

Introductory Note Fairgrounds Facility Condition Assessment – July 2022

Petaluma Fairgrounds Facility Condition Assessment completed by Gordian

Introduction

This summarizes the City of Petaluma's efforts to identify the existing conditions and needed capital investments for facilities on the Petaluma Fairgrounds Site conducted in 2022. This assessment helps the City of Petaluma ensure the health and safety of community members who use the various facilities and informs the community visioning process charting the future of the Fairgrounds.

The City of Petaluma drafted this brief to orient the community on the process for conducting the assessment and to provide an overview of the current status of existing fairground facilities.

Process Overview

The City of Petaluma contracted with Gordian, a firm that specializes in facility and building analysis, to conduct a study to better understand the current life cycles of facilities on the Petaluma Fairgrounds. To generate this information for the entire 55-acre site, the Gordian team conducted a Facility Condition Assessment for all 53 buildings and related facilities, which includes sites maintained and managed by the Sonoma-Marín Fair Board, as well as sites leased to tenants including Live Oak Charter School, the Speedway, Airport Express, and others. The City of Petaluma appreciates the significant collaboration with the Sonoma-Marín Fair Board that made this analysis possible. Fair Board staff provided access to the facilities throughout the site and shared valuable background information on building maintenance.

The findings from the Facility Condition Assessment are accessible through the Petaluma Fairgrounds Facility Condition Assessment Summary Report and the 2022 Facility Condition Assessment. The Summary Report provides visual highlights of key insights and an inventory of facilities evaluated in the study. The 2022 Facility Condition Assessment provides background information on the facilities, facilities needs identified by building systems, and projections for addressing deferred building replacement, rehabilitation and maintenance costs in the form of a presentation including a recommended improvement schedule.

Developing the Fairgrounds Facility Condition Assessment Summary Report

The Facility Condition Assessment included document review, in-person inspections of individual facilities, interviews with maintenance staff, analysis of observed conditions, and calculations of costs associated with maintenance or replacement needs of existing systems and structures. The first stage included reviewing extensive documentation on the 53 facilities, including construction year, gross square footage, and information on how buildings have been used historically.

Based on this information, the Gordian team planned and conducted a site visit and interviews with maintenance staff to document and confirm findings for different systems for each facility. The Gordian team analyzed the data generated from the site visit and categorized the issues by type and with recommended time frames for needed improvements. The Gordian team presented this information through an extensive series of charts and tables to communicate various data points.

The assessment highlights numerous data points, which should be analyzed comprehensively to inform decisions about the future of the site. The average age of the 53 facilities on the site is over 60 years old.

One-half of the Fairgrounds buildings have surpassed their useful life. Most of the remaining half of the buildings are nearing the end of their life cycle and require significant investments to ensure their integrity and safety. The study identified that the site needs over \$12.2 million of investment—92% of this amount is considered past due and immediate, and 8% should be addressed within the next 10 years.

Next Steps

The City of Petaluma is committed to ensuring that the Fairgrounds facilities continue to provide safe and reliable spaces to serve various community needs. The Facility Conditions Assessment highlights important data points to help assess the current needs and approach the site holistically.



Petaluma Fairgrounds

Facility Condition Assessment

Petaluma Fairgrounds

Assessment Scope

Gordian is the leading provider of facility and construction cost data, software and services for all phases of the building lifecycle. Gordian delivers groundbreaking planning, design, procurement, construction and operations solutions to stakeholders and facility owners in local, state and federal governments, education, healthcare and other industries. A pioneer of Job Order Contracting (JOC), Gordian's offerings also include our proprietary RSMMeans data and Facility Intelligence solutions. We develop and maintain the largest collection of facilities performance and investment data, and associated costs for all areas of facilities management.

Gordian's Facility Condition Assessment provides a comprehensive component level inventory of all physical assets and their associated conditions, replacement costs and estimated remaining life. The data compiled herein is a summary of resulting inventory for the Petaluma Fairgrounds property, where 53 facilities were evaluated. The assessment scope included all facilities on the property and the components that comprise the built environment. Infrastructure was not included in the assessment scope. For more detail, please refer to the full Facility Condition Assessment report.



Petaluma Fairgrounds

Facility Condition Summary



53
Facilities



191,138
Gross Square Feet

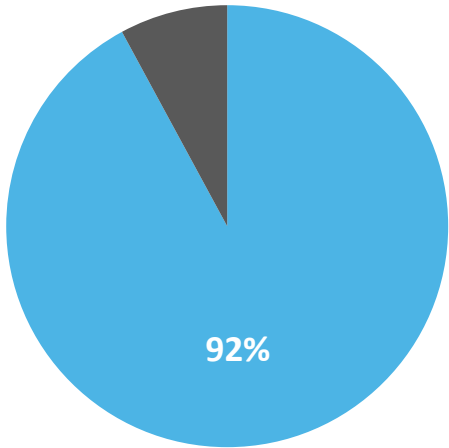


61.7 years
Weighted Avg. Facility Age



\$39.34M
Estimated Current Replacement Value

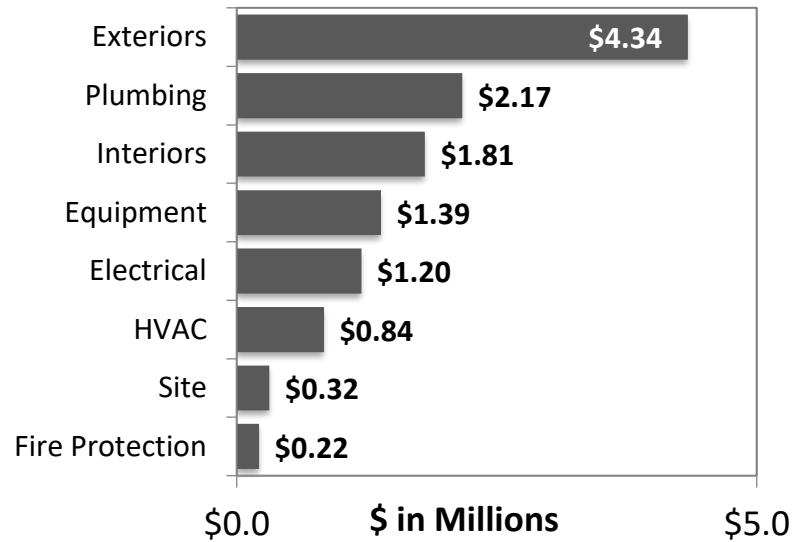
Total 10-Year Need: \$12.28 (Million)



Needs coming due in:

■ Past Due ■ Due within 10 Years

Identified Need by System



Examples of High Urgency Projects:

42 of 45 roofs are past due for replacement • Broken windows are present in many facilities • Wooden clapboard siding needs replacement across many facilities • ~\$1.5M is needed for restroom interior renovations • Sheep and Swine Barn Restrooms need mold remediation • Many site structures (pergolas, ramps, stairs) show signs of significant degradation

Petaluma Fairgrounds

Net Asset Value Summary

Estimated Total Replacement Value: \$39.34M, Total Identified Need: \$12.28M

Net Asset Value represents the condition of a facility relative to its replacement value, or the amount of remaining value in a facility. It is calculated as:

$$\text{NAV} = (\text{Replacement Value} - \text{Total 10-Year Need}) / \text{Replacement Value}$$

NAV can be used to inform investment strategies using the following guide:

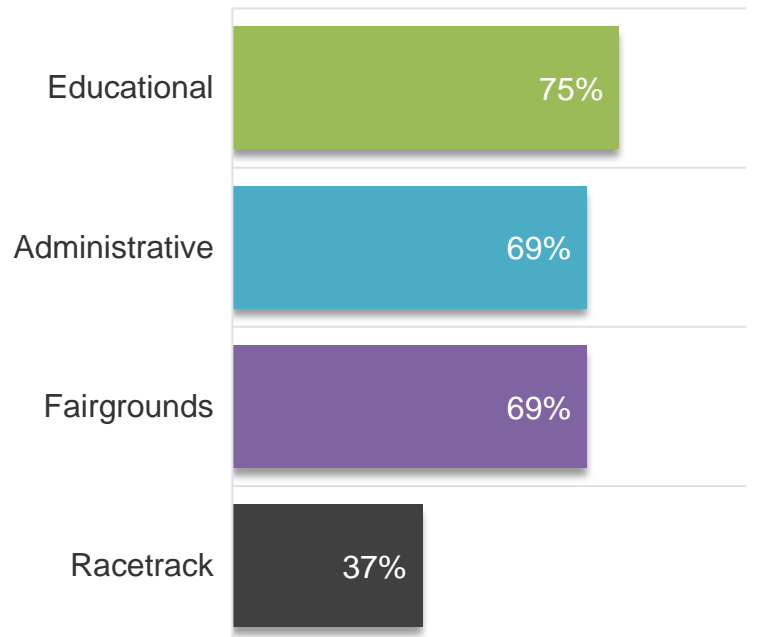
- **NAV > 85%** Indicates good condition, likely newer or recently renovated facilities that should be kept up with as needs come due.
- **70% < NAV < 85%** Indicates buildings are beginning to show their age and core systems may require more significant investment and renovation on a case-by-case basis.
- **50% < NAV < 70%** Indicates buildings require more significant repairs; major building systems are in jeopardy of complete failure.
- **NAV < 50%** Indicates multiple major building systems are in jeopardy of failure. Reliability issues are widespread throughout the building.

NAV Index: 69%

Net Asset Value by Portfolio

0% 50% 100%

Educational Live Oak, Happy Hearts, Classrooms 35,132 GSF • \$3.48M Need • \$14.10M RV
Administrative Offices, Restrooms, Event Spaces, Tenant Occupied 23,925 GSF • \$3.15M Need • \$10.27M RV
Fairgrounds Maintenance, Barns, Support 119,121 GSF • \$3.77M Need • \$12.01M RV
Racetrack Grandstands, Concessions, Driver Support 12,960 GSF • \$1.87M Need • \$2.96M RV



Petaluma Fairgrounds

Facility Inventory

Estimated Total Replacement Value: \$39.34M

The following property listing details the included scope of the Facility Condition Assessment conducted at the Petaluma Fairgrounds. Each facility is shown under the functional portfolio as detailed in the NAV Summary. The following tables include:

- Facility Name
- Facility Gross Square Footage (GSF)
- Total 10-Year Need (Grand Total)
- Current Replacement Value (CRV)

Row Labels	Sum of GSF	Sum of Grand Total	Sum of CRV
Educational	35,132	\$3,482,447	\$14,098,359
4 DAA Dormitory - Fur & Feather - Annex	3,500	\$227,780	\$1,413,006
4 DAA Floriculture - Showcase	3,672	\$409,950	\$1,482,445
4 DAA Poultry Bldg - Community Bldg	9,600	\$1,039,688	\$3,875,674
Classroom Building (Live Oak Charter School Classroom 2)	5,800	\$503,710	\$2,341,553
Classroom Modular Building (Live Oak Charter School Classroom 4)	1,500	\$205,620	\$605,574
Classroom Modular Building (Live Oak Charter School Classroom 6)	1,200	\$73,879	\$484,459
Classroom Modular Building (Live Oak Charter School Classroom 7)	1,200	\$46,083	\$484,459
Classroom/Admin Building (Live Oak Charter School Classroom 1/Admin)	3,200	\$436,519	\$1,291,891
Live Oak Charter School Storage Buildings - RED	900	\$22,500	\$363,344
ROPA Building / First Aid	2,560	\$316,429	\$1,033,513
Sponsor's Lounge	2,000	\$200,289	\$722,439
Racetrack	12,960	\$1,874,648	\$2,956,085
4 DAA Grandstand	9,800	\$1,309,430	\$1,728,330
4 DAA Grandstand Concession	800	\$64,881	\$304,274
4 DAA Grandstand Restroom	700	\$113,060	\$306,994
4 DAA Ticket Booth	72	\$7,756	\$18,358
4 DAA Ticket Booth (Second)	48	\$7,557	\$12,239
Driver (Pit) Check-in	160	\$9,294	\$40,797
Grandstand Concessions	900	\$238,434	\$363,344
Pit Concessions	240	\$39,699	\$76,494
Pit Restroom	240	\$84,538	\$105,255

Petaluma Fairgrounds

Facility Inventory

Estimated Total Replacement Value: \$39.34M

Row Labels	Sum of GSF	Sum of Grand Total	Sum of CRV
Administrative	23,925	\$3,153,580	\$10,268,693
4 DAA Administration	1,960	\$245,082	\$791,283
4 DAA Barn Area Restroom	620	\$215,088	\$271,909
4 DAA Carnival Restroom	690	\$72,523	\$302,609
4 DAA Herzog Hall	6,400	\$634,419	\$3,331,720
4 DAA Maintenance Mobile Home	960	\$99,435	\$285,576
4 DAA Restaurant - BCW Hall	2,112	\$466,405	\$852,648
4 DAA Restroom	1,185	\$343,919	\$519,697
4 DAA Restrooms 2	882	\$331,645	\$386,813
4 DAA Stage	1,620	\$177,602	\$585,176
Airporter Shuttle	949	\$105,311	\$383,127
Livestock Office	2,000	\$98,453	\$722,439
Parking Lot Kiosk - Java Hut A	210	\$20,750	\$84,780
Parking Lot Kiosk - Java Hut B	140	\$30,057	\$56,520
Rebuild Together	4,197	\$312,892	\$1,694,396
Fairgrounds	119,121	\$3,772,593	\$12,014,615
4 DAA Cattle Barn #1	19,968	\$192,026	\$1,230,424
4 DAA Cattle Barn #2	12,480	\$196,698	\$769,015
4 DAA Cattle Barn #3	12,480	\$143,749	\$769,015
4 DAA Dairy Barn	8,000	\$126,459	\$1,410,881
4 DAA Entrance Gate	1,008	\$44,267	\$257,018
4 DAA Exhibit Building	14,000	\$1,308,207	\$2,469,042
4 DAA Judging Ring	6,000	\$163,194	\$369,719
4 DAA Maintenance Shop	6,920	\$426,324	\$1,220,412
4 DAA Picnic Area	4,000	\$144,939	\$246,479
4 DAA Red Barn	420	\$61,458	\$25,880
4 DAA Sheep Barn	9,600	\$169,009	\$591,550
4 DAA Sheep Judging Ring	3,575	\$92,448	\$220,291
4 DAA Swine Barn	9,600	\$169,009	\$591,550
4 DAA Swine Judging Ring	3,575	\$99,196	\$220,291
Kiwanis White Building	415	\$77,993	\$132,270
Milk Barn	3,000	\$112,525	\$764,936
New Maintenance Shop	4,000	\$216,795	\$705,441
Sewer Pump House	80	\$28,298	\$20,398

City of Petaluma - Fairgrounds

2022 Facility Condition Assessment

Revised June 2022



Outline

- Scope overview
- Review of need by:
 - System
 - Investment criteria
 - Building
 - Net Asset Value
 - GIS Mapping of Need
- Building portfolio concept introduction

