typical Maintenance Plan)
3. Make cosmetic upgrades and improvements as identified in the report narrative.

Fort Bonneville - Supporting Photos

a. Image of the West Facing Elevation.

b. Image of one of the dorm wings depicting the materials, the dormers/gables, and the Fire Escape.

c. Image of one of the dormitory wings.

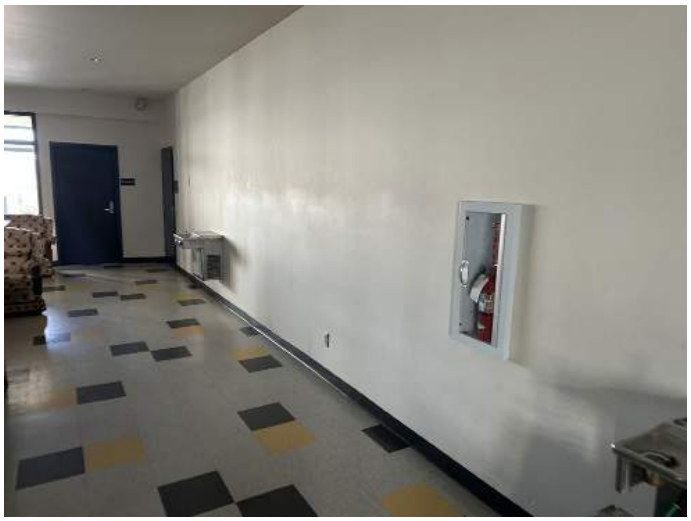
d. Image of the interior of the toilet and bathing room.

e. Image of the Resident Advisor / Resident Assistant (RA) room with en-suite.

f. Image of the RA en-suite.

Fort Bonneville - Supporting Photos

g. Image of the Laundry Room. Note the damage to the gypsum wall boar above the mop sink. Also note the improper wall finish at this location.



h. Image of one of the walls where the finish coat of the paint was either incorrectly applied, or the wall is due to be re-painted.

EXHIBIT B.

MARKET, FINANCIAL, & ECONOMIC IMPACT ANALYSIS

Market, Financial and Economic impact Analysis

Wyoming State Fairgrounds Master Plan

Presented to the Wyoming State Fair

TABLE OF CONTENTS

1. INTRODUCTION

INTRODUCTION

The Wyoming State Fairgrounds ("Fairgrounds") is in the City of Douglas ("Douglas" or "City"), which is in Converse County ("County"). The Fairgrounds is State-owned and managed by the Wyoming State Fair Board ("Board" or "Fair Board"), with administrative support from the Wyoming Department of Agriculture. The purpose of the Board is to ensure the successful promotion and production of the Wyoming State Fair ("Fair") as well as on-going, annual operations of the Fairgrounds including interim events throughout the year.

The Fairgrounds began operating at its current site in 1905. The site is best known for hosting the Fair, one of the State's most iconic annual traditions. Held for 5 days in August, the Fair attracts thousands of visitors annually with the PRCA rodeo and a diverse mix of agricultural exhibits, competitions, carnival rides, food, entertainment, and educational programs. The Fair has always been an event that represents the culture and heritage of Wyoming, celebrating and showcasing agriculture, education, youth and western lifestyle. The Fair is celebrating its 120th year in 2025.

Beyond the Fair, the 137-acre Fairgrounds serves as a year-round event venue. Its combination of indoor and outdoor spaces makes it a versatile setting for a wide range of activities such as equine events, consumer shows, trade expos, festivals, and other community events, reinforcing its role as both a community hub and a major economic driver.

In 2020, a master plan was conducted for the Fairgrounds to help guide future development. A priority of the 2020 Master Plan was to identify improvements that enhance the Fair, retain existing events, and attract new events with consideration to market conditions at that time. The planning exercise included a comprehensive physical facility analysis, market demand study, building program recommendations, and estimates of financial impacts and project costs.

Considering the time that has passed and evolving local market conditions, including impacts of a global pandemic, the Fairgrounds is now pursuing an updated Master Plan to help plan for a successful future.




In 2025, the Wyoming State Fair engaged Plan One/Architects, Crossroads Consulting Services LLC ("Crossroads" or "Crossroads Consulting") , K/O Fairground Planners, KL&A Engineers & Builders, and STUDIOPLAATS to develop a Master Plan that expands upon the previous planning effort and optimally positions the Fairgrounds to meet the needs of the Fair, community and visitors into the future. Crossroads was tasked with conducting a high-level market assessment and preparing estimates of financial and economic impacts associated with the proposed Master Plan. While acknowledging that a Master Plan was completed relatively recently, Crossroads approached this effort as an opportunity to build upon that foundation while doing so without preconceived notions, ensuring an objective and data-driven process.

- Research tasks completed as part of this analysis include, but were not limited to, the following:
- Conducted an on-site kickoff meeting with client representatives to develop an understanding of the background and key issues related to the project; confirm study scope and objectives; identify key stakeholders and potential users to contact as part of the study process; discuss project schedule and tour the Fairgrounds.
- Collected input from stakeholders regarding the relative strengths, challenges, and opportunities associated with the Fairgrounds.
- Analyzed local market attributes including various demographic and socioeconomic metrics, employment base, transportation access, hotel inventory, and climate statistics.
- Reviewed historical operational data for both Fair and non-Fair activities.
- Profiled the competitive supply of facilities in the area.
- Conducted market outreach with existing and potential user groups representing multiple market segments to obtain their input on event programming opportunities for the Fairgrounds.
- Identified and prioritized event programming opportunities.
- Provided market-supportable building program recommendations.
- Summarized market findings.
- Estimated impacts to operating revenues and expenses associated with implementation of the recommended improvements.
- Estimated the economic impacts associated with operations of an enhanced Fairgrounds.

2. LOCAL MARKET CONDITIONS

LOCAL MARKET CONDITIONS

This section of the report summarizes select market attributes including demographic and socioeconomic statistics, area employment, accessibility, hotel supply, and climate statistics.

When evaluating future event programming opportunities for improved or new facilities at the Fairgrounds, it is essential to understand the market in which it operates. Factors such as demographic and economic trends, the vibrancy of the immediate area, and the destination's overall appeal to event organizers and attendees all play a critical role in determining a facility's competitiveness within the broader event landscape.

Event organizers typically consider a variety of factors such as population, age distribution, income characteristics, accessibility to the population base, as well as the facility building program and supporting infrastructure when deciding where to host their events. The importance that event planners/producers place on each of these factors differs based on the scope and type of event.

It is common for local, civic-based events to attract attendees from a relatively close geographic area such as a 30-minute drive from the Fairgrounds. Larger events tend to draw residents as well as visitors from outside the immediate area, such as a 60-minute drive time. While most of the attendance at the Fairgrounds is likely to originate within a 60-minute drive time, certain special events such as the Fair, equine competitions and other entertainment events, can draw attendees from beyond the immediate market such as a two-hour drive time and beyond.

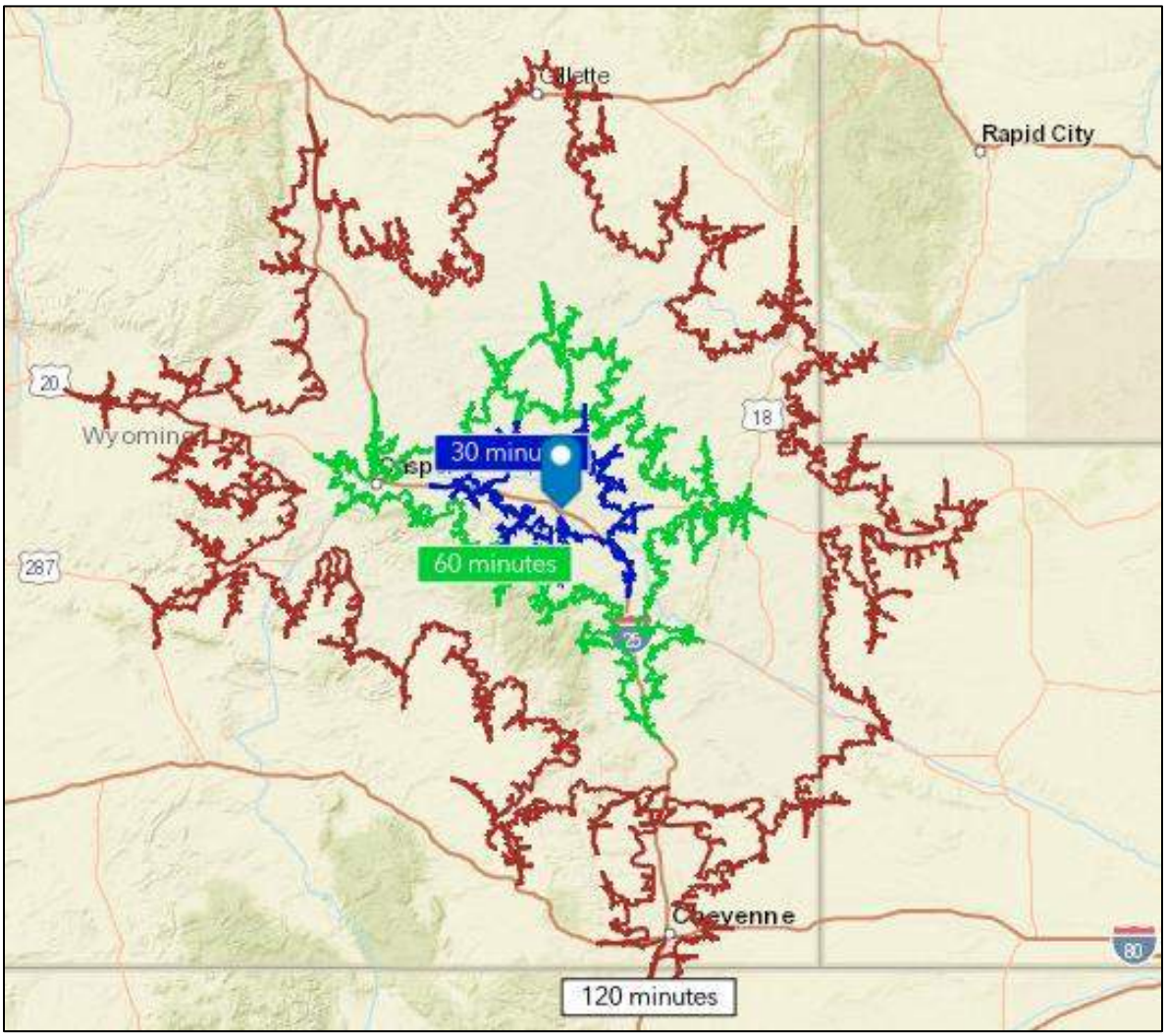
Market Area Drive Times

Demographic and socioeconomic data was analyzed for multiple geographic areas including the County; and a 30-, 60- and 120-minute drive time from the Fairgrounds. In addition, the State and the U.S. are profiled for comparative purposes.

As a point of reference, the map on the next page outlines the boundaries of the profiled drive times.

- The 30-minute drive time covers most of the populated areas of Converse County and extends south-east into Platte County.
- The 60-minute drive time extends west into Natrona County and includes the City of Casper.
- The 120-minute drive time encompasses most of the eastern part of the State, reaching north into Gillette, south into Cheyenne, west into central Wyoming and east just outside Wyoming's border into Nebraska and South Dakota.

30, 60, 120-Minute Drive Time Map



Source: Esri.

Key Demographic and Socioeconomic Data

This section summarizes key findings from the analysis of demographic and socioeconomic data.

Population

Population serves as a base from which events at the Fairgrounds can draw attendance. As previously mentioned, depending on the scope and nature of the event, these types of facilities can attract both residents and regional attendees.

According to Esri, a GIS software for mapping and spatial analytics, the 2024 population in the 30-minute drive time was 11,990, capturing nearly 90% of Converse County's total population. The 2024 population within the 60-minute drive time was 97,838, roughly eight times larger than the 30-minute radius. The 120-minute drive's population was 223,472.

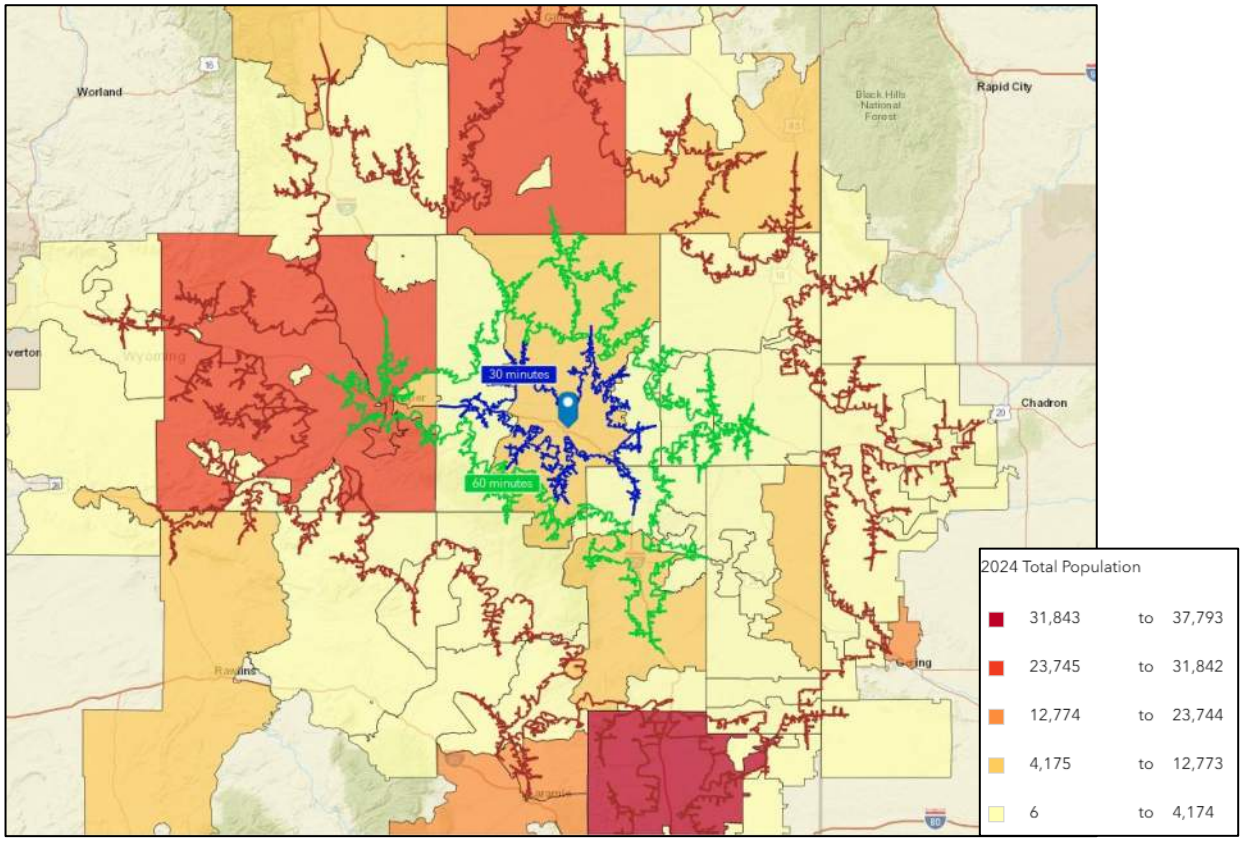
The population of the County and each profiled drive time is projected to experience little to no growth between 2024 and 2029.

Total Population						
Population Summary	Converse County	30-Minute Drive Time	60-Minute Drive Time	120-Minute Drive Time	State of Wyoming	U.S.
2010 Total Population	13,833	11,913	93,845	211,780	563,629	308,745,538
2020 Total Population	13,751	11,982	97,944	221,898	576,851	331,449,281
2024 Total Population	13,727	11,990	97,838	223,472	581,971	338,440,954
2029 Total Population	13,703	11,984	97,907	224,355	584,113	344,873,411
2010-2020 Annual Rate	-0.06%	0.06%	0.44%	0.48%	0.23%	0.74%
2020-2024 Annual Rate	-0.04%	0.02%	-0.03%	0.18%	0.22%	0.53%
2024-2029 Annual Growth Rate (Projected)	-0.03%	-0.01%	0.01%	0.08%	0.07%	0.38%

Source: Esri.

