

BOYS AND GIRLS CLUB SPORTS AND EVENTS

INTRODUCTION

The Boys and Girls Clubs is presenting to construct a new sports and events center in Elko County. The new center would have the capacity to serve youth and adult sports, entertainment, trade shows, Boys and Girls Club youth programs, equestrian events, and special events.

BUILDING A STRONGER COMMUNITY

Making an Economic Impact

This new events center would give Elko County the ability to bring in national, state, and regional events which would dramatically impact our businesses, citizens, and tax base. Simply put, this new event center will be an economic game changer.

Meeting and Expanding our Equestrian Needs

Elko County is in the heart of cowboy country. This new project would give the region a new facility to bring top level rodeos, cutting horse events, team roping, and equestrian events into our community.

Meeting our Communities Sport & Recreation Needs

There is an overwhelming need for updated and new sport & recreation facilities to meet our communities growing need. Our location in Northern Nevada also makes us the perfect site to host major events.

Serving Existing Events and Organizations

An events center of this magnitude would benefit several of our existing organizations. A comprehensive community assessment study will be conducted to determine collaboration opportunities to allow this project to maximize its impact.

Improving Quality of Life

An events center of this magnitude would allow our community to bring in top entertainment to the citizens of our county.

PROJECT DETAILS

The proposed events center will be a 45,000 - 60,000 square foot building with 4,000 - 6,300 seating capacity for bleacher events and 10,000 participant capacity for concerts. The new center would have 4-5 basketball courts, indoor walking track, portable rodeo arena with accessory corrals, administrative area, lobby, concessions/kitchen, artist area, and merchandise space. The complex would also have camping spots, and outdoor events space, stalls, and adequate parking for major events.

It is important to understand that this arena is a multi-purpose event venue and sport venue. This venue will have a hard floor rather than a dirt floor. Dirt will be installed for equestrian events.

Seating: The new Sports and Events Center will have a 4,000 - 6,300 seating capacity. The seating plan also includes over 100 box seats.

Kitchen/Concessions: The Sports and Events Center will have concessions to serve these events and youth programs. These stands will be large enough to accommodate over ten customers at one time. One of the areas will be a full kitchen to allow the Boys and Girls Club to prepare meals for kids, artists, attendees, and special events.

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Lobby/Vendor Space: Walkways will surround the building to allow for proper ingress/egress and comfortable shopping and food service pathways. Walkways will be a minimum of 15' wide.

Administration: There will be administrative offices, will-call area, and space for Event Center management to conduct business and properly manage events.

Locker Rooms: The Events Center will include two upscale locker room areas with showers for sporting events, contestants, and artists.

First Aid: The Events Center will have a first aid room necessary for handling accidents and incidents.

Security: Security is a major component of the Events Center. A Security Center will be included to manage security issues.

Storage/Maintenance: The Events Center will have major storage areas to handle equipment, mechanical, and food/drink storage needs.

Outdoor Bathrooms: The Center is being designed to have bathrooms that can be entered from the outside. This is perfect for artists and contestants to shower and use if they are staying at the complex.

Parking: Parking for 4,000 + people will be included in the project. This parking also includes bus parking, artist parking, and tour bus drop-off areas. A transportation/parking study will be conducted.

Outdoor Event Space/Parking: The complex will include a large outdoor space for trailers and contestants that is secure from the general public. This is also the perfect space for outdoor events.

Sports: The new Events Center will have four - five regulation basketball/volleyball courts. A walking track will surround the basketball courts to make this the perfect space for youth and adult sport and fitness space.

PROJECT DETAILS – PHASE II

RV Hookups: The Events Center is being designed to offer RV spots and utilities hookup services for Event Center participants.

Equestrian Stalls: Expanding the number of horse stalls and corrals are critical to growing the complex and serving these events.

Outdoor Arena: Installing an outdoor arena is critical to serving major equestrian events.

Storage: A large outdoor storage building is necessary to store all of the equipment necessary to operate a center of this magnitude.

FUTURE PHASES

The Sports and Events Center are being designed to expand in length to meet the future needs of Northern Nevada.

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LOCATION

Due to an encumbrance on Herrera Fields, the Boys and Girls Club has changed the location of the Events Center. Two alternate locations were selected as options and a detailed cost analysis has been conducted on both sites. A detailed analysis is available for review. After careful review, the Boys and Girls Club Board of Directors selected the East Side location.

BLM Location: APN 001-562-002, Owned by USA in c/o BLM Support Services. The lot is identified as C/O BLM – Support Services AP 001-562-002, SE ¼ of NE ¼ of Section 2 Township 34N Range 55E.

Location Donated by the City of Elko: APN 001-860-106.