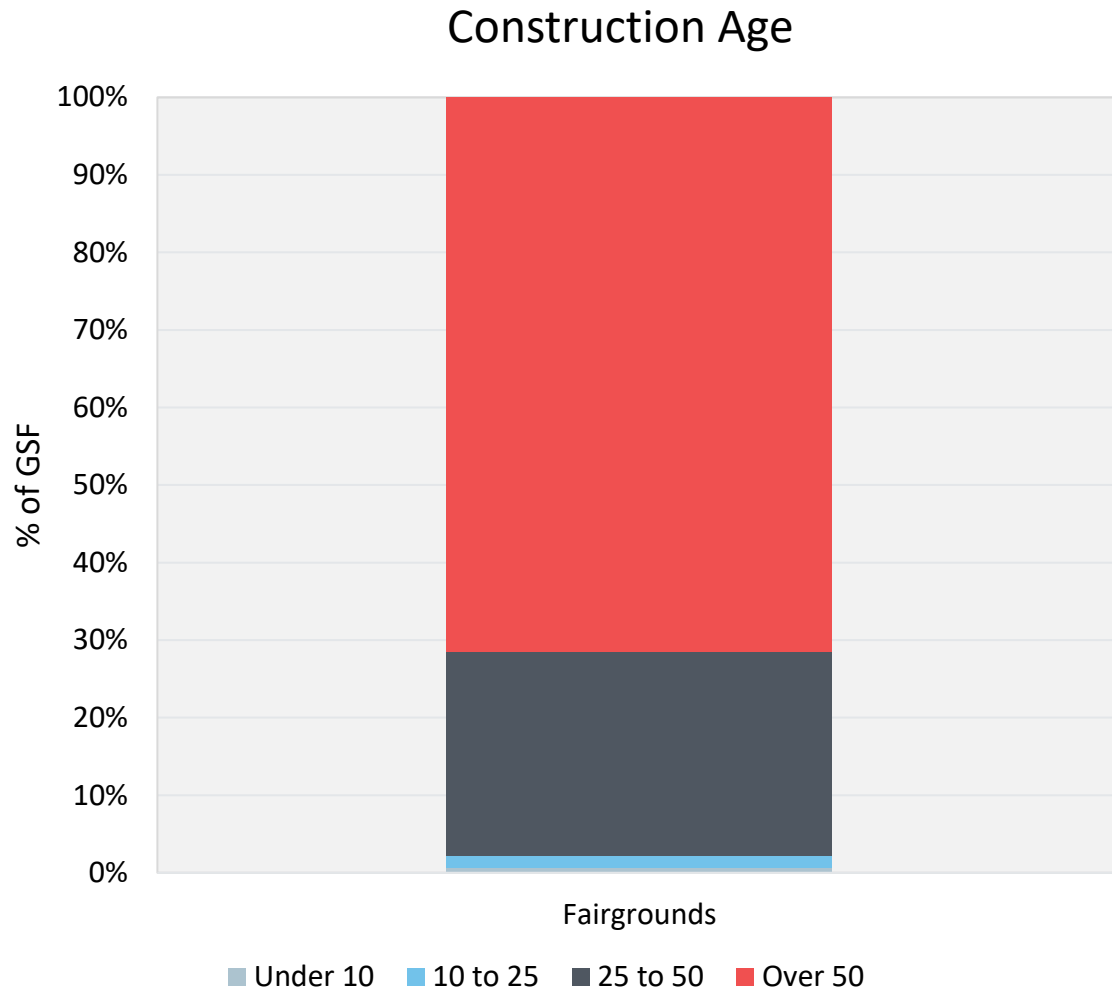
Fairgrounds Map

Added to scope:

Building Name	Const. Date	Building GSF
4 DAA Ticket Booth (Second)	1993	48
4 DAA Grandstand Concession	1968	440
4 DAA Grandstand Concession	1993	360
Parking Lot Kiosk - Java Hut B	1994	140
Driver (Pit) Check-in	1993	160
Pit Concessions	1993	240
Pit Restroom	1993	240
Sewer Pump House	1963	80



Construction Age of Petaluma Fairgrounds Buildings



53 Bldgs totaling 191,138 GSF

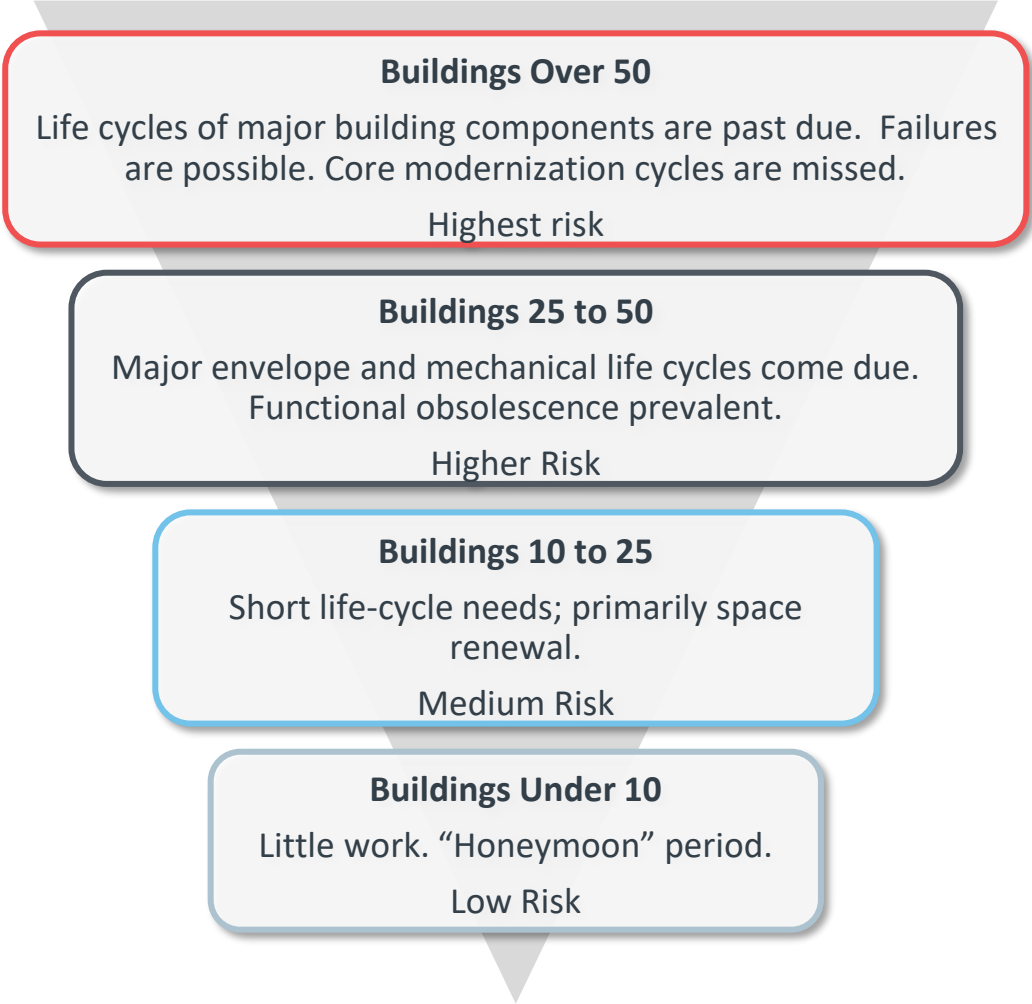
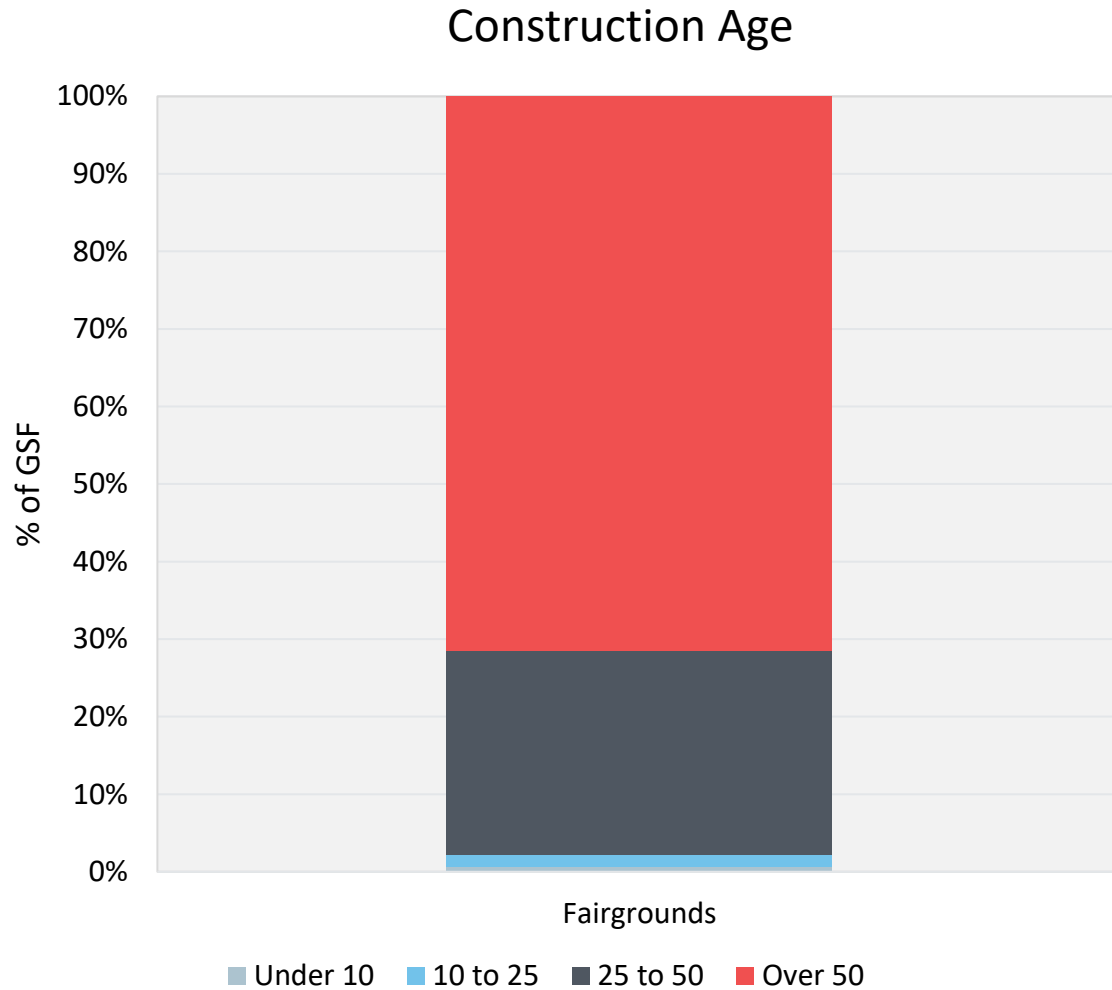
26 Bldgs Over 50 Years old

23 Bldgs 25 to 50 Years old

3 Bldgs 10 to 25 Years old

1 Bldg Under 10 Years old

Impact of Construction Age



Buildings Under 25

Building Number	Building Name	GSF	Const Year	Const Age	Const Age Cat
LO7	Classroom Modular Building (Live Oak Charter School Classroom 7)	1,200	2013		9 Under 10

Building Number	Building Name	GSF	Const Year	Const Age	Const Age Cat
45520	4 DAA Maintenance Mobile Home	960	2004		18 10 to 25
LO6	Classroom Modular Building (Live Oak Charter School Classroom 6)	1,200	2008		14 10 to 25
LO3	Live Oak Charter School Storage Buildings - RED	900	2012		10 10 to 25

Buildings 25 to 50

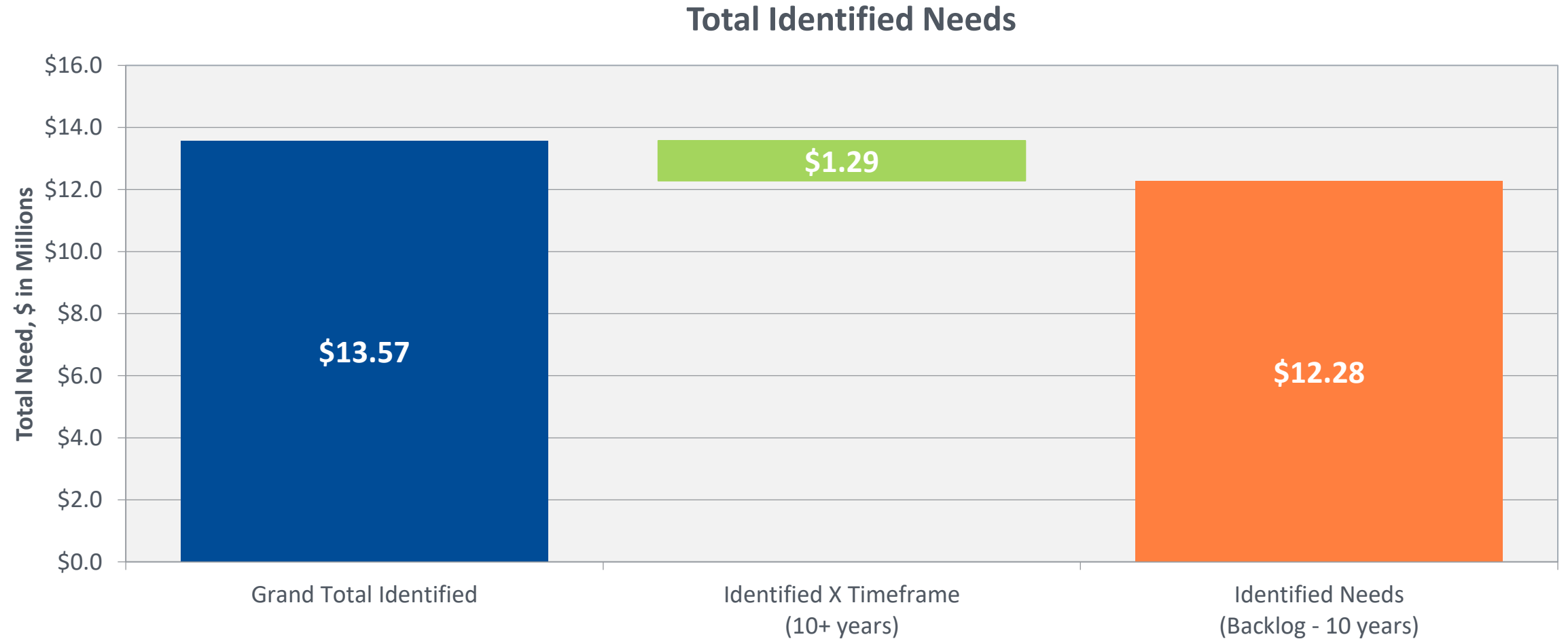
Building Number	Building Name	GSF	Const Year	Const Age	Const Age Cat
27103	4 DAA Barn Area Restroom	620	1974	48 25 to 50	
27111	4 DAA Picnic Area	4,000	1974	48 25 to 50	
27094	4 DAA Grandstand	9,800	1976	46 25 to 50	
27105	4 DAA Dairy Barn	8,000	1976	46 25 to 50	
51520	ROPA Building / First Aid	2,560	1979	43 25 to 50	
LO1	Classroom/Admin Building (Live Oak Charter School Classroom 1/Admin)	3,200	1979	43 25 to 50	
LO2	Classroom Building (Live Oak Charter School Classroom 2)	5,800	1979	43 25 to 50	
AS	Airporter Shuttle	949	1980	42 25 to 50	
PT14	Livestock Office	2,000	1980	42 25 to 50	
LO4	Classroom Modular Building (Live Oak Charter School Classroom 4)	1,500	1982	40 25 to 50	
LO5	Kiwanis White Building	415	1982	40 25 to 50	
PT11	Sponsor's Lounge	2,000	1982	40 25 to 50	
PT12	New Maintenance Shop	4,000	1984	38 25 to 50	
PT15	Milk Barn	3,000	1985	37 25 to 50	
27092	4 DAA Ticket Booth	72	1988	34 25 to 50	
27092.1	4 DAA Ticket Booth (Second)	48	1993	29 25 to 50	
27093VC	4 DAA Grandstand Concession	360	1993	29 25 to 50	
DC	Driver (Pit) Check-in	160	1993	29 25 to 50	
PC	Pit Concessions	240	1993	29 25 to 50	
PR	Pit Restroom	240	1993	29 25 to 50	
38364A	Parking Lot Kiosk - Java Hut A	210	1994	28 25 to 50	
38364B	Parking Lot Kiosk - Java Hut B	140	1994	28 25 to 50	
38365	Grandstand Concessions	900	1996	26 25 to 50	