For informational purposes, the map below illustrates the 2024 population density within the profiled drive times. As shown, densely populated areas include the cities of Casper, Gillette, and Cheyenne.

Population Density Map



Source: Esri.

Income Distribution

Income offers a broad measurement of spending potential for a specific population because it indicates the general ability of individuals or households to purchase a variety of goods and services including admission to events and participation in activities.

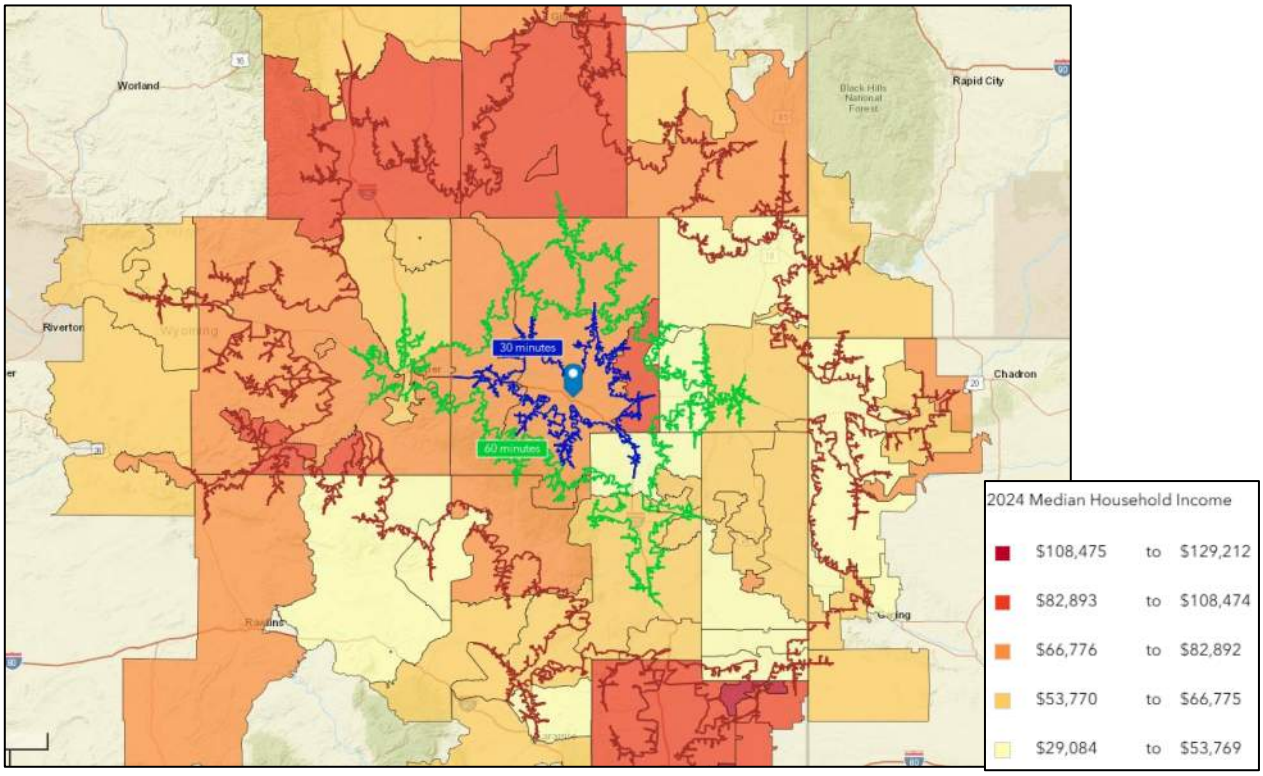
In 2024, the median household income in the County and 30-minute drive time was relatively consistent with that of the U.S. The median household income of the 60- and 120-minute drive times was slightly lower than the U.S.

Household Income Distribution						
2024 Household Income Distribution	Converse County	30-Minute Drive Time	60-Minute Drive Time	120-Minute Drive Time	State of Wyoming	U.S.
Less than $15,000	8.8%	9.3%	7.1%	7.8%	8.2%	8.6%
$15,000 to $24,999	3.8%	4.1%	5.9%	8.0%	7.2%	6.3%
$25,000 to $34,999	10.4%	10.3%	8.3%	7.8%	7.9%	6.7%
$35,000 to $49,999	10.3%	11.0%	11.1%	11.1%	11.0%	10.1%
$50,000 to $74,999	15.2%	15.3%	21.3%	19.2%	17.5%	15.7%
$75,000 to $99,999	14.8%	13.9%	14.3%	13.3%	13.6%	12.8%
$100,000 to $149,999	22.7%	23.2%	17.6%	18.6%	19.1%	17.6%
$150,000 to $199,999	9.1%	8.6%	6.5%	8.2%	8.3%	9.5%
$200,000+	4.8%	4.4%	8.0%	6.0%	7.1%	12.6%
2024 Median Household Income	$76,884	$75,117	$69,039	$68,207	$71,301	$79,068
2029 Median Household Income	$86,593	$84,871	$78,055	$78,510	$79,971	$91,442
2024-2029 Annual Growth Rate (Projected)	2.5%	2.6%	2.6%	3.0%	2.4%	3.1%
2024 Average Household Income	$91,369	$89,114	$95,240	$90,869	$94,866	$113,185
2029 Average Household Income	$103,063	$100,475	$110,340	$105,419	$108,600	$130,581
2024-2029 Annual Growth Rate (Projected)	2.6%	2.5%	3.2%	3.2%	2.9%	3.1%

Source: Esri.

For informational purposes, the map below illustrates the 2024 median household income levels within the profiled drive times.

Median Household Income Map



Source: Esri.

Age Distribution

Analysis by age group is helpful since certain events are targeted towards consumers who fall within specific age categories. In 2024, the median age within each profiled area was relatively consistent with that of the overall U.S. population. Individuals under the age of 18 are a target market for 4-H and FFA activities. Approximately 22%-25% of the population in the profiled areas fall into this age group, which is higher than that of the U.S.

Age Distribution						
2024 Population by Age	Converse County	30-Minute Drive Time	60-Minute Drive Time	120-Minute Drive Time	State of Wyoming	U.S.
Age 0-4	6.4%	6.4%	6.1%	5.9%	5.8%	5.5%
Age 5-9	6.9%	6.7%	6.5%	6.2%	6.2%	5.8%
Age 10 - 14	7.4%	7.3%	6.9%	6.5%	6.5%	6.0%
Age 15 - 24	11.4%	11.5%	12.6%	12.6%	13.4%	13.2%
Age 25 - 34	10.9%	11.3%	12.4%	12.9%	12.2%	13.5%
Age 35 - 44	12.9%	12.8%	13.8%	13.5%	13.3%	13.3%
Age 45 - 54	11.8%	11.9%	11.4%	11.2%	11.3%	12.1%
Age 55 - 64	13.0%	13.0%	11.8%	12.0%	11.8%	12.3%
Age 65 - 74	11.9%	11.8%	11.2%	11.3%	11.7%	10.4%
Age 75 - 84	5.6%	5.6%	5.3%	5.8%	5.8%	5.7%
Age 85+	1.8%	1.9%	1.9%	2.0%	1.8%	2.0%
Age 18+	75.5%	75.8%	76.6%	77.6%	77.5%	79.0%
Age < 18	24.5%	24.2%	23.4%	22.4%	22.5%	21.0%
2024 Median Age	40.4	40.3	39.0	39.3	39.3	39.3

Source: Esri.

Tapestry Segmentation

According to Esri, tapestry segmentation classifies neighborhoods into 67 segments on both demographics and socioeconomic attributes. They summarize lifestyle choices as well as what people buy and how people spend free time. The top tapestry segments in the 60-minute drive time (where most event attendance will originate) include Old and Newcomers, Middleburg, and In Style. The following provides a brief description of each of these three tapestry segments as defined by Esri.

Old and Newcomers (15.8% of 2024 Households): This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support charity causes and are environmentally conscious. Age is not always obvious from their choices.

Middleburg (12.3% of 2024 Households): Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, as the housing boom spread beyond large metropolitan cities. Residents are traditional, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

In Style (9.8% of 2024 Households): In Style denizens embrace an urbane lifestyle that includes support of the arts, travel, and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.

Employment Base

The employment base in the surrounding area provides a potential target market for events and financial support for the Fairgrounds, particularly at any enhanced and/or new facilities. For instance, area employers may utilize the Fairgrounds for events and/or are a target market for advertising and sponsorship opportunities. Further, a diverse workforce helps reduce a community's dependency on support from any one single industry sector which can be beneficial during economic downturns.

As shown in the adjacent table, Services is the dominant industry in the County, accounting for nearly 46% of total employment. This industry generally has significant financial resources to host activities such as meetings, food functions, receptions and other events. The County also has strong Agriculture/Mining and Transportation/ Utilities industries.

Converse County 2024 Employed Population 16+ by Industry		
Industry	**Total Jobs**	**% of Total**
Services	3,143	45.8%
Agriculture/Mining	1,084	15.8%
Transportation/Utilities	796	11.6%
Construction	487	7.1%
Public Administration	473	6.9%
Finance/Insurance/Real Estate	240	3.5%
Retail Trade	233	3.4%
Manufacturing	192	2.8%
Information	151	2.2%
Wholesale Trade	69	1.0%
Total	**6,869**	**100%**

Note: Sorted in descending order by total number of jobs.

Source: Esri.

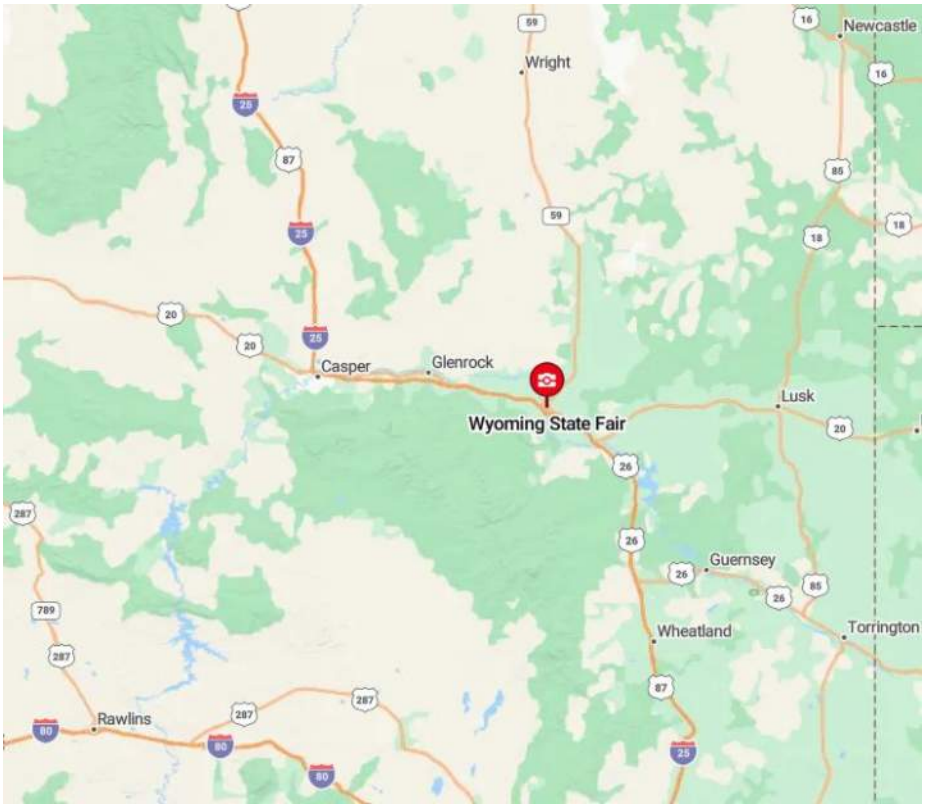
Historically, the County has experienced significant economic fluctuations driven by its dominant energy sector, primarily oil and gas. Ranked as the State's top oil producer and leading gas producer, the County has seen substantial booms, most notably from 2014 to 2018, which brought increased tax revenues, job growth, and infrastructure development. However, the economy remains vulnerable to bust cycles, such as the 2015–16 downturn that led to hundreds of job losses and reduced public revenues. While these energy booms have supported improvements in infrastructure, including roads and public services, they have also created challenges such as housing shortages, environmental concerns, and over-reliance on commodity prices. Large-scale oil and gas projects continue to face legal and regulatory uncertainties, complicating long-term planning.

In recent years, efforts to diversify the traditional energy sector with renewable projects near Glenrock and Douglas have produced both opportunities and challenges for the local economy. While these initiatives generate new tax revenues and support infrastructure improvements, they also create mixed impacts for key local institutions like the Fairgrounds. On the positive side, energy-sector growth drives increased hotel occupancy, restaurant traffic, and overall economic activity during the Fair, helping boost attendance and local spending. Infrastructure funded by energy revenues has improved access to the Fairgrounds and surrounding areas. However, during peak construction and production periods, the influx of out-of-town workers strains local lodging capacity and makes it difficult for the Fairgrounds and event organizers to find labor, as energy companies often offer higher wages. This competition for housing and workers can drive up costs and limit available support staff for events.

Transportation Access

Vehicular access is a key consideration for event organizers when selecting a venue, as it directly affects attendance and market reach. North-south access to the Fairgrounds is primarily provided by Interstate 25, a major corridor connecting the area to larger population centers such as Casper and Cheyenne. East-west access is mainly provided by U.S. Highway 20, which runs concurrently with U.S. Highways 26 and 87 through the County. These overlapping routes enhance regional connectivity and make the Fairgrounds reasonably accessible from multiple directions. Additional state highways further support access from surrounding rural areas, increasing the site's viability for Statewide and regional events.

Area Highway Access



Source: Google Maps.

Convenient access to air transportation is beneficial in serving the needs of event promoter/producers, VIPs, and attendees who require fly-in service. The County is predominantly served by Casper–Natrona County International Airport, located approximately 54 miles from the Fairgrounds. In 2024, which reflects the most recent data available, this airport recorded 99,658 passenger enplanements, reflecting a 14% increase over 2023. According to the Federal Aviation Administration, enplanements include all domestic, territorial, and international passengers boarding an aircraft, whether on scheduled or non-scheduled flights.

Despite available air service, most visitors at the Fairgrounds travel by vehicle. Statewide data from the Wyoming Office of Tourism shows that automobile travel has long dominated over air travel, with auto trips historically outnumbering air trips by about five to one. This demonstrates that reliance on vehicular travel is not unique to Douglas but instead reflects a broader and well-established characteristic of travel throughout Wyoming.

