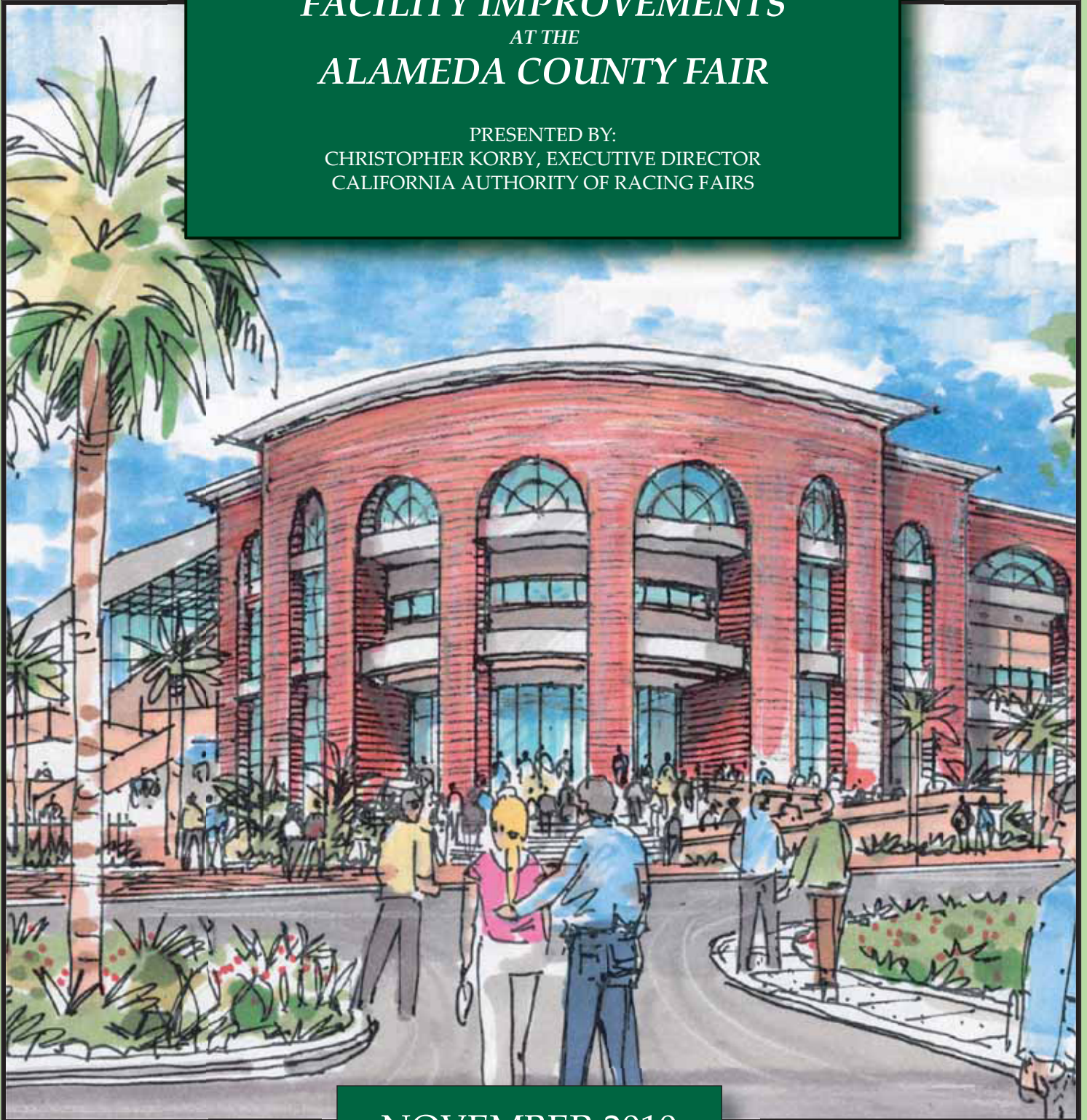


# PRESENTATION

## *CONCEPT & DESIGN DEVELOPMENT FOR RACING AND TRAINING FACILITY IMPROVEMENTS AT THE ALAMEDA COUNTY FAIR*

PRESENTED BY:  
CHRISTOPHER KORBY, EXECUTIVE DIRECTOR  
CALIFORNIA AUTHORITY OF RACING FAIRS



NOVEMBER 2010





**Fairground Renovation  
for Thoroughbred Racing**  
4601 Pleasanton Avenue  
Pleasanton, California 94566

PERSPECTIVE AT  
GRANDSTAND ENTRANCE

**Fruehlich, Kow & Gong  
Architects, Inc.**  
3000 Broadway, Suite 200  
San Francisco, CA 94133  
Tel: (415) 774-0077  
Fax: (415) 774-0078  
DATE: 06-31-07