Buildings Over 50

Building Number	Building Name	GSF	Const Year	Const Age	Const Age Cat
27098	4 DAA Maintenance Shop	6,920	1940	82	Over 50
27101	4 DAA Cattle Barn #2	12,480	1948	74	Over 50
27102	4 DAA Cattle Barn #1	19,968	1948	74	Over 50
27099	4 DAA Cattle Barn #3	12,480	1950	72	Over 50
27106	4 DAA Sheep Judging Ring	3,575	1950	72	Over 50
27107	4 DAA Sheep Barn	9,600	1950	72	Over 50
27108	4 DAA Swine Barn	9,600	1950	72	Over 50
27109	4 DAA Swine Judging Ring	3,575	1950	72	Over 50
27114	4 DAA Restrooms 2	882	1950	72	Over 50
27116	4 DAA Poultry Bldg - Community Bldg	9,600	1951	71	Over 50
27089	4 DAA Administration	1,960	1952	70	Over 50
27091	4 DAA Restaurant - BCW Hall	2,112	1953	69	Over 50
27113	4 DAA Restroom	1,185	1953	69	Over 50
27100	4 DAA Judging Ring	6,000	1954	68	Over 50
27110	4 DAA Dormitory - Fur & Feather - Annex	3,500	1954	68	Over 50
27097	4 DAA Exhibit Building	14,000	1956	66	Over 50
27117	4 DAA Stage	1,620	1956	66	Over 50
27118	4 DAA Floriculture - Showcase	3,672	1958	64	Over 50
27095	4 DAA Grandstand Restroom	700	1962	60	Over 50
27112	4 DAA Herzog Hall	6,400	1963	59	Over 50
SP	Sewer Pump House	80	1963	59	Over 50
27115	4 DAA Red Barn	420	1965	57	Over 50
RT	Rebuild Together	4,197	1965	57	Over 50
27090	4 DAA Entrance Gate	1,008	1968	54	Over 50
27093SAG	4 DAA Grandstand Concession	440	1968	54	Over 50
27096	4 DAA Carnival Restroom	690	1971	51	Over 50

