

A Feasibility Study

FOR

Green Country EXPO



Winter 2022

Conducted by:



STROMAN
& associates
Counsel in Resource Development



Trustees ~ Washington County Public Facilities Authority

- Mike Bouvier, Chair, MGB Plumbing
- Lester Gagan, Vice Chair, Broken Arrow 5 Cattle
- Shannon Adcock, Treasurer, Grant Thornton
 - Trevor Dorsey, Equity Bank
 - Michael Giroir, Turbofab, retired
 - Jenifer Harbour, OSU Extension
 - Marty Jones, Bartlesville High School
 - Mike Lessard, Pratt & Whitney Aircraft, retired
 - Jennifer Peterson, Horse Trainer
 - Tricia Phillips, Mary Kay
 - Tyler Vaclaw, LNT Infotech

Washington County Commissioners

- Mitch Antle, District 1, Chair
- Mike Bouvier, District 2
- Mike Dunlap, District 3



CASE STATEMENT

It's a different world than when the 'Dewey Fairgrounds' hit the scene back in 1954. What we needed then was a far cry from what Washington County deserves as we approach the meddle of the 21st Century.

Located strategically in Oklahoma's Green Country, Washington County is ideally positioned to serve the region's demands for all forms of human endeavor: agriculture, sports, business, ranching, community engagement. You name it!

The progressive youth of our county, and their families, deserve a respectable facility to spotlight the innovations they bring to the marketplace of ideas. A place congruent with Washington County's rich legacy of forward thinking and high achievement. A place that gives life . . . sustains life . . . radiating robust life throughout the heartland of this great country.

Fortunately, Washington County leaders have a bold vision for the future. But they're not content to wait for a distant future to slowly creep up on them. They're determined to take action. Now. While the time is right.

It's time for **GREEN COUNTRY EXPO**.

WE'RE GREEN Along with all the positive connotations, we'll feature what keeps the green grass growing. And efficient. And economical. And sustainable.

WE'RE COUNTRY Country, as in USA . . . yes! But we're country. Down home. Wholesome. What keeps America real and sustains the breadbasket and meat industries across the world.

WE'RE EXPO Washington County has no place suitable for large scale *expositions*. We're ideally suited for business expo. Ag expo. Rodeo expo. Collections. Big gatherings of people who draw energy from each other around common interests.

And our idea of Expo includes *exponential*. With ample space inside and out, we're ready to take what we have to offer to the second power. Why not?!?

Why **GREEN COUNTRY EXPO**? The reasons are many, but for us the most important is the vitality of Washington County Oklahoma. We're building on our 130-year-strong track record of success and innovation by the likes of Chief Charles Journeycake, Frank Phillips, H.V. Foster, Boots Adams, Monsignor Moore, Tom Mix, Don Tyler, Armais Arutunoff, and countless others. Visionaries who spawned economic development. Stimulated population growth. And expanded the workforce. It's time for us to do even more of the same.

Like any other big vision, ours comes with a big price tag. Nice things aren't cheap. And cheap things aren't nice. We've done our homework. Lots of it. And the price tag for the new Green Country Expo comes in right at \$40 million. That's a lot of money in Washington County but we have a plan of attack. It depends on the convergence of public sources and private funds.

"We've never done it like that before," some say. We agree. We think it's time to do something new. Here. Now. For the benefit of countless generations to come.

GREEN COUNTRY EXPO Care to join us?

PRELIMINARY
NOT FOR
CONSTRUCTION

8/20/2021

KELEHER ARCHITECTS
DAN KELEHER, JR., PLLC AIA
RD BOX 1361
BARTLESVILLE, OK 74003
WWW.KELEHERARCHITECTS.COM
918-933-8855

NO.	DESCRIPTION	DATE

REVISIONS

A NEW BUILDING FOR
WASHINGTON COUNTY FARMBOARDS
PROJECT LOCATION
ADDRESS

SHEET NO. 07/20/2021
DATE
SHEET DATA
SITE PLAN

Drawn By: [Blank]
Checked By: [Blank]
Date: [Blank]

AC000



OVERALL SITE PLAN
SCALE 1/8" = 1'-0"