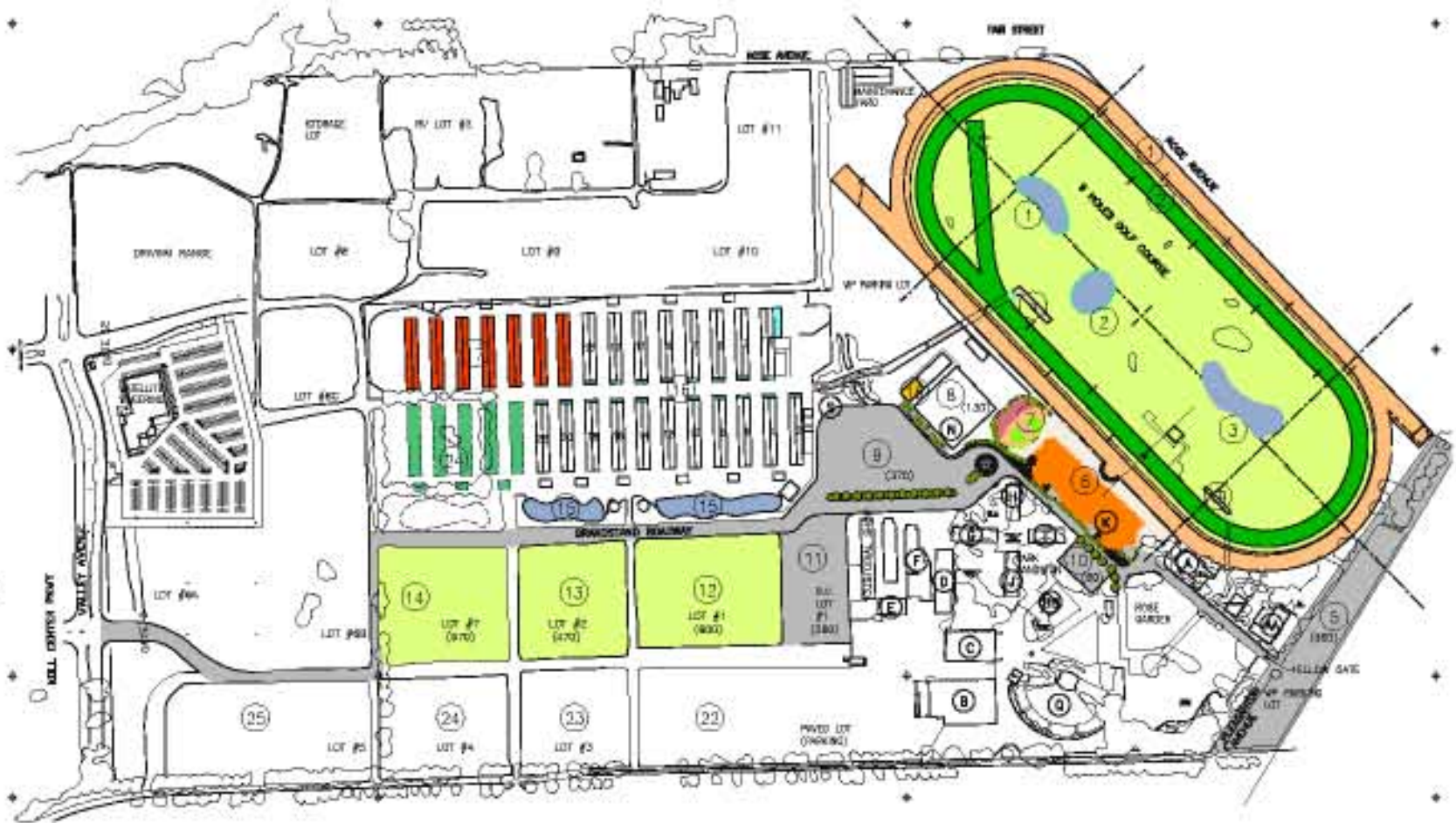
## LEGEND

### EXISTING FACILITY

- OCTERA
- YOUNG CALIFORNIA BUILDING
- EXHIBITION HALL
- HALL OF COMMERCE
- SPECIAL EXHIBIT BUILDING
- POULTRY
- AG BUILDING
- MINERAL & GEM BUILDING
- COMMERCIAL BUILDING
- FLORICULTURE BUILDING
- GRANDSTAND
- AUDIOPARLOR
- AMPHITHEATER
- COUNTRY PLAZA
- ADMINISTRATION OFFICE
- HERITAGE HOUSE OFFICES

