

>> 2008 EQUESTRIAN CENTERS & FAIRGROUNDS CONSTRUCTION <<

(LISTED ALPHABETICALLY BY CITY)

Abu Dubai Equestrian Center and Racecourse United Arab Emirates	COST (IN MILLIONS) : \$480 OPENING DATE : 2011 ARCHITECT : GH2 FEATURES : Major racetrack exists; building equestrian center for FEI competition and Olympic qualifiers, which costs about \$135 million; commercial and residential urban infill; rebuilding the riding academy; two indoor arenas, four outdoor arenas, stadium jumping venues; outdoor track with 6,000 seats; training facility. Adding health spa and wellness center; renovation of existing nine-hole golf course at track infield. In design/engineering phase through summer 2009.
New Mexico Equestrian Facility Albuquerque	COST (IN MILLIONS) : \$68 OPENING DATE : TBD ARCHITECT : HOK Smith Forkner FEATURES : Schematic design for this 6,500-seat arena has recently been completed.
Sublette County Fair Big Piney, Wyo.	COST (IN MILLIONS) : \$22 OPENING DATE : April 2009 ARCHITECT : HOK Smith Forkner FEATURES : The master plan has been completed and includes a new 23,300-sq.-ft. exhibition hall and 85,500-sq.-ft. multipurpose livestock exhibition center along with numerous site improvements.
South Dakota State University Equestrian Center Brookings	COST (IN MILLIONS) : \$5.6 OPENING DATE : TBD ARCHITECT : GH2 FEATURES : Phase Two is to be funded. To house the university varsity equestrian team, with two indoor arenas, two outdoor arenas, and 80 permanent stalls when the entire project is completed. Phase One opened summer 2008.
Marabet — Home of the Egyptian Arabian Cairo, Egypt	COST (IN MILLIONS) : TBD OPENING DATE : TBD ARCHITECT : GH2 FEATURES : 3,000-acre equestrian lifestyle and tourism mega development near the Pyramids of Giza. Core of the development is the 300-acre Al Zahara Stud farm which is home to the foundation bloodlines of the pure-bred Egyptian Arabian horse. Development also includes the following fully-integrated components: racecourse, competition venue, equestrian and polo club, riding academy and Egyptian Arabian Heritage Centre, commercial town center, residential villas surrounding the equestrian venues, boutique and full-service tourist hotels, rail station and centralized maintenance, warehousing and utility services. Emphasizing sustainability.
Calgary Stampede Alberta, Canada	COST (IN MILLIONS) : \$70 OPENING DATE : In Phases ARCHITECT : GH2 FEATURES : Completed master plan for agricultural facilities redevelopment in winter 2008, including the development of a new 3,000-seat indoor agriculture arena within the track infield and connected to the existing outdoor Stampede venue, redeveloped track backstretch to support the annual Stampede as well as year-round equestrian events (thoroughbred horse racing is being moved to a new racetrack north of Calgary), and redevelopment of site infrastructure to support the new venues and year-round utilization. GH2 is currently serving as the Owner's Representative regarding equestrian and livestock design requirements and review for the new indoor agriculture arena and site infrastructure. Additionally, GH2, in partnership with S2 Architecture-Calgary, started the design and engineering work for the redeveloped backstretch facilities (stall barns and practice arenas) in October 2008, full schedule TBD.
South Carolina Equestrian Center Camden, S.C.	COST (IN MILLIONS) : TBD OPENING DATE : TBD ARCHITECT : GH2 FEATURES : Economic analysis completed by Crossroads Consulting January 2008. Planning started October 2008. Anticipated project scope includes 440 fully-enclosed stalls; 230 shed row stalls; primary indoor show venue (seating to be determined); covered ring and staging area supporting main indoor arena; secondary covered show venue (seating to be determined); seven additional outdoor rings of various sizes to support grand prix, dressage, etc.
