



RENO RODEO GRANDSTANDS

~ REIMAGINED *Reno, Nevada*

June 2024



Nevada Historical Society



Reno Rodeo



Reno Rodeo



Reno Rodeo

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June 17, 2024

To our friends and fellow rodeo enthusiasts of the Reno Rodeo Association:

"For an initial attempt, the rodeo was magnificent entertainment. The rodeo should be made an annual event. It should continue in the hands of volunteer citizens who have started the ball rolling so auspiciously." -Reno Evening Gazette, 1919.

For more than 100 years since the initial commemorative event celebrating the close of World War I, Reno has been home to the "wildest, richest rodeo in the west". Thanks to a brigade of volunteers, the annual rodeo and carnival has never missed a year, excluding 1945 during World War II and 2020 during a global pandemic. The rodeo was even held in 1962 despite the grandstands burning down shortly before the scheduled event; Reno legend Harry Frost ensured its success. Today, the nationally televised event hosts over 140,000 fans and brings in an estimated \$42M to the local economy each year.

To secure the rodeo's success for another century, aging infrastructure should be addressed to ensure the continued safety, comfort, and enjoyment of the public. As the largest rodeo in the state of Nevada, modernization and expansion should also be considered to accommodate an ever growing number of attendees.

On behalf of Norris Design and Stasis Design, Priefert Complex Designs is proud to present this representation of your vision for new Grandstands and site improvement at the Reno Rodeo. We are honored that you have allowed us the opportunity to take part in this crucial first step towards providing new facilities in support of your historic rodeo.

Again, it has been a pleasure and privilege to work with you. As the project matures and approaches fruition, our dedicated Team stands ready to offer assistance.

Sincerely,

Glen Calvert, PE
Priefert Complex Designs, LLC

John Birkey, PLA
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RENO RODEO GRANDSTANDS - REIMAGINED LETTER OF TRANSMITTAL





Scope of Design Study

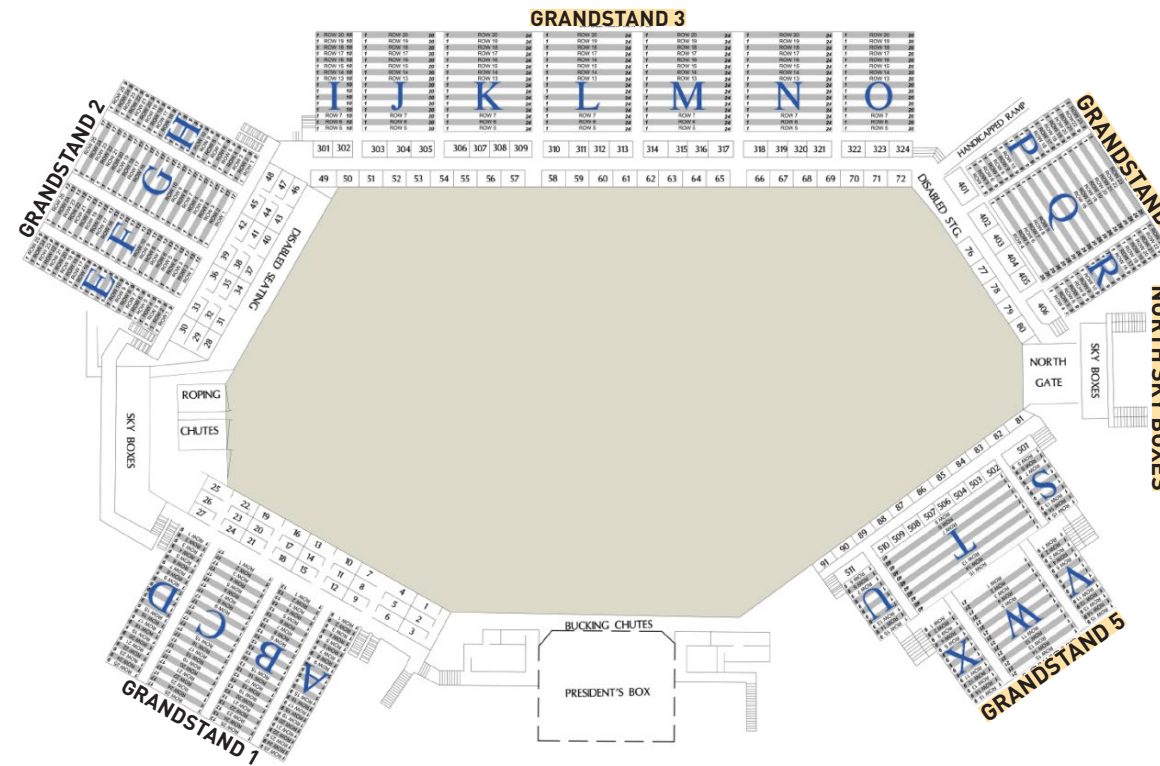
The scope of this design study included master planning, budgeting and development of conceptual renderings for the replacement of **Grandstand 3, Grandstand 4, Grandstand 5, and the North sky boxes** (reference the diagram photo on bottom right). This includes planning for restrooms, concessions, and storage facilities located under the grandstands. Additionally, the study involved planning for upgrades to the site layout and landscaping, including gathering areas, to promote efficient and pleasant circulation for spectators. Future planned upgrades outside the scope of this study include the replacement of the remaining grandstands and boxes on the south and east sides of the arena.

There are other design activities in progress that, while impacting this project, are not within the scope of this study. Summit Engineering is currently designing a \$5.9M utility upgrade at the site. At the time of this study, the estimated completion of design is July 2024. Additionally, Frame Architecture has completed a 30% Design Development (DD) level architectural design for a new 52,000 square foot Exhibit Hall, with the old Exhibit Hall having been demolished previously. Restrooms are included in the design and, if constructed, may be used to supplement other restroom facilities during carnival and rodeo events.

