



Capital Development Committee

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

Department of Agriculture

Gate 5 Ticket Booths and Office Buildings

2026-002

Project Status

This is a new, never-before-requested project. The Department of Agriculture (CDA) paid for part of the work on the Gate 5 ticket booths and office buildings using funds appropriated to them in FY 2020-21 through the Agricultural Events Relief Program, which was created through [House Bill 21-1262](#) (Money to Support Agricultural Events Organizations) and extended through [Senate Bill 22-227](#) (Continue Department of Agriculture Spending Authority Agriculture Programs). The bill gave CDA the authority to spend up to \$5,000,000 on the Colorado State Fair through an appropriation to the Colorado State Fair Authority Cash Fund. CDA chose to use these funds to begin work on the Gate 5 Ticket Booths and Office Buildings project, which is part of their master plan. CDA spent \$4,849,661 of their appropriation, which covered the planning phase, installation of utilities, and the construction of the tensile gate structure. CDA is now bringing this project before the CDC for the first time. While the department has completed some work on this project already, CDC Staff are not listing it as a continuation project as this is the first time that the project has been brought before the CDC.

Table 1
Prioritization

Prioritized By	Priority	Notes
Department of Agriculture	1 of 2	
Office of State Planning and Budgeting	5 of 6	Recommended for funding.

Table 2
Prior Appropriation and Request Information

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$2,378,608	\$0	\$0	\$2,378,608
CF	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$2,378,608	\$0	\$0	\$2,378,608

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Table 3
Itemized Cost Information

Category	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$233,908	\$0	\$0	\$233,908
Construction	\$0	\$2,031,433	\$0	\$0	\$2,031,433
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$113,267	\$0	\$0	\$113,267
Total	\$0	\$2,378,608	\$0	\$0	\$2,378,608

Program Plan Status

Approved Program Plan: No

FCI: N/A

Project Description/Scope of Work

CDA is requesting state funds to construct the final four buildings of the Gate 5 Ticket Booths and Office Buildings project as part of their master plan. The final four buildings could not be completed using the department's original appropriation due to time and budgetary constraints. This year's request is for Phase I of the project, which will construct the new security building and one of the new ticket booth offices. Phase II of the project will complete the second ticket booth office and a new finance office building. The department did not specify the costs and timing of the second phase. The department has already completed the planning phase for these buildings, and CDA says the project is "shovel ready" and can begin construction work soon after they receive funding.

The project will improve the fair experience for customers, exhibitors, and staff through enhanced safety, security, and customer service experience at the public entrance to the fair and to support buildings. The four buildings will cover approximately 5,520 square feet of the fairgrounds and will be adjacent to one another to better provide security for the ticketing and finance functions. The two buildings requested for Phase I will cover 2,760 square feet. All four buildings will be climate controlled so that they can be used year-round.

Cost assumption. Project costs were obtained in 2022 from the general contractor used for the earlier part of the project funded through House Bill 21-1262. Another local contractor reviewed the pricing and gave recommendations on updates. Professional services costs were based on other projects currently in progress. The project was granted a waiver from the High

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Performance Certification Program in 2022 because it is less than 5,000 GSF of conditioned space for human occupancy. The department plans to seek a waiver from the Art in Public Places Program.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	August 2025	September 2025
Construction	October 2025	June 2026
Occupancy	July 2026	August 2026

Project Justification

CDA says that the police, security, and lost persons functions, and some financial functions, are currently housed in the 7,800-square foot Security Building, which was originally built in 1948 and has a Facility Condition Index (FCI) of 3. FCI is a measure of the cost of remedying building deficiencies compared to a building's current replacement value, and the State Architect's target FCI for all buildings is 85. The Security Building was originally an open-air animal barn that was later retrofitted into a Future Farmers of America (FFA) dormitory building. The building has no heating and cannot be used year-round. CDA says that the current Security Building is a poor candidate for renovation and should be demolished. The demolition of the current security building is also a necessary component of the next stage of the fair's master plan for the new Livestock and Multipurpose Pavilion.