Total Identified Needs

\$13.57M identified in existing space need; \$12.28M 10-Year Need

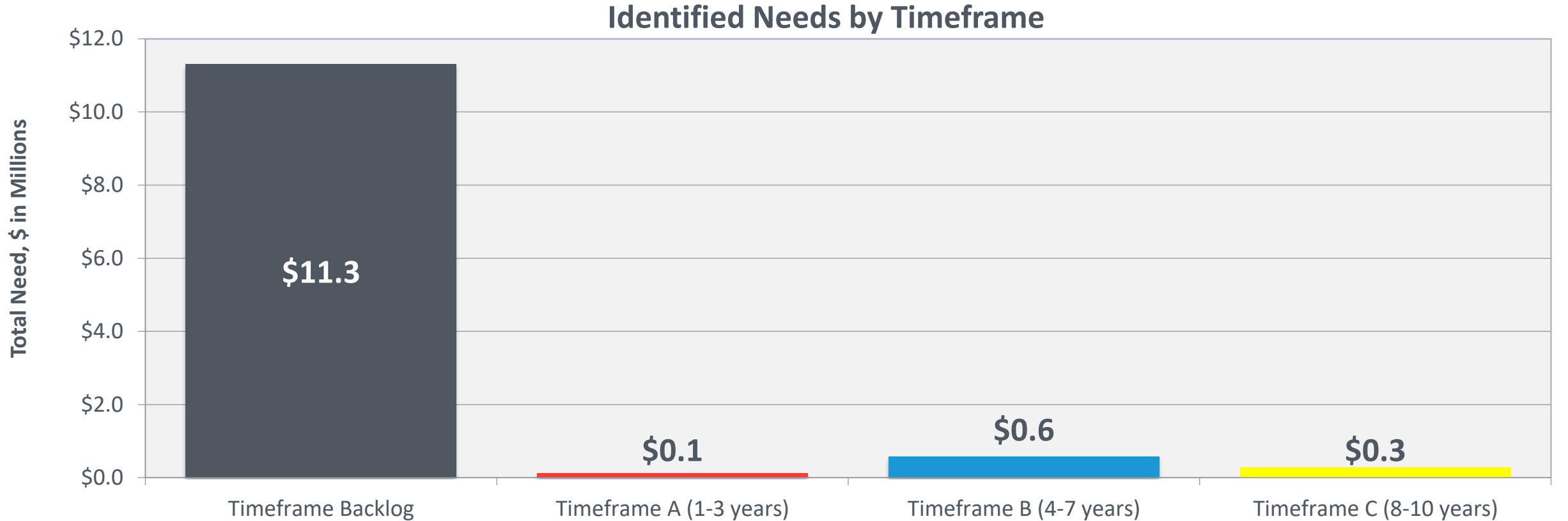


Identified 10-Year Needs



Identified Needs by Timeframe

Timeframes Backlog, A, B, C

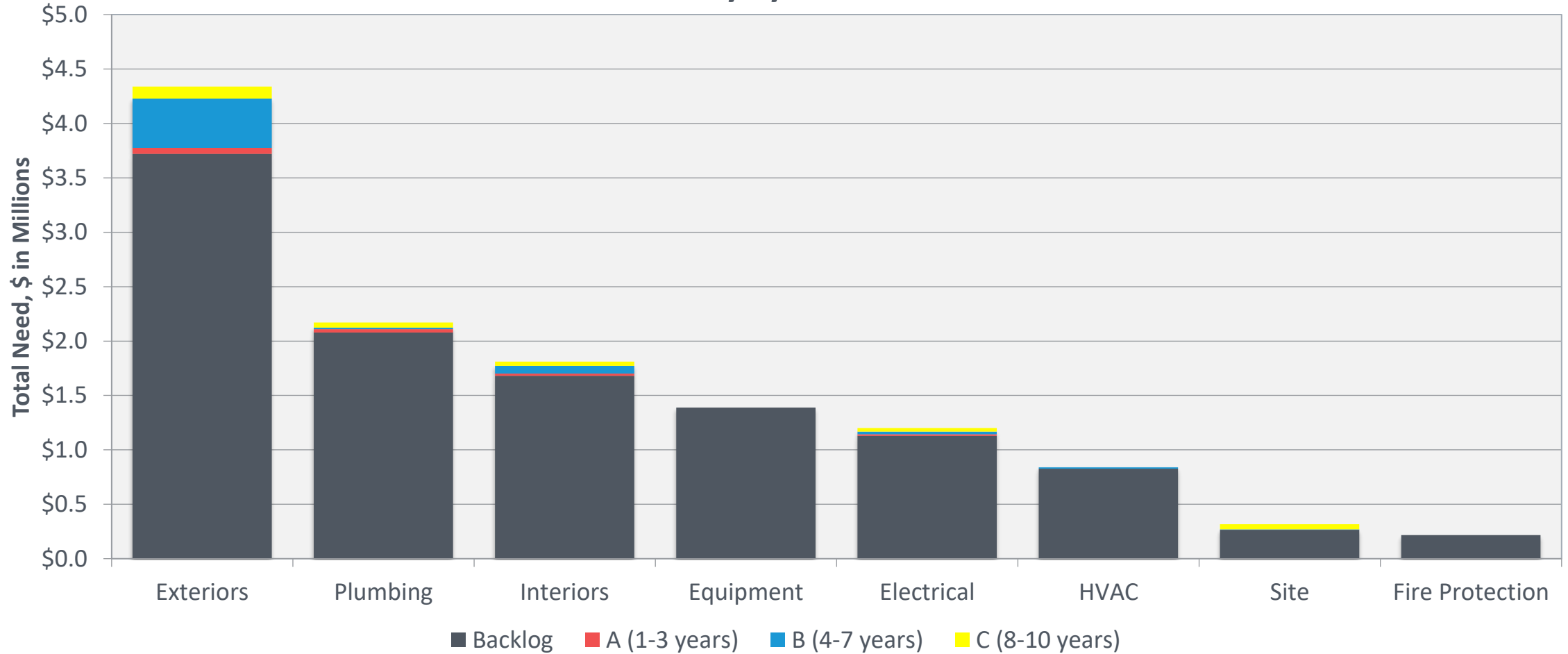


# of projects	560	25	35	31
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Identified Need by System

Timeframes Backlog, A, B, C

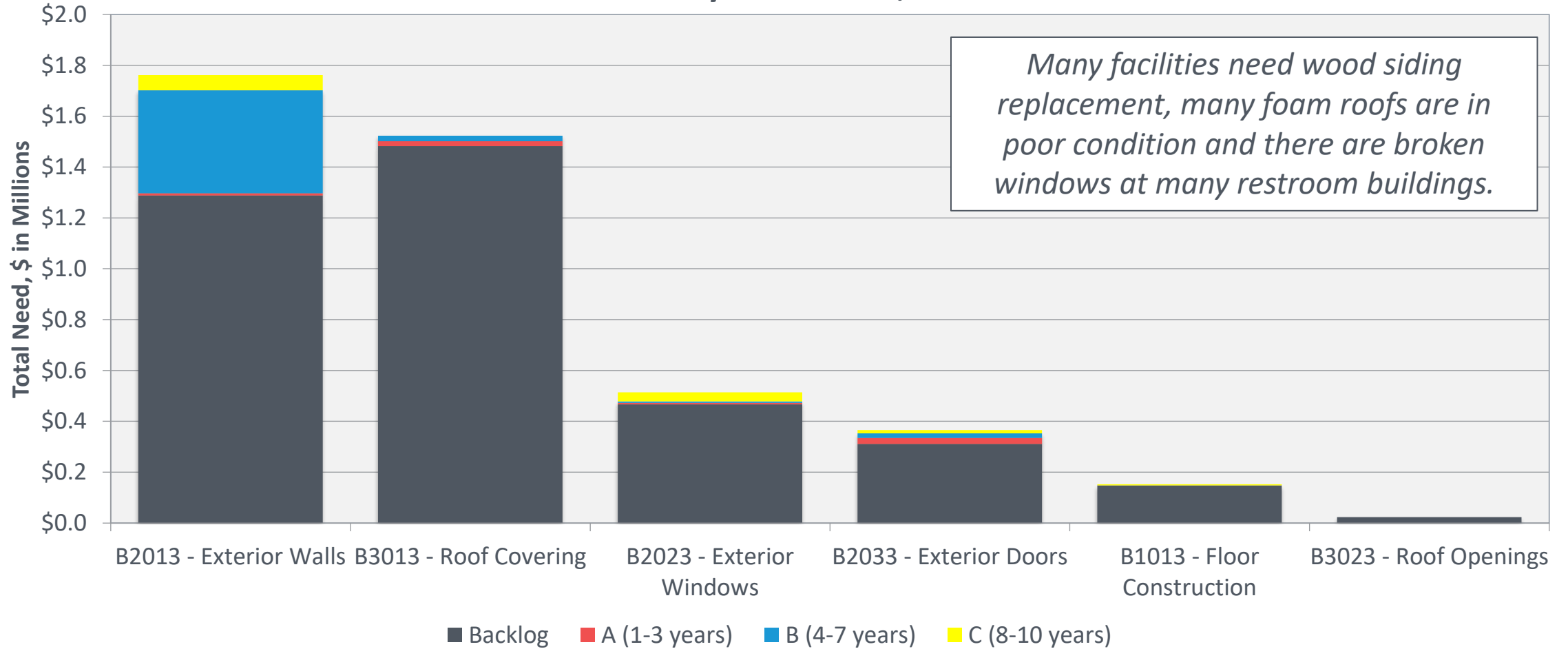
Identified Need by System and Timeframe



Identified Exterior Need

\$4.34M Total Need, 226 Projects

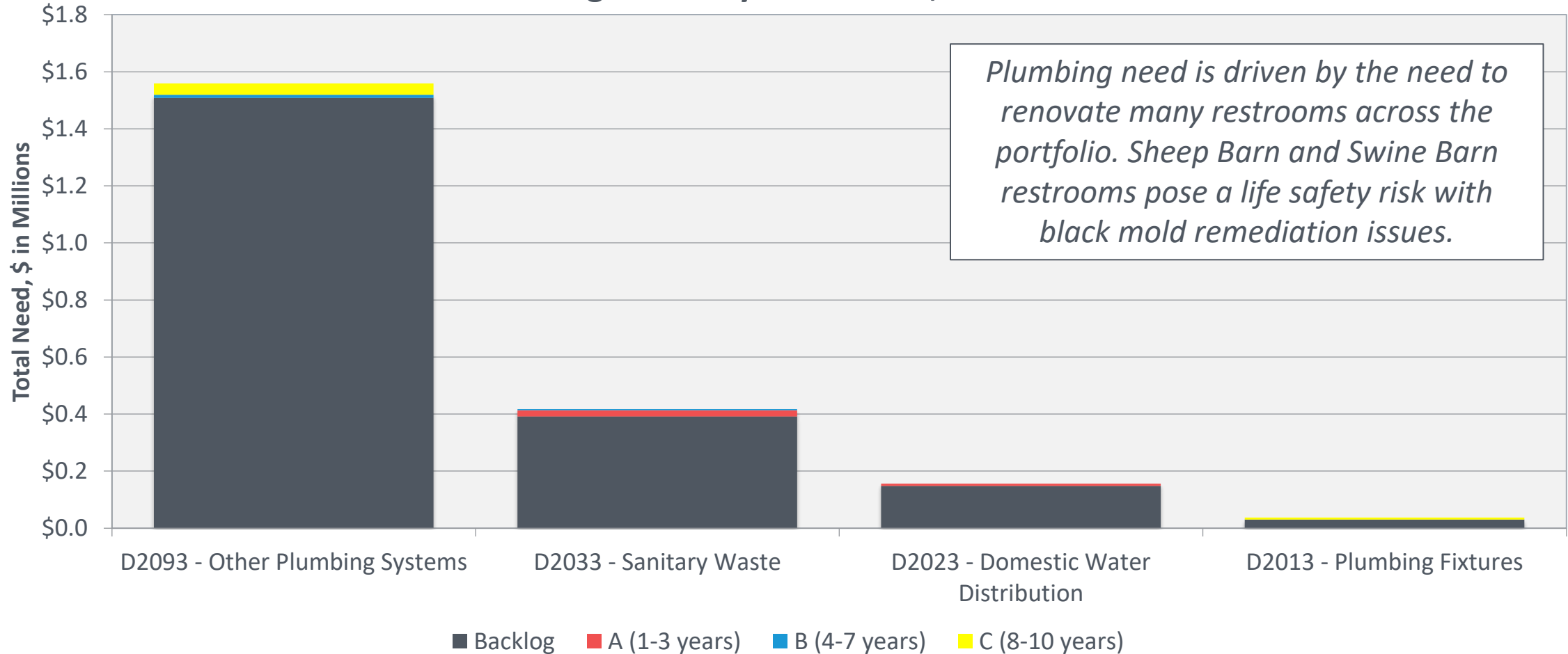
Exterior Needs by Timeframe, Level 3



Identified Plumbing Need

\$2.17M Total Need, 132 Projects

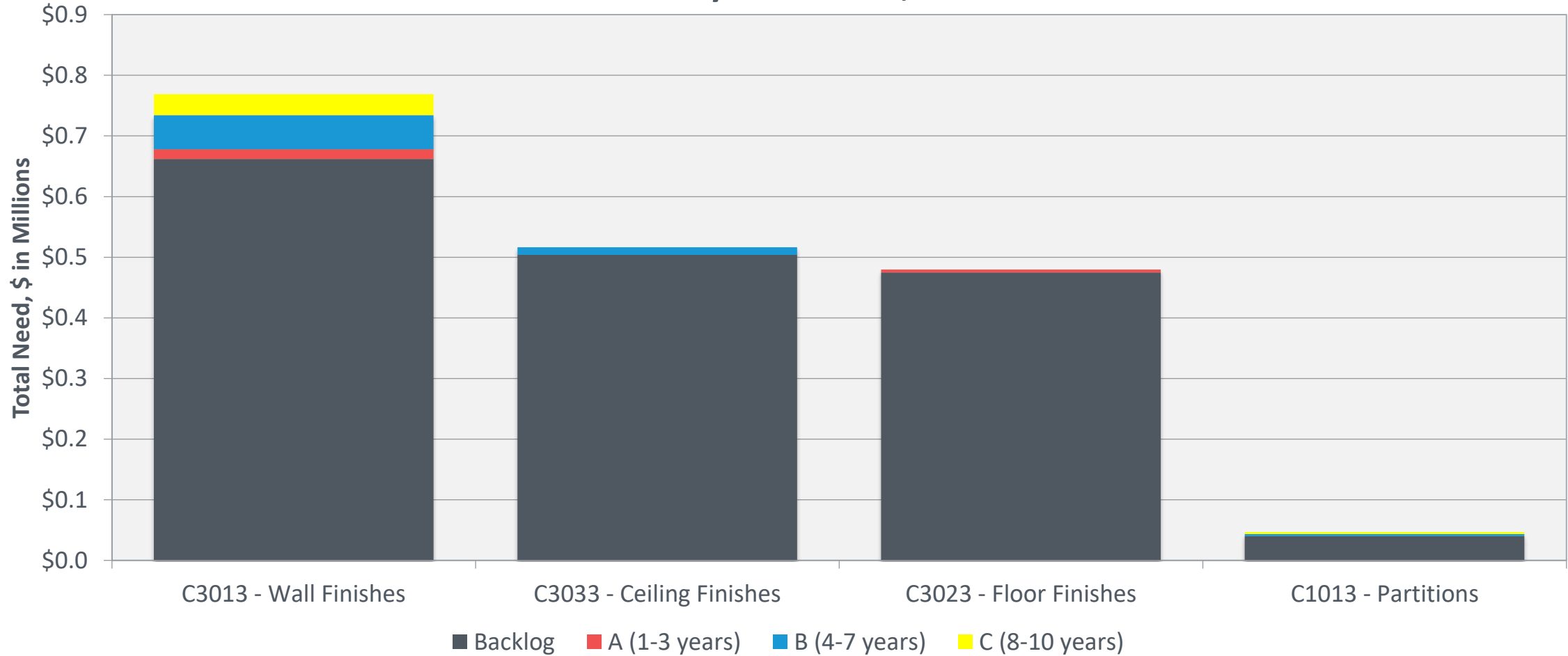
Plumbing Needs by Timeframe, Level 3



Identified Interior Need

\$1.81M Total Need, 92 Projects

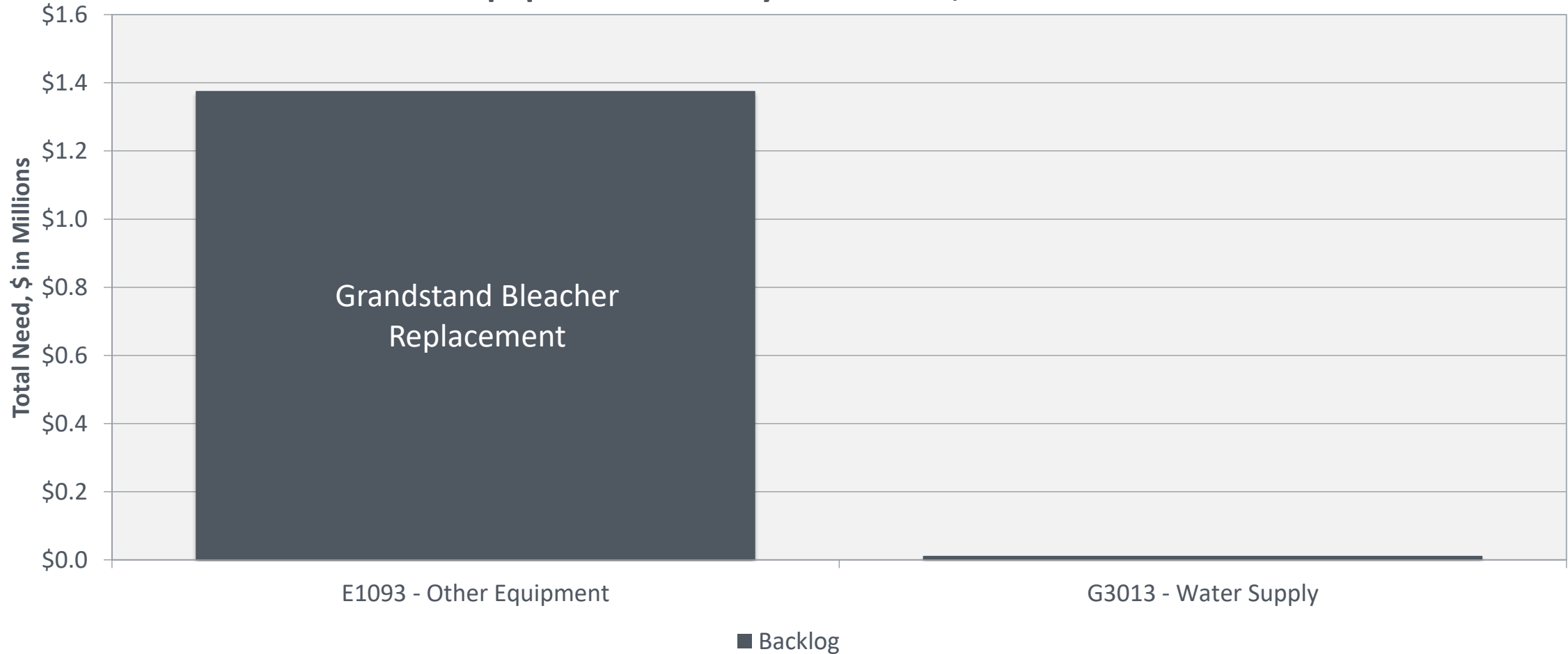
Interior Needs by Timeframe, Level 3



Identified Equipment Need

\$1.39M Total Need, 13 Projects

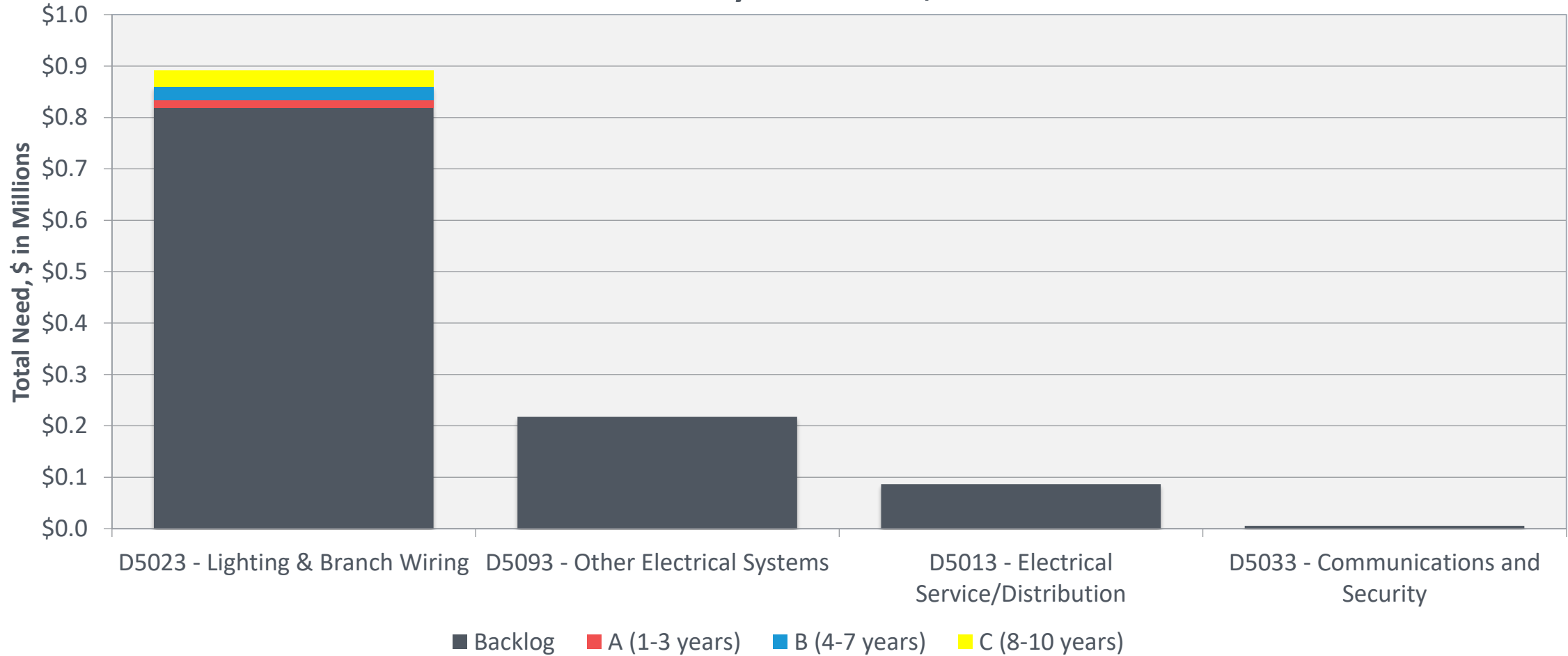
Equipment Needs by Timeframe, Level 3



Identified Electrical Need

\$1.20M Total Need, 130 Projects

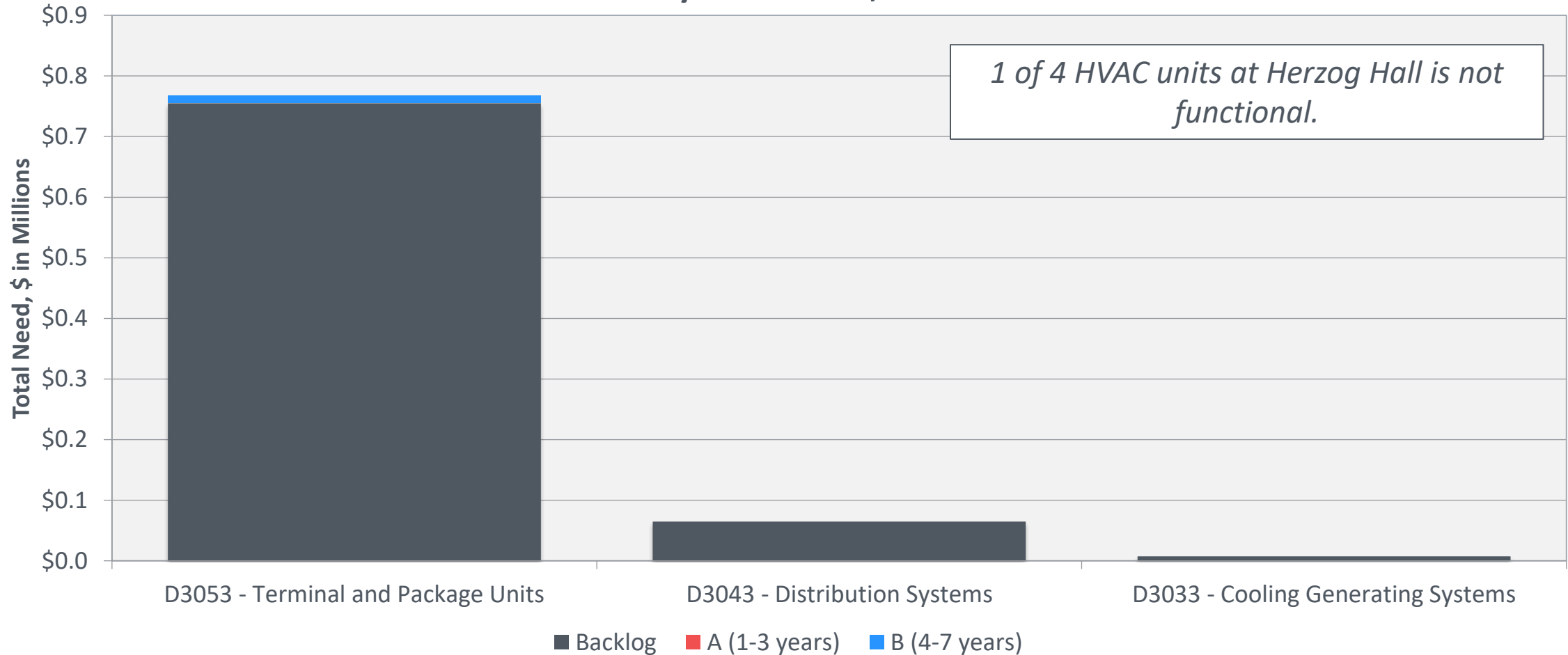
Electrical Needs by Timeframe, Level 3



Identified HVAC Need

\$840k Total Need, 45 Projects

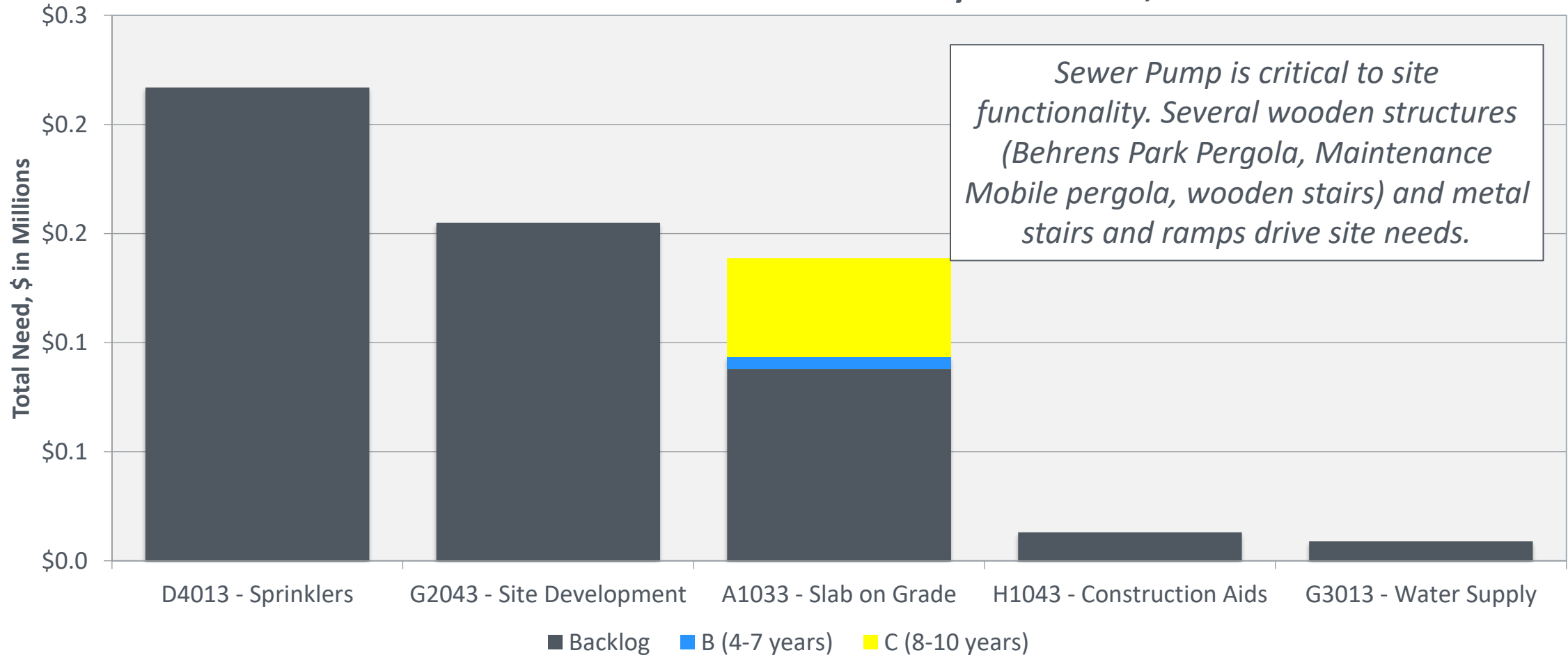
HVAC Needs by Timeframe, Level 3



Identified Site and Fire Protection Needs

\$533k Total Need, 13 Projects

Site and Fire Protection Needs by Timeframe, Level 3

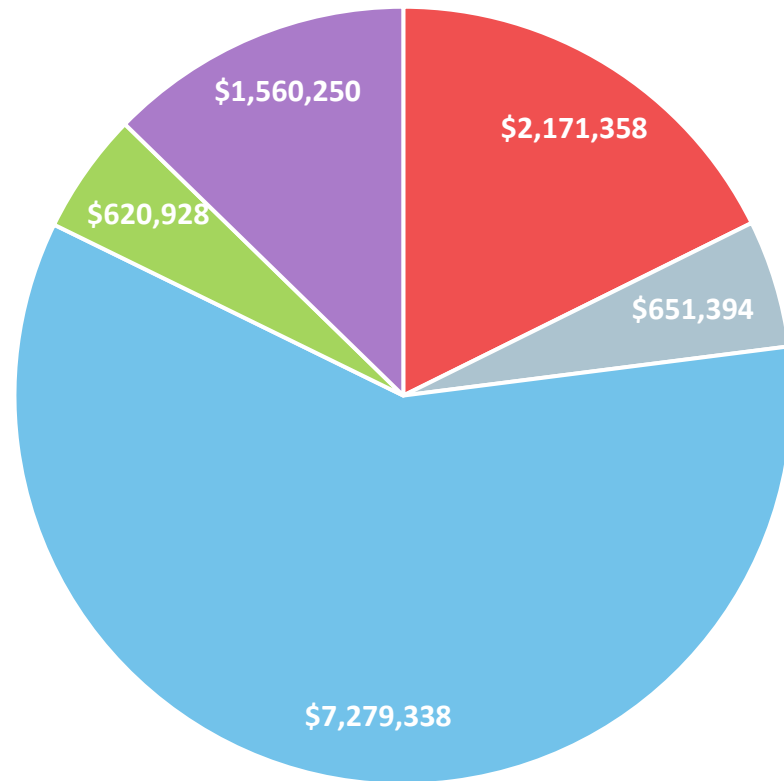


Investment Criteria



Summary of Need by Investment Criteria

Need by Investment Criteria



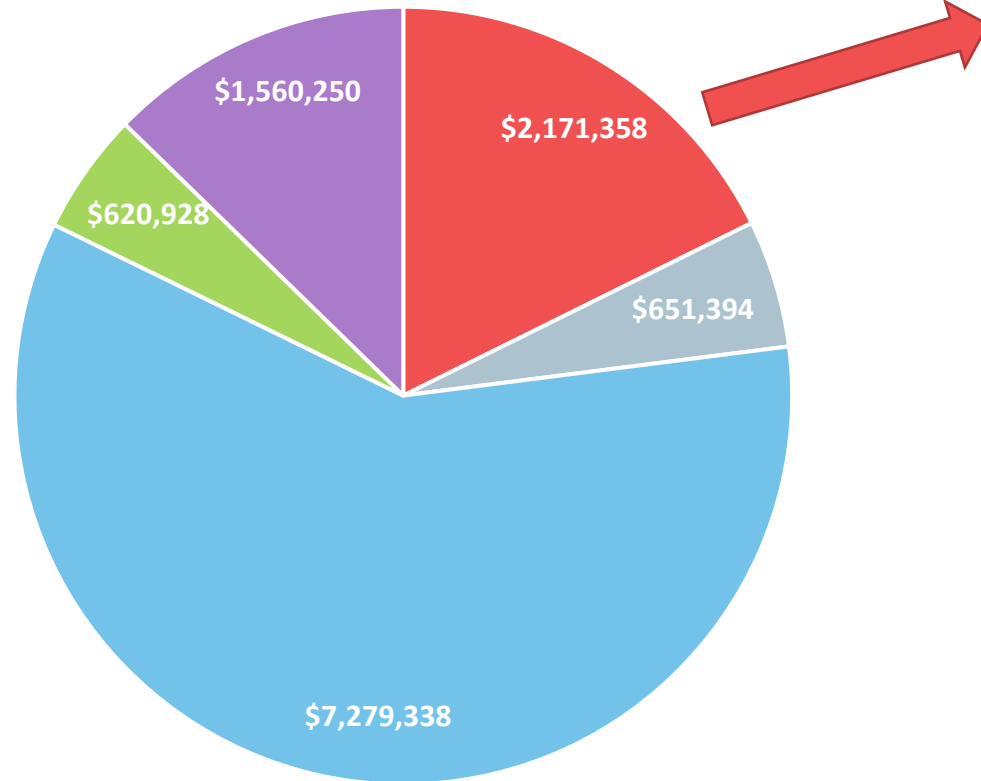
■ Reliability ■ Safety/Code ■ Asset Preservation
■ Economic Opportunity ■ Program Improvement

- **Reliability:** Issues of imminent failure or compromise to the system that may result in interruption to program or use of space.
- **Safety/Code:** Code compliance issues and institutional safety priorities or items that are not in conformance with current codes, even though the system is “grandfathered” and exempt from current code.