Issues and Challenges with Current Facilities

Members of the Reno Rodeo Association identified several key issues and challenges with the current facilities to be addressed during this study. These issues include:

- 1. Insufficient number of seating.** Current total seating capacity is approximately 8,100 total, not including sky box seating. That number includes 7,000 bleacher seating and 1,100 box seating, approximately. The goal for this study was to plan an increase to the seating capacity by at least 2,000. The desired future end state is a total seating capacity of 15,000. The table on page 8 gives an approximate breakdown of bleacher and box seating at each grandstand.
- 2. Insufficient number of seating meeting the Americans with Disabilities Act (ADA) requirements.** Currently, ADA-accessible seating is only provided in two (2) grandstands, restricting persons requiring accessible seating from other vantage points. This study aimed to plan for accessible seating around the entire arena, while ensuring the ADA seating number is adequate for current and future seating capacities.
- 3. Approximately 500 seats have limited visibility in the current arrangement.** Sight lines were considered for the various seating locations during this design study.
- 4. The North Gate has poor alignment with the arena.** This study provided planning for centering the north gate with the arena.
- 5. Insufficient number of restrooms.** Currently, portable toilets are rented for events to provide enough capacity. Last year, 114 were rented. The desired end state is to no longer require portable toilets to meet the demand.





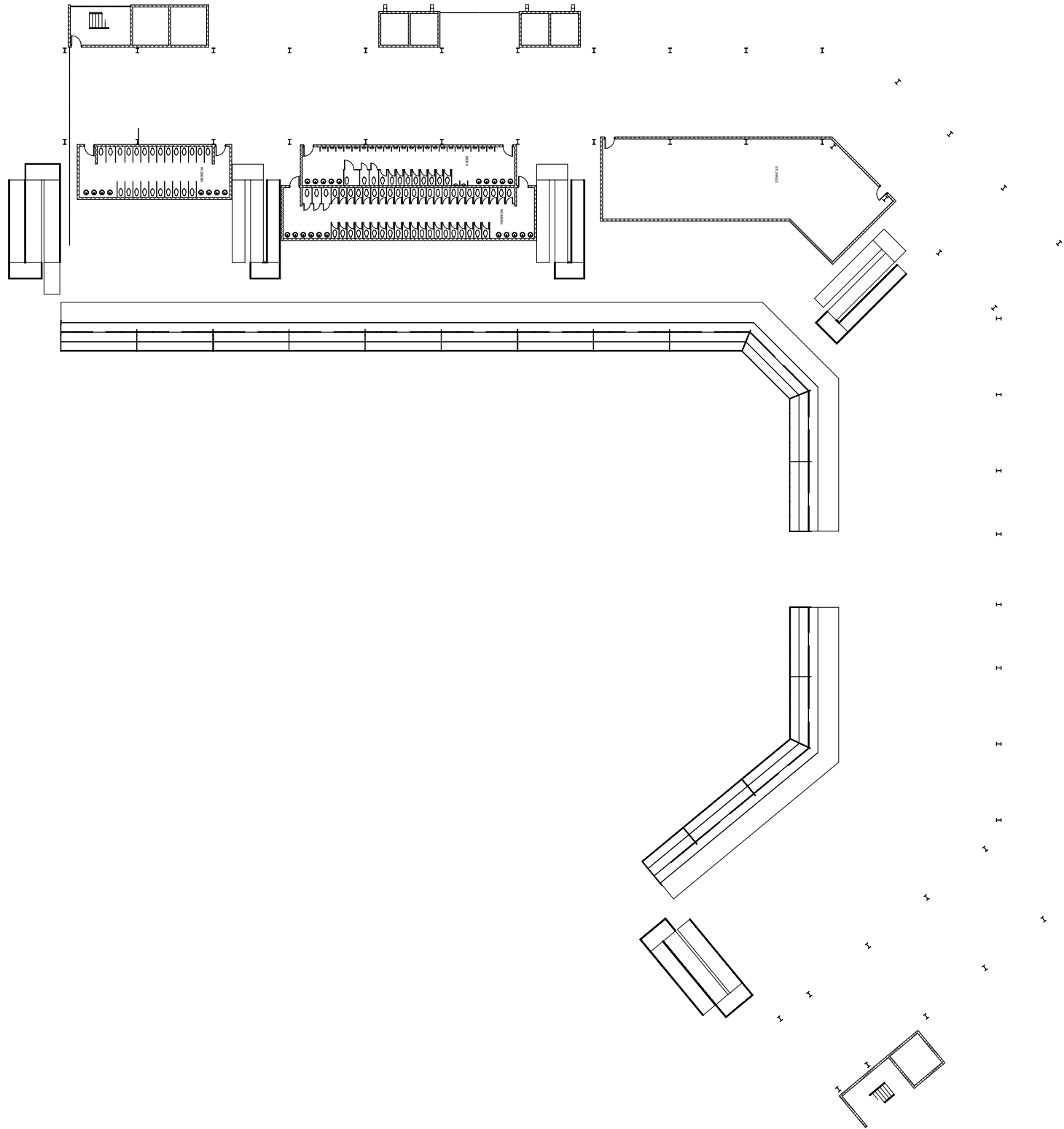
- 1 ARENA
- 2 NEW GRANDSTANDS
- 3 EXHIBIT HALL
- 4 WELCOME PLAZA
- 5 GRAND PROMENADE
- 6 TENT SPACES
- 7 MURAL
- 8 JACK DANIEL'S TENT
- 9 COORS TENT