Ticketing functions for the fair are currently housed in temporary, portable 8-foot by 20-foot steel ticket booths. The department says that the two new permanent ticket sales buildings will be adjacent to the new security and finance buildings, which will enhance security for ticketing staff handling money and the finance staff.

Program Information

The Colorado State Fairgrounds is comprised of 102 acres, and has been at its current location since 1901. Dozens of buildings are situated on the site, including 14 with historical significance. In addition to hosting the State Fair every August, the fairgrounds hosts a robust schedule of public events including concerts, horse shows, community events, and educational opportunities.

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Operating Budget

The project has no projected impact on state operating costs.

Staff Questions and Issues

Responses have been incorporated into the write-up.



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FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

Department of Agriculture

New Livestock and Multipurpose Pavilion

2026-003

Project Status

This is a new, never-before-requested project.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
Department of Agriculture	2 of 2	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$3,037,872	\$36,220,150	\$0	\$39,258,022
CF	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$3,037,872	\$36,220,150	\$0	\$39,258,022

**Table 3
Itemized Cost Information**

Category	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$3,037,872	\$9,105,137	\$0	\$12,143,009
Construction	\$0	\$0	\$25,152,112	\$0	\$25,152,112
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$1,962,901	\$0	\$1,962,901
Total	\$0	\$3,037,872	\$36,220,150	\$0	\$39,258,022

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Department of Agriculture
New Livestock and Multipurpose Pavilion

2026-003

Program Plan Status

Approved Program Plan: No

FCI: N/A

Project Description/Scope of Work

The Department of Agriculture (CDA) is requesting state funds for the first phase of a two phase project to construct a new 83,200-square foot Livestock and Multipurpose Pavilion on the State Fairgrounds in Pueblo. The project will upgrade and consolidate several key facilities on the state fairgrounds to better support the fair and other events going forward. The new pavilion will be a flexible, year-round space with the ability to host livestock shows, athletic events, and disaster response coordination. The existing Livestock Pavilion building will be repurposed for other projects and to house animals. The new pavilion will also include educational spaces to promote participation in agriculture and support the fair’s mission.

Five buildings will be demolished to make way for the new pavilion: the Sheep and Swine building, the Goat Barn, the Small Animals building, the Security Office, and the Fine Arts Building. CDA will work with History Colorado to ensure the historic integrity of the fairgrounds is maintained. This year’s request for Phase I undertakes project design. Phase II will complete the demolition and construction.

Cost assumption. Project costs are based on 2022 estimates from an architectural firm who completed the initial conceptual design and renderings. A general contractor reviewed the pricing and gave CDA recommendations for what the project would cost today. The project is exempt from the Art in Public Places program as it will house livestock. The project is in compliance with the High Performance Certification Program requirements.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	August 2025	August 2026
Construction	September 2026	June 2027
Occupancy	July 2027	August 2027

Project Justification

The new pavilion will help consolidate animal housing and show functions into one building, which will make fair logistics easier for 4-H, Future Farmers of America, and other exhibitors, as

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Department of Agriculture
New Livestock and Multipurpose Pavilion

2026-003

they will no longer need to move between buildings to stall, groom, and show their animals. The new building will also be designed to improve animal welfare.

The buildings that will be demolished to make way for the new pavilion have Facility Condition Indices (FCIs) between 3 and 47 percent. FCI is a measure of the cost of remedying building deficiencies compared to a building's current replacement value, and the State Architect's target FCI for all buildings is 85. If the project is not funded, the fair will need to continue to use buildings that are outdated and lack central heating and cooling. The fair believes that a continued lack of investment in improved facilities will lead to lowered fair attendance as potential customers spend their money at more updated entertainment venues.

Program Information

The Colorado State Fairgrounds is comprised of 102 acres, and has been at its current location since 1901. Dozens of buildings are situated on the site, including 14 with historical significance. In addition to hosting the State Fair every August, the fairgrounds hosts a robust schedule of public events including concerts, horse shows, community events, and educational opportunities.

Operating Budget

The project has no projected impact on state operating costs.

Staff Questions and Issues

None.