- **Asset Preservation:** Projects that preserve or enhance the integrity of buildings systems, structure, or campus infrastructure.
- **Economic Opportunity:** Projects that result in a reduction of annual operating costs or capital savings.
- **Program Improvement:** Projects that improve the functionality of space, primarily driven by academic, student life, and athletic programs or departments. These projects are also issues of campus image and impact.

Summary of Need by Investment Criteria

Reliability issues

Need by Investment Criteria



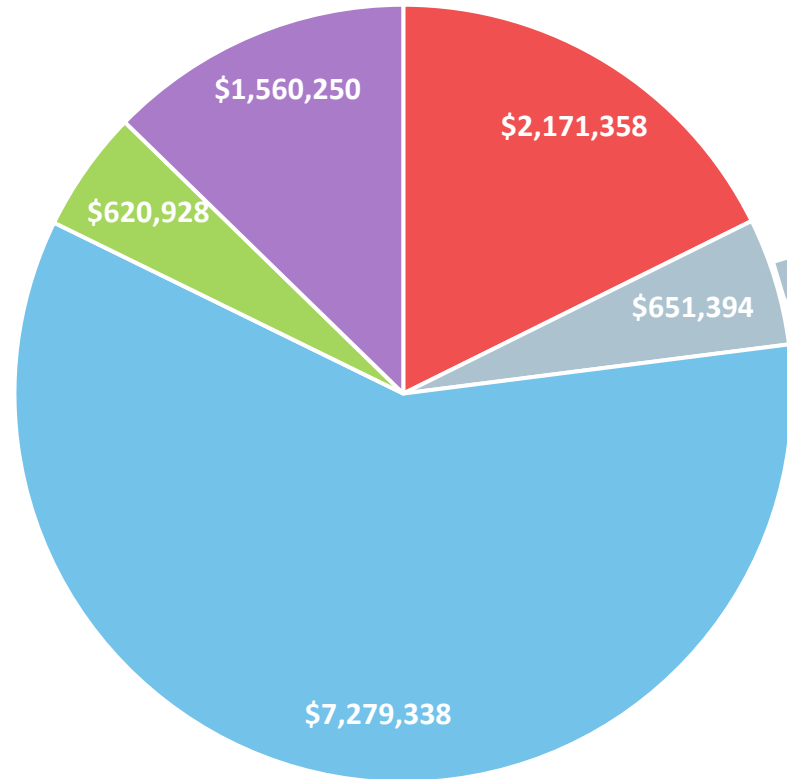
- Reliability
- Asset Preservation
- Program Improvement
- Economic Opportunity
- Safety/Code

Investment Criteria	Reliability
Project List	
Row Labels	Sum of Amount
<input type="checkbox"/> Exterior	\$1,323,104
B3013 - Roof Covering	\$1,323,104
<input type="checkbox"/> HVAC	\$827,253
D3033 - Cooling Generating Systems	\$7,500
D3043 - Distribution Systems	\$64,636
D3053 - Terminal and Package Units	\$755,117
<input type="checkbox"/> Equipment	\$12,000
G3013 - Water Supply	\$12,000
<input type="checkbox"/> Fire/Site	\$9,000
G3013 - Water Supply	\$9,000
Grand Total	\$2,171,358

Summary of Need by Investment Criteria

Safety/Code issues

Need by Investment Criteria



- Reliability
- Program Improvement
- Economic Opportunity
- Asset Preservation
- Safety/Code

Investment Criteria	Safety/Code
Project List	
Row Labels	Sum of Amount
Electrical	\$222,809
D5033 - Communications and Security	\$5,489
D5093 - Other Electrical Systems	\$217,320
Fire /Site	\$309,523
A1033 - Slab on Grade	\$64,455
D4013 - Sprinklers	\$217,002
G2043 - Site Development	\$15,000
H1043 - Construction Aids	\$13,067
Exterior	\$76,061
B2023 - Exterior Windows	\$72,496
B2033 - Exterior Doors	\$3,500
B3023 - Roof Openings	\$65
Plumbing	\$43,000
D2093 - Other Plumbing Systems	\$43,000
Grand Total	\$651,394

Electrical safety projects are related to fire alarms systems
Exterior safety projects are primarily facilities with broken windows
Plumbing safety projects are restrooms with black mold issues
Site safety issues are driven by significant degradation causing safety concerns