Proposed Landscaping & Site Layout

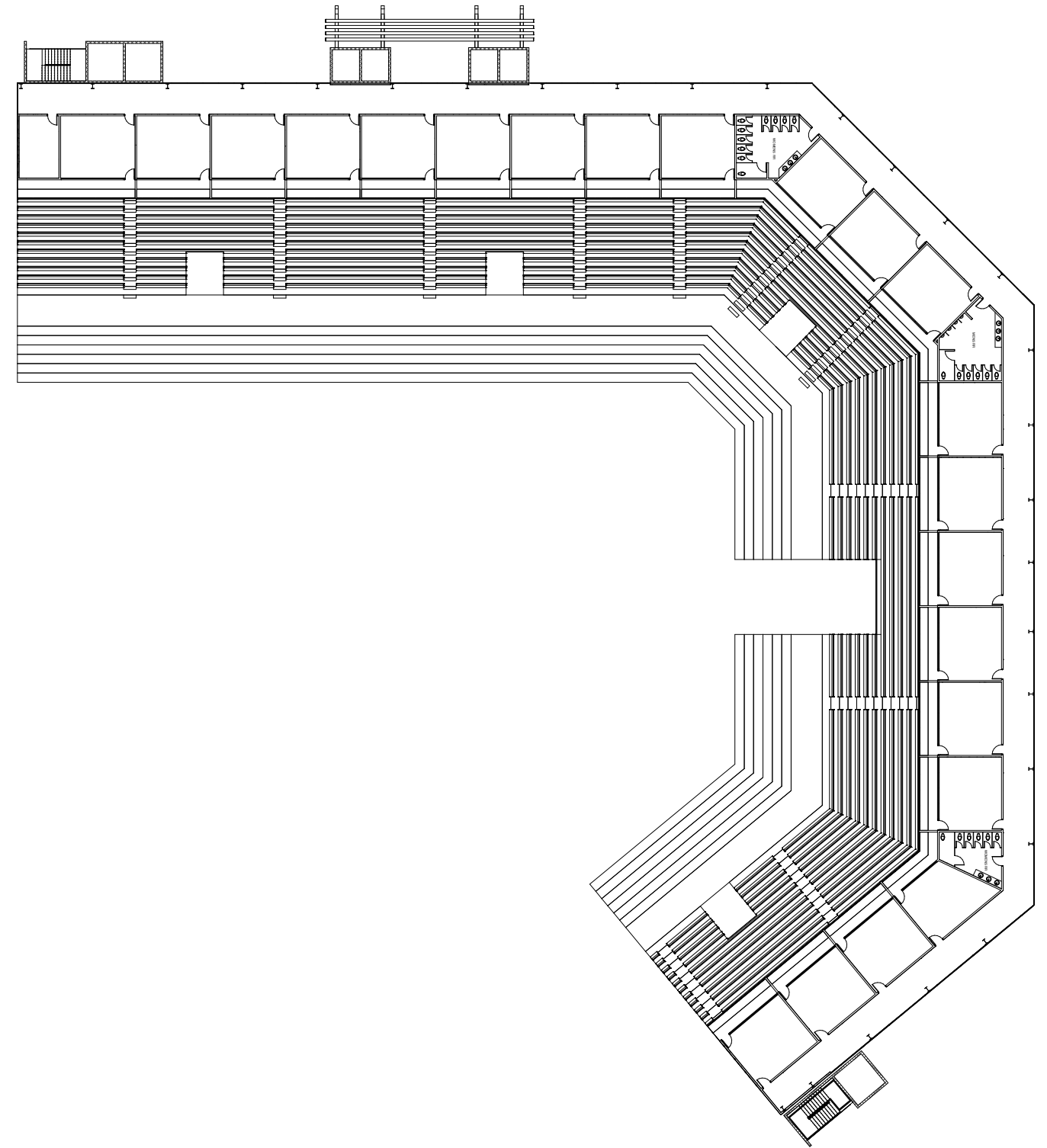
1. Plaza. As visitors arrive near the arena, they will find the aesthetic plaza nestled between the arena and the future Exhibit Hall. In addition to the usual vendor and dining tents, patrons will find an asphalt-paved thoroughfare sectioned off for pedestrians during events. Lining each side of the asphalt pavement will be large concrete walkways and gathering areas, with some areas consisting of a paver surface to provide additional architectural interest. Landscaped sections will be provided intermittently along these walkways, each featuring a shade tree and ornamental grasses. Picnic tables and benches will also be provided throughout. North of the future Exhibit Hall and just to the west of the Jack Daniels tent and the centennial mural, lies an existing landscaped area featuring an angled sidewalk and several trees. One of these trees is a majestic pine that has been providing shade to rodeo patrons for over eighty years. Although this landscaped area is planned to be modified to make space for official vehicle traffic, this historic tree shall remain. The new area, though smaller than the current, will also feature angled sidewalk and a decomposed granite surface.

2. Parking. The rendered parking layout to the south and west assumes future relocation of the existing equipment yard. The renderings also do not reflect a carnival, which unless relocated to the north, would limit parking to the south and west. Loading docks are planned on the west side of the future Exhibit Hall, therefore, this plan proposes removing existing landscape islands on that side of the parking lot. This would allow plenty of clearance for semi-trucks to orient for a backup to the docks. Curb and gutters will be provided at locations in the parking lot where sidewalks, dirt, or landscaping meet the asphalt parking lot. There will be breaks in the parking and curb and gutter provided at the south of the south pens to allow for vehicle access through the pens from the parking lot. Vehicle access around the north of the future Exhibit Hall and arena will be provided and/or maintained for official and emergency traffic.