Hotel Supply

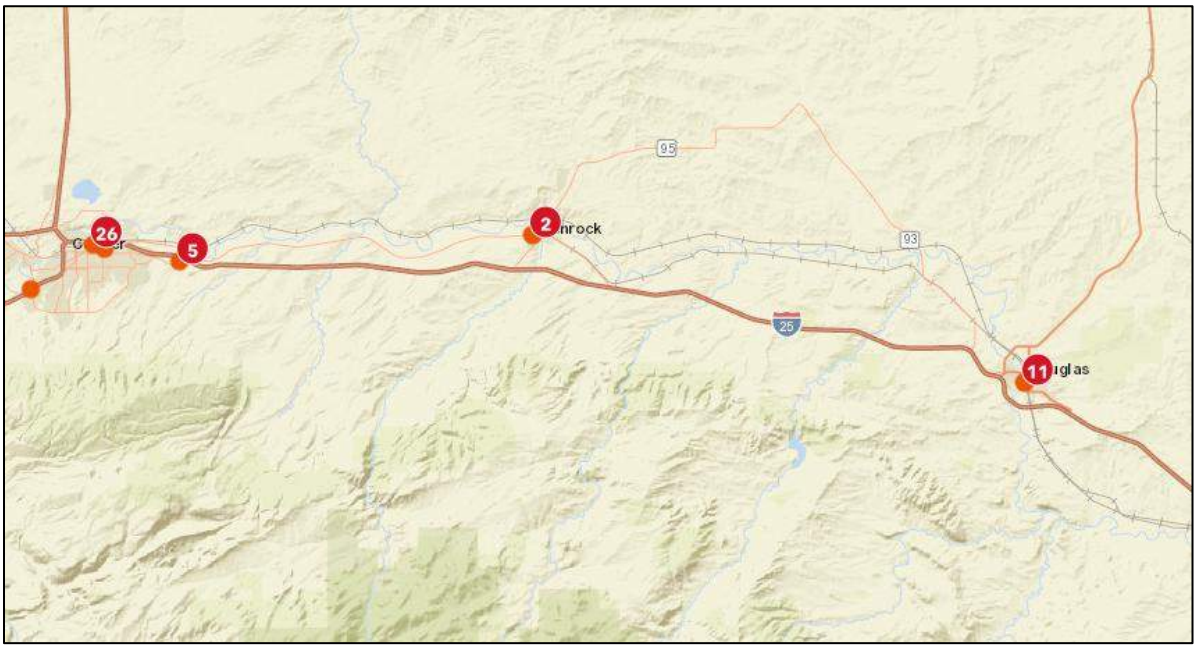
Hotel accommodations in terms of supply, range of offerings, and proximity to the Fairgrounds can play an important role in attracting events that draw overnight attendees. Research indicates that participants and spectators tend to travel further and stay longer when their choice of hotel is available. As shown in the table below, there are currently 600+ hotels rooms available in the City of Douglas. There is one hotel currently under construction that once open, will increase the room supply to over 700. There is also a relatively large supply of hotels in the City of Casper; however, these properties are a 45-minute drive from the Fairgrounds.

Hotel Supply in Douglas WY	
Property	**Number of Rooms**
Douglas Inn & Conference Center	118
Travelodge by Wyndham	112
Hampton Inn	100
Homewood Suites by Hilton (Anticipated 2026)	99
Holiday Inn Express & Suites	76
Sleep Inn & Suites	63
1st Interstate Inn	43
Budget Inn Express	40
Super 8 Motel	37
Hotel LaBonte	30
Total	**718**

Source: Individual hotel websites.

There are also existing RV parks that could serve overnight visitors including Wyoming State Fairgrounds RV Park, which had over 6,700 nights of use in 2024. Others include Douglas KOA Platte River RV & Campground, Rivers Edge RV & Cabins Resort, Broken Arrowhead RV Park, etc.

Map of Area Hotel Supply

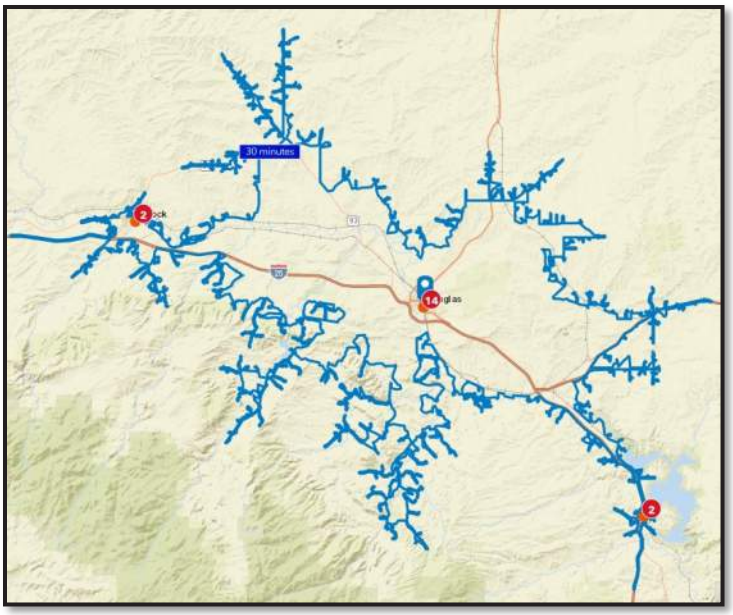


Notes: The number in the circle reflects the number of hotels in that area.
Total number shown in Douglas differs from that shown in the table due to the inclusion of multiple properties with minimal rooms.
Source: Esri.

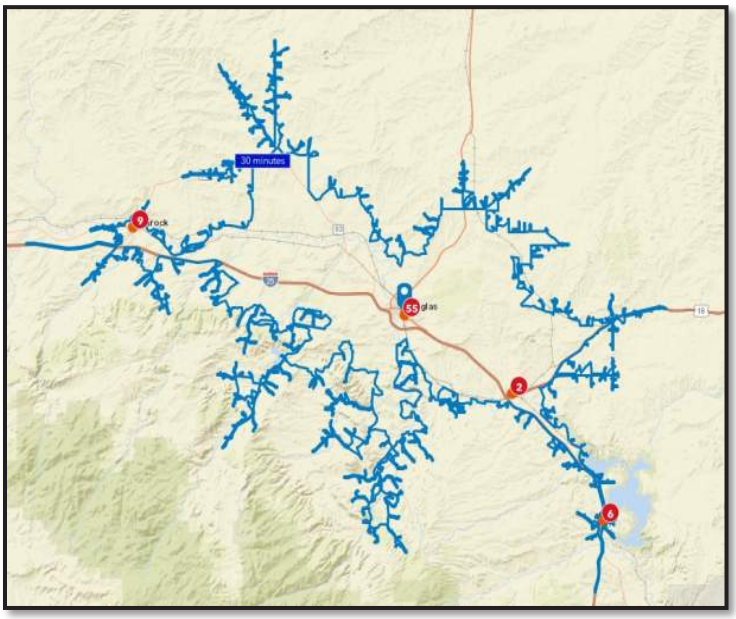
Area Amenities

The presence of retail shops, restaurants, and bars also play a key role in site selection for some events. Attendees often look for destinations that offer entertainment and leisure beyond the event itself. Generally, attendees will drive up to 30 minutes from an event site to these establishments. The maps below show the supply of eating/drinking and retail establishments within a 30-minute drive time of the Fairgrounds. These establishments are primarily clustered in the City of Douglas, with additional options located in surrounding cities.

Map of Eating & Drinking Establishments



Map of Retail Establishments



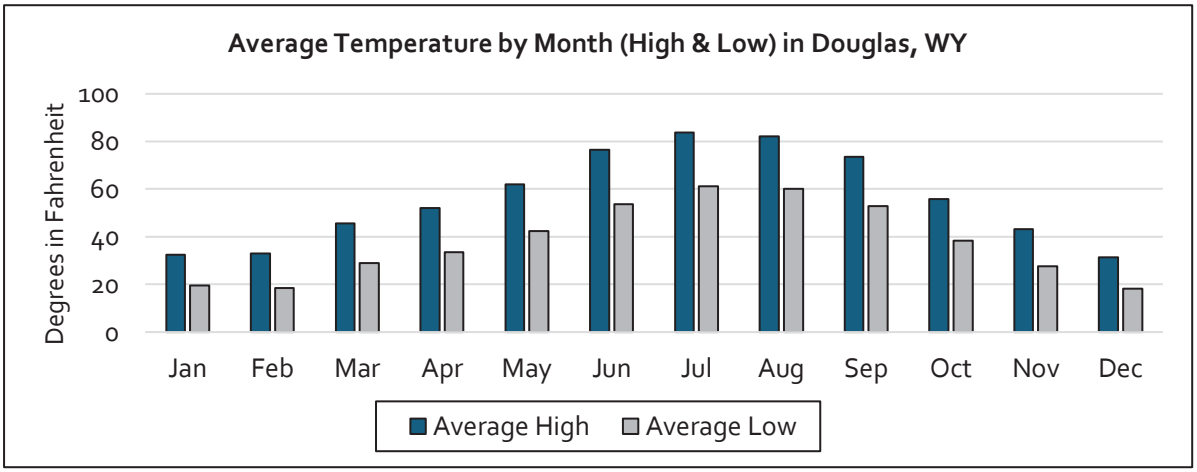
Note: The number in the circles reflects the number of establishments in the area.
Source: Esri.

Climate Statistics

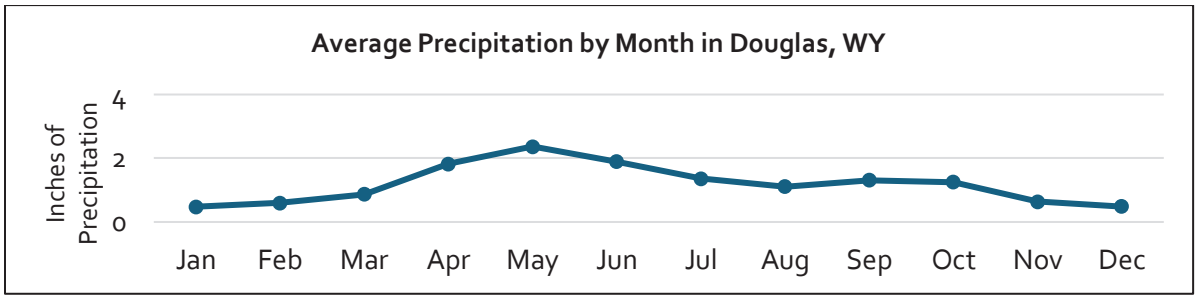
Climate can impact Fairgrounds operations, particularly for outdoor and/or non-climate-controlled facilities. The charts below summarize the average high and low temperatures as well as precipitation and snowfall by month in the City of Douglas.

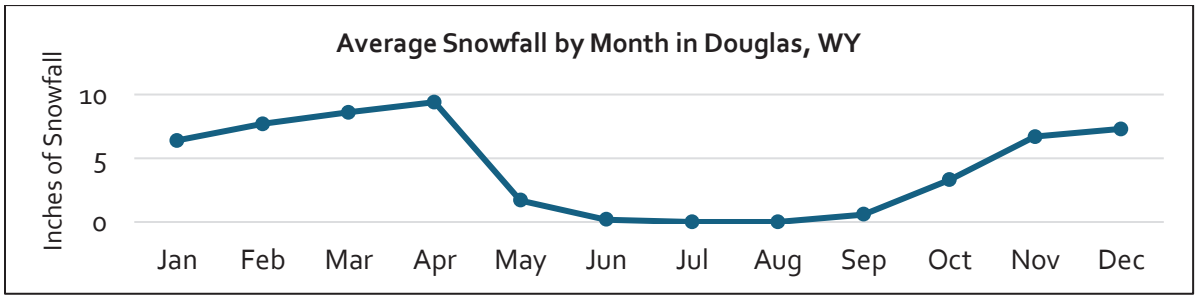
On average, high temperatures in Douglas are above 60 degrees from May through September. October to April are typically the coldest months when the average high is below 60 degrees.

Average precipitation is generally at its highest from April to July and lowest from August to March. Average snowfall is highest from November through April. The Fairgrounds typically hosts its annual Fair in the month of August, which is a relatively warm month with lower precipitation and snowfall.



Source: Weather Atlas.





Source: Western Regional Climate Center.

3. OVERVIEW OF FAIRGROUNDS OPERATIONS

OVERVIEW OF FAIRGROUNDS OPERATIONS

This section provides an overview of the Fairgrounds operations including organizational structure, facility attributes, rental rates, usage/event activity, and financial operations. For informational purposes, the graphics on this page illustrate the layout of the Fairgrounds during both Fair and non-Fair time.

Wyoming State Fairgrounds Map (Fair)

Source: Facility management.

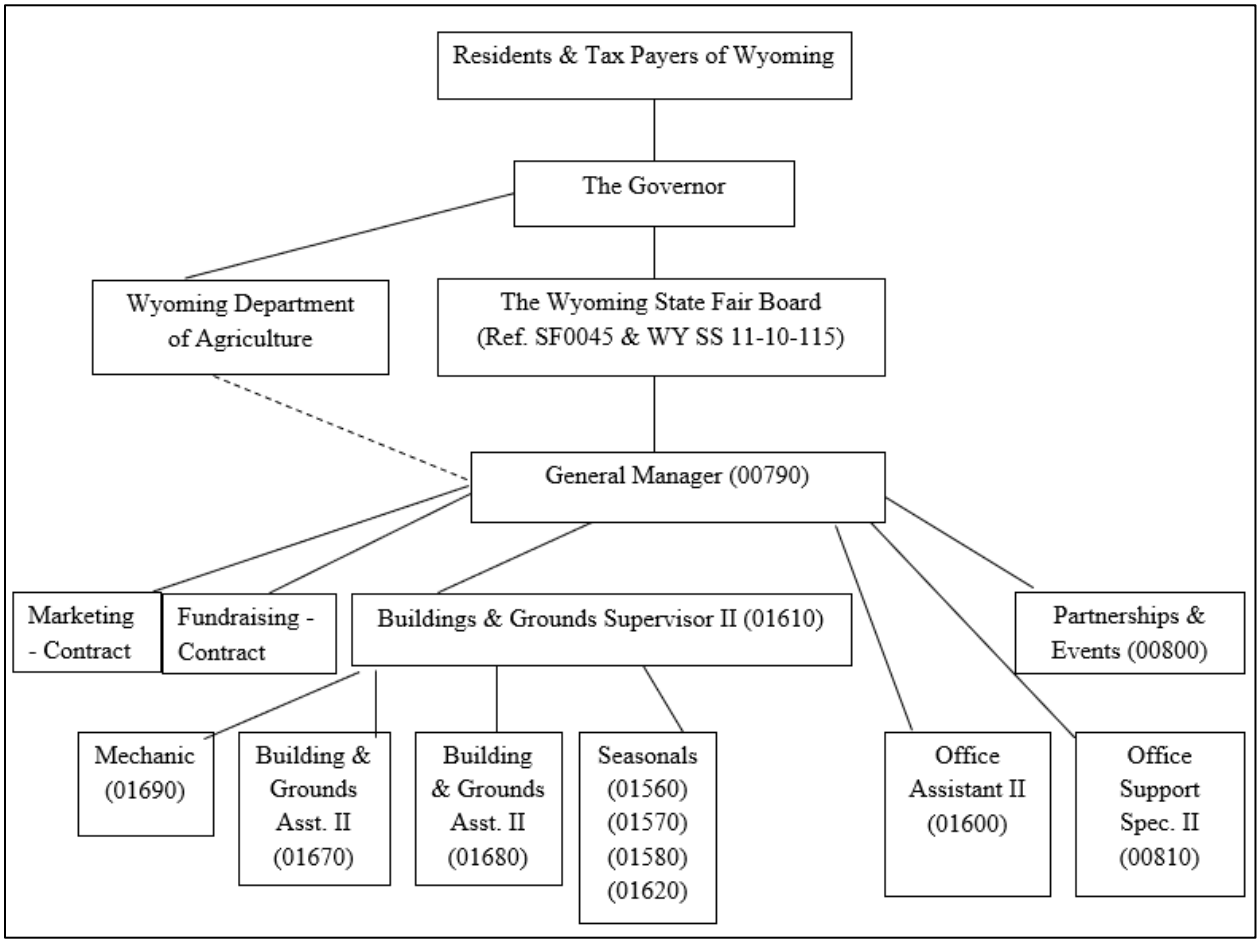
Wyoming State Fairgrounds Map (Non-Fair)

Source: Google Maps.

Organizational Structure

As previously mentioned, the Fairgrounds is owned and operated by the State and is a division of the Wyoming Department of Agriculture. As shown in the organizational chart below, the Wyoming Department of Agriculture and The Wyoming State Fair Board directly oversee Fairground operations. The Fair Board consists of 13 members and two ex-officio members.

Full-time positions at the Fairgrounds include a General Manager (1), Buildings & Grounds Supervisor (1), Partnerships & Events (1), Office Assistant (1) Assistant Support Specialist (1), Mechanic (1), and Building & Grounds Assistant (2). In addition, there are also two contracted positions related to Marketing and Fundraising and four (4) seasonal positions.



Source: Facility management.

Existing Facilities

The following provides a description of the existing buildings and structures at the Fairgrounds. A detailed assessment of the physical conditions of these facilities was prepared by Plan One Architects and can be found under separate cover.

Caspar Hall - Centrally located on the upper campus of the Events Complex lies Caspar Hall. The 5,488 SF venue is home to various event functions and contains fairtime office space. The spaces has a capacity of 320.