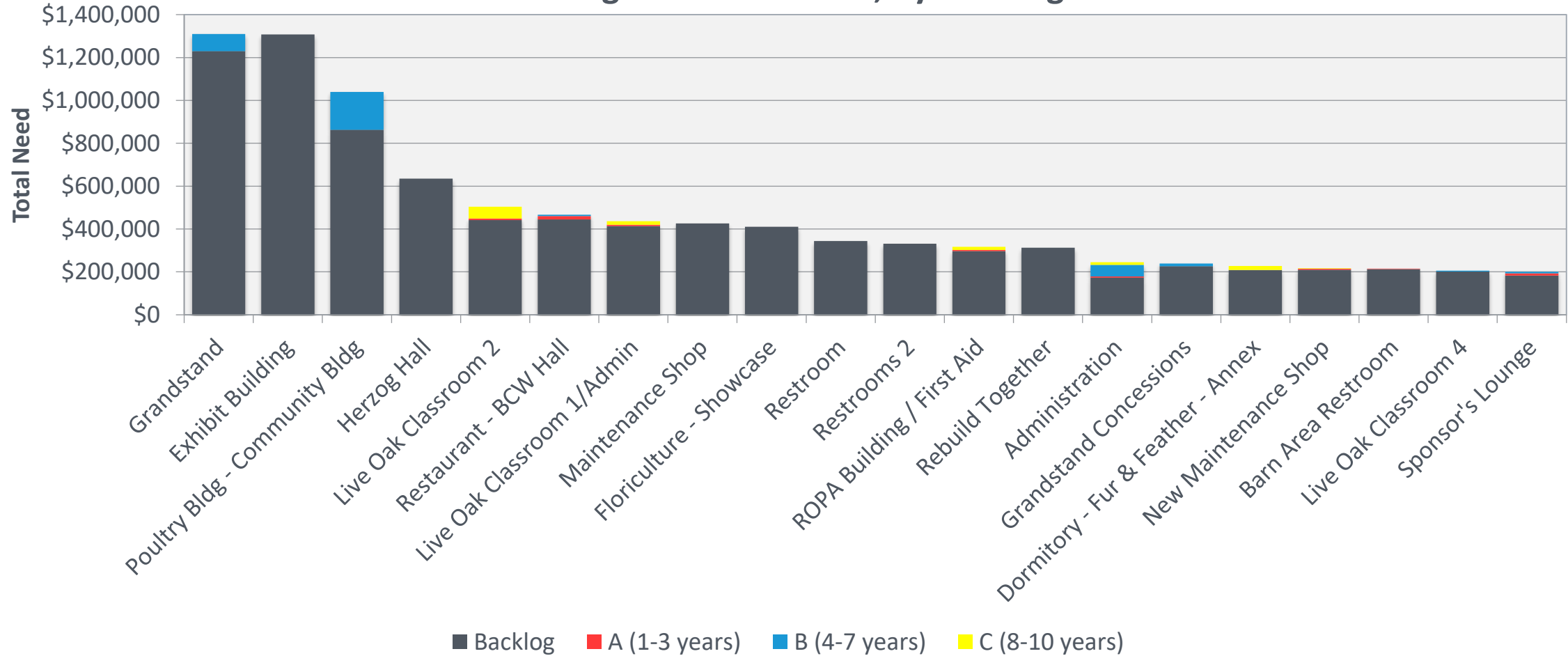
Identified Needs by Building



Identified Needs by Building

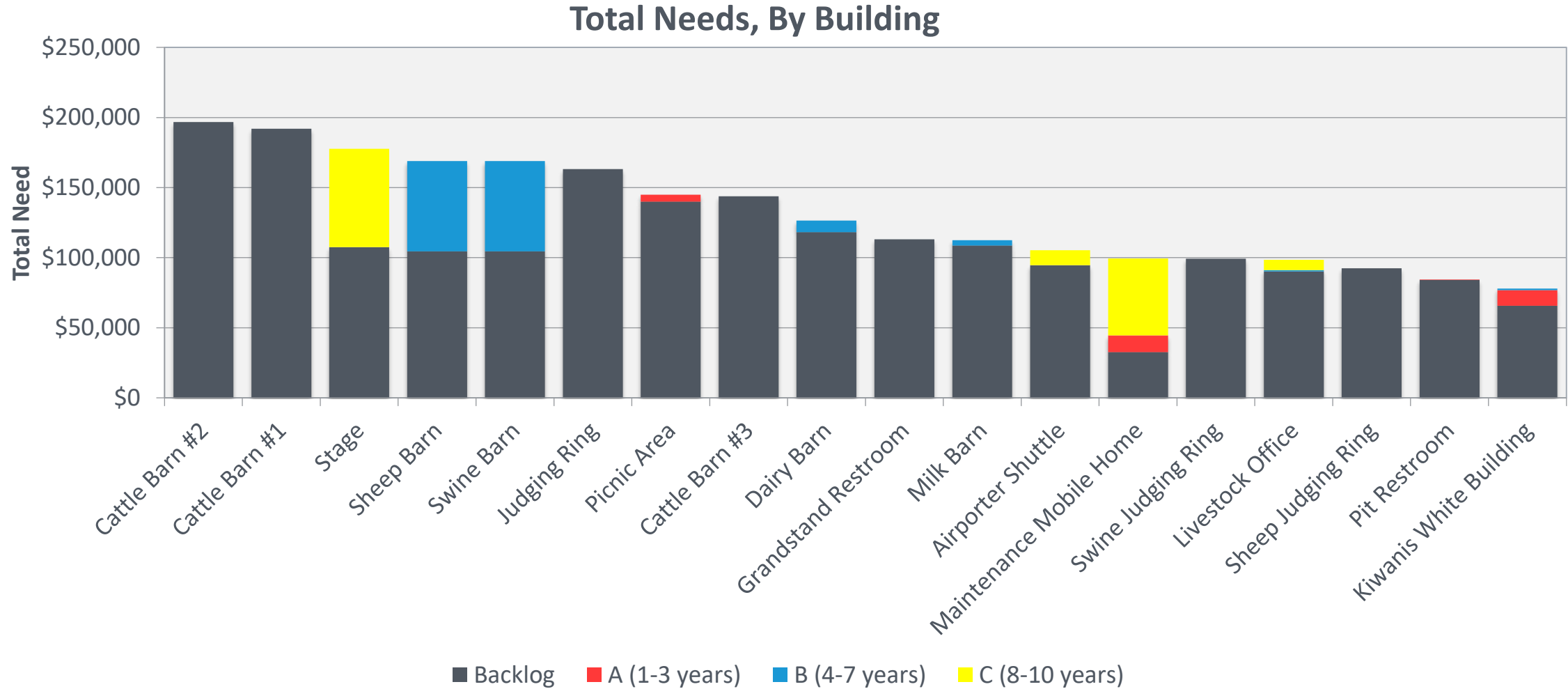
Buildings with total need over \$200k

Highest Total Needs, By Building



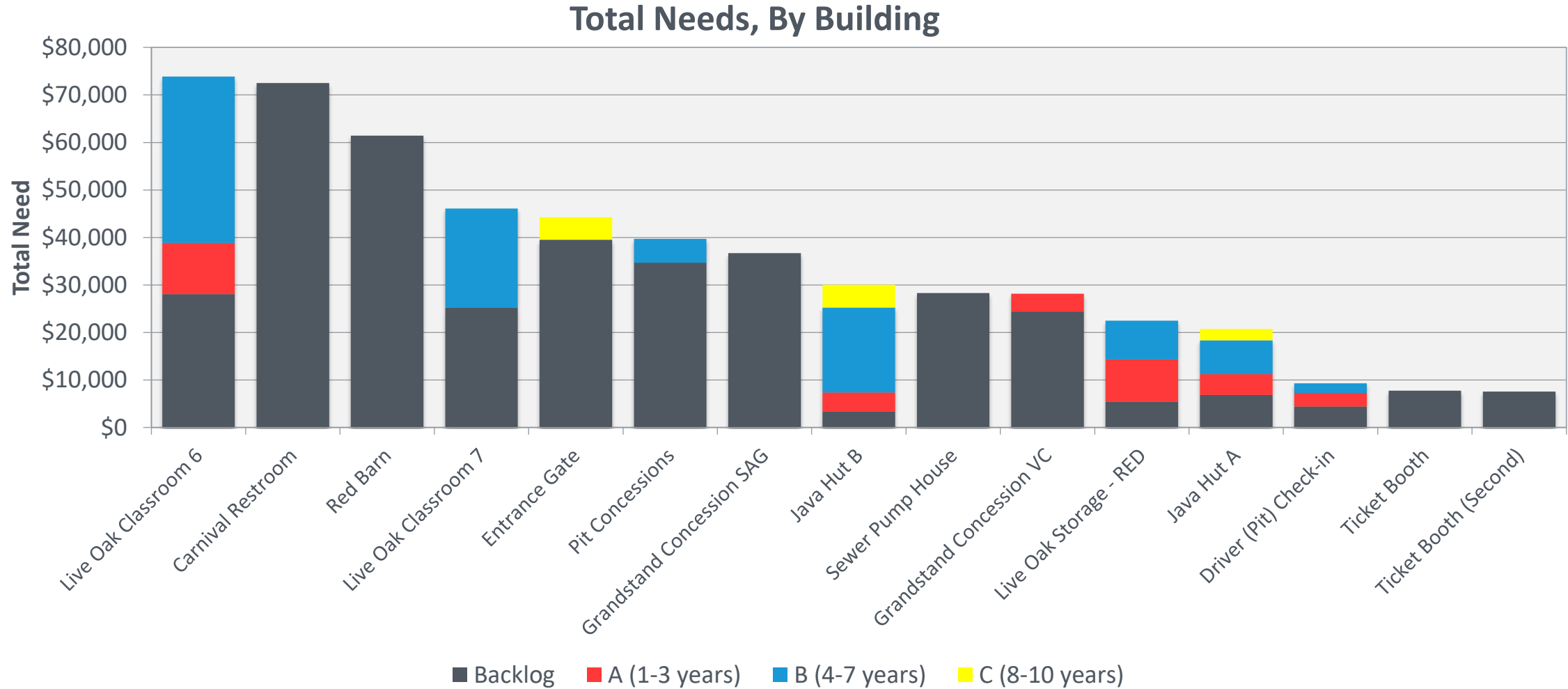
Identified Needs by Building

Buildings with total need from \$75k-\$200k



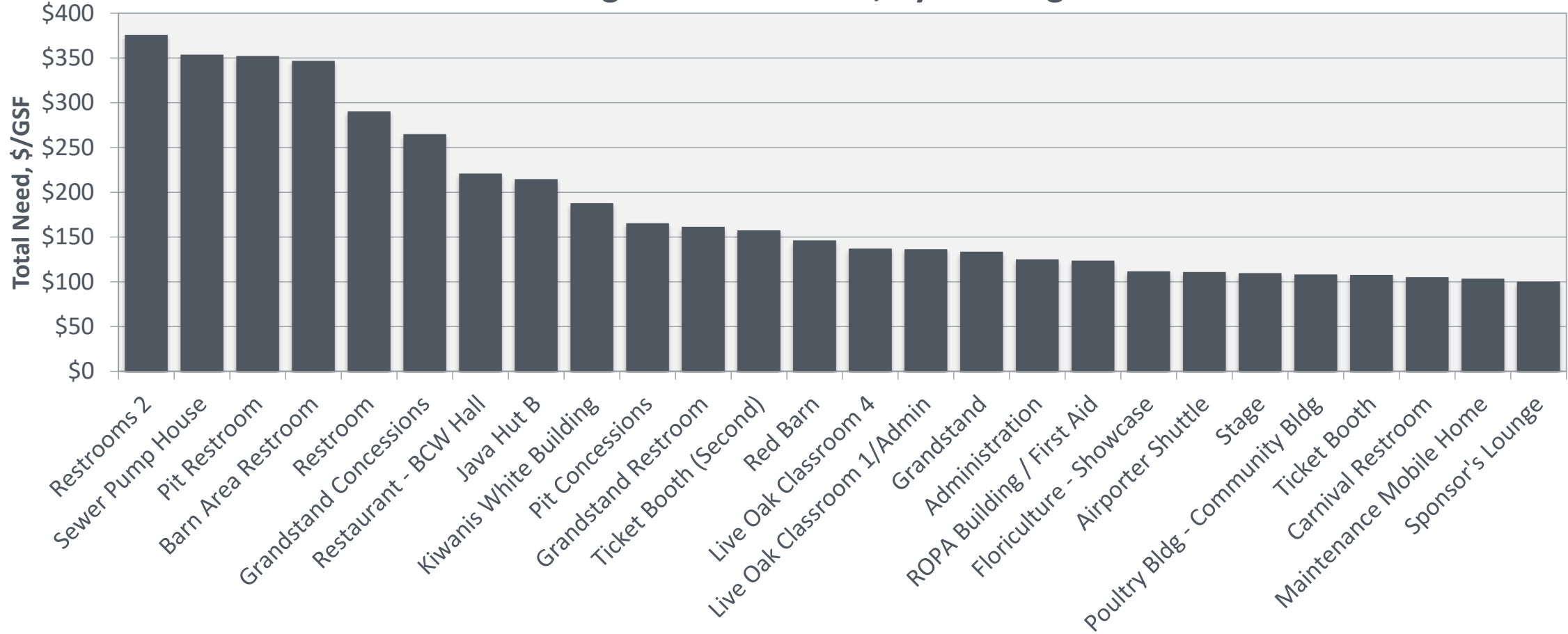
Identified Needs by Building

Buildings with total need under \$75k



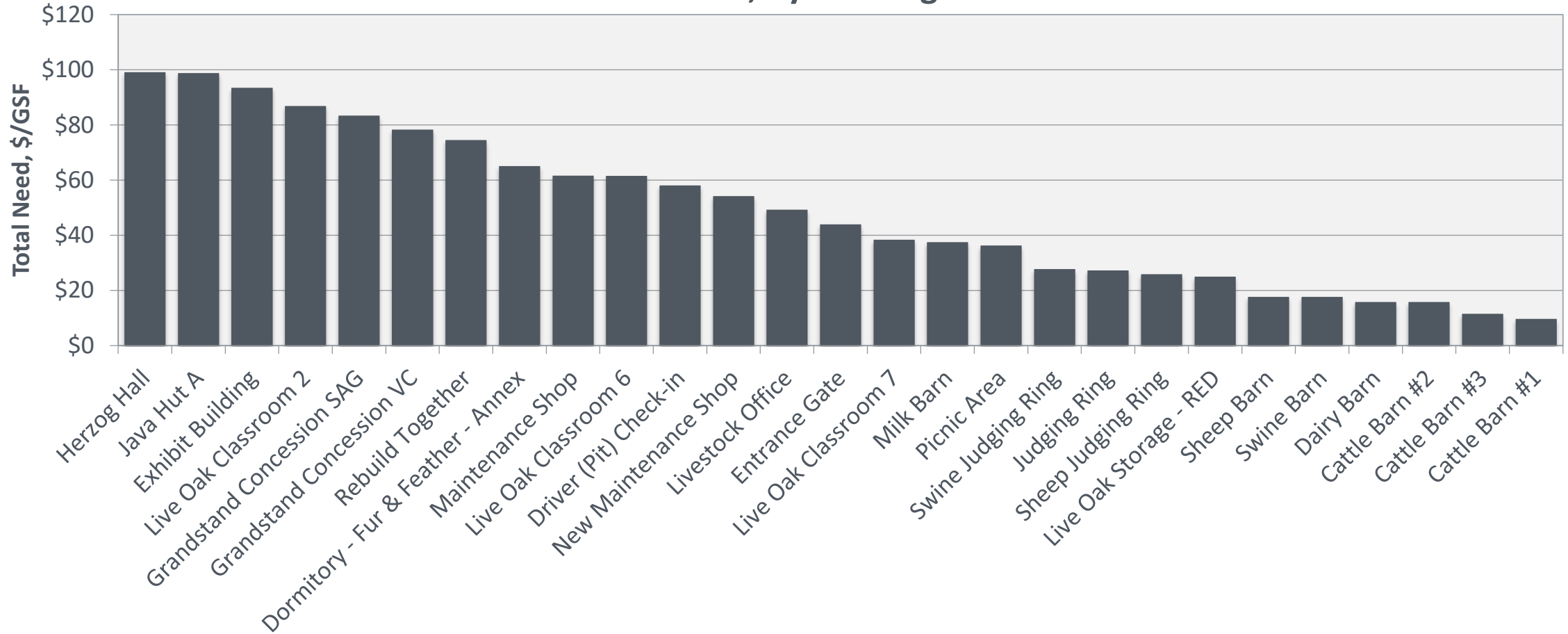
Buildings over \$100/GSF Need

Highest Total Needs, By Building



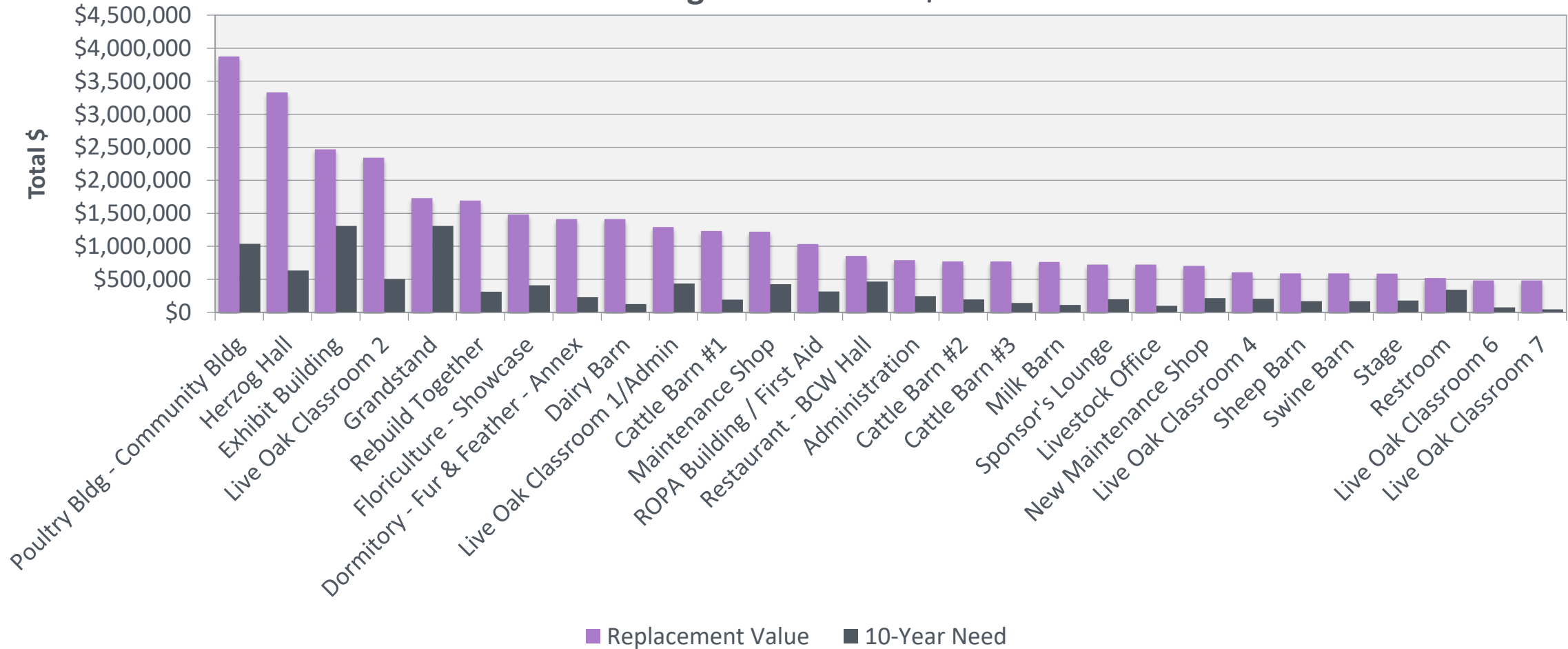
Buildings Under \$100/GSF Need

Total Needs, By Building



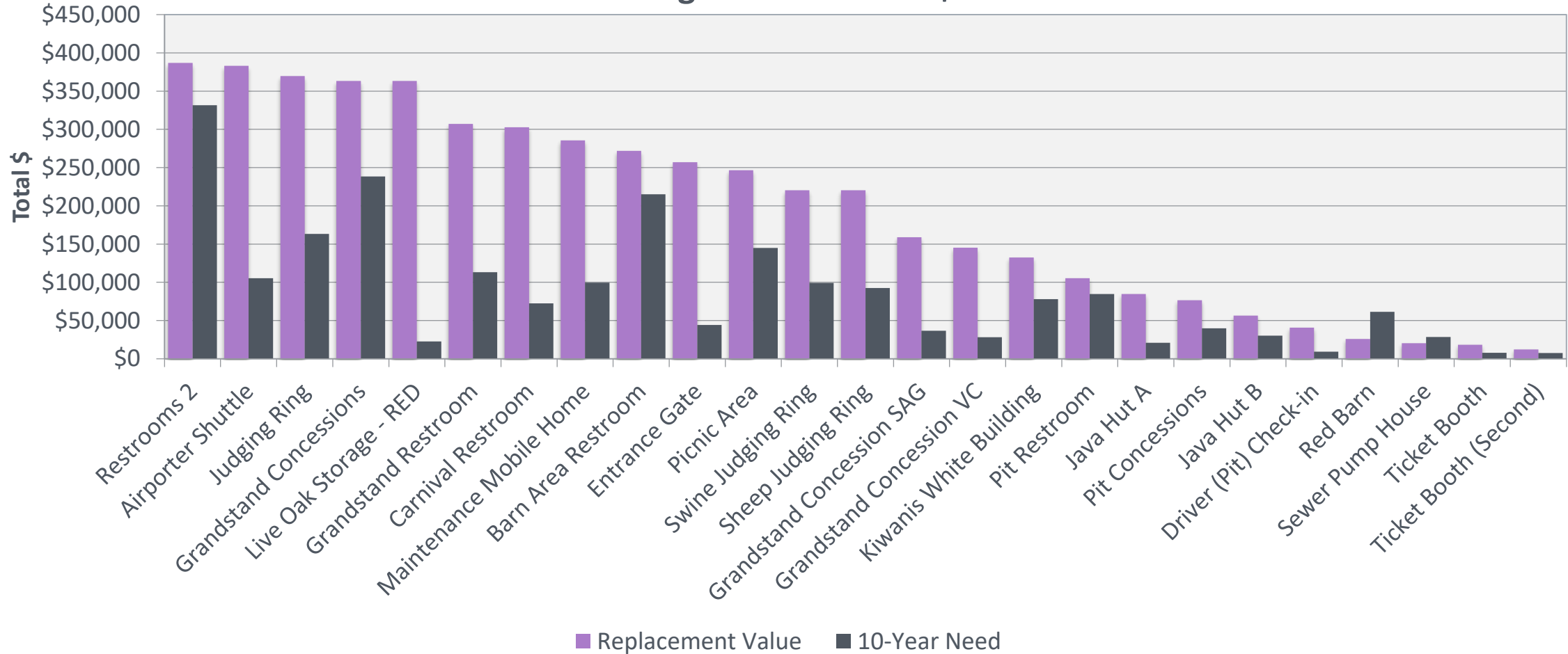
Identified Need vs Replacement Value

Buildings Valued Over \$400k



Identified Need vs Replacement Value