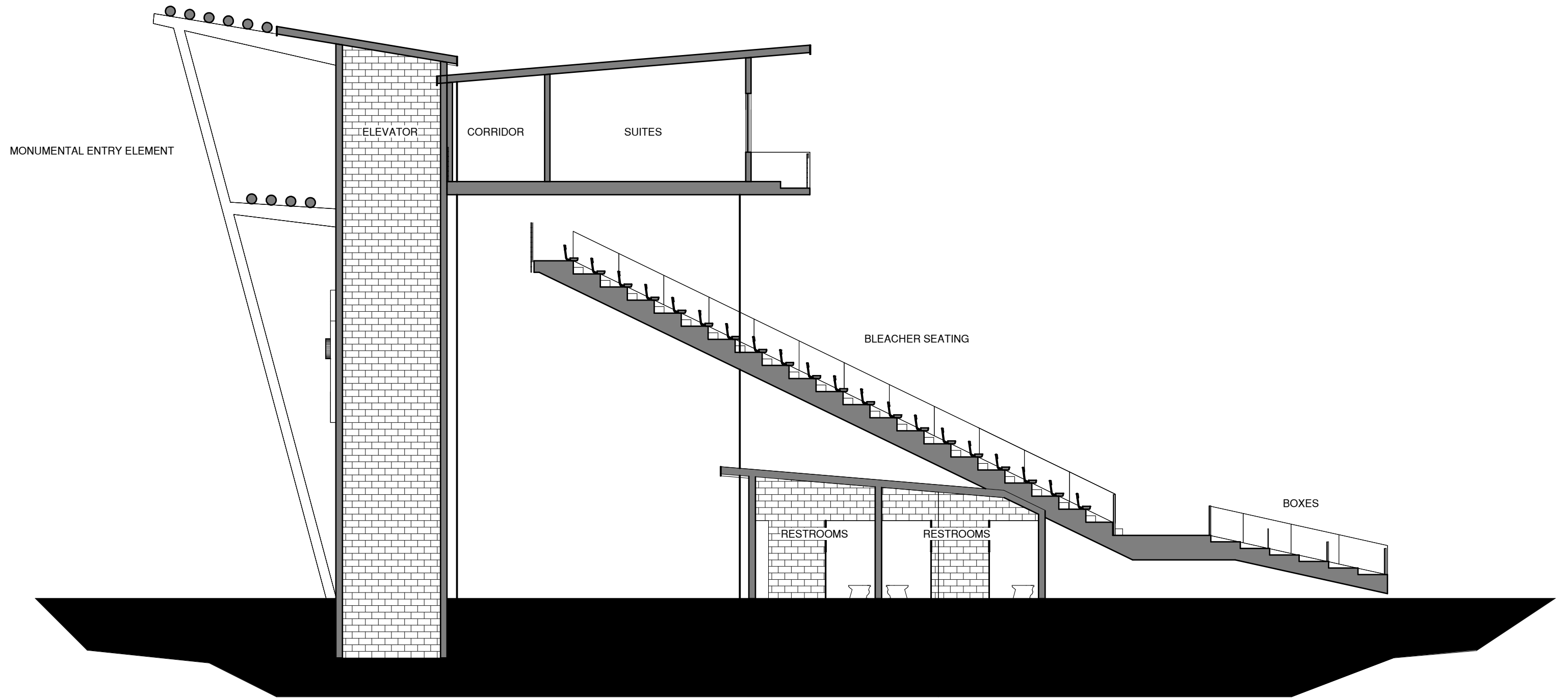
Ground Level Plan



Suite Level Plan



RENO RODEO GRANDSTANDS - REIMAGINED JUNE 2024
 PROPOSED GROUND LEVEL & SUITE LEVEL PLANS



RENO RODEO GRANDSTANDS - REIMAGINED JUNE 2024
 PROPOSED SECTION ELEVATION

Proposed Grandstands (Phase 1)

Phase 1 of replacing the Reno Rodeo grandstands will be the beginning of an eventual bowl-shaped arena. This phase will replace the existing Grandstands #3, #4, #5 and the north sky boxes. The new structure will feature bleachers, box seating, suites, ADA seating, restrooms, concessions, and storage.

1. Construction Type and Architectural Concept. Durability, efficiency, safety, and practicality are a few of the guiding principles used during the planning of the grandstands. Planned materials will be consistent with Type II-B construction per the International Building Code (IBC), utilizing non-combustible materials for all primary frames, walls, and secondary members associated with floor or roof construction. Occupancy classification will be Assembly (A-4) per the IBC. Construction type and occupancy classification will be used to determine life, health and safety (LHS) requirements for the structure. The main entry to the proposed grandstands will tower above arriving spectators at over 52-feet tall. Vertically, patrons will see large steel pergolas adding grandeur to the entrance and providing an architectural echo to the décor on the future Exhibit Hall. Below the pergola will hang the "RENO RODEO" sign with white letters on a field of green. To the left and right of the entrance, exposed steel columns, providing structural support for the suites above and matching the coffee-brown color of the pergola, will stand prominently every 24-feet around the main perimeter of the structure. Establishing the perimeter and providing security for the facility will be a tall decorative fence. Elevators and stairwells will be structurally supported by steel columns and light gauge framing with an EIFS (Exterior Insulation Finishing System) exterior wall. However, the lower 10-feet will consist of masonry for added durability at the ground level. The standing seam (concealed fastener) metal panel roof covering the suite level will match the green rodeo panels and penning equipment. The suite level will consist of normal weight concrete over metal deck flooring, supported by steel girders and beams. An open-air corridor with 5' tall railing will feature exposed concrete flooring. The exterior walls of the suites will consist of light gauge framing, fire treated plywood substrate, and EIFS. Interior walls and ceilings will consist of light gauge metal studs, sound proofing insulation in the walls, and drywall. Flooring inside the suites may consist of Luxury Vinyl Tile (LVT). Below the suites, the anodized aluminum bleachers and boxes will be supported by tube steel posts and wide-flange ("I-shaped") beams spanning the posts. The enclosed restrooms, concessions, and storage facilities beneath the grandstands will consist of metal studs clad with horizontal metal panels. These interior buildings will also feature a green metal roof, although an R-Panel (exposed fastener) system would be acceptable and more economical. The foundation for the structure is planned to consist of drilled pier (deep) foundations with pier caps for the suite-supporting columns, shallow foundations for the posts supporting the bleachers, slab-on-grade, and grade beams around the slab perimeter and in places to tie footings together as necessary.