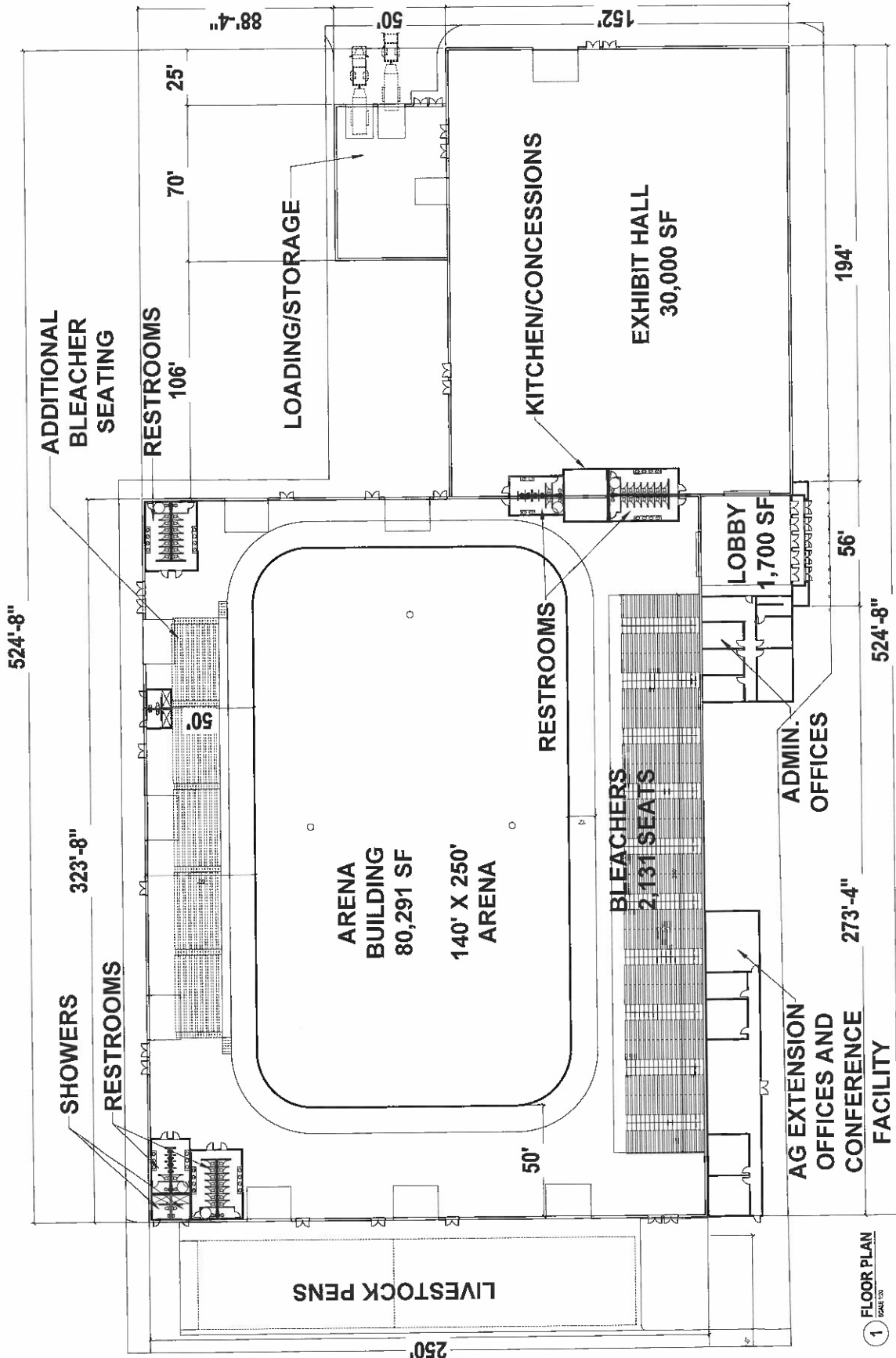
PRELIMINARY
CONSTRUCTION

REVISIONS
KELHER ARCHITECTS
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BARTLESVILLE, OK 74003
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WASHINGTON COUNTY FAIRGROUNDS
PROJECT LOCATION
DATE: 07/26/2021
FLOOR PLAN