Fetterman Hall – This 6,420 SF facility is used as meeting space, booth space, and a competition practice event space. The building has an exterior entrance to both its men's and women's restrooms. The hall has concrete floors and a capacity of 299.

Reno Hall - Reno Hall has a lower and upper level and is 6,600 SF. The hall hosts weddings, receptions, meetings, conventions, trade shows, and exhibits.

Ag Hall - Constructed in 1913 this venue has a lower and upper level and showcases its history with high ceilings and large cathedral style windows. The facility is 7,424 SF and hosts weddings, receptions, dances, etc. It is used as exhibit space during the annual Fair.

Steele Hall – Is a room for intimate gathering. The 4,025 SF building hosts wedding receptions, serves as a fairtime entertainer greenroom, meeting space, and more.

McKibbon Banquet Hall – This hall is a 7,200 SF building complete with a commercial kitchen. The entire building can be divided into three parts using the soft-sided, sound muffling divider walls. This space can be used for food functions during the State Fair and at church camps, trade shows, and large banquets. It has a capacity of 570.

Vyve Building- This building offers 5,476 SF of vendor space and hosts the Wyoming State Fair Shopping Plaza. The building is used for 4-H events, meetings, and trade shows.

Bonneville - Bonneville Dormitory has 4 separately divided floors and can be used in a multitude of ways by splitting it into small, isolated sections. Each quarter section of the building can accommodate up to 128 people. The total capacity is 512.

Additional Dormitories - Bridger - 192 beds and Laramie - 116 beds

Ford Pavillion – This facility totals 80,000 SF and is used for equine and livestock activities and other events. The facility has a concrete floor during the summer months, and dirt is brought in during the winter months. The dirt arena is 35,000 SF and is supported by livestock holding pens both inside and outside, a lead up complete with roping chute and catch pen, as well as a designated announcer stand and office entry space. Heat is available for purchase when the weather is inclement. The pavilion has 4 large scale industrial ventilation systems that can move a large amount of air.

Wyoming Touchstone Energy Cooperative Show Center - This 50,000 SF space has a dirt floor, restrooms, and office spaces. It is used for livestock activities and by Douglas Youth Hockey from November to April.

Ford Grandstands – The Grandstands have a capacity of 4,000 and overlook the 165' x 300' outdoor arena, which is used for rodeos and horse shows.

Additional Arenas

- Stotz Arena = 150' x 325'
- Yellow Arena = 125' X 255'
- Halter Arena
- Trail Course

RV Park & Campground – The Fairgrounds offer over 600 camper, RV, and dry tent spaces. Camping amenities include 30 and 50-amp hookups, as well as water and sewer. Campgrounds include Fairtime, Non-Fairtime, and Dry Camping options.

Ag Hall

Vyve Building

Wyoming Touchstone Energy Cooperative Show Center

Ford Pavilion

Pepsi Equine Center

Ford Grandstands

Rental Rates

For informational purposes, the table below outlines the current rental rate structure for the Fairgrounds. Rental fees are charged on a per-event-day basis, unless otherwise specified. The schedule is organized into three primary categories: Independent, Government/Non-Profit, and Youth. In addition to facility rental, additional charges may apply for equipment, services, and labor. Overall, the Fairground is an affordable asset for the community and supports government/non-profit and youth organizations with discounted rates.

Wyoming State Fairgrounds - Rental Rates Per Day (As of September 2025)			
Facility	**Independent**	**Gov't/ Non-Profit**	**Youth**
WSF Halls (Caspar, Fetterman, Reno, Ag Hall)	$375	$270	$175
Conference Room	$50	$45	$30
McKibbon Banquet Hall			
Banquet Room Only (tables and chairs)	$405	$305	$205
Banquet Room Only (change in set up)	$575	$340	$240
Banquet Room Only (Kitchen and Table)	$780	$500	$340
Riverfront or Midway lawn	$125	$125	$125
Vyve/Ag & Natural Resource Center	$240	$175	$95
Dormitory (Bonneville & Bridger)	$25	$12.50	$12.50
Cowboy Drive RV Park			
Event Guests/per night			
Full Hook-Up (50/30 amp, water, and sewer)	$30	$30	$30
Dry Camp (no hook-ups)	$10	$10	$10
Seasonal Guests			
Daily	$30	$30	$30
Weekly	$175	$175	$175
Monthly	$600	$600	$600
Equine and Livestock Facility Rates			
Ford Grandstand Arena	$440	$280	$220
Stotz Arena and Yellow Arena (each)	$220	$125	$95
Trail Arena and Grass Arena (each)	$95	$60	$30
Pepsi Center Indoor (Arena only)	$190	$150	$150
Pepsi Center Complex (Pepsi Equine Center)	$875	$625	$500
Equine Stalls			
Pepsi EC Stalls / per night	$20	$20	$20
Pepsi EC Indoor Stalls (238) / per night with building rental	$10	$10	$10
Livestock Facilities			
Ford Pavilion	$875	$625	$375
Show Center	$500	$375	$315
Barns (Sheep, Goat, Dairy)	$250	$190	$125

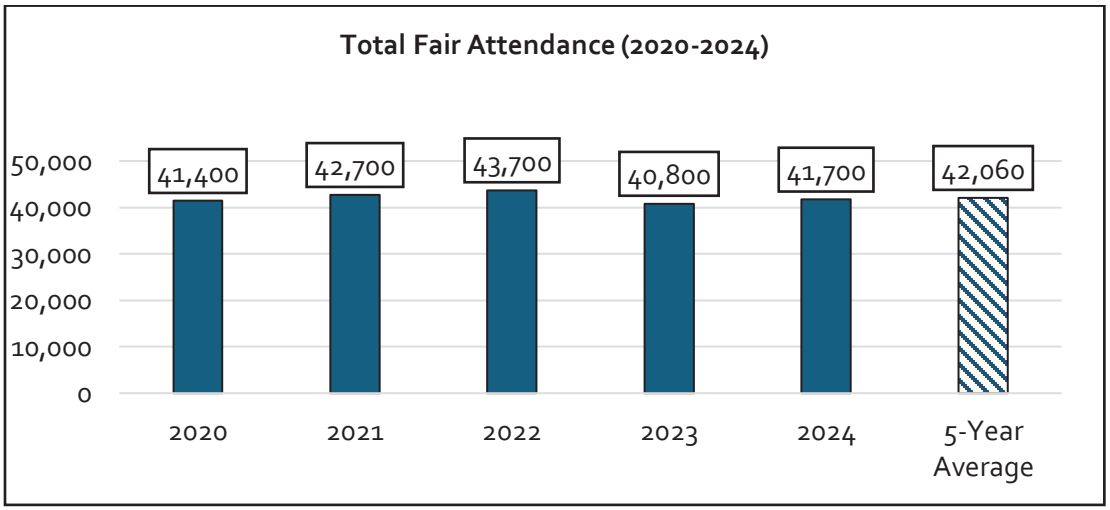
Source: Facility Management

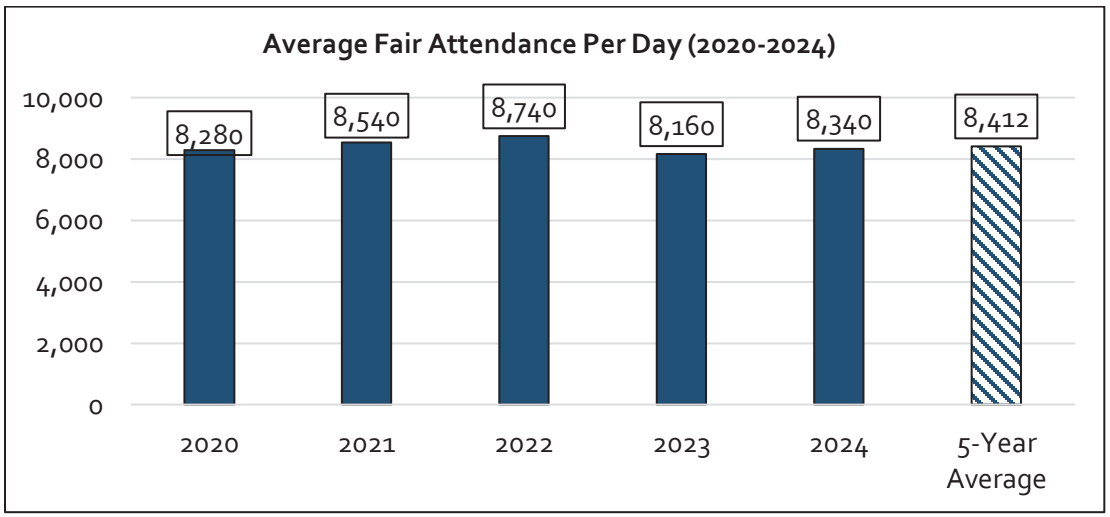
Historical Fairgrounds Usage

This section summarizes historical utilization of the Fairgrounds including the Fair and other year-round event activities. The information shown was provided by facility management and assumed to be correct.

Historical Fair Attendance

The Fair has historically occurred over a five-day period in August. Management tracks Fair attendance using Placer.ai, a location intelligence and foot traffic data software. The charts below illustrate total Fair attendance and average Fair attendance per day from 2020 through 2024. Total Fair attendance was relatively consistent during the profiled years. In 2024, attendance was 41,700, representing a 2% increase over 2023. Average daily attendance followed a similar trend to overall attendance, averaging 8,412 over the profiled period. It should be noted that attendance at any fair is generally dependent on external factors such as weather and can fluctuate significantly year to year.





Source: Facility management; Placer.ai.

Historical Fair Activities

Many events occur throughout the duration of the Fair. The table below illustrates the number of events hosted during the 2024 Fair by type and the facilities utilized.

The Fair featured a broad range of events that reflected both the State's agricultural traditions and its community spirit. Rodeo and grandstand activities included the Ranch Rodeo Finals, team roping, breakaway jackpots, the PRCA Rodeo, Figure-8 Races, Mutton Bustin', and the new Champion of Champions Showcase. Agricultural programming remained central, with 4-H and FFA livestock and project exhibits, the "Everyday Ag" program, and the new "Resources of Wyoming" campaign highlighting the role of agriculture and natural resources. The fairgrounds also hosted a carnival midway with rides and concessions, along with special attractions such as the Sea Lion Splash shows, a hypnotist, and live music from Wyoming singer-songwriters.

As shown, a total of 133 events were hosted during the 2024 Fair including community, equine/livestock, lifestyle and youth events. Community events accounted for over half of the total. Most of these events, which included family entertainment, were held on the Midway.

Summary of 2024 Fair Event Activity					
	Event Type				
Facility	Community	Equine & Livestock	Lifestyle Events	Youth Events	Total
Beef Show Ring	1	6		4	11
Equine			1	7	8
Equine Arena				1	1
Fairgrounds	10				10
Ft. Bonneville, Ft. Bridger				7	7
Ft. Reno	1				1
Goat Show Ring				3	3
Grandstand Arena	4	8			12
Grass Arena				2	2
Midway	43				43
Natural Resource and Agriculture	5				5
Open Beef Area		2			2
Open Sheep Barn		2			2
Pavilion, Show Center, Sheep and Goat Barn				1	1
Sheep Show Ring				4	4
Show Center		2		3	5
Silver Arena				1	1
Small Animal Tent		1		3	4
Other			2	1	3
Wool Pavillion	1				1
Yellow Arena				1	1
Upper Ag Hall	1				1
Ft. Fetterman, Ft. Caspar, Ft. Laramie, Ft. Reno, Wool Barn, Upper Ag Hall	5				5
Total	**71**	**21**	**3**	**38**	**133**

Source: Facility Management.

Historical Non-Fair Activity

The table below summarizes available non-Fair usage provided by management including event days for calendar years 2023 and 2024, categorized by event type. Attendance data has not consistently been tracked by facility management and therefore is not shown.

Summary of Non-Fair Utilization -Wyoming State Fairgrounds (2023-2024)		
Event Type	**2023**	**2024**
Equine & Livestock	267	172
Community	102	73
Youth Events	0	71
Business & Training	18	36
Fundraisers & Banquets	22	29
Lifestyle Events	0	22
Total Events Days	**409**	**403**

Note: Sorted in descending order by number of events by event type in 2024.

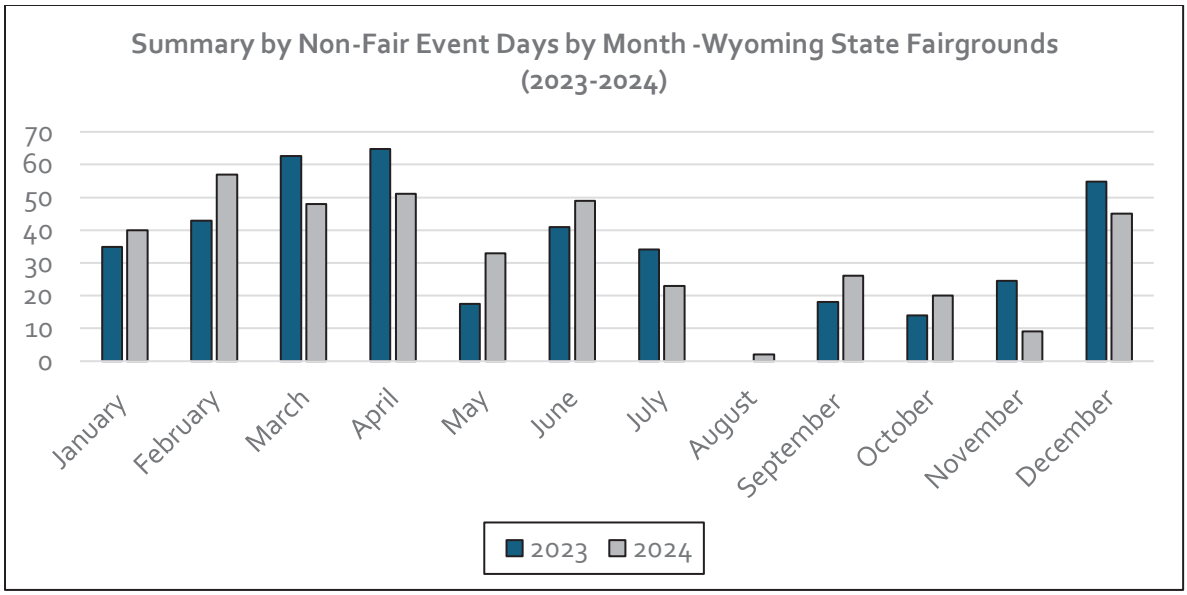
Source: Facility Management.

Non-Fair Events Days - % of Total (2023 - 2024)		
Event Type	**2023**	**2024**
Equine & Livestock	65%	43%
Community	25%	18%
Youth Events	0%	18%
Business & Training	4%	9%
Fundraisers & Banquets	5%	7%
Lifestyle Events	0%	5%
Total	**100%**	**100%**

In 2023, the Fairgrounds hosted a total of 409 event days, with equine and livestock events comprising 65% of the total. In 2024, the venue hosted 403 event days, with equine and livestock events accounting for 43% of the total. Notably, management began categorizing certain events as youth and lifestyle in 2024, including 4-H activities.