Big Creek Riding Center Decatur, Ill.	COST (IN MILLIONS) : \$14.8 OPENING DATE : TBD ARCHITECT : GH2 FEATURES : Completed master planning and schematic design October 2008. Existing 60-acre event and boarding facilities will be fully redeveloped to include a 1,200-seat indoor show venue with enclosed warm-up, secondary covered show arena, outdoor arenas, 400 permanent event stalls, 42 full-serve RV hookups, and a new 48-stall boarding facility.
Royal Highlands Agricultural Show of Scotland Edinburgh	COST (IN MILLIONS) : TBD OPENING DATE : TBD ARCHITECT : HOK Smith Forkner FEATURES : Master plan has been completed for the relocation of the RHASS to a nearby 300-acre site which will include New Exhibition Halls and an 8,000-seat arena.
Enumclaw Events Center Washington	COST (IN MILLIONS) : TBD OPENING DATE : TBD ARCHITECT : GH2, in partnership with OTAK FEATURES : Began master planning and conceptual design for the redevelopment of the Enumclaw Events Center (formerly King County Fairgrounds) September 2008. Approximately 90 acres. Renovated and expanded facilities may include: 3,000-seat climate-controlled event arena with staging/warm-up arena; stabling for up to 400 horses; secondary covered show/rodeo arena; outdoor practice arena; 30,000-sq.-ft. of contiguous commercial exhibit/function space; 4,000-sq.-ft. of retail space; 75 space RV campground with utilities and guest services pavilion; new administration and event offices; enhanced open lawn areas for existing outdoor events and festivals; improved infrastructure.
Uinta County Fair Evanston, Wyo.	COST (IN MILLIONS) : TBD OPENING DATE : TBD ARCHITECT : HOK Smith Forkner FEATURES : Master plan is underway for a 100 acre site on the outskirts of town. The components will include a 4,000-seat arena, 25,000-sq.-ft. expo hall and numerous livestock facilities including an outdoor arena.
Kentucky Downs (Expansion) Franklin	COST (IN MILLIONS) : \$7.5 OPENING DATE : TBD ARCHITECT : GH2 FEATURES : Completed planning and design services for event venue additions to this existing racetrack. Event venues will utilize racing stables off-season (currently 11 months each year). Phase one, completed in summer 2008, included construction of an outdoor arena, event office and toilets/concessions. Phase two includes the addition of an enclosed 1,200-seat indoor arena to serve multiple event types.
Alachua County Fairgrounds Gainesville, Fla.	COST (IN MILLIONS) : \$15 OPENING DATE : June 2010 ARCHITECT : HOK Smith Forkner FEATURES : Master Plan completed for a relocation of the Alachua County Fairgrounds to include a 35,000 sq.-ft. expo hall in Phase I and a 4,000-seat arena to be constructed in the subsequent phases.
Houlton Agricultural Fair Maine	COST (IN MILLIONS) : \$21 OPENING DATE : TBD ARCHITECT : HOK Smith Forkner FEATURES : The Houlton Agricultural Fair is being relocated from its current downtown site to a 100-acre site about 3 miles from town. The major features are a livestock and equestrian complex, a 3,000-seat multipurpose arena and a motor sports facilities.
Wyandotte County Fair Kansas City, Kan.	COST (IN MILLIONS) : TBD OPENING DATE : TBD ARCHITECT : HOK Smith Forkner FEATURES : The relocation of the fair to a 100-acre site in the Wyandotte County Growth Corridor, which will be a part of a multiplex development that potentially includes a County Park and National Guard Facility.

