

## **CANYON COUNTY FAIR – FACILITY RENTAL**

### **FAIR BUILDING**

- 28,800 Square Feet, 140' x 240'
- Indoor Arena - 90' x 220'
- Dirt Floor
- Bleacher Seating - 500
- Horse Stalls - 55
- Restrooms, Showers
- Lights, Heat, Fans
- PA System
- Office & Meeting Space
- Overhead Door Access
- Occupancy - 1920
- Events - Horse Shows, Barrel Racing, Livestock Shows and Sales, Dog Shows, Archery, etc.

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### **CURRENT RATES**

**WEEKEND RENTAL** (Friday, Saturday, Sunday) **\$480** per day

**WEEKDAY RENTAL** (Monday, Tuesday, Wednesday, Thursday) **\$245** per day

**SET-UP DAY** **\$215** per day

#### **FREQUENT USER RATES**

5-9 rental days (per day) - \$240 weekdays, \$480 weekends

10-14 rental days (per day) - \$225 weekdays, \$400 weekends

15-19 rental days (per day) - \$215 weekdays \$375 weekends

20 or more rental days (per day) - \$200 weekdays, \$350 weekends

**DAMAGE DEPOSIT** **\$250 - \$500**

**STALLS** **\$15** per stall

**STALL CLEANING** **\$15** per stall

**ADDITIONAL GROOMING** **\$60** per hour

**SHOW OFFICE** **\$40** per event

**ADDITIONAL SET-UP** **\$60** per hour

**CLEANING** **\$50** per event

**ADDITIONAL CLEANING** **\$60** per hour

**WASTE HAUL OFF** **\$50** per truck load

**BLEACHERS** **\$75** per set

**HEATERS** **\$15** per hour

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### **PROPOSED RATES**

**WEEKEND RENTAL** (Friday, Saturday, Sunday) **\$700** per day

**WEEKDAY RENTAL** (Monday, Tuesday, Wednesday, Thursday) **\$450** per day

**DAMAGE DEPOSIT** **\$250 - \$500**

**SET-UP DAY** **\$250** per day

**STALLS** **\$25** per stall

**SPECIAL SET-UP** (arena rolled, pen set up, etc.) **\$60** per hour

**HEAT** **\$50** per day

### **ADDITIONAL INFORMATION AND RATIONAL**

- Proposed daily rate includes initial set-up, show office and cleaning. The controls for the PA System are located in the show office.
- The special set-up rate will be used for additional set-up, additional cleaning, waste haul off, moving bleachers, etc.
- Stalls are cleaned by Facilities staff and/or SILD after use.
- The current heating rate was based on previous heaters that were either on or off. Current heaters maintain a minimum temperature. Temperature is adjusted for events that request an increased temperature in the building.

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### **AREA FACILITY RENTAL RATES**

Birt Arena - \$300 per day (discounted rate offered to Canyon County 4-H)

- Nampa, ID
- 24,800 Square Feet
- Primarily used for horse events and dog shows

Charolais Barn - \$430 per day

- Caldwell, ID
- 30,150 Square Feet
- Open Air

High Desert Station - \$900-\$2400 per day

- Star, ID
- 51,000 Square Feet
- Equestrian Arena

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### **ACTUAL COSTS**

Utilities, administrative and building maintenance costs are based on a 3-year average from fiscal years 2017, 2018 and 2019. These years were selected to reflect rental conditions prior to the impacts of COVID. Labor costs are based on current salary rates for Fair staff and Facilities staff.

- Utilities	\$18,000
- Administrative	\$10,500
- Building Maintenance	\$31,000
- Labor	\$77,000
- Direct Replacement Cost	TBD
- Total Costs	\$136,500

Daily rental rate (total costs divided by potential event dates - average of 120) = \$1137.50

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### **COUNTY INVESTMENT AND COMMUNITY CONSIDERATION**

Canyon County has invested significantly in the building over the last 5 years – interior panels and paint, exterior paint, fans, new doors, new lights and new heaters. Current rental rates do not reflect that investment or current operating costs.

The Canyon County Fair Building has been an important venue utilized by our community for equine, livestock, agricultural and youth events. Consideration should be given to continuing to offer an affordable venue for community events that support agriculture and youth.

## CANYON COUNTY FAIR – FACILITY RENTAL

### THE CENTER

- Exhibition Hall
  - 29,235 Square Feet
  - Occupancy - 5853
- Lobby
  - 2803 Square Feet
  - Occupancy - 94 (with West and South Galleries, occupancy is 190)
- Includes
  - HVAC
  - A/V System
  - Ticket Booth
  - Restrooms
  - Overhead Door Access
  - Parking, adjacent
- Meeting Rooms
  - Room 1 - 604 Square Feet, Occupancy - 122
  - Room 2 - 607 Square Feet, Occupancy - 122
  - Room 3 - 611 Square Feet, Occupancy - 123

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### PROPOSED RATES

#### **EXHIBITION HALL (includes Lobby)**

<b>WEEKEND RENTAL</b> (Friday, Saturday, Sunday)	<b>\$3000</b> per day (.1026 per square foot)
<b>WEEKDAY RENTAL</b> (Monday, Tuesday, Wednesday, Thursday)	<b>\$2500</b> per day (.0855 per square foot)
<b>SET-UP DAY</b>	<b>\$1000</b> per day

#### **LOBBY RENTAL (Lobby only)**

**\$500** per day

#### **PLAZA RENTAL (Plaza only)**

**\$500** per day

#### **MEETING ROOM RENTAL (one room)**

**\$250** per day

#### **MEETING ROOM RENTAL (two rooms)**

**\$400** per day

#### **MEETING ROOM RENTAL (three rooms)**

**\$500** per day

#### **EXHIBITION HALL & MEETING ROOMS**

<b>WEEKEND RENTAL</b> (Friday, Saturday, Sunday)	<b>\$3500</b> per day
<b>WEEKDAY RENTAL</b> (Monday, Tuesday, Wednesday, Thursday)	<b>\$3000</b> per day

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## **ESTIMATED COSTS**

Costs based on estimates included in fiscal year 2023 budget.

- Utilities \$36,500
- Administrative \$15,000
- Labor \$50,000
- Building Maintenance TBD
- Building Depreciation \$266,667
- Total Estimated Costs \$368,167

Daily rental rate (total costs divided by potential event dates – average of 120) = \$3068.06

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## **AREA FACILITY RENTAL RATES**

O'Connor Field House - \$980 per day, \$.0458 per square foot

- Caldwell, ID
- 21,400 Square Feet
- Occupancy - 2227

The Expo (Expo Idaho/Western Idaho Fair) - \$1865/\$3260/\$6990 per day, \$.0932 per square foot

- Garden City, ID
- 20,000 - 75,000 Square Feet
- Occupancy - 7000
- Includes - HVAC, PA System, Ticket Booth, Restrooms, Overhead Door Access, Parking (adjacent)

High Desert Station (Indoor Event Center) - \$2000-3000 per day, \$.1333 per square foot

- Star, ID
- 15,000 Square Feet
- Occupancy - 900

Boise Centre - \$3500/\$5500/\$8500 per day, \$0.1158-0.2812 per square foot

- Boise, ID
- 24,426 Square Feet (30,226 Square Feet including Lobby)
- Pricing based on type of event - Food & Beverage Function - \$3500; Conventions & Meetings - \$5500; Exhibits, Consumer Shows, Trade Shows, Public Events - \$8500

Indian Creek Plaza - \$1500 per day

Meeting Rooms - Minimum of \$70 per hour

- Boise, ID - Various Venues