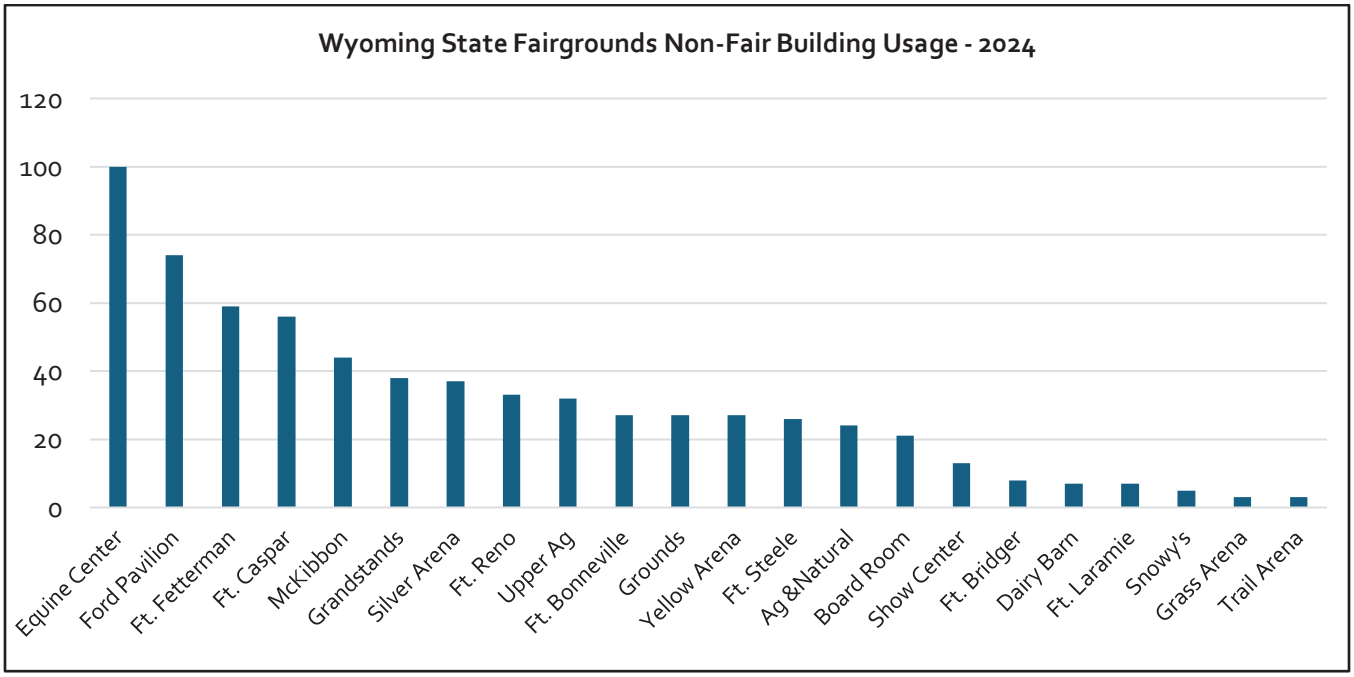
The chart that follows depicts building usage for non-Fair events at the Fairgrounds in 2024. As shown, the Pepsi Equine Center and Ford Pavilion were the most frequently used venues and predominantly hosted equine and livestock-related activities. Other facilities, including Fetterman, Ft. Caspar, McKibben Hall, and the Grandstands, have traditionally supported youth-oriented and community-focused events. Many of the buildings at the Fairgrounds are underutilized outside of the annual Fair.

Although not shown, the RV Park at the Fairgrounds is also highly utilized, generating over 6,700 nights of use in 2024.



Note: Over 130 Fair-related events are hosted in August.
Source: Facility management.

The chart below depicts building usage for non-Fair events at the Fairgrounds in 2024. As shown, the Pepsi Equine Center and Ford Pavilion were the most frequently used venues and predominantly hosted equine and livestock-related activities. Other facilities, including Fetterman, Ft. Caspar, McKibben Hall, and the Grandstands, have traditionally supported youth-oriented and community-focused events. Many of the buildings at the Fairgrounds are underutilized outside of the annual Fair. Although not shown, the RV Park at the Fairgrounds is also highly utilized, generating over 6,700 nights of use in 2024.



Source: Facility management.

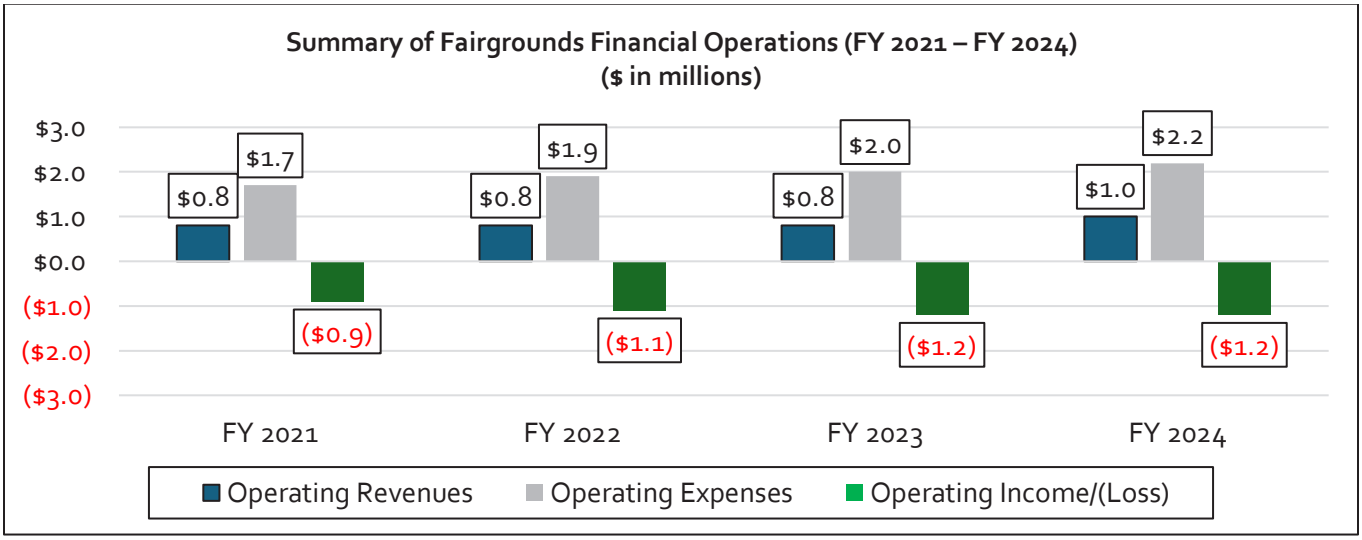
Historical Fairgrounds Operations

The following chart provides a high-level overview of financial operations for the Fairgrounds for fiscal years 2021 through 2024. The Fairgrounds fiscal year begins on July 1 and ends June 30. Operating revenues and expenses encompass both Fair and non-Fair operations.

As shown, operating revenues, which exclude contributions from the State's General Fund, was relatively consistent for FY 2021 through FY 2023 before reaching approximately $1.0 million in FY 2024. Primary revenue sources include non-Fair use fees, Fair sponsorships, and Fair admissions. Historically, revenue sources associated with the Fair such as admissions, camper space, entertainment, rodeo tickets, etc. have accounted for approximately 66% to 75% of total operating revenues annually.

Operating expenses ranged from $1.7 million to $2.2 million and increased annually during the profiled period. The most significant cost drivers included professional fees, personnel salaries, utilities, and employee benefits, which together account for 81% of total expenditures on average during the profiled period.

The Fairgrounds realized an operating deficit in each of the profiled years, which is common among other similar venues.



Note: Revenues exclude contributions from the State General Fund.
Source: Facility management.

4. COMPETITIVE LANDSCAPE

COMPETITIVE LANDSCAPE

Any recommended enhancements to the Fairgrounds are intended to not only improve the Fair experience but also increase year-round event activity that appeals to both residents and visitors. As such, it is important to understand the competitive landscape in terms of facility supply, building program and market niche. Factors such as geographic location, facility offerings, and market focus impact how competitive facilities currently are, and may be in the future, to the Fairgrounds.

Local Event Facilities/Arenas

The following provides a brief description of select local event facilities that accommodate similar event activity to that at the Fairgrounds.

The Barn - Located in Douglas, The Barn offers indoor and outdoor event space for weddings, family gatherings and celebrations. The facilities offer a range of services from event planning to personalized styling and setup. Additional items are available for rent including tables, chairs, table decor, signs, backdrops, etc.

Jackalope Square - Centrally located in downtown Douglas, Jackalope Square is a prominent venue for community events and local celebrations. The venue hosts a variety of events throughout the year, including the popular First Thursdays, Jackalope Days, the local Farmers Market, and numerous other public activities. Jackalope Square is well-equipped to support events, offering amenities such as picnic shelters, tables, a grill, a gazebo with electrical access, and comfortable seating throughout the park.

Ruthe James Williams Memorial Conference Center - The Ruthe James Williams Memorial Conference Center is a contemporary event space in Douglas. Funded by a donation from Ruthe James Williams and opened in 2013, the facility was created to support the activities of the Wyoming Pioneer Association and other community functions. Positioned next to the Wyoming Pioneer Memorial Museum, the center hosts educational programs, cultural events, and public gatherings that highlight the region's pioneer legacy. The center also hosts historical presentations, community workshops, and public lectures.

Douglas Inn and Conference Center - The Douglas Inn and Conference Center is a full-service hospitality and event facility located in Douglas, just off I-25. The property features 118 guest rooms and a conference center with a large banquet hall capable of hosting up to 250 guests, along with smaller breakout rooms like the Converse Room, which offers flexible meeting space for up to 40 participants. Designed for versatility, the facility accommodates a wide range of events such as corporate meetings, weddings, community gatherings, reunions, and receptions.

Douglas Recreation Center – This facility offers two full-sized gyms with basketball/volleyball courts, a 6-lane pool, a weight and cardio room, and racquet ball courts.

Ford Wyoming Center - This facility, originally known as the Casper Events Center, opened in 1982 and was renamed the Ford Wyoming Center in January 2021. The 28,000 SF multi-purpose venue features a horseshoe-shaped arena with 8,000 seats and a second floor of 6,400 SF of flexible space. While the Center hosts some equine activities such as the College National Finals Rodeo, it primarily hosts concerts, sporting events, UW–Casper commencements, high school graduations, expos and conventions, and ballet performances.

Area Equine Facilities / Fairgrounds

In addition to the previously profiled local event facilities, there are several equine facilities/fairgrounds in the region. The following list is not intended to be a comprehensive inventory but is provided to illustrate the range and diversity of available facilities. These facilities present varying degrees of competition for the Fairgrounds.

Summary of Area Equine Facilities/Fairgrounds		
Facility	**Location**	**Approximate Mileage from WY State Fairgrounds**
Central Wyoming Fair & Rodeo	Casper, WY	55
Platte County Fairgrounds	Wheatland, WY	61
The Soaring H	Casper, WY	70
Goshen County Fairgrounds	Torrington, WY	97
CAM-PLEX Multi-Event Facilities	Gillette, WY	114
Cheyenne Frontier Days Event Center	Cheyenne, WY	129
Weston County Fairgrounds	Newcastle, WY	136
Albany County Fairgrounds	Laramie, WY	137
The Event Center at Archer	Cheyenne, WY	142
Riata Ranch Arena and Event Center	Cheyenne, WY	147
Carbon County Fairgrounds	Rawlins, WY	170
Fremont County Fairgrounds	Riverton, WY	170
The Ranch Events Complex	Loveland, CO	179
Johnson County Fairgrounds	Buffalo, WY	183
Sheridan County Fairgrounds	Sheridan, WY	198
Sheridan College AgriPark	Sheridan, WY	200
Central States Fairgrounds	Rapid City, SD	203
Big Horn County Fairgrounds	Basin, WY	243
Sweetwater Events Complex	Rock Springs, WY	279
Park County Fairgrounds	Powell, WY	286
Sublette County Fairgrounds	Big Piney, WY	324
Teton County Fairgrounds	Jackson, WY	329

Central Wyoming Fair and Rodeo

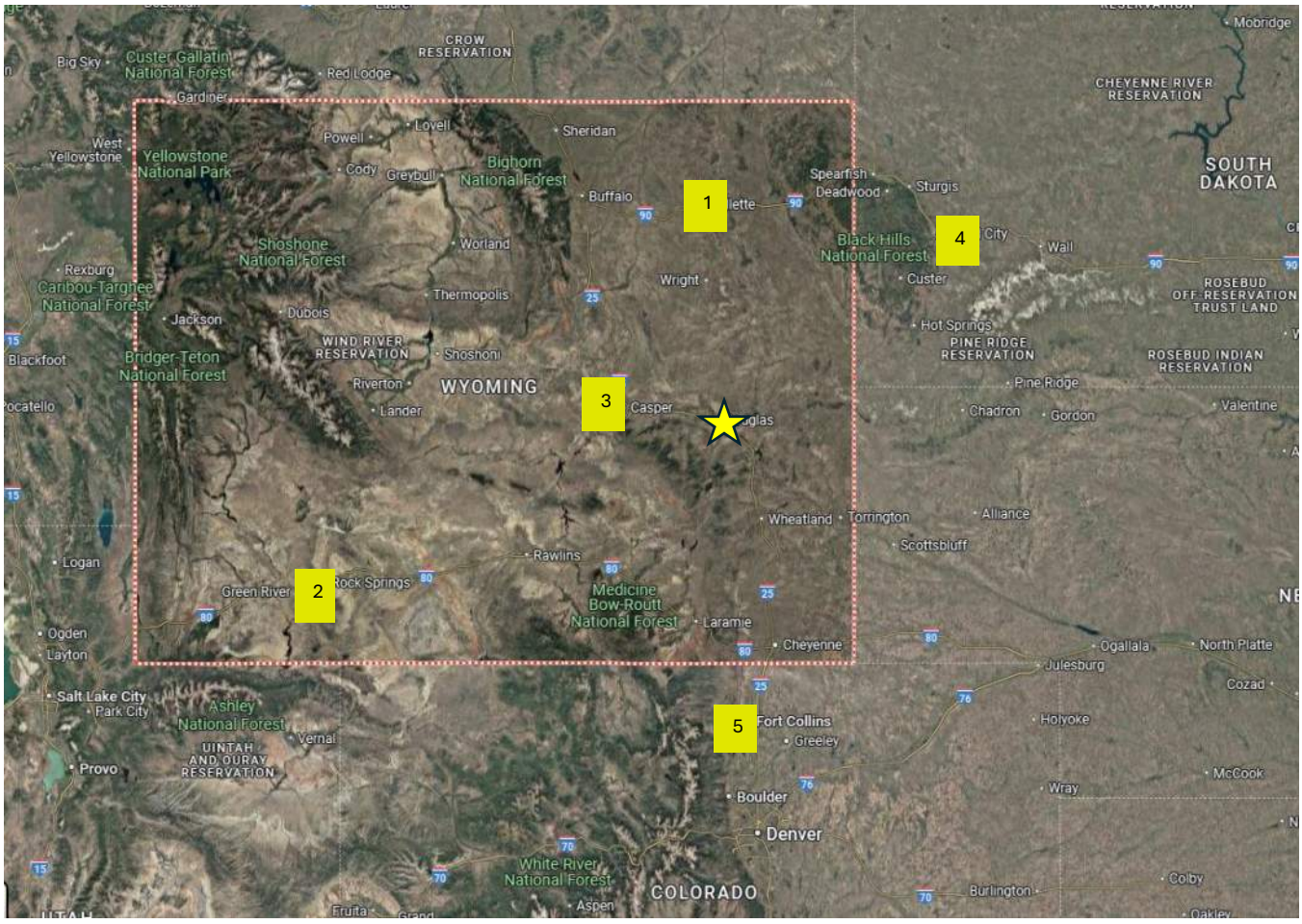
CAM-PLEX Multi-Event Facilities

The Ranch Event Complex

The facilities listed below were deemed most competitive with the Fairgrounds for equine/livestock activities based on factors such as building program, market focus, location, stakeholder input, etc. CAM-PLEX Multi-Event Facilities

1. CAM-PLEX Multi-Event Facilities
2. Sweetwater Events Complex
3. Central Wyoming Fair & Rodeo
4. Central States Fairgrounds
5. The Ranch Events Complex

★ Wyoming State Fairgrounds



The following pages provide additional details on these select facilities related to building program and operations.

The following table profiles building program elements at each facility in comparison to the Fairgrounds. A comparison of building program elements at these facilities to that of the Fairgrounds can provide insights into potential physical programming opportunities.