The selected location is made up of two lots. Lot one APN 001-860-106 is 5.648 acres and is owned by the City of Elko. The second lot APN 001-562-002 is 179 acres and is owned by BLM. BLM is in a lease agreement on this land with the Elko County School District. The Elko County School District has agreed to release their rights on a portion of their lease for the Boys and Girls Club.

The City of Elko has given the Boys and Girls Club 5.648 acres of land. The Events Center Building will be constructed on this parcel.

COST PROJECTIONS – PHASE I

Land Development	\$1,500,000
Parking	\$2,250,000
Building	\$13,250,000
Rodeo Arena	\$180,000
Professional Fees	\$1,800,000
Furnishings, Fixtures, Equipment	\$250,000
Seating	\$2,500,000
Utility Set-Up	<u>\$220,000</u>
Total:	\$21,950,000

COST PROJECTIONS – PHASE II

Score/media Clock	\$1,000,000
Portable Flooring	\$300,000
RV Hookups	\$500,000
Stalls/Corrals	\$500,000
Outdoor Arena	\$200,000
Storage Building	<u>\$200,000</u>
Total:	\$2,700,000

PHASE I FUNDING PLAN

Elko County - \$15,000,000
Investments - \$3,000,000
Community Donations - \$3,950,000

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PHASE I FUNDING SECURED TO-DATE

Elko County - \$15,000,000

Investments - \$3,000,000

Community Donations - \$580,000

PARTNERS

Elko County: Elko County has committed \$15,000,000 towards this project.

City of Elko: The City of Elko donated the land to the Boys and Girls Club to secure a location for the Events Center.

Elko County School District: The Elko County School District is working with the Boys and Girls Club to secure a lease with BLM for the Events Center.

Silver State Stampede: The Silver State Stampede Board of Directors is working with the Boys and Girls Club to secure the necessary resources to construct the Boys and Girls Club Sports and Events Center.

ECONOMIC IMPACT

The new events center is projected to average 3,000 individuals per event with 50% participating from out of town. The estimated economic impact to the community is \$750 per non-resident per event equaling \$1,125,000 and \$200 per resident per event equaling \$300,000. The total annual economic impact is estimated to be \$38,750,000.

PROJECT LEADERSHIP

Rusty Bahr would be the executive of this project from development through construction. Rusty is the current Chief Executive Officer for the Boys & Girls Clubs of Elko. Rusty went to elementary school in Denio, Nevada, attended high school in Wyoming, and graduated college from Chadron State in Nebraska with a 4.0 GPA. Bahr is a Certified Fundraising Executive and a graduate of the CEO Institute in Chicago, YMCA Financial Development Institute, and the Executive Leadership School in Los Angeles. Rusty Bahr has over 30 years of non-profit Executive experience.

FACILITY DESIGN

The Boys and Girls Club has assembled a top-notch design and construction team to design and build this new Events Center.

Architects: Myers Anderson

Civil Engineers: Sanbell Engineering

Contractor: Michael Clay Construction

Seating: Southern Bleachers

Arena/Corrals: Priefert

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STUDIES

The Boys and Girls Club will conduct all required site studies that may include parking, traffic, and site evaluations.

GOVERNANCE

The Boys & Girls Clubs of Elko will be the owner and manager of the Events Center. The Boys and Girls Club is a non-profit 501 C(3) organization governed by a Board of Directors representing Elko.

A Community Benefit Advisory Group consisting of two County Commissioners, County Manager, two City of Elko Council members, City of Elko Administrator, two Boys & Girls Club representatives, Nevada Gold Mines Representative, Silver State Stampede Representative, and Elko County Fair Board Representative will be put in place to be the liaison to the Boys and Girls Clubs of Elko Board of Directors and Government Entities. This group will be in place during construction and ongoing operations.

TIMELINE

Project Development	Nov. 2021 – May 2025
Secure Site	Feb. 2024 - December 2025
Architectural Design	Feb. 2025 - December 2027
Groundbreaking	May 2028
Opening	October 2029

CONSTRUCTION SCHEDULE

Refer to the construction schedule for detailed information.

SUSTAINABILITY

This project has unique and diverse earned revenue sources necessary to be self-sustainable. A detailed budget is available for review.

EVENTS CENTER OPERATING BUDGET

Sponsorship	\$380,000
Youth Sports	\$450,000
Rentals	\$87,000
2 Trade Shows	\$198,000
4 Events	\$788,842
6 Concerts	<u>\$1,313,346</u>
Total:	\$3,217,191

Salaries/Benefits	\$740,863
Sport Expense	\$400,000
Supplies	\$50,400
Occupancy	\$198,000
Maintenance	\$84,000
Event Expense	\$1,368,417
Marketing/Print	<u>\$125,200</u>
Total:	\$2,966,880

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SUSTAINABILITY

The new Events Center will be owned and operated by the Boys and Girls Clubs of Elko. As a private organization, the Boys and Girls Club will be solely responsible and accountable for the success and failures of the Events Center.