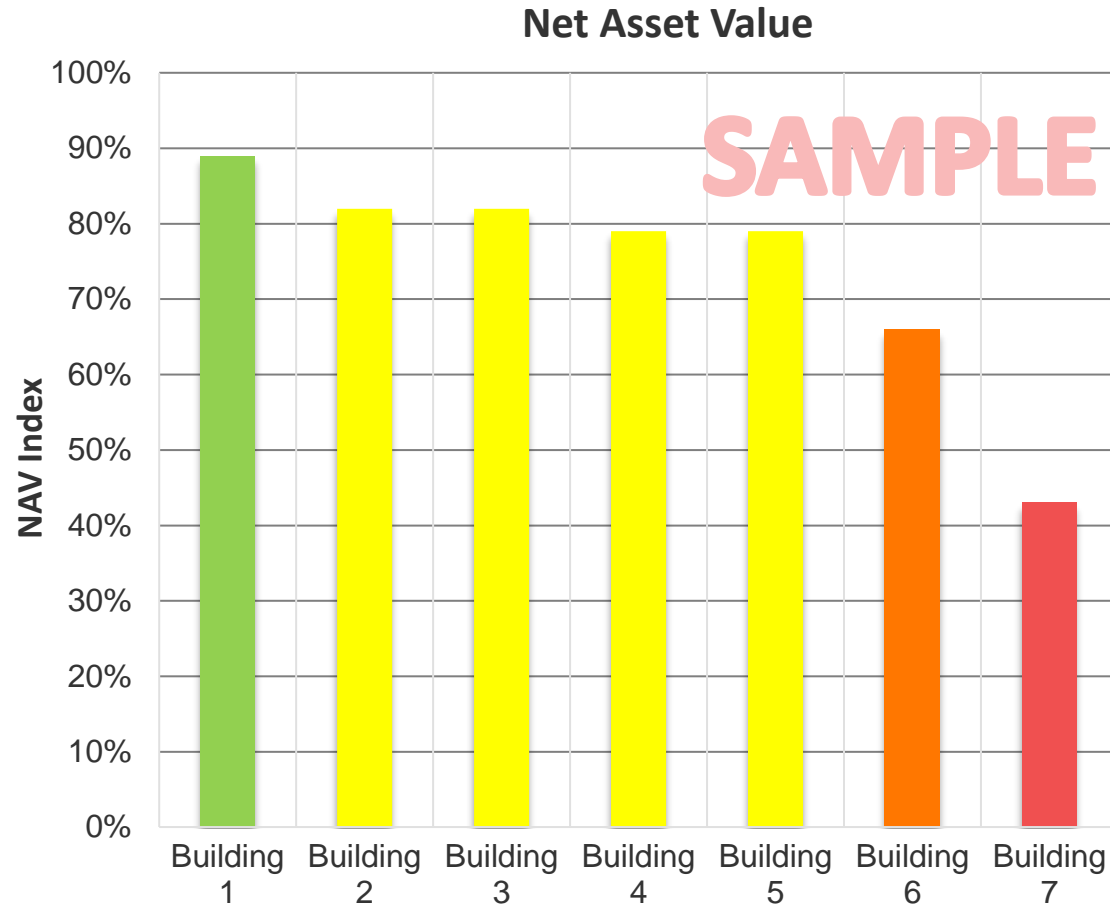
Buildings Valued Under \$400k



Net Asset Value



Net Asset Value



Investment Strategy

“Keep Up” Stage (NAV >= 85%): Primarily new or recently renovated buildings with sporadic building repair & life cycle needs

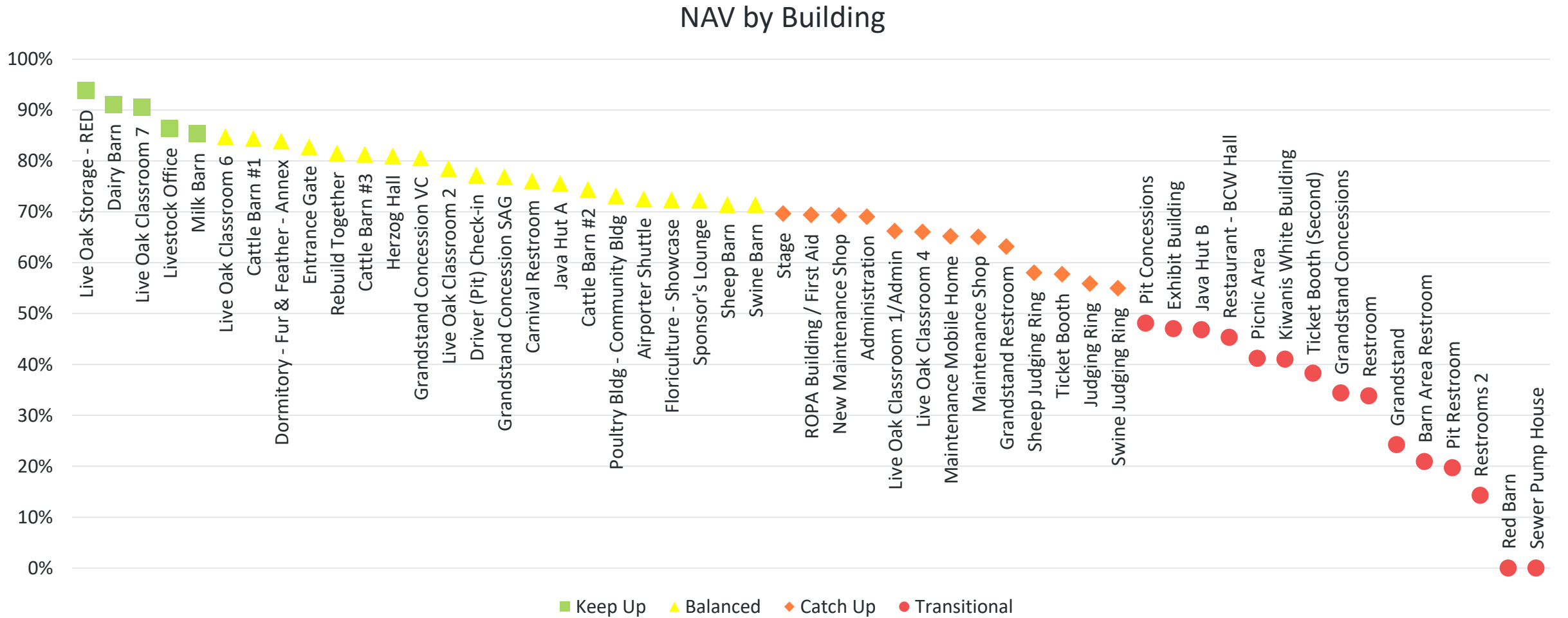
Balanced Profile Stage (85% > NAV >= 70%): Buildings are beginning to show their age and may require more significant investment and renovation on a case-by-case basis

“Catch Up” Stage (70% > NAV >= 50%): Buildings require more significant repairs; major building components are in jeopardy of complete failure; large-scale capital infusions or renovations are inevitable

Transitional/Gut Reno/Demo Stage (NAV < 50%): Major buildings components are in jeopardy of failure. Reliability issues are widespread throughout the building.