Competitive Area Equine/Fairground Facilities							
Facility	**Wyoming State Fairgrounds**	**CAM-PLEX Multi-Event Facilities**	**Sweetwater Events Complex**	**Central Wyoming Fair & Rodeo**	**Central States Fairgrounds**	**The Ranch Events Complex**	**Average (Excluding Wyoming State Fairgrounds)**
Location	Douglas, WY	Gillette, WY	Rock Springs, WY	Casper, WY	Rapid City, SD	Loveland, CO	
Miles from WY State Fairgrounds		114	279	55	203	179	166
Owner	Public	Public	Public	Public	Non-Profit	Public	
Site Size (Acres)	137	1,000	320	95	45	312	354
Indoor Arena #	1	2	1	1	1	2	1
Largest Indoor Arena SF	17,000	42,000	28,125	40,700	48,750	45,000	40,915
Outdoor Arena #	2	3	1	2	3	2	2
Warm Up Arena #	2		1			1	1
Stalls #	369	1,760	1,068	446	450	320	809
RV Hook Ups #	407	1,730	1,224	148	64	121	657
Largest Indoor Exhibition SF	7,424	68,500	20,000	14,000	69,000	18,000	37,900

Source: Facilities websites.

Owner: Most of the profiled facilities are publicly owned. Central States Fairgrounds is owned by a non-profit.

Site Size: The existing Wyoming State Fairgrounds is approximately 61% smaller than the average site size of the profiled facilities. When excluding CAM-PLEX Multi-Event Facilities, the Fairgrounds is nearly 30% smaller than the average.

Indoor Arenas: All the profiled facilities have at least one indoor arena. The Fairground's arena size is the smallest among the profiled facilities.

Outdoor Arenas: The number of outdoor arenas at the Fairgrounds is consistent with the profiled set.

Number of Stalls: The number of stalls at the Fairgrounds is 63% below the average; however, excluding CAM-PLEX and Sweetwater Events Complex, which offer a significantly higher number of stalls, the number of stalls at the Fairgrounds is only 9% below the average.

Number of RV Hookups: The Fairgrounds has the 3rd most RV hookups behind CAM-PLEX and Sweetwater Events Complex.

Largest Exhibit Facility: The Fairgrounds has the smallest traditional exhibition space among the profiled set. While not considered a traditional exhibition building, the 80,000 SF Ford Pavilion has a concrete floor available during portions of the year that can be used for exhibition space.

CAM-PLEX Multi-Event Facilities - Located in Gillette, Wyoming, CAM-PLEX Multi-Event Facilities span over 1,000 acres and serve as a regional hub for a wide variety of events, including conventions, performing arts, equestrian shows, rodeos, and large-scale exhibitions. The complex currently hosts over 500 events annually. The complex features two indoor arenas, three outdoor arenas, 1,760 horse stalls, and more than 1,730 RV sites. The complex also offers adaptable venues such as the Wyoming Center, Heritage Center Theater, multiple pavilions, etc. In 2023, a master plan was completed which recommended expanding capacity, enhancing infrastructure, and increasing competitiveness in attracting large-scale national events. Key identified improvements include the construction of a new 5,000-seat enclosed arena, a 2,200-seat covered arena, two multipurpose barns, and the replacement of outdated stall barns and support buildings. The total cost was estimated to be $208 million. The cost was to be funded by a 1% specific use excise tax; however, voters of Campbell County voted against it in 2024.

Sweetwater Events Complex - Located in Rock Springs, Wyoming, the complex is a multi-purpose facility encompassing over 400 acres. It features a wide range of event spaces including a 20,000 SF exhibit hall; multiple meeting rooms; an indoor arena and outdoor arenas, 1,068 horse stalls; and over 1,200 RV hookups, among other spaces.

The complex is designed to host major equine events as well as livestock shows, motorsports, rodeos, concerts, trade shows, festivals, and other community events. In recent years, the complex has hosted over 500 event days, with the majority being equine-related.

The complex is currently completing a Master Plan to enhance its facilities to better accommodate a growing number of events and visitors in the future.

Central Wyoming Fairgrounds - Located in Casper, the Central Wyoming Fairgrounds offer over 95 acres of land including one indoor arena, 2 outdoor arenas, 446 hose stalls, 148 RV spaces, and the 14,000 SF multipurpose Industrial Building, among other spaces. The site is home to the Central Wyoming Fair & Rodeo, which is a major community event that combines traditional fair activities with a PRCA rodeo. The fair runs for nine days annually in early July. The fairgrounds also hosts dog shows, trainings, 4-H activities, demolition derbies, expos, community events, equine activities and other social functions.

Central States Fairgrounds - Situated on approximately 45 acres in Rapid City, South Dakota, the Central States Fairgrounds is equipped with a range of facilities, including one indoor and three outdoor arenas, livestock barns, exhibition halls, 450 horse stalls and 64 RV sites. The Event Center features a 150' x 300' dirt arena, more than 60,000 SF of exhibition space, and seating for up to 3,000 spectators around the arena. The grounds serve as the site for the annual Central States Fair which occurs over nine days in August, the Black Hills Stock Show & Rodeo, as well as a variety of year-round events such as horse shows, rodeos, livestock shows, trade shows, festivals, auto shows, concerts, and sporting events.

The Ranch Events Complex - Located in Loveland, Colorado, along Interstate 25, The Ranch Events Complex opened in 2003. The Complex offers over 375,000 SF of indoor and outdoor space, including the Blue Arena with 7,200-seats, the First National Bank Exhibition Hall, and the Thomas M. McKee Building. It also features equestrian infrastructure with a heated indoor arena, a warm-up arena, two outdoor arenas, and up to 360 horse stalls. The venue hosts a diverse range of events such as concerts, rodeos, major equine events, trade shows, festivals, and livestock exhibitions. In 2024, the Complex hosted over 1,170 events, 2,498 active venue days and had nearly 898,500 in attendance. Some of the events hosted in 2025 included Colorado Eagles Hockey, Northern Colorado Home Show, The Larimer County Fair and Pederson Toyota's PRCA Rodeo, Big Thunder Draft Horse Show, Goodguys Colorado Nationals, etc.

In 2017, a master plan was approved which is being completed in phases. The improvements are backed by a dedicated 0.15% sales and use tax through 2039. Phase 1 focused on adding youth and livestock facilities, infrastructure, parking, etc. The second phase is underway and includes the Great Lawn & Amphitheater, renovated arenas, a youth sports complex and a hotel/ convention center. The total capital cost of Phase 2 is $145 million. In late 2024, The Ranch acquired 70 acres of additional land for future growth.

5. MARKET ASSESSMENT

MARKET ASSESSMENT

As with any project of this magnitude, it is crucial to engage with a variety of individuals and organizations throughout the community to help define community needs and foster a sense of buy-in. Since many community stakeholders are intimately familiar with the market area and sources of demand that may provide support for the Fairgrounds, their input was used to inform the study's observations, conclusions, and recommendations.

Market Outreach

Stakeholders as well as existing and potential event producers/organizers were surveyed/interviewed to obtain their input related to strengths, challenges and opportunities associated with the Fairgrounds. Over 60 individuals were contacted as part of this process. The following summarizes the project team's outreach efforts.

On-Site Kickoff Meeting and Site Tour – The project team met with Fairgrounds management to identify project objectives; discuss strengths, challenges and opportunities associated with the Fairgrounds; and tour the existing site.

Stakeholder Interviews – The project team led in-person and virtual interviews with key stakeholders to obtain their input on the strengths, challenges, and opportunities associated with the Fairgrounds. Stakeholders included, but were not limited to, representatives from City of Douglas, Converse County, State of Wyoming, Wyoming Department of Agriculture, Converse County Tourism & Economic Development, Wyoming Pioneer Association, City of Douglas Arts & Culture Board, Wyoming Office of Tourism, University of Wyoming Jay Kemmerer WORTH Institute, Wyoming State Fairground Facilities Committee, Wyoming State Fair Foundation, F.A.I.R Posse, the Wyoming State Fair Board, and Fairgrounds management and staff.

User Group Surveys/Interviews - In addition to stakeholders, various existing and potential event producers/organizers were contacted via phone and/or email to obtain their perspective on the Fairgrounds. Event organizers represented various events such as sports, entertainment, expos, horse shows, dog shows, rodeo/bull riding, 4-H activities, banquets, conferences, meetings, social functions, etc. Existing users were contacted to gauge what potential improvements could be made to either enhance their existing event's marketability and/or increase the likelihood of bringing more events to the Fairgrounds. Potential users were asked what improvements, if any, are needed at the Fairgrounds to attract their event(s).

The following summarizes common themes expressed by stakeholders and user groups.

Existing Fairgrounds Facilities

- Many of the facilities on the Fairgrounds need general repair and modernization.
- Certain buildings are underutilized outside of Fair.
- The Pepsi Equine Center is a great horse stall facility, but too small for a main arena.
- The RV camp sites greatly benefit the community and generate significant gross revenue but need repairs and updates.
- There is a lack of centralized storage.
- Signage and wayfinding can be improved.

Fairground Operations

- The Fairgrounds have limited dedicated staffing to support operations.
- Safety and security is a primary concern.
- Fairground operations are bureaucratic which limits flexibility and adaptability.
- There is a desire to future-proof the fairgrounds.
- The Fair has been a highly successful event that represents all Wyoming industries.
- The Fair has generated significantly more revenue in recent years.
- The Fairgrounds should be a community asset but also fiscally responsible.
- Marketing and branding can be improved as there is a general lack of community awareness of the events hosted at the Fairgrounds year-round.
- There is a perception that the Fairground is expensive now as usage used to be free.

Destination Attributes

- The City has a small population base to support events.
- The City has limited amenities such as dining, retail establishments, etc.
- There is a lack of hotel rooms in the area, and challenges related to quality, availability, and price. Occupancies at existing hotels are high due to the energy industry.
- The Fairgrounds relatively central location in Douglas is an advantage from a transportation access perspective.
- The City's economy is dependent on the energy industry and is considered boom or bust.

Competitive Landscape

- There are not many facilities in the local area that can host indoor events of 75+ people.
- There are several event venues in the surrounding region that host sports, concerts and other entertainment events.
- There is competition from existing established equine facilities throughout the State and region.

Market Demand

- There is relatively strong demand from equine users. Douglas' central location and ease of access from surrounding equine-heavy states such as Colorado, Montana, and South Dakota is considered a geographic advantage. Users stated the need for an enclosed arena with appropriate dimensions, an additional covered arena, 100 additional stalls, more storage space, and enhanced vendor space for concessions.
- User groups representing rodeos identified the need for updated bucking chutes, separate offices for secretaries and judges, ability to livestream, and a high-definition scoreboard.
- Wyoming has active 4-H and FFA programs and the Fairgrounds plays a vital role in youth development. In 2024, Wyoming 4-H had more than 7,180 active 4-H members aged eight (8) to 18 and more than 1,200 adult volunteers. Wyoming FFA has more than 4,170 members.
- Community events and social functions such as weddings, banquets, parties, etc. have historically been a base of business for the Fairgrounds. Stakeholders and users stated that there is limited indoor space in the local market to host medium to large events. Several stakeholders/user groups stated there is a need for more first-class multi-purpose event space with modern amenities and technology. Users indicated that affordability is a concern.
- Market outreach suggests there is moderate demand for exhibit, expos and meetings. Users generally require a minimum of 40,000 SF of flat-floor, climate-controlled space with modern amenities and nearby parking. The primary challenge to attracting events of this type to Douglas is the small population base and lack of visitor amenities; several users prefer to host their events in larger nearby markets. There may be an opportunity to host expos that align with local strengths such as agriculture, RVs, outdoor lifestyle, etc.
- Input indicates limited opportunity for the Fairgrounds to attract a significant number of concerts, entertainment and sporting events. Significant challenges exist, including a limited local population to support ticketed events, and competition from larger nearby cities like Casper and Cheyenne, which have stronger hospitality infrastructure. Events of this type hosted at the Fairgrounds would likely be local in scope.

Summary of Market Findings

The previous sections of this report focused on various supply and demand factors that may influence future market opportunities at the Fairgrounds including:

- Local Market Conditions
- Historical Operations of the Fair and Fairgrounds
- Supply of Competitive Area Facilities
- Feedback from Stakeholders and Existing and Potential User Groups

The remainder of this section summarizes key findings based on the market research conducted and identifies market supportable programming opportunities and related building program recommendations to enhance year-round utilization and the Fair.

Based on the research conducted for this study, the following summarizes relative strengths and opportunities as well as challenges and threats associated with the Fairgrounds' market environment and current physical program.

STRENGTHS & OPPORTUNITIES

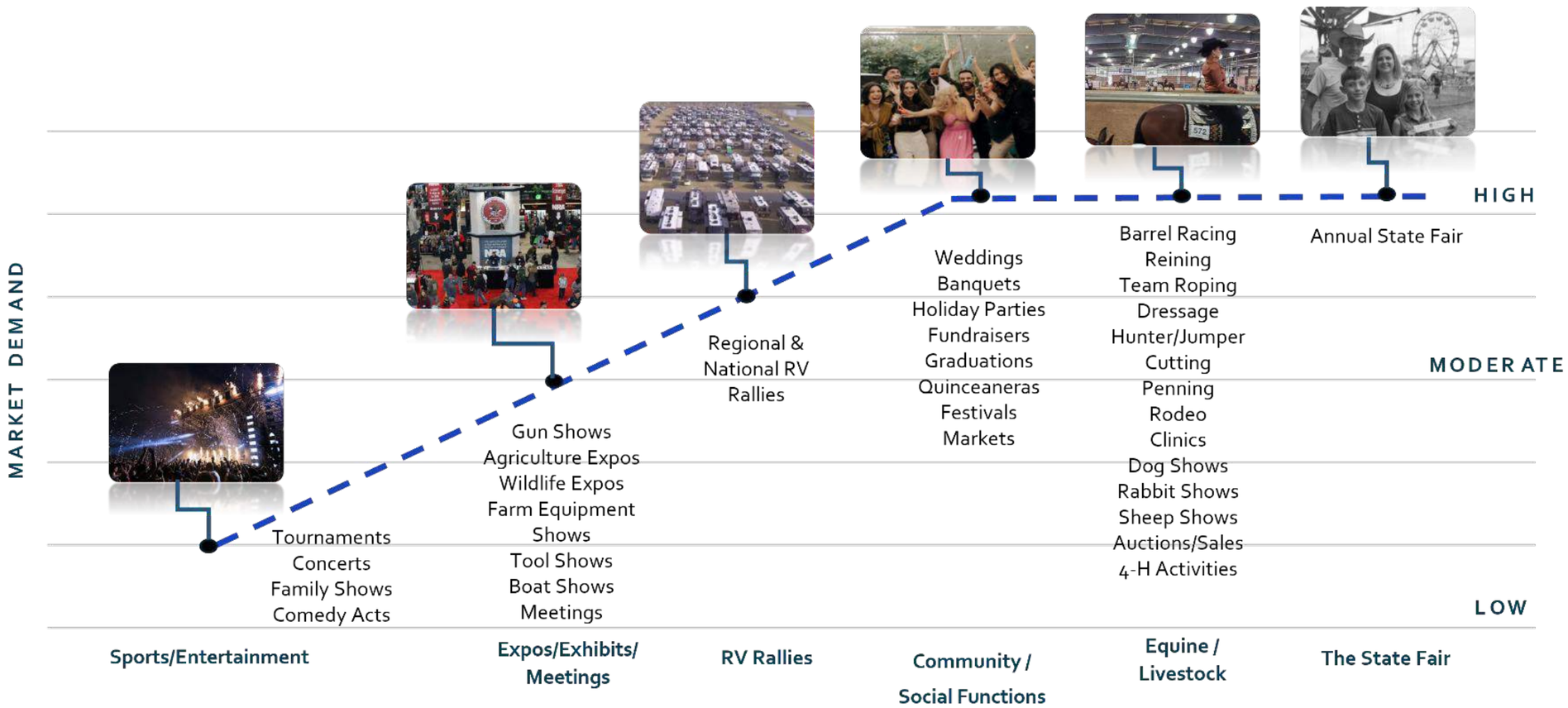
- Proactive and forward-thinking management team that is actively engaged in long-term planning and strategic development
- Demand from user groups
- Fairgrounds is a unique asset in the community given the amount and type of spaces
- The Fair is a successful economic driver that has deep cultural ties statewide
- Wyoming has strong agricultural and equine industries which aligns with existing infrastructure and programming at the Fairgrounds
- Relatively centralized location in Douglas is well positioned to draw visitors from neighboring states
- Strong tourism and State partnerships
- Supply of RV sites that support events and transient workers
- Opportunity to enhance the Fair and retain, grow and attract new year-round business
- Opportunity to address deferred maintenance and the overall functionality of the Fairgrounds
- Opportunity to enhance the tourism industry and generate new economic impacts

CHALLENGES & THREATS

- Limited local population and hospitality infrastructure including hotels
- Lack of dedicated Fairground staffing and hiring requires approval through a legislative process
- Strong energy sector creates labor shortages
- Condition and functionality of certain existing facilities and infrastructure
- Lack of branding and community awareness of year-round operations
- Perception that the Fairgrounds is expensive or should be free
- Competition from event facilities in larger, more established markets
- Weather can limit year-round usage in non-climate-controlled spaces
- Potential changes in general macro-economic conditions

Potential Growth Opportunities

The graphic below prioritizes event programming opportunities by relative market demand based on the research conducted as part of this study. These potential growth opportunities include retaining and growing existing event activities as well as attracting new market segments.