- 2. Concourse.** Upon traveling through the main entrance of the facility, spectators will find themselves in the main arena concourse, featuring a large warming kitchen for pre-cooked concessions, over 2,000 square feet of enclosed storage space, and men's and women's restrooms providing capacity requirements for the 6,830 patrons in the lower grandstands. An elevator is located in the concourse to allow access to the suite-level. Stairs or ramps in the concourse provide access to the bleachers, ADA seating, or box seating.
- 3. Bleacher Seating.** Fans will ascend to the bleacher section from the ground level concourse via ample 12-foot wide stair openings, referred to as vomitories, and will land on a 6-foot wide path elevated 6'-6" above the ground floor. From here, they will gain access to the 20-rows of bleachers at stairs located approximately every 50 feet. Upon arriving to their destination, they will find individual anodized aluminum seats and backrests with no less than 18" of designated width per person. Treads on walking surfaces throughout the bleachers will consist of a durable and cost-effective mill finish aluminum. During this study, sight lines were analyzed to ensure each row could comfortably view all events on the arena floor. To accomplish this, the rise-to-run ratio for the bleachers will be 16 inches of rise for every 33 inches of run. Structural columns supporting the suites above the bleachers will rise through the upper sections of bleachers every 24-feet. Although potentially impacting the view of some spectators, the majority of the arena will remain visible for every seat, and a slight shift of the head will reveal any areas obscured by the columns. Based on the industry standard of 18" width per person, the new bleachers will provide seating for 5,735 spectators.
- 4. Box Seating.** For spectators that prefer to be closer to the action, tiered box seating will be provided below the accessible seating. Each of the box sections will have six (6) rows of seating with an ample 21-inches designated width per person. Access to the box seating areas will be via stairs between ADA accessible seating areas. Perimeters of the boxes will be sectioned off with anodized aluminum railing. Seating capacity will average 10 per each of the 108 boxes, providing a total of 1,092 seats in total for this new construction.
- 5. ADA Seating.** Spectators requiring accessible seating and their companions will enter the grandstands via ramped entrances meeting ADA requirements. Upon entry, they will find themselves on the same 6-foot wide landing path as the bleacher patrons. At this level, patrons will find 48-inch deep and 66-inch wide spaces extruding from the path and each designated for two (2) wheelchair spaces. Additional standard bleacher seating will flank each wheelchair space to accommodate companions. ADA seating will be provided in every grandstand section. To access the ADA seating on the east side of the arena, spectators will be required to utilize an elevator to get to the suite level, travel the corridor to the east side, and descend another elevator. This inconvenience is due to accessibility constraints at the ground level, inherent to arenas with necessary panels, pens, and equipment extending from the north and south gates of the arena. 54 seats meeting

ADA requirements will be provided in this phase, surpassing the minimum of 49 per ADA for the anticipated overall seating count.

- 6. Suites.** Spectators with tickets for one of the 22 suites, will utilize an elevator to access the suite level, located above the bleachers at an elevation of over 42-feet above the ground. Upon arrival, patrons will travel a 10-foot wide and open-air corridor until they arrive at their designated suite. Patrons will enjoy the sunset view overlooking the plaza to the west with the Sierra Nevada mountains providing a backdrop beyond. The enclosed and private suites will be 24-foot wide and 20-foot deep with sloped ceilings measuring 10-feet above the floor at the low end. A table equipped with bar stools will be provided at the large viewing window where spectators can watch the events below while enjoying refreshments, all in conditioned comfort. Each suite will be equipped with volume-controllable speakers to ensure spectators are able to hear announcements and commentary. Through a clear door next to the leaning table, patrons may take advantage of two (2) rows of covered outdoor seating, tiered to maximize lines of sight. Restrooms will be provided and spread throughout the level, providing capacity for 1,110 patrons. Up to 32 patrons may comfortably enjoy each enclosed suite and there will be room for an additional 20 spectators in the outdoor seating at each suite, with an ample 24" of width per person.

Summary of Seating Capacity

Location	Bleacher Seats	Box Seats	Suites
Grandstand #1	1,200	270	
Grandstand #2	1,179	204	
Grandstand #3	2,441	460	
Grandstand #4	880	102	
Grandstand #5	1,223	98	
Current Total:	6,923	1,134	
Count to Remove:	4,544	660	
Count to Add:	5,735	1,092	1,108
New Total:	8,114	1,566	1,108
Additional Capacity:	1,191	432	1,108

* Does not include seating removed in north sky box.

Total additional seating capacity will be 2,731. A total of 54 ADA seats will also be provided to serve the new grandstands.





RENO RODEO GRANDSTANDS - REIMAGINED JUNE 2024
CONCEPTUAL RENDERING: NORTHEAST VIEW



RENO RODEO GRANDSTANDS - REIMAGINED JUNE 2024
CONCEPTUAL RENDERING: NORTH VIEW



RENO RODEO GRANDSTANDS - REIMAGINED JUNE 2024
CONCEPTUAL RENDERING: NORTHWEST VIEW



RENO RODEO GRANDSTANDS - REIMAGINED JUNE 2024
CONCEPTUAL RENDERING: NORTHEAST ACROSS PROMENADE TO ARENA VIEW

Conceptual Opinion of Probable Cost

The Opinion of Probable Cost provided in this package is conceptual and subject to change due to design decisions, market events, and material cost increases outside anticipated inflation ranges. The Exhibit Hall is not included in this cost. For exterior improvement, costs were captured east of an imaginary north-to-south line drawn along the east side of the Exhibit Hall. This provided a clear demarcation line to identify which elements are within the scope of the budget for the purposes of this study. Additionally, fixtures and furnishings typically provide by Owner (FFE) rather than a General Contractor were not included in the budget totals. However, some FFE items related to exterior improvement are provided on the detail sheet to assist with total project budgeting.

Project Budget Summary

Date: 4-Jun-24

CSI	DESCRIPTION		
01	General Requirements (in general conditions below)		\$ -
02	Existing Conditions		\$ 70,284
03	Concrete		\$ 2,585,555
04	Masonry		\$ 102,711
05	Metals		\$ 4,042,605
06	Wood, Plastics and Composites		\$ 340,843
07	Thermal and Moisture Protection		\$ 309,211
08	Openings		\$ 525,872
09	Finishes (Interior)		\$ 791,765
10	Specialties		\$ 50,200
11	Equipment		\$ -
12	Furnishings (Owner Provided)		\$ -
13	Special Construction		\$ 6,340,585
14	Conveying		\$ 439,250
21	Fire Suppression		\$ 122,602
22	Plumbing		\$ 602,393
23	HVAC		\$ 528,577
26	Electrical		\$ 1,158,110
27	Communications		\$ 237,007
28	Electronic Safety and Security		\$ 101,575
31	Earthwork		\$ 163,249
32	Exterior Improvements		\$ 374,065
33	Utilities		\$ 37,485
	Subtotal Construction		\$ 18,923,940
	Design Contingency / Market	20.00%	\$ 3,784,788
	Subtotal		\$ 22,708,728
	Escalation (1 year projection)	6.00%	\$ 1,362,524
	Subtotal		\$ 24,071,251
	Contractor General Conditions + Bonds and Insurance	14.00%	\$ 3,369,975
	Subtotal		\$ 27,441,227
	Contractor Fee	6.00%	\$ 1,646,474
	TOTAL CONSTRUCTION - Base Design		\$ 29,087,700
	Project Design Fees	7.00%	\$ 2,036,139
	TOTAL PROJECT BUDGET		\$ 31,123,839

