

BOYS AND GIRLS CLUB EVENTS CENTER

INTRODUCTION

The Boys & Girls Clubs of Elko is presenting to construct a new events center in Elko County. The new events center would have the capacity to serve youth development activities, sports, entertainment, equestrian events, and special events.

BUILDING A STRONGER COMMUNITY

Serving Youth

This new center will become the headquarters for youth sport activities, Boys and Girls Club fundraisers, youth fitness activities, and youth programs/events.

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 sports and recreation facilities to meet our community's growing need. Our location in Northern Nevada also makes us the perfect site to host major events.

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 is being designed to expand to meet future needs and in phases to ensure success. The new events center would have major event space, a PRCA rodeo arena with accessory corrals, administrative area, lobby, concessions/kitchen, artist area, and merchandise space. 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.

Building: The building is being designed to expand in length as the need grows and funds are secured. The building will be 40,000 – 70,000 square feet.

Seating: The new Events Center will have capacity for 5,000 – 10,000 participants. The seating plan also includes 100 - 115 box seats.

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

Lobby/Vendor Space: Walkways will surround the building to allow for proper ingress/egress and comfortable shopping and food service pathways.

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Administration: There will be administrative space necessary for operating major events.

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

Cowboy Bar: The Center has a large space for the Cowboy Bar. This is the perfect space to view events and for after-event parties.

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

Parking: Parking to serve these events 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.

Sports: The new Events Center will have four regulation basketball/volleyball courts. Sport courts will be available whenever events are not in session.

Equestrian Stalls: Horse stalls are being planned. Stalls are needed for multi-day equestrian events.

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.

FACILITY DESIGN

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

Architects: Myers Anderson

Civil Engineers: Summit Engineering

Contractor: Michael Clay

Seating: Southern Bleachers

Arena/Corrals: Priefert

COST PROJECTIONS

Land Development	\$2,000,000
Parking	3,000,000
Building	21,000,000
Rodeo Arena	180,000
Professional Fees	1,800,000
Furnishings, Fixtures, Equipment	400,000
Seating	4,000,000
Utility Set-Up	<u>220,000</u>

Total: \$32,600,000

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PHASES

The Events Center is being designed to expand and be built in phases. Phases will be determined during the architectural design phase.

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 County.

TIMELINE

Project Development	Nov. 2021 – February 2024
Fundraising	Feb. 2022 – December 2024
Secure Site	Feb. 2022 - August 2024
Architectural Design	Feb. 2022 - January 2025
Groundbreaking	April 2025
Opening	May 2027

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. In the event of financial failure, the Boys and Girls Club would work with other entities for the path forward which could include selling assets and returning land and monies to investing parties.

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. The Boys and Girls Club Board of Directors has determined that the best location for the new Event Center is the bus barn location located on the East side of town.