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FOCUS >> EQUESTRIAN CENTERS

New Mexico State University Equestrian Center Las Cruces	COST (IN MILLIONS) : TBD	OPENING DATE : TBD	ARCHITECT : GH2
FEATURES : New equestrian center on the NMSU main campus to support equestrian team and college of agriculture events, such as horse shows, rodeos, livestock judging, auctions, etc. New 1000-seat indoor arena with multi-use classrooms overlooking arena floor; outdoor event arena with bermed seating; equestrian team stabling and support areas for up to 106 team horses; team offices and support areas; livestock pens and other required infrastructure. Planning and Schematic Design completed September 2008.			
Laughlin Exhibition & Events Complex Nevada	COST (IN MILLIONS) : TBD	OPENING DATE : TBD	ARCHITECT : HOK Smith Forkner
FEATURES : The feasibility study was recently completed to include a 60,000-sq.-ft. exhibition complex along with a 4,000-seat arena.			
Keeneland Lexington, Ky.	COST (IN MILLIONS) : TBD	OPENING DATE : TBD	ARCHITECT : HOK Smith Forkner
FEATURES : The master plan for this 1,000-acre site is underway and should be completed by Dec. 2008.			
Kentucky Horse Park Lexington	COST (IN MILLIONS) : \$77.3	OPENING DATE : 2009	ARCHITECT : GBBN, GH2
FEATURES : In preparation for the 2010 World Equestrian Games, held in the U.S. for the first time, GBBN is architect for a \$40 million, 8,000-seat indoor arena to open in June 2009. EOP designed a \$20 million, 8,000-seat equestrian outdoor stadium to open in May 2009. GH2 is designing new stabling, involving the redevelopment of the existing stable areas. Phase one construction of 400 stalls to be complete in September 2009. 800 new stalls and practice arenas, mounted patrol headquarters, and equine triage unit in design/engineering phase.			
Nebraska State Fair Lincoln	COST (IN MILLIONS) : \$150	OPENING DATE : 2010	ARCHITECT : HOK Smith Forkner
FEATURES : The purpose of this study was to develop a model to evaluate sites and economic impacts for the possible relocation of the Nebraska State Fair. Replacement costs of the new facility were developed as well as projected costs to keep it in Lincoln. It is being relocated to Grand Island. ERA was the economic consultant.			
Mid-South Fair Memphis, Tenn.	COST (IN MILLIONS) : \$35	OPENING DATE : Late 2009	ARCHITECT : HOK Smith Forkner
FEATURES : The master plan is in process for the relocation of the Mid-South Fair to a 150-acre site in Tunica, Miss. Phase I will include Exhibition Buildings, Office, and Visitor Service Facilities.			
EPIC Equestrian Center Mercer County, W. Va.	COST (IN MILLIONS) : TBD	OPENING DATE : TBD	ARCHITECT : GH2
FEATURES : Joint venture among Mercer County, and Princeton and Bluefield, W.Va. Crossroads Consulting is doing the feasibility study. Have 2,800 acres. Planned Recreational Community development with retail/housing/commercial/golf with Multi-Use Equestrian Park as the hub. Planning and pre-design completed in October. Currently examining alternative sites with better access and lower development costs.			
Presidential Polo Club Moscow, Russia	COST (IN MILLIONS) : \$20	OPENING DATE : 2010	ARCHITECT : GH2
FEATURES : New 240-acre polo and equestrian club on former Soviet-era cooperative chicken farm featuring 34 very high-end villas surrounding polo fields, condominium estates, boutique hotel and commercial. Two international standard tournament fields with clubhouse seating 500 on restaurant/lounge level and 500 on VIP box level. 156 polo stables; indoor polo arena with 500 seats and VIP lounge enclosure; polo practice field, 104 dressage/show jumping stables; indoor show jumping arena, outdoor arena, veterinary centre, extensive equine training, conditioning and support facilities. Phase One is currently under construction and will be operational for Moscow Polo on Snow February 2009. Complete venue planned to be operational for 2010 summer polo season.			
Garrett County Fairgrounds Oakland, Md.	COST (IN MILLIONS) : TBD	OPENING DATE : TBD	ARCHITECT : HOK Smith Forkner
FEATURES : The objective of this study was to evaluate economic and physical impacts of constructing a major public use exhibit building on the fairgrounds. Global Spectrum and ERA were the business/economic consultants.			
Oklahoma State Fair Oklahoma City	COST (IN MILLIONS) : \$72	OPENING DATE : Sept. 2010	ARCHITECT : GH2
FEATURES : Construction Package 9 was completed in October 2008, which consists of a new indoor climate-controlled show arena, new stall barn and renovation of an existing stall barn. Construction Package 10 will begin in January 2010, which consists of the demolition and reconstruction of the last remaining existing stall barns to match the new SuperBarn completed in 2007. HOK Smith Forkner, meanwhile, is nearing completion of a master plan calling for a new 300,000-sq.-ft. exposition complex along with numerous other site improvements.			
Arizona State Fair Phoenix	COST (IN MILLIONS) : TBD	OPENING DATE : TBD	ARCHITECT : HOK Smith Forkner
FEATURES : Master plan is nearing completion and calls for a full build-out of 180,000 sq.-ft. Multipurpose Expo Hall, new Main Gates and other site improvements.			
Horseshoe Park and Equestrian Center Queen Creek, Ariz.	COST (IN MILLIONS) : \$12	OPENING DATE : Jan. 2009	ARCHITECT : J2 Architects and Hnedak Bobo Group (was BS&P)
FEATURES : 37-acre site; 1,500-seat arena, three warm up arenas; community arena, 100 stalls with two future 100-stall barns; round pen, restrooms. Owned by city; viewed as multi-purpose.			
Dutchess County Fair Rhinebeck, N.Y.	COST (IN MILLIONS) : TBD	OPENING DATE : TBD	ARCHITECT : HOK Smith Forkner
FEATURES : A concept master plan has been developed for the 166-acre site including a new 25,000-sq.-ft. expo hall.			
The Meadow at the State Fair of Virginia Richmond	COST (IN MILLIONS) : \$81	OPENING DATE : Sept. 2009	ARCHITECT : Hnedak Bobo Group (was BS&P)
FEATURES : The fair, which averages 250,000 attendance will move for the Sept. 24-Oct. 4, 2009, event. The grounds includes an exhibit hall, 13,000 sq. ft. mansion, and an equine complex. SMG is booking and management consultant on the project.			
San Antonio Livestock Show & Rodeo Equestrian Complex Texas	COST (IN MILLIONS) : TBD	OPENING DATE : TBD	ARCHITECT : HOK Smith Forkner
FEATURES : The master plan has been completed for a new 2,000-seat arena along with multipurpose stalling facilities for 400 stalls.			
Saratoga Regional Horse Park Saratoga Springs, N.Y.	COST (IN MILLIONS) : \$75	OPENING DATE : TBD	ARCHITECT : HOK Smith Forkner
FEATURES : As a consultant to Markin Consulting, this study explored the economic feasibility and site selection for a regional equestrian facility. Three sites are being considered, all within the Saratoga community.			