NOTE: This budget is a conceptual opinion of probable cost at the time of this study. This budget will adjust as the design is developed due to design and scope adjustment, design discoveries, contractor cost fluctuation and market trends.

Budget Details

Area	30,000 sf
Total	30,000 sf

Bleachers & Suites	Quantity	UoM	Unit Cost	City Cost Index Multiplier	Totals
Div. 1 General Conditions					\$ -
Div. 2 Existing Conditions					\$ 70,284
Demo Existing Grandstands	1	allow	\$ 30,000.00	0.94	\$ 28,113
Demo Existing Site Paving	30000	sf	\$ 1.50	0.94	\$ 42,170
Div. 3 Concrete					\$ 2,585,555
Concrete Piers/Caps 36" 25vif	64	ea	\$ 5,800.00	1.20	\$ 443,856
Footings at Grandstands	250	ea	\$ 650.00	1.20	\$ 194,307
Concrete Wall at Arena (base of grandstands)	2,000	sf	\$ 40.00	1.20	\$ 95,659
5" slab on grade Suites/Grandstands	70,000	sf	\$ 8.00	1.20	\$ 669,611
Paving - Concrete	13,059	sf	\$ 6.00	1.20	\$ 94,025
Paving - Enhanced Concrete	56,007	sf	\$ 12.00	1.20	\$ 806,501
Ribbon/Role Curb	1,694	lf	\$ 15.00	1.20	\$ 30,492
Concrete Deck at Suites	30,000	sf	\$ 7.00	1.20	\$ 251,104
Div. 4 Masonry					\$ 102,711
CMU - Gang Restroom	1,400	sf	\$ 27.00	1.25	\$ 47,146
CMU - Concession/Storage South	1,650	sf	\$ 27.00	1.25	\$ 55,565
Div. 5 Metals					\$ 4,042,605
Columns (64 ea)	115	ton	\$ 7,500.00	1.16	\$ 1,000,903
Beams	63	ton	\$ 7,500.00	1.16	\$ 548,321
Joist	42	ton	\$ 7,500.00	1.16	\$ 365,547
Roof	73	ton	\$ 7,500.00	1.16	\$ 635,356
Elevator Shaft Steel	14	ton	\$ 7,500.00	1.16	\$ 121,849
Metal Stairs (2 stairwells)	280	risers	\$ 1,100.00	1.16	\$ 357,424
Misc Metals	30,000	sf	\$ 1.00	1.16	\$ 34,814
Exterior - Backup at Stair Tower CFMF	6,800	sf	\$ 8.00	1.16	\$ 63,129
Exterior - See Div 09					\$ -
Exterior - Storage Wall Backup Under CFMF	1,930	sf	\$ 8.00	1.16	\$ 17,918
Exterior - R-Panel at Storage Under	1,930	sf	\$ 12.00	1.16	\$ 26,876
Exterior - Storage North Wall Backup Under CFMF	2,480	sf	\$ 8.00	1.16	\$ 23,024
Exterior - R-Panel at Storage North	2,480	sf	\$ 12.00	1.16	\$ 34,536
Floor Deck	30,000	sf	\$ 7.50	1.16	\$ 261,105
Roof Deck - Metal R-Panel 24 Ga	30,000	sf	\$ 5.00	1.16	\$ 174,070
Suite Railing	650	lf	\$ 370.00	1.16	\$ 279,092
Entry Canopy	1,000	sf	\$ 85.00	1.16	\$ 98,640
Div. 6 Wood & Plastics					\$ 340,843
General Millwork - Suites Allowance	22	ea	\$ 13,000.00	1.06	\$ 304,153
General Millwork - Restroom Counter	18	lf	\$ 250.00	1.06	\$ 4,786
					\$ -
Rough Carpentry / Blocking	30,000	sf	\$ 1.00	1.06	\$ 31,904
Div. 7 Thermal-Moisture Prot.					\$ 309,211
Roof Insulation	30,000	sf	\$ 5.00	1.12	\$ 168,660
Insulation for Exterior Wall	1	allow	\$ 80,000.00	1.12	\$ 89,952
Caulk/Seal	30,000	sf	\$ 1.50	1.12	\$ 50,598
Div. 8 Openings					\$ 525,872
Exterior Doors Single Suites Alum/Glass	22	ea	\$ 3,800.00	1.04	\$ 86,541
Interior Doors - Single Upper Deck/Suites	26	ea	\$ 2,800.00	1.04	\$ 75,361
Other Doors (concession/storage under)	6	ea	\$ 2,800.00	1.04	\$ 17,391
					\$ -
Storefront Partition (suite fronts)	4,464	sf	\$ 75.00	1.04	\$ 346,579
Div. 9 Finishes					\$ 791,765