Sheet No. 4
Date
Scale

A100



1 FLOOR PLAN
DATE: 07/26/2021





GREEN COUNTRY EXPO

KEY FEATURES

(current concept)

Total Site	49.6 Acres
Initial usage	22.7 Acres
Expansion	26.9 Acres
Expo Building	80,291 Square feet
Indoor Arena (140' x 250')	35,000 Square feet
Folding Bleachers	2,131 Seating capacity
Exhibit Hall	30,000 Square feet
Grand Entry	1,700 Square feet
Administrative offices	2,676 Square feet
AG Extension Office/Conference Rooms	2,989 Square feet
Kitchen/Concession Area	938 Square feet
Livestock Barn A (104 - 10' x 10' stalls)	21,080 Square feet
Livestock Barn B (70 - 10' x 10' stalls)	13,600 Square feet
Outdoor Warm-up Arena (100' x 200')	20,000 Square feet
Storage Building	6,000 Square feet
Fenced Equipment Storage Area	16,000 Square feet
Passenger vehicle parking	695 Spaces
RV and Trailer parking	46 Spaces

v 1.17.22



EXPO PROJECT SUMMARY

(Working Goal)

Site Acquisition and Development

\$8,918,138

A spacious, high visibility 50-acre site near the geographic center of Washington County Oklahoma has been secured to serve as home for the Green Country EXPO. Site development costs include grading, paving, ample parking for passenger vehicles, RVs, trucks, and trailers, driveways, signage, and drainage structures.

Building Construction

28,694,902

The Green Country EXPO is designed to serve the central states as *the* destination for agriculture, sports, business exhibitions, rodeo, gatherings, competitions, the Washington County Free Fair, and more! Key facilities include:

- All weather Indoor Arena featuring 140' x 250' floor
- Arena seating for 2,131 spectators
- Exhibition Hall featuring a flexible 30,000 square foot design
- 2 Livestock Barns with 174 stalls
- Outdoor warm-up Arena (100' x 200')
- County Extension Offices
- Administrative space
- Conference Rooms
- Concession Sales and Kitchen

Equipment and Furnishings

4,348,213

High stakes competitions and exhibitions call for high impact communications. The EXPO package is rounded out with major Arena Signage / display systems, High Tech audio systems, moveable curtain walls in the Exhibit Hall, integrated video displays throughout the campus, flexible livestock pens, adjustable seating systems, and security / data / communications technology.

Grand Total: \$41,961,253



- 1954 ~ Washington County Fairgrounds (original) built
- 2016-2017 ~ Washington County Fairgrounds Study/Needs Analysis
- April 2021 ~ Land purchase agreement negotiated
- Spring 2021 ~ Washington County Public Facilities Authority created
- Winter 2022 ~ Fundraising Feasibility Study
- Winter/Spring 2022 ~ Donor Campaign
- Summer 2022 ~ Bond Election Campaign (summer 2022)
- Summer 2022 ~ Bond Election
 - Fall 2022 ~ Sell bonds
 - Fall 2022 ~ Obtain construction bids
 - Fall 2022 ~ Select contractor
- 2022 – 2023 ~ Construction
 - Early 2024 ~ Grand opening
 - Early 2024 ~ Place in service
- 2026 ~ Achieve full utilization

Future dates are to be considered the earliest case scenario.



GIFT PLAN

<u>GIFTS REQUIRED</u>	<u>AVERAGE SIZE</u>	<u>EQUALING</u>	<u>CUMULATIVE TOTAL</u>
1	\$3,000,000	\$3,000,000	\$3,000,000
1	\$2,000,000	\$2,000,000	\$5,000,000
2	\$1,000,000	\$2,000,000	\$7,000,000
3	\$ 500,000	\$1,500,000	\$8,500,000
4	\$ 250,000	\$1,000,000	\$9,500,000
<u>5</u>	\$ 100,000	<u>\$ 500,000</u>	\$10,000,000
16	TOTALS	\$10,000,000	