Recommended Building Program Improvements

Based on the market research conducted as part of this analysis, the following outlines recommended physical improvements that would better position the Fair and Fairgrounds for the future. Some of these recommendations may be consistent with previous master planning efforts and/or may be currently under consideration by facility management. It should be noted that while there is market support for the recommended improvements, attracting new events and optimizing usage will require more than just the physical building itself. Operational changes such as additional staff, aggressive marketing strategies and enhanced food and beverage services will also be required.

- Address deferred maintenance and modernize existing facilities to the extent possible (e.g., climate-control, lighting, technology, aesthetics)
- Improve Equestrian Facilities
  - Fully enclose Silver Arena with a minimum size of 150' x 250'
  - Add heating and ventilation (cooling) systems to Silver Arena for year-round use
  - Add seating for up to 2,000 in Silver Arena
  - Develop space for vendors/concessions, restrooms, storage, office space, announcers' booth in Silver Arena
  - Enhance Yellow Arena and add bleacher seating for 250 people – this can also serve as the warm-up arena for the Silver Arena
  - Replace horse barns A and B with a new horse stalling barn (170' x 230' with 200 10' x 10' stalls)
- Update RV Park
  - Address deferred maintenance
  - Meter individual sites
  - Minimum of 50 amps
  - Spaces should be capable of accommodating modern RVs
  - Renovate existing Red and Blue restrooms
  - Develop amenities around existing restrooms such as shaded areas, green space, picnic/shelter area, etc.
- Develop Multi-Purpose Flat-Floor Space
  - Minimum of 35,000 SF of divisible, column-free space
  - Climate-controlled
  - Minimum of four (4) 900 SF meeting rooms with the ability to be combined
  - Restrooms, storage, kitchen
  - Building should be designed to have the ability to be expanded if needed to meet future demand

6. FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

As it relates to financial performance, it is important to understand that many similar fairgrounds realize an annual operating loss and receive government subsidies to help offset operating deficits and support the mission, operating objectives and programming opportunities. Many similar fairgrounds are primarily focused on serving community needs, generating economic benefits and operating in a fiscally responsible manner.

Based on the research conducted, Crossroads Consulting assisted in developing a hypothetical, order-of-magnitude analysis that compares the estimated operating revenues and operating expenses before depreciation and debt service for the proposed improvements to a baseline year.

The financial estimate and related assumptions are based on information from primary and secondary sources including, but not limited to, a review and analysis of historical Fairgrounds' operations, general market attributes, input from stakeholders and user groups as well as data on competitive and/or comparable fairgrounds. This analysis is also based on certain hypothetical assumptions pertaining to operations of the Fairgrounds and other related financial assumptions.

The accompanying analysis was prepared for internal use by the Wyoming State Fair for its planning efforts related to future operations of the Fairgrounds and should not be used or relied upon for any other purpose, including financing of the project.

Further, the primary purpose of this analysis is to provide an order-of-magnitude estimate of financial operations associated with the proposed recommendations; it is not intended to represent actual results. As with all estimates of this type, we cannot guarantee the results nor is any warranty intended that they can be achieved. The estimates of operating revenues and operating expenses are based on the anticipated size, quality and efficiency of the proposed new/enhanced facilities. Since these estimates and assumptions are based on circumstances that have not yet occurred, they are subject to variation. Further, there will usually be differences between estimated and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

Financial Analysis - Assumptions

The following summarizes the major assumptions used in this analysis.

- The recommended improvements outlined in this report are implemented in the recommended phased approach which will increase marketability, functionality and revenue generating potential.
- The Fairgrounds will be staffed at levels sufficient to operate and maintain current and future facilities, meet demand, and uphold service and safety standards.
- The Fairgrounds will increase pricing to be consistent with the market and other comparable fairgrounds.
- The Fairgrounds is aggressively marketed to commercial event activity.
- The proposed enhanced campground will be individually metered, allowing for accurate utility billing, improved cost recovery, and reduced subsidy of high-consumption users.
- Safety and security improvements outlined in the master plan are implemented.
- Contributions from the State General Fund will remain consistent with past years.
- Management will continue to:
  - Provide a high level of customer service.
  - Remain focused on the balance of increasing revenue and cost containment while providing high-quality and affordable event spaces.
  - Target events that generate significant revenues and support the mission of the Fairgrounds.
  - Evaluate users based on how they support the mission and goals and identify the appropriate event space for them based on cost and benefits.
  - Seek to pass through event-related expenses to the event producer/organizer.
- Existing event activity that is consistent with management's mission and goals will utilize the Fairgrounds at a level relatively consistent with past years.
- The Fair will continue to be operated in a first-class manner and remain a high priority.
- No major changes occur in the competitive landscape other than those noted in this report.
- No significant economic fluctuations, acts of nature, or cataclysmic events occur that could adversely impact the Fairgrounds' business.
- Amounts are presented in 2025 dollars and reflect a stabilized year of operations.

These assumptions are preliminary in nature and should continue to be refined as decisions related to the proposed improvements and other operating characteristics evolve.

Financial Analysis - Estimates

The recommended improvements are anticipated to positively impact the Fairgrounds' ability to retain, grow and accommodate existing events as well as host incremental new event activity. After additions/enhancements, fairgrounds often experience a "ramp up" period to a stabilized level of activity which occurs for several reasons. For instance, some groups that book their event years in advance may not want to risk that construction is delayed and not completed in time for their event. In addition, some groups may choose to let management "fine tune" its operations before hosting an event at an enhanced or new facility. However, it is important to recognize that overall utilization at any fairgrounds is typically dependent on multiple factors (e.g., market size; accessibility; nearby amenities; size, configuration and quality of the facilities offered; effectiveness of the management team in booking the facility; date availability; cost, etc.) and is rarely consistent. As such, the financial estimates presented herein represent a stabilized year of operations.

A common challenge for fairgrounds is difficulty in allocating revenues and expenses between Fair-related activities and year-round facility use. Several operating expenditures such as personnel costs, utilities, etc. are not easy to accurately allocate between Fair and non-Fair times. As a result, our analysis evaluates the Fairgrounds as a combined operation, providing a more accurate representation of overall financial performance.

Estimated Impact to Financial Operations

The table below provides an estimate of total revenues and expenses before depreciation and debt service for an enhanced Fairgrounds compared to a baseline year (FY 2025). The baseline year amounts reflect all revenues and expenses reported by facility management including those from non-operating sources such as contributions from the State General Fund, WSF Endowment Income, etc. Certain non-operating revenues and expenses such as WSF Endowment Income are not included in the estimated amounts based on year-to-year variability and discussions with WSF management. Estimated financials are shown in the three phases identified in the master plan which are defined as Near-term, Mid-term and Long-term. Near-term projects accounted for in this analysis include development of a new indoor arena and improvements to the rodeo arena, grandstands, and other existing structures. Mid-term projects include the expansion of the Touchstone Show Center and improvements to other existing spaces. Long-term projects include development of an enhanced campground and improvements to existing structures including Ford Pavilion. It should be noted that while the master plan includes additional proposed projects such as a multi-purpose pavilion, maintenance shop, and other support facilities, these projects are not included in the financial analysis. Certain proposed projects are expected to be revenue-neutral. Others such as the multi-purpose pavilion were not identified in the market assessment as immediate priorities and, therefore, remain too preliminary to reasonably estimate financial performance.

Estimated Financial Operations - Wyoming State Fairgrounds				
		Master Plan		
Category	Baseline Year	Near-Term	Mid-Term	Long-Term
Revenues	$2,720,000	$3,404,000	$3,738,000	$4,516,000
Expenses	$2,498,000	$2,898,000	$3,133,000	$3,759,000
Net Income	**$222,000**	**$506,000**	**$605,000**	**$757,000**

Notes: Amounts are rounded.

Amounts shown for the Baseline Year include all revenues and expenses, including WSF Endowment Income and State General Funds.

Estimated near, mid, and long-term amounts exclude WSF endowment income and other non-operating expenses.

As shown, it is estimated that the completion of Near-term projects will generate revenue of approximately $3.4 million. Expenses are also estimated to increase, resulting in an operating profit of $0.5 million after completion of near-term projects. Mid-term projects are estimated to generate $3.7 million in revenue and $3.1 million in expenses, resulting in a 20% increase in the operating profit over that estimated after completion of Near-term projects. Long-term projects are estimated to generate revenue of $4.5 million and expenses of $3.8 million and an operating profit of $0.8 million.

The proposed recommendations are estimated to increase revenue primarily through increased Fair attendance, ticket sales, year-round building rentals, campground fees, concessions, sponsorships, etc. Further, it is assumed that management will increase both Fair and non-Fair pricing to be consistent with market rates within the industry in the Near-term, which contributes to significant revenue increases.

Operating expenses including payroll, utilities, general/administrative costs, repairs/maintenance, etc. are also estimated to increase as a result of new buildings, increased usage, and additional staff. While the Fairgrounds must invest in quality facilities to operate successfully, it is equally critical to invest in the staffing resources needed to deliver high-quality service levels, support event growth, and ensure that facilities remain safe, welcoming, and functional. The Fairgrounds is currently operating with limited staff capacity, which places strain on existing employees and constrains the ability to meet growing demand. Accordingly, this analysis assumes that additional positions are added to adequately support both current and future operations.

For informational purposes, the following pages present the estimated incremental new operating revenues and operating expenses generated by each major building program recommendation outlined in the Master Plan, along with the key assumptions used in the analysis. Assumptions used are based on input from facility management, historical operating data, operating data from comparable facilities, industry trends and our industry experience.

The estimates shown include only the operating revenues and expenses that can reasonably be directly attributed to each facility. Certain revenues and costs associated with the Fair are excluded from the building-level estimates, as they cannot be reliably allocated on a facility-by-facility basis. For instance, the development of new buildings may result in increased Fair attendance and revenue; however, this incremental revenue is difficult to reasonably assign to a specific building. As it relates to staffing expenses, there is an immediate need to add at least two positions to support current operations, independent of any new facility development. While these positions are needed now, our analysis allocates their associated labor costs to the Near-term projects, as they will also be essential to accommodating the increased event activity those projects generate.

Project	Phase	Estimated Incremental New Operating Revenues & Operating Expenses	Key Revenue Assumptions	Key Expense Assumptions
New Indoor Arena & Stall Barn	Near-term	Operating Revenues: $357,200 Operating Expenses: $210,000 Operating Profit: $147,200	Non-Fair Events: 21 (equine shows, clinics, etc.) Rental Rate: $1,500/day Stall Rate: $30/day Other revenue: concessions, equipment rental, etc.	Staffing: 1 new event staff position Utilities, maintenance, marketing and general administrative costs ranging between $300 and $1,000 per event day
Rodeo Arena VIP Area	Near-term	Operating Revenues: $388,000 Operating Expenses: $82,400 Operating Profit: $305,600	Non-Fair Events: 5 (rodeo, entertainment, etc.) Rental Rate: $200 - $250/seat Other Revenue: concessions, sponsorship	Staffing: 1 new event staff position Utilities, maintenance, marketing and general administrative costs ranging between $500 and $1,000 per event day
Other (i.e., Ft. Fetterman, Ft. Bonneville, Vyve Building, etc.)	Near-term	Operating Revenues: $54,000 Operating Expenses: $40,700 Operating Profit: $13,300	Non-Fair Events: 42 (private parties, community events, etc.) Rental Rate: $500 – $600/day	Assumes increased expenses related to utilities, marketing and general administrative costs between $100 and $300 per event day

Project	Phase	Estimated Incremental New Operating Revenues & Operating Expenses	Key Revenue Assumptions	Key Expense Assumptions
Touchstone Show Center Improvements	Mid-term	Operating Revenues: $269,200 Operating Expenses: $218,700 Operating Profit: $50,500	Non-Fair Events: 84 (community events, banquets, expos, private parties, social functions, etc.) Rental Rate: $2,000/day ($0.6 per SF) Other revenue: concessions, equipment rental, etc.	Staffing: 1 new event coordinator position Utilities, maintenance, marketing and general administrative costs ranging between $350 and $650 per event day
Campground*	Long-term	Operating Revenues: $837,600 Operating Expenses: $506,500 Operating Profit: $331,100	Total RV Spaces: 433 Occupancy Rate: 10% Average Rate: $50/night	Staffing: Additional 1.5 FTEs including camp host and maintenance position Utilities, maintenance, marketing and general administrative costs ranging between $100 and $400 per site/year
Other (i.e., Ford Pavilion, Ft. Laramie, Ft. Casper, Ft. Reno, etc.)	Long-term	Operating Revenues: $27,200 Operating Expenses: $20,500 Operating Profit: $6,700	Non-Fair Events: 32 Rental Rate: $500 - $1,000	Minimal increases to utilities, marketing, general administrative costs based on increased usage

Note: *Estimated financials shown for the Campground represent total financial operations, not incremental new.

Although not quantified in this analysis given the preliminary nature of this project, there are other potential sources that facility management could consider to increase revenue generation. These include, but are not limited to:

Naming Rights – Through a combination of naming rights, preferential advertising treatment and event sponsorship inducements, one or more private parties may be solicited for up-front or recurring annual commitments. However, as with advertising and sponsorship, the revenue generated from naming rights is generally based on several factors, including but not limited to, the amount and type of event activity, the local corporate base, and management's philosophy on the amount and type of naming rights sold (e.g., selling the entire facility, selling individual buildings, etc.).

Concessionaire Rights – Where a third-party concessionaire provides food/beverage equipment and/or capital in exchange for exclusive rights for a specified term.

Pouring Rights - Where a beverage manufacturer pays the facility for exclusive selling rights for a specified term.

Parking – Management should evaluate the potential to charge parking fees during the Fair and other large-scale events.

7. ECONOMIC IMPACT ANALYSIS

ECONOMIC IMPACT ANALYSIS

This analysis estimates the total economic and fiscal contributions that could be generated at the State level through implementation of the Master Plan. Impacts are measured relative to a baseline year of operations (FY 2025). The economic and fiscal impacts presented in this section reflect activity associated with both the Fair and other year-round events hosted at the Fairgrounds.

Methodology

Regional input–output models are commonly used by economists to analyze the flow of goods and services within and across regions and to measure the economic interactions that result from an initial level of spending.

Impacts begin with initial direct spending associated with year-round Fairgrounds operations, as well as spending by attendees outside of the Fairgrounds. Once direct spending is quantified, an appropriate multiplier is applied to estimate indirect and induced effects. The combined direct, indirect, and induced effects represent total economic impact, expressed in terms of total output (spending), employment (jobs), and labor income. This analysis also estimates the local and State tax revenues generated from Fairgrounds operations.

Economic and fiscal impact estimates are influenced by several factors, including the scale and type of activity, attendee origin, Fairgrounds operations, industry trends, prevailing economic conditions, spending assumptions, the distribution of expenditures, applied multipliers, and the specific taxes analyzed.