RENO RODEO GRANDSTANDS - REIMAGINED JUNE 2024 CONCEPTUAL OPINION OF PROBABLE COST + BUDGET DETAILS



Budget Details

Area _____ 30,000 sf
 Total _____ 30,000 sf

Bleachers & Suites	Quantity	UoM	Unit Cost	City Cost Index Multiplier	Totals
Interior Partitions	1,550	lf	\$ 180.00	1.14	\$ 318,021
Interior Ceiling - Gyp - RR	780	sf	\$ 10.00	1.14	\$ 8,891
Interior Ceiling - ACT Suites/Corridor	22,300	sf	\$ 7.00	1.23	\$ 191,985
Interior Ceiling - ACT Concession/Restroom	2,422	sf	\$ 7.00	1.23	\$ 20,851
Floor Finishes - Sealed Concrete Suites/Corridor	22,300	sf	\$ 1.50	0.93	\$ 31,116
Floor Finishes - Concessions/RR - Epoxy	2,422	sf	\$ 9.00	0.93	\$ 20,277
EIFS Exterior Wall at Stair Tower	6,800	sf	\$ 16.00	1.15	\$ 124,652
Wall Tile Wainscot at RR to 6'	1,100	sf	\$ 14.00	1.15	\$ 17,644
Wall - Paint Partitions	27,900	sf	\$ 1.50	1.15	\$ 47,947
Paint Ceilings	780	sf	\$ 2.00	1.15	\$ 1,787
Miscellaneous Painting	30,000	sf	\$ 0.25	1.15	\$ 8,593
Div. 10 Specialties					\$ 50,200
Toilet Specialties (restroom suites/concessions)	1	ls	\$ 48,000.00	1.05	\$ 50,200
Div. 11 Equipment					\$ -
Div. 12 Furnishings					\$ -
<i>Furnishings by Owner (N.I.C.)</i>					
Div. 13 Special Construction					\$ 6,340,585
Bleacher/seating system (2000 seat) budget quote	1.00	allow	6,000,000	1.05	\$ 6,275,000
Flagpoles	3.00	ea	900	1.05	\$ 2,835
Ticket Booths	2	ea	\$ 30,000.00	1.05	\$ 62,750
Div. 14 Conveying Systems					\$ 439,250
Elevators	2	ea	\$ 210,000.00	1.05	\$ 439,250
Div. 21 Fire Suppression					\$ 122,602
Sprinkler - Suite Area	23,000	sf	\$ 3.50	1.06	\$ 85,450
Sprinkler - Concess/Restroom Under Bleachers	10,000	sf	\$ 3.50	1.06	\$ 37,152
Div. 22 Plumbing					\$ 602,393
Freeze proof hydrants	2	each	\$ 1,000.00	1.06	\$ 2,123
Water Closet (suites/concession)	40	each	\$ 1,200.00	1.06	\$ 50,951
Lavatory (suites/concession)	24	each	\$ 1,300.00	1.06	\$ 33,118
Restroom Fixtures	32	each	\$ 1,500.00	1.06	\$ 50,951
Concession Fixtures	4	each	\$ 3,000.00	1.06	\$ 12,738
Rough-In	102	each	\$ 650.00	1.06	\$ 70,376
Sanitary Waste/Vent Piping	30,000	sf	\$ 5.00	1.06	\$ 159,223
Domestic Water Piping	30,000	sf	\$ 7.00	1.06	\$ 222,912
Div. 23 HVAC					\$ 528,577
HVAC at Restroom/Concession/Ticket	2,420	sf	\$ 38.00	1.06	\$ 97,614
Split Systems at Suites	22	ea	\$ 18,000.00	1.06	\$ 420,348
Exhaust in restrooms and concessions	1	allow	\$ 10,000.00	1.06	\$ 10,615
Div. 26 Electrical					\$ 1,158,110
MDP	1	ea	\$ 65,000.00	1.13	\$ 73,359
Transformers	1	ls	\$ 36,000.00	1.13	\$ 40,630
Panelboards	6	ea	\$ 5,000.00	1.13	\$ 33,858
Pedestrian Banner Light Poles	16	ea	\$ 5,000.00	1.13	\$ 90,400
Low Voltage Landscape Lighting	1	ls	\$ 35,000.00	1.13	\$ 39,550
Panel Feeders	30,000	sf	\$ 3.00	1.13	\$ 101,575
Distribution - Light & Power Branch Conduit/Wire	30,000	sf	\$ 8.00	1.13	\$ 270,865
Devices	30,000	sf	\$ 3.00	1.13	\$ 101,575
Lighting	30,000	sf	\$ 12.00	1.13	\$ 406,298