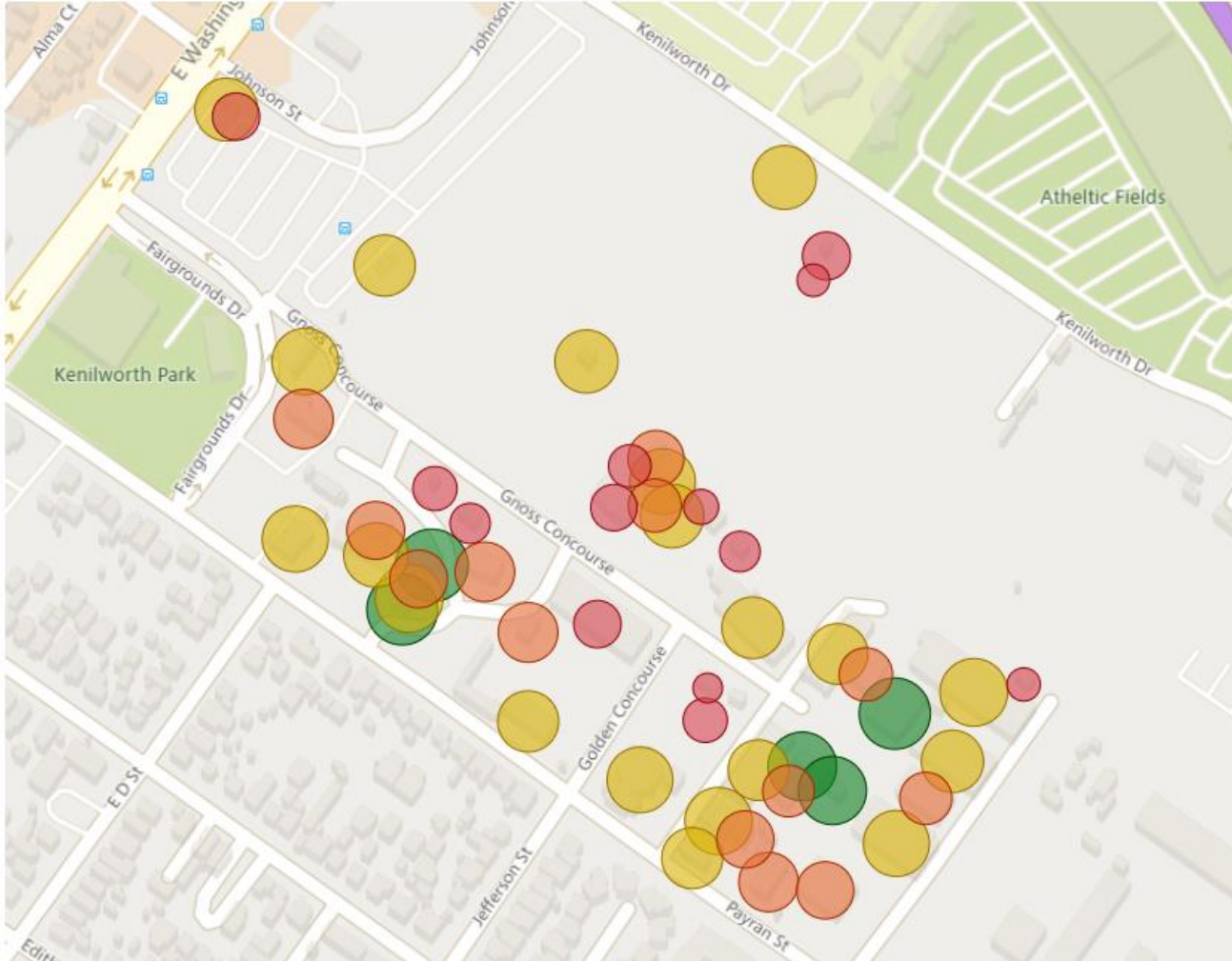
$$\text{Net Asset Value} = \frac{\text{Replacement Value} - 10 \text{ Year Needs}}{\text{Replacement Value}}$$

NAV By Building



Petaluma Fairgrounds GIS Map: Net Asset Value

Net Asset Value by Building



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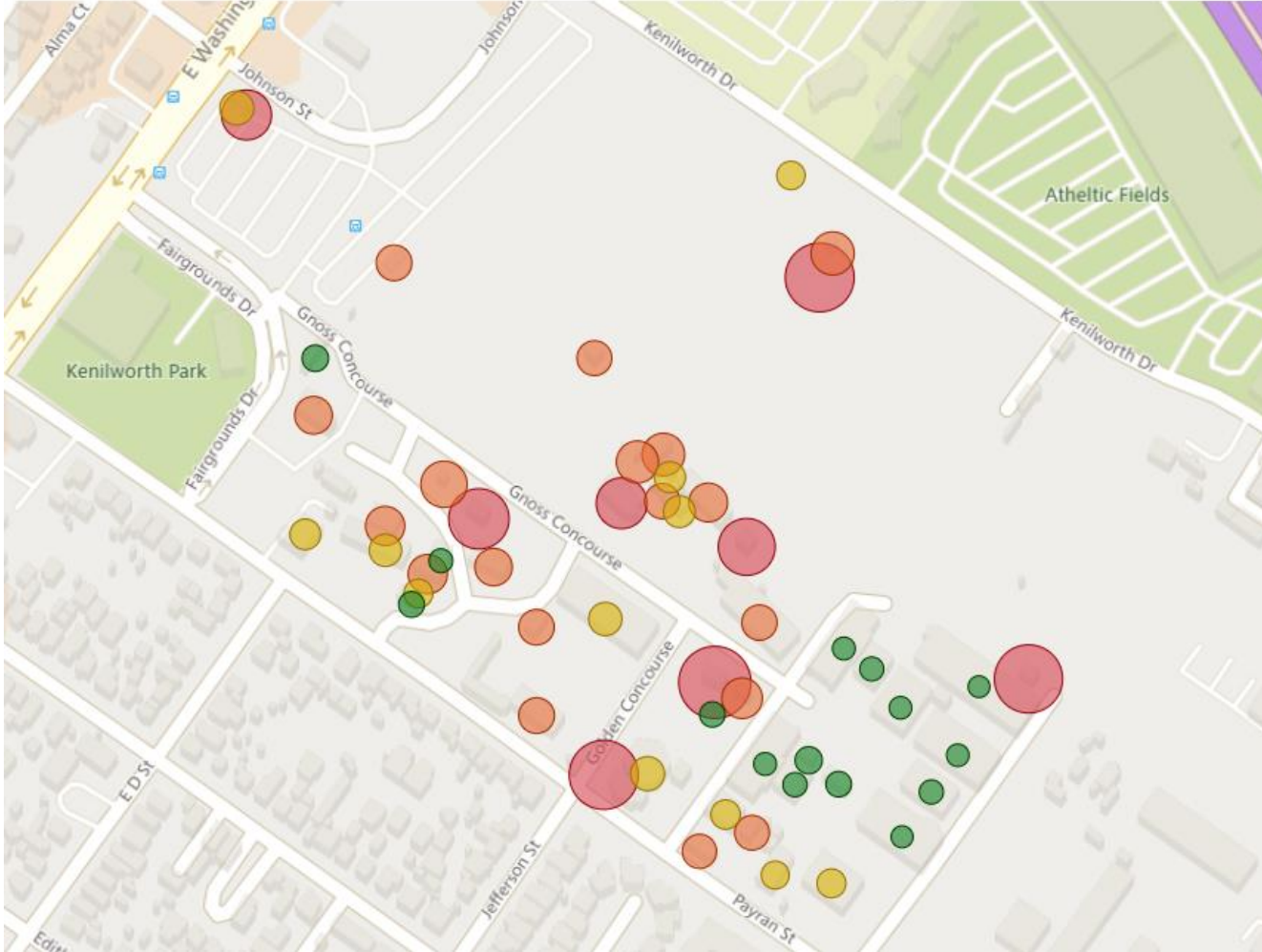
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Petaluma Fairgrounds GIS Map: \$/GSF Need

Total \$/GSF Need by Building



Building Portfolios



Identifying Building Portfolios

Diversify needs, understand risk, and manage investment

- Not all buildings are created equal
- Building inventory is complex to manage by a single strategy
- Break down the included buildings into “building portfolios” that are reflective of the strategic priorities
- Guide investment to portfolios in a multi-year strategy, as opposed to “pay-as-you-go” project by project investment

Portfolio Concept

Grouping driven by function

Administrative

Offices, Restrooms, Event Spaces, Tenant Occupied

- 23,925 GSF
- \$3.15M Need
- \$10.27M RV

Fairgrounds

Maintenance, Barns, Support

- 119,121 GSF
- \$3.77M Need
- \$12.01M RV

Racetrack

Grandstands, Concessions, Driver Support

- 12,960 GSF
- \$1.87M Need
- \$2.96M RV

Educational

Live Oak, Happy Hearts, Classrooms

- 35,132 GSF
- \$3.48M Need
- \$14.10M RV

Buildings by Portfolio

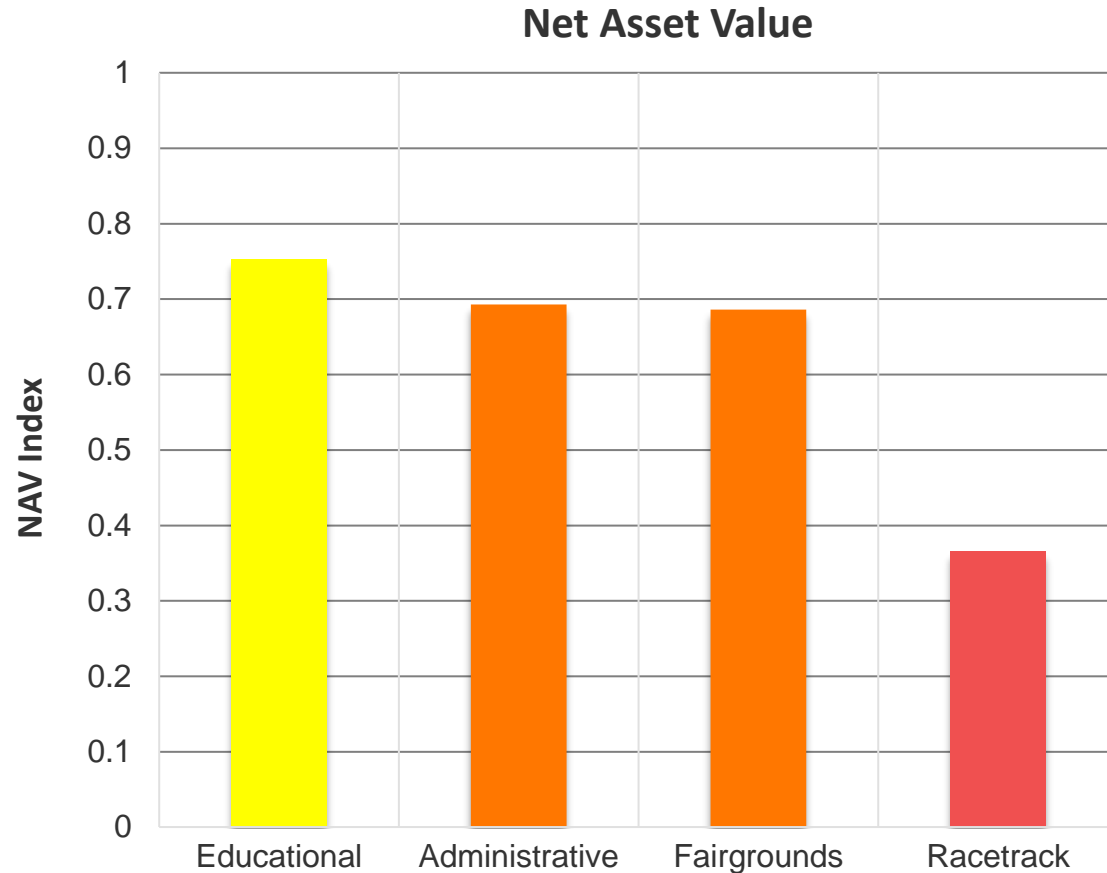
Row Labels	Sum of GSF	Sum of Grand Total	Sum of CRV
Administrative	23,925	\$3,153,580	\$10,268,693
4 DAA Administration	1,960	\$245,082	\$791,283
4 DAA Barn Area Restroom	620	\$215,088	\$271,909
4 DAA Carnival Restroom	690	\$72,523	\$302,609
4 DAA Herzog Hall	6,400	\$634,419	\$3,331,720
4 DAA Maintenance Mobile Home	960	\$99,435	\$285,576
4 DAA Restaurant - BCW Hall	2,112	\$466,405	\$852,648
4 DAA Restroom	1,185	\$343,919	\$519,697
4 DAA Restrooms 2	882	\$331,645	\$386,813
4 DAA Stage	1,620	\$177,602	\$585,176
Airporter Shuttle	949	\$105,311	\$383,127
Livestock Office	2,000	\$98,453	\$722,439
Parking Lot Kiosk - Java Hut A	210	\$20,750	\$84,780
Parking Lot Kiosk - Java Hut B	140	\$30,057	\$56,520
Rebuild Together	4,197	\$312,892	\$1,694,396

Row Labels	Sum of GSF	Sum of Grand Total	Sum of CRV
Fairgrounds	119,121	\$3,772,593	\$12,014,615
4 DAA Cattle Barn #1	19,968	\$192,026	\$1,230,424
4 DAA Cattle Barn #2	12,480	\$196,698	\$769,015
4 DAA Cattle Barn #3	12,480	\$143,749	\$769,015
4 DAA Dairy Barn	8,000	\$126,459	\$1,410,881
4 DAA Entrance Gate	1,008	\$44,267	\$257,018
4 DAA Exhibit Building	14,000	\$1,308,207	\$2,469,042
4 DAA Judging Ring	6,000	\$163,194	\$369,719
4 DAA Maintenance Shop	6,920	\$426,324	\$1,220,412
4 DAA Picnic Area	4,000	\$144,939	\$246,479
4 DAA Red Barn	420	\$61,458	\$25,880
4 DAA Sheep Barn	9,600	\$169,009	\$591,550
4 DAA Sheep Judging Ring	3,575	\$92,448	\$220,291
4 DAA Swine Barn	9,600	\$169,009	\$591,550
4 DAA Swine Judging Ring	3,575	\$99,196	\$220,291
Kiwanis White Building	415	\$77,993	\$132,270
Milk Barn	3,000	\$112,525	\$764,936
New Maintenance Shop	4,000	\$216,795	\$705,441
Sewer Pump House	80	\$28,298	\$20,398

Buildings by Portfolio

Row Labels	Sum of GSF	Sum of Grand Total	Sum of CRV
Educational	35,132	\$3,482,447	\$14,098,359
4 DAA Dormitory - Fur & Feather - Annex	3,500	\$227,780	\$1,413,006
4 DAA Floriculture - Showcase	3,672	\$409,950	\$1,482,445
4 DAA Poultry Bldg - Community Bldg	9,600	\$1,039,688	\$3,875,674
Classroom Building (Live Oak Charter School Classroom 2)	5,800	\$503,710	\$2,341,553
Classroom Modular Building (Live Oak Charter School Classroom 4)	1,500	\$205,620	\$605,574
Classroom Modular Building (Live Oak Charter School Classroom 6)	1,200	\$73,879	\$484,459
Classroom Modular Building (Live Oak Charter School Classroom 7)	1,200	\$46,083	\$484,459
Classroom/Admin Building (Live Oak Charter School Classroom 1/Admin)	3,200	\$436,519	\$1,291,891
Live Oak Charter School Storage Buildings - RED	900	\$22,500	\$363,344
ROPA Building / First Aid	2,560	\$316,429	\$1,033,513
Sponsor's Lounge	2,000	\$200,289	\$722,439
Racetrack	12,960	\$1,874,648	\$2,956,085
4 DAA Grandstand	9,800	\$1,309,430	\$1,728,330
4 DAA Grandstand Concession	800	\$64,881	\$304,274
4 DAA Grandstand Restroom	700	\$113,060	\$306,994
4 DAA Ticket Booth	72	\$7,756	\$18,358
4 DAA Ticket Booth (Second)	48	\$7,557	\$12,239
Driver (Pit) Check-in	160	\$9,294	\$40,797
Grandstand Concessions	900	\$238,434	\$363,344
Pit Concessions	240	\$39,699	\$76,494
Pit Restroom	240	\$84,538	\$105,255

NAV Summary by Functional Portfolio



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Questions & Discussion

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Building knowledge