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Sheridan County Fair & Wyoming Rodeo Sheridan, Wyo.	COST (IN MILLIONS) : \$52	OPENING DATE : TBD	ARCHITECT : Dale Buckingham Architects, David Engels, Entech Engineers, HOK Smith Forkner and ERA to evaluate the facilities
	FEATURES : Conceptual plans due in February 2009. May include 2,500-seat arena; 40,000-sq.-ft. exhibit building, admin; 300 stalls; 9,000-seat grandstand; one-half mile track; two outdoor arenas; 4-H building.		
Salt Lake County Equestrian Park South Jordan, Utah	COST (IN MILLIONS) : \$5.8	OPENING DATE : TBD	ARCHITECT : GH2
	FEATURES : Includes new 76,000-sq.-ft. indoor arena with 500 fixed seats; public venue support and office space; 220 new stalls; two outdoor arenas; 12 horse walkers; new cattle handling facilities, polo-multi-use turf field. Master plan and schematic design complete. Construction documents phase to begin January 2009.		
Wickenburg Ranch Equestrian Center Arizona	COST (IN MILLIONS) : \$9	OPENING DATE : Late 2010	ARCHITECT : GH2
	FEATURES : Part of a high-end 2,000-unit planned community with lifestyle amenities. \$9 million phase one facility with covered show/event arena with 1,000 seats, VIP clubhouse and box seats, 200 permanent stalls, 60 high-end boarding/training stalls, covered practice arena, outdoor event venues. Currently in Construction Documents phase. Planned construction start July 2009.		
York County, S.C. Agri-Tourism Center South Carolina	COST (IN MILLIONS) : TBD	OPENING DATE : TBD	ARCHITECT : GH2
	FEATURES : In partnership with Crossroads Consulting, initiated market analysis, programming, and site evaluation and selection process in October 2008. Location, scope and probable development budget are to be determined over the next 4-6 months.		

SOURCE: Venues Today Research

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viding a steady flow of material. A lot of venues have peak use and then nothing, so storage and the size of the system has to be carefully planned. The other challenge is “it’s fairly expensive.” It’s likely he will install one next year at the Presidential Polo Club. “Biodigesters have been around for awhile where there is a constant volume of rich material,” Gralla said. “To my knowledge there is not an active system at any equestrian center.