Budget Details

Area _____ 30,000 sf
 Total _____ 30,000 sf

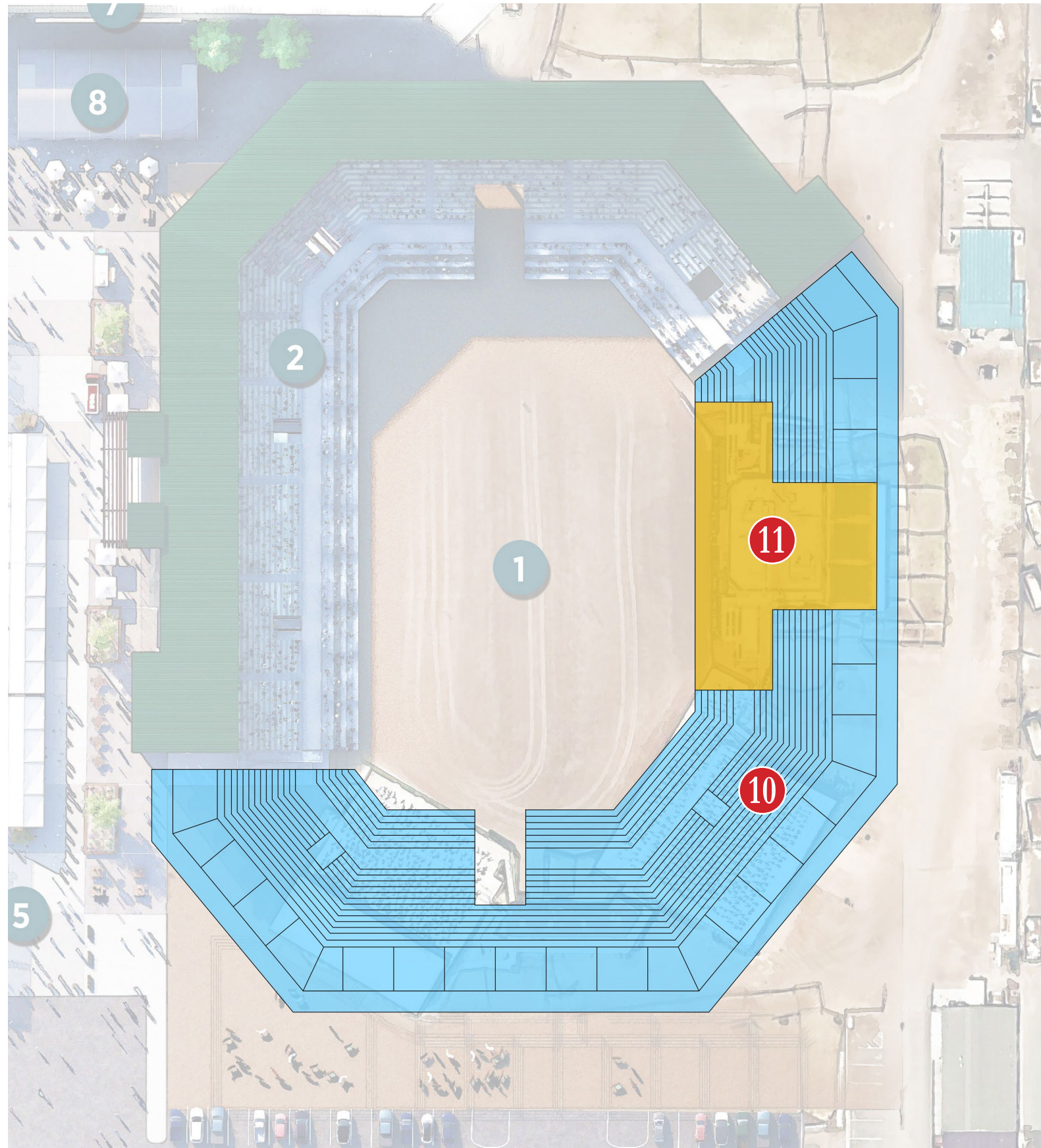
Bleachers & Suites	Quantity	UoM	Unit Cost	City Cost Index Multiplier	Totals
Div. 27 Communications					\$ 237,007
Telecomm	30,000	sf	\$ 7.00	1.13	\$ 237,007
Div. 28 Electronic Safety and Security					\$ 101,575
Fire Alarm System (design / build)	30,000	sf	\$ 3.00	1.13	\$ 101,575
Div. 31 Earthwork					\$ 163,249
Excavate 2'	2,593	cy	\$ 15.00	0.94	\$ 36,443
Building pad Fill 4' (import)	4,444	cy	\$ 18.00	0.94	\$ 74,969
Spread Spoils	2,852	cy	\$ 8.00	0.94	\$ 21,380
Grading	30,000	sf	\$ 0.75	0.94	\$ 21,085
Rework Arena Dirt at Grandstands	10,000	sf	\$ 1.00	0.94	\$ 9,371
Div. 32 Exterior Improvements					\$ 374,065
Fencing	920	lf	\$ 85.00	0.94	\$ 73,282
Gates	1	allow	\$ 10,000.00	0.94	\$ 9,371
Planter Seat Walls with Bench	663	lf	\$ 150.00	1.00	\$ 99,450
Proposed Ornamental Trees	5	ea	\$ 500.00	1.00	\$ 2,500
Proposed Evergreen Trees	2	ea	\$ 750.00	1.00	\$ 1,500
Proposed Canopy Trees	10	ea	\$ 800.00	1.00	\$ 8,000
Overseed Disturbed Areas	40,000	sf	\$ 0.50	1.00	\$ 20,000
Enhanced Landscape Beds	3,402	sf	\$ 15.00	1.00	\$ 51,030
Irrigation System - Incl. Meter & Rack to Power	3,402	sf	\$ 3.00	1.00	\$ 10,206
Decomposed Granite	3,402	sf	\$ 5.00	1.00	\$ 17,010
Permanent Irrigation Controller	1	ls	\$ 8,500.00	1.00	\$ 8,500
Bollards	20	ea	\$ 2,000.00	1.00	\$ 40,000
Food Truck Hookups	10	ea	\$ 500.00	1.00	\$ 5,000
Site Lighting Allowance	1	allow	\$ 25,000.00	1.13	\$ 28,215
Div. 33 Utilities					\$ 37,485
Connect Utilities	1	allow	\$ 40,000.00	0.94	\$ 37,485
Owner-Provided Landscape Furnishings					\$ 58,800
Potted Plants	1	ls	\$ 8,000.00	1.00	\$ 8,000
Waste Receptacles	14	ea	\$ 800.00	1.00	\$ 11,200
Picnic & Bistro Tables	12	ea	\$ 1,000.00	1.00	\$ 12,000
Bike Racks	24	ea	\$ 650.00	1.00	\$ 15,600
Benches	10	ea	\$ 1,200.00	1.00	\$ 12,000

Subtotal, Excluding Furnishings **\$ 18,923,940**



RENO RODEO GRANDSTANDS - REIMAGINED JUNE 2024 BUDGET DETAILS





- 1 ARENA
- 2 NEW GRANDSTANDS
- 3 EXHIBIT HALL
- 4 WELCOME PLAZA
- 5 GRAND PROMENADE
- 6 TENT SPACES
- 7 MURAL
- 8 JACK DANIEL'S TENT
- 9 COORS TENT
- 10 PHASE 2 GRANDSTANDS
- 11 FUTURE PRESIDENT'S BOX

Phase 2 Capacities

- 20 Suites with capacity for 1,040 people
- Box Seats with capacity for 855 people
- Bleacher seats with capacity for 4,740 people

Suite Level Restrooms:

- Women's: Additional Restrooms with Approximately 16 water closets total
- Men's: Additional Restrooms with Approximately 10 water closets and 8 urinals total

Ground Level Restrooms:

- Women's: Restrooms with approximately 65 water closets
- Men's: Restrooms with approximately 35 water closets & urinals combined



RENO RODEO GRANDSTANDS - REIMAGINED JUNE 2024
 LOOKING FORWARD: PHASE 2 CONCEPTUAL DRAWING