Direct Spending

Estimating direct spending is the first step in calculating economic impact. Direct spending represents the initial change in economic activity resulting from Fairgrounds operations. This includes spending associated with both the Fair and year-round operations, as well as attendee expenditures occurring before and after events. For example, an attendee may spend money on lodging at a local hotel or dining at a local restaurant.

Attendees were categorized as residents, non-local day-trippers who travel to and from the Fairgrounds on the same day, or overnight attendees who generate room nights. Assumptions used in classifying attendees were based on historical event data, the estimated mix of event activity associated with implementation of the Master Plan and data from Placer.ai, a location-analytics platform that provides insights into real-word customer behavior. Each category was assigned distinct per capita spending estimates derived from surveys conducted as part of this study and data obtained from the Wyoming Office of Tourism as well as other secondary sources and our industry experience.

To estimate economic impact within the State, gross direct spending was adjusted to account for leakage (i.e., spending that occurs outside the State). While a portion of spending by local attendees may be displaced or might have occurred elsewhere in the State absent the Fairgrounds, it is also reasonable to assume that some local attendees would not have made these expenditures without the Fair and other year-round events. Additionally, in the absence of the Fairgrounds, some attendees may have traveled outside the State to attend similar Fairs and other events at other venues. Accordingly, this analysis includes spending by local attendees and estimates the total economic contribution of Fairgrounds operations. Excluding spending by local attendees would result in an estimate of net economic impacts.

Multiplier Effect

Additional economic impacts are generated through the re-spending of direct expenditures within the economy. To quantify the inputs required to produce total economic output, economists employ multiplier models. These multipliers are derived from input–output models, which measure the interactions among firms, industries, and institutions within a regional economy.

This analysis utilizes IMPLAN software and databases developed and maintained by IMPLAN Group LLC. IMPLAN, short for Impact Analysis for Planning, is a widely used economic modeling system designed to estimate regional input–output relationships and associated multiplier effects. The software enables the estimation of indirect and induced impacts resulting from changes in final demand in a given industry and captures how spending circulates through other industries within a defined economic area. IMPLAN's proprietary methodology incorporates detailed production and distribution data for all U.S. counties, allowing the model to account for both the location and type of spending. As a result, IMPLAN can estimate indirect and induced spending, employment, and labor income by industry while accounting for economic leakages associated with goods and services purchased outside the study area.

Once direct spending amounts are assigned to the appropriate industry categories, the IMPLAN model estimates the corresponding multiplier effects for each type of spending attracted to or retained within the State as a result of Fairgrounds operations. The total output multiplier is then applied to estimate aggregate economic activity, beginning with direct spending and extending through successive rounds of re-spending, commonly referred to as indirect and induced effects.

Indirect and Induced Impacts

Indirect impacts represent the re-spending of initial, or direct, expenditures through business-to-business transactions required to support the direct activity (e.g., impacts associated with non-wage expenditures). For example, an attendee's direct spending at a restaurant requires the restaurant to purchase food and other supplies from vendors. The portion of these purchases that occurs within the local economy constitutes an indirect impact.

Induced impacts reflect changes in household spending on goods and services that result from income earned in directly and indirectly affected industries (e.g., impacts associated with wage expenditures). For instance, a restaurant server may earn additional income due to increased patronage from event attendees. The portion of that income subsequently spent within the community represents an induced impact.

The model estimates these impacts through a series of interrelated economic relationships that incorporate average wages, prices, and transportation costs, while accounting for commuting patterns and the degree to which the local economy relies on goods and services sourced from outside the region.

Total Economic Impact

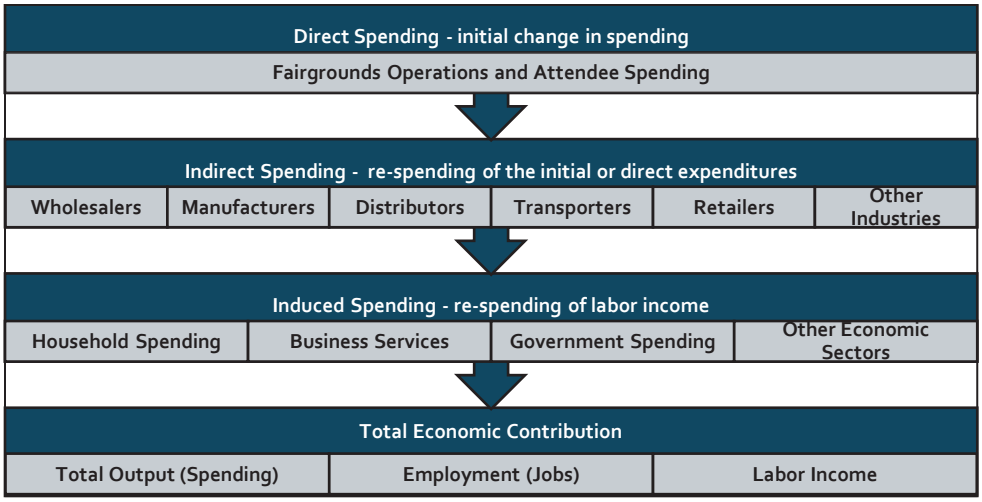
The calculated multiplier effects are combined with direct impacts to estimate total economic impact, expressed in terms of total output, employment, and labor income, as defined below.

Total Output represents the total estimated value of goods and services produced as a result of Fairgrounds operations. This measure reflects the total dollar change in economic output within the local economy for each dollar of output delivered to final demand.

Employment (Jobs) represents the total number of full-time and part-time jobs supported by Fairgrounds operations. The employment multiplier measures the total change in jobs supported in the local economy for each additional $1.0 million of output delivered to final demand. A single individual may hold more than one job; therefore, job counts do not necessarily equal the number of employed persons. Additionally, this measure includes not only jobs located at the Fairgrounds, but also jobs supported directly and indirectly across multiple sectors of the local economy as a result of Fairgrounds operations.

Labor Income represents wages and salaries earned by employees of businesses directly or indirectly impacted by Fairgrounds operations. This measure reflects the total dollar change in household earnings within affected industries for each additional dollar of output delivered to final demand.

The following graphic illustrates the multiplier effects used to calculate total economic impact.



Tax Revenues

Estimated spending generated by Fairgrounds operations also produce tax revenues for local and State governments. Experience in comparable markets suggests that while a significant portion of direct spending occurs in proximity to the Fairgrounds, additional spending is distributed across surrounding communities.

IMPLAN's input–output model was used to estimate tax revenues at both the local and State levels. Local tax revenue estimates include revenues distributed to the County, as well as to cities, towns, and special districts within the County. IMPLAN model outputs reflect local tax revenues generated from sales tax, property taxes, motor vehicle license taxes, severance taxes, personal taxes, and other local taxes. State-level outputs reflect these same tax categories, in addition to social insurance taxes.

Estimated Economic Contribution

The table below summarizes the estimated total annual economic contribution in the State and tax revenues at the local and State levels that could potentially result from a fully enhanced Fairgrounds, reflecting the full build-out of the recommended Master Plan. For comparison, estimated economic and fiscal benefits from Fairgrounds operations in FY 2025 are also presented. Estimated amounts reflect a stabilized year and are presented in 2025 dollars.

Estimated Economic Contribution Generated from Wyoming State Fairgrounds Operations

Category	Baseline Year (FY 2025)	With Master Plan	Incremental New w/ Master Plan
Output			
Direct Spending	$8,451,000	$12,693,000	$4,242,000
Indirect & Induced Spending	2,783,000	4,234,000	1,451,000
Total Output	$11,234,000	$16,927,000	$5,693,000
Total Jobs (Full-Time & Part-Time)	95	140	45
Labor Income	$3,615,000	$5,347,000	$1,732,000
Local Tax Revenues	$331,000	$499,000	$168,000
State Tax Revenues	273,000	410,000	137,000
Total Tax Revenues	$604,000	$909,000	$305,000

Note: Employment, labor income, value added and output are interrelated and are not additive.
Sources: IMPLAN; Crossroads Consulting.

Fairgrounds operations in FY 2025 were estimated to generate $8.5 million in direct spending, resulting in $11.2 million in total output. This activity supported approximately 95 full- and part-time jobs and $3.6 million in labor income in the State.

With implementation of the Master Plan, Fairgrounds operations are estimated to generate $12.7 million in total direct spending, which is projected to result in $16.9 million in total output (direct, indirect, and induced spending) in the State. This activity is estimated to support approximately 140 full- and part-time jobs and $5.3 million in labor income in the State.

Tax revenues generated from Fairgrounds operations with the Master Plan are estimated to be $499,000 and $410,000 at the local and State levels, respectively. In total, the implementation of the master plan is estimated to increase tax revenues by $305,000 in comparison to the baseline year.

Construction Benefits

Although not quantified in this analysis, construction of the Master Plan would generate additional economic and fiscal impacts for the local area and the State during the construction period. These benefits would include the creation of jobs, resulting in earnings for area residents, as well as increased tax revenues from the purchase of construction materials and supplies.

Additional Qualitative Benefits

In addition to enhancing event activity, financial operations, economic benefits, and tax revenues, the recommended improvements present the State with several strategic opportunities, including the ability to:

- Provide first-class facilities that better serve both community residents and visitors
- Promote agriculture and youth education
- Improve overall quality of life and livability in the area
- Enhance safety and security
- Address deferred maintenance needs
- Attract new events and grow existing business including the Fair
- Draw visitors who support local businesses

These benefits align closely with the mission of the Fairgrounds.

EXHIBIT C.

COMPARISON OF SERVICE LIFE ESTIMATES

EXHIBIT C. COMPARISON OF SERVICE LIFE ESTIMATES

ASSOCIATED CONSTRUCTION ENGINEERING FEEDBACK

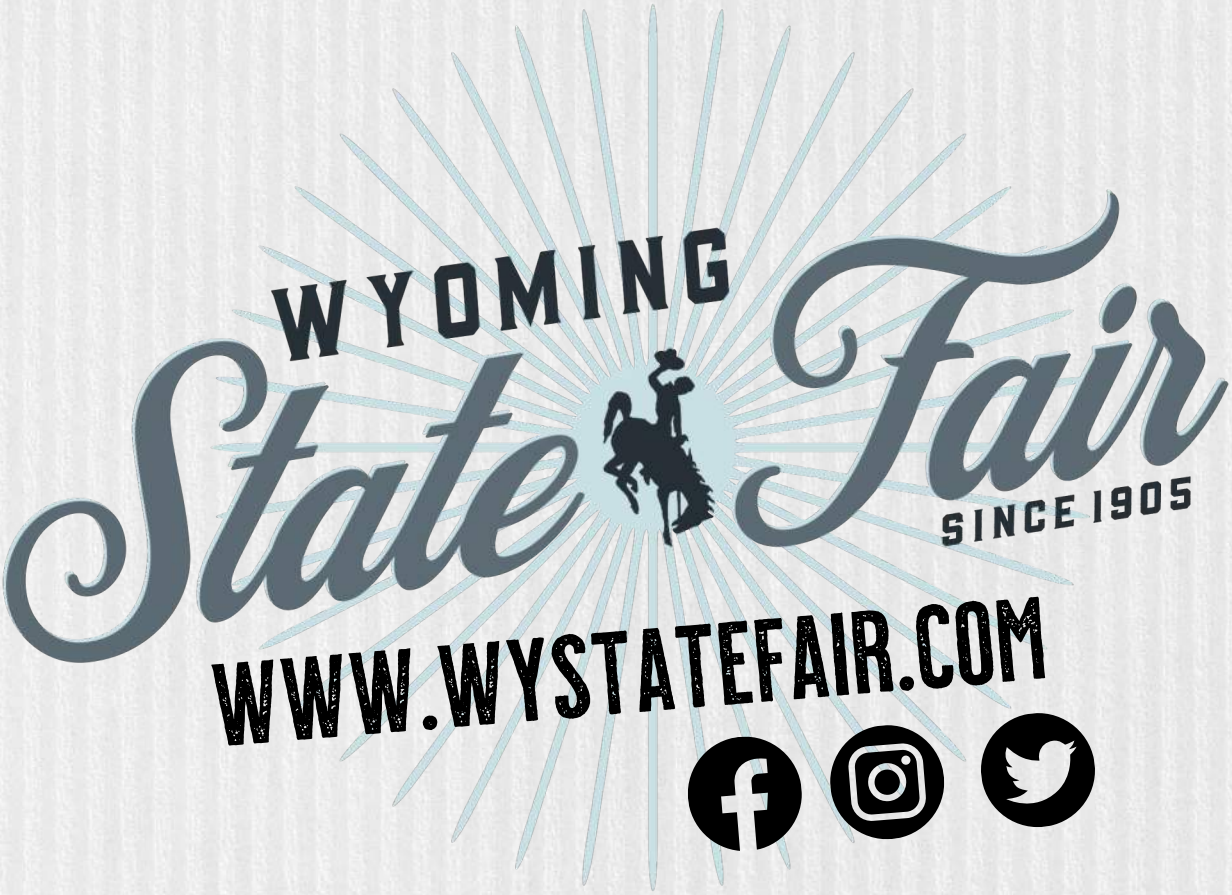
Overall, there are items such as aged out equipment and light fixture upgrades that could be addressed. Below is a table that lists expected service life of HVAC equipment.

Table excerpt from 2019 ASHRAE Handbook - HVAC Applications

Table 4 Comparison of Service Life Estimates

Equipment Item	Median Service Life, Years		Equipment Item	Median Service Life, Years		Equipment Item	Median Service Life, Years	
	Abramson et al. (2005)	Akalin (1978)		Abramson et al. (2005)	Akalin (1978)		Abramson et al. (2005)	Akalin (1978)
Air Conditioners			**Air Terminals**			**Condensers**		
Window unit	N/A*	10	Diffusers, grilles, and registers	N/A*	27	Air-cooled	N/A	20
Residential single or split package	N/A*	15	Induction and fan-coil units	N/A*	20	Evaporative	N/A*	20
Commercial through-the-wall	N/A*	15	VAV and double-duct boxes	N/A*	20	**Insulation**		
Water-cooled package	>24	15	**Air washers**	N/A*	17	Molded	N/A*	20
Heat pumps			**Ductwork**	N/A*	30	Blanket	N/A*	24
Residential air-to-air	N/A*	15	**Dampers**	N/A*	20	**Pumps**		
Commercial air-to-air	N/A*	15	**Fans**	N/A*		Base-mounted	N/A*	20
Commercial water-to-air	>24	19	Centrifugal	N/A*	25	Pipe-mounted	N/A*	10
Roof-top air conditioners			Axial	N/A*	20	Sump and well	N/A*	10
Single-zone	N/A*	15	Propeller	N/A*	15	Condensate	N/A*	15
Multizone	N/A*	15	Ventilating roof-mounted	N/A*	20	**Reciprocating engines**	N/A*	20
Boilers, Hot-Water (Steam)			**Coils**			**Steam turbines**	N/A*	30
Steel water-tube	>22	24	DX, water, or steam	N/A*	20	**Electric motors**	N/A*	18
Steel fire-tube		25	Electric	N/A*	15	**Motor starters**	N/A*	17
Cast iron	N/A*	35	**Heat Exchangers**			**Electric transformers**	N/A*	30
Electric	N/A*	15	Shell-and-tube	N/A*	24	**Controls**		
Burners	N/A*	21	**Reciprocating compressors**	N/A*	20	Pneumatic	N/A*	20
Furnaces			**Packaged Chillers**			Electric	N/A*	16
Gas- or oil-fired	N/A*	18	Reciprocating	N/A*	20	Electronic	N/A*	15
Unit heaters			Centrifugal	>25	23	**Valve actuators**		
Gas or electric	N/A*	13	Absorption	N/A*	23	Hydraulic	N/A*	15
Hot-water or steam	N/A*	20	**Cooling Towers**			Pneumatic	N/A*	20
Radiant heaters			Galvanized metal	>22	20	Self-contained		10
Electric	N/A*	10	Wood	N/A*	20			
Hot-water or steam	N/A*	25	Ceramic	N/A*	34			

*N/A: Not enough data yet in Abramson et al. (2005). Note that data from Akalin (1978) for these categories may be outdated and not statistically relevant. Use these data with caution until enough updated data are accumulated in Abramson et al.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