“Waste in general is a problem and manure waste is a bigger problem because a lot of landfills don’t want to take it,” he added. “We’re trying to turn a problem into a benefit.”

Egypt’s Marabet is an example of another trend in sustainability — water conservation. “Water is, in my opinion, the oil of the 21st century. I suspect at some point our main source of energy won’t even be something we know about today. Now we’re paying a lot of attention to water, especially in foreign countries where the water supply is not as reliable as what we have here in North America,” Gralla said. Because Marabet is being built from scratch on 3,000 acres, a sewer treatment plant is part of the project, and Gralla’s team is generating ideas on how to use the gray water for equestrian park operations. “It’s a free resource really. The sewage treatment plant has to be built anyway. I think we’ll begin to see more and more use of gray water here in North America,” Gralla said.

Both Smith and Gralla have seen no decline in the number of projects relative to worldwide economic crisis. “We’re hiring,” Gralla said.

Smith, who with Dan Forkner, joined HOK less than two years ago calls this a “very, very busy time.” Both cited international interest. For Smith, it’s a benefit of having HOK resources in offices around the world. “It’s like we have 400

people out there working for us and finding work for us. It is very different for us,” he said.

Smith’s longtime *modus operandi* has been to work with new clients by setting up a workshop, bringing in consultants and designers and determining whether there’s reason to continue. “The one-day workshop is a very inexpensive way to allow a small fair to invite us in for a small fee and expenses to get about 22 diagrams and concepts,” he said. Some then go the next step, but if they can’t afford a workshop, they can’t afford expansion. He did that for the Sublette County Fair, Big Piney, Wyo. “Some of them surprise me. We went for a one-day workshop at Big Piney. I had no expectations. Little did I know this is the richest county in America.”

Most of these are 10-15 year plans, which is another reason today’s financial markets are not having a huge impact. “When we come out of this cycle, there will be more money,” Smith said. “Now is a good time to be planning for the future. We see no let up.”

Equestrian centers and, strangely enough, horse racing tracks, along with some relocations are the trend. As to the multi-purpose, year-round facility, Smith said, “I believe in this more in this than I did five years ago. Those facilities are doing well with their livestock and want to get into more year-round trade show business and use their grounds more, as we’re doing for the Oklahoma State Fair and others. I think we will see more expo halls on the fairgrounds, the multipurpose arenas. These facilities are being seen as community economic development tools.”

Fairgrounds, which fell into disrepair and disrespect with the advent of automobiles and TV’s, have literally been rediscovered as cultural and entertainment centers and economic engines in the last decade, he said. That has

lead to an interest from private management firms, which have been romancing fairs much more seriously in the last five years. Like HOK, no fair is too small to have that discussion, Smith said. “Over the last couple of years, we’ve said to those organizations you ought to look at this. We’re getting that dialog started,” Smith said of the SMGs and Global Spectrums of the entertainment world.

Smith has also seen more interest in sustainability and noted there are some very inexpensive retrofits that work. “We’re looking at more energy efficient buildings. It’s a real challenge for us. In our industry we have products like Big Ass Fans, which move air gently and smoothly without air conditioning,” he noted. “We have a list of about 25 items. One of our equestrian centers we have currently designed, the New Mexico Equestrian Center in Albuquerque, I believe will be the first LEED Silver equestrian arena in North America.” It’s currently being funded.

Use of natural light has long been part of equestrian center design, but is gaining even more favor. “Animals and people need natural daylight as part of life. There’s a cost involved with skylighting and glazing, but also a savings in artificial light, Gralla noted. “Borrowed light is free once you have it built.” He’s gotten more creative in use of photocell cutoffs to really control energy costs.

“So many budgets are stretched for the basics, just to maximize stall cost and arena size. What they want is bricks and mortar. But sustainability is more at the forefront now that in has been in the past few years,” Gralla said. He doesn’t find the LEED program a practical approach, however. “It’s a point system. You don’t want to do things just for points. They must be practical and viable.”

Interviewed for this story: **Todd Gralla**, (405) 701-1515; **Charlie Smith**, (865) 694-5485