### SCOPE OF WORK

- 1 - 1/2 MILE SYNTHETIC TRACK
- 7/8 - MILE TURF TRACK
- SECTION FENCE
- INFILTRATION TUNNEL
- GRANDSTAND PARKING
- RENOVATED GRANDSTAND
- NEW JOCKEY'S QUARTERS
- V.I.P. COVERED PARKING
- PROTECTED PARKING
- V.I.P. PARKING
- GRANDSTAND PARKING
- GRANDSTAND PARKING
- GRANDSTAND PARKING
- GRANDSTAND OVERFLOW PARKING
- DETENTION POND
- ADDITION OF BOXSTANDS
- TO EXISTING STABLES
- NEW STABLES
- NEW 40' BUILDING
- EXTEND PROTECTION TUNNEL
- FUTURE STABLES
- WASH BRUSH PATH
- PARKING PARKING
- PARKING PARKING
- PARKING PARKING
- PARKING PARKING



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## RENOVATION SITE PLAN

SCALE: N.T.S. (1:400)

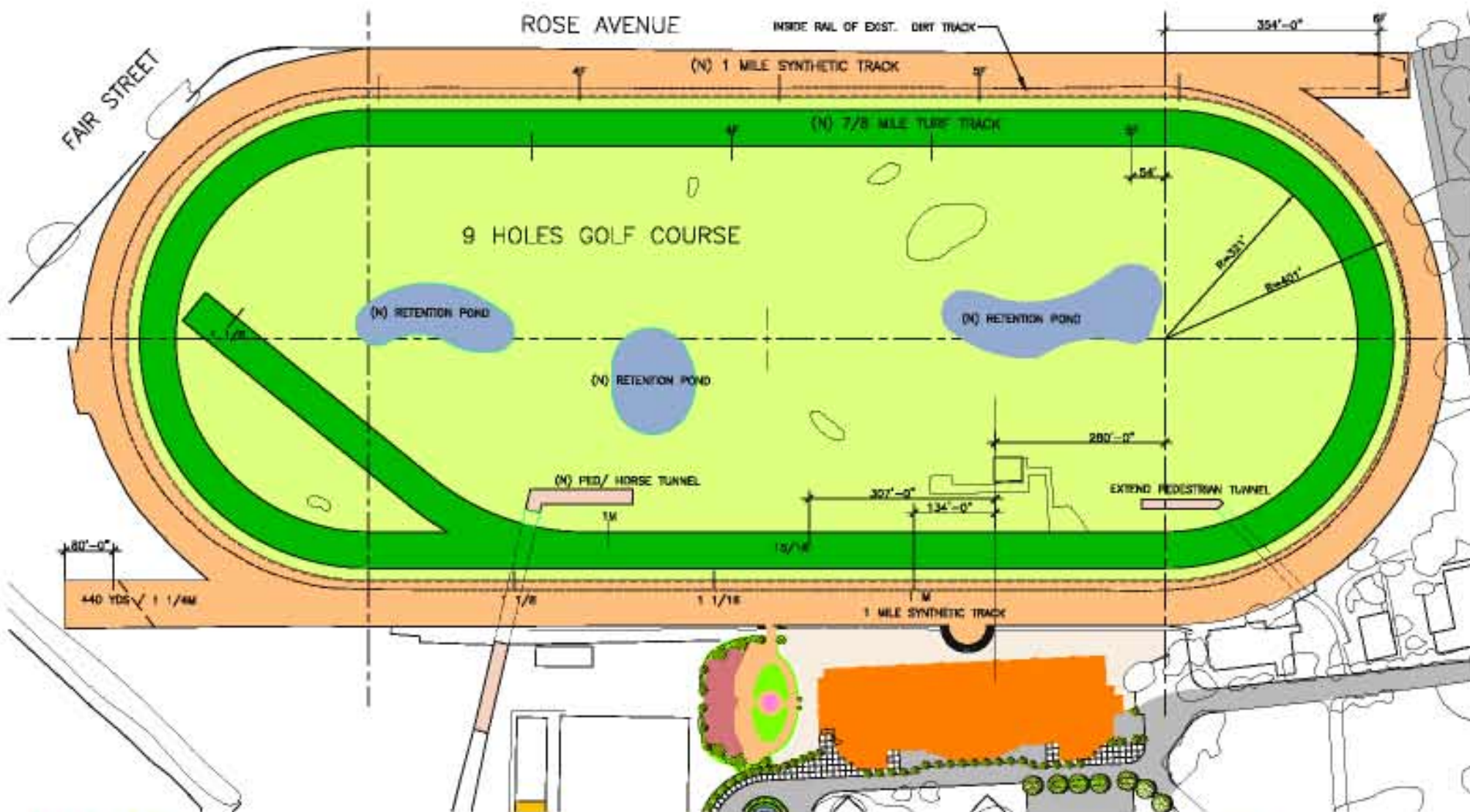


**Froehlich, Kow & Gong  
Architects, Inc.**

1880 Alameda Boulevard  
San Francisco, California 94106

TEL: (415) 398-1877  
FAX: (415) 398-1878

DATE: 08-01-97



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**SYNTHETIC & TURF TRACKS PLAN**  
SCALE: N.T.S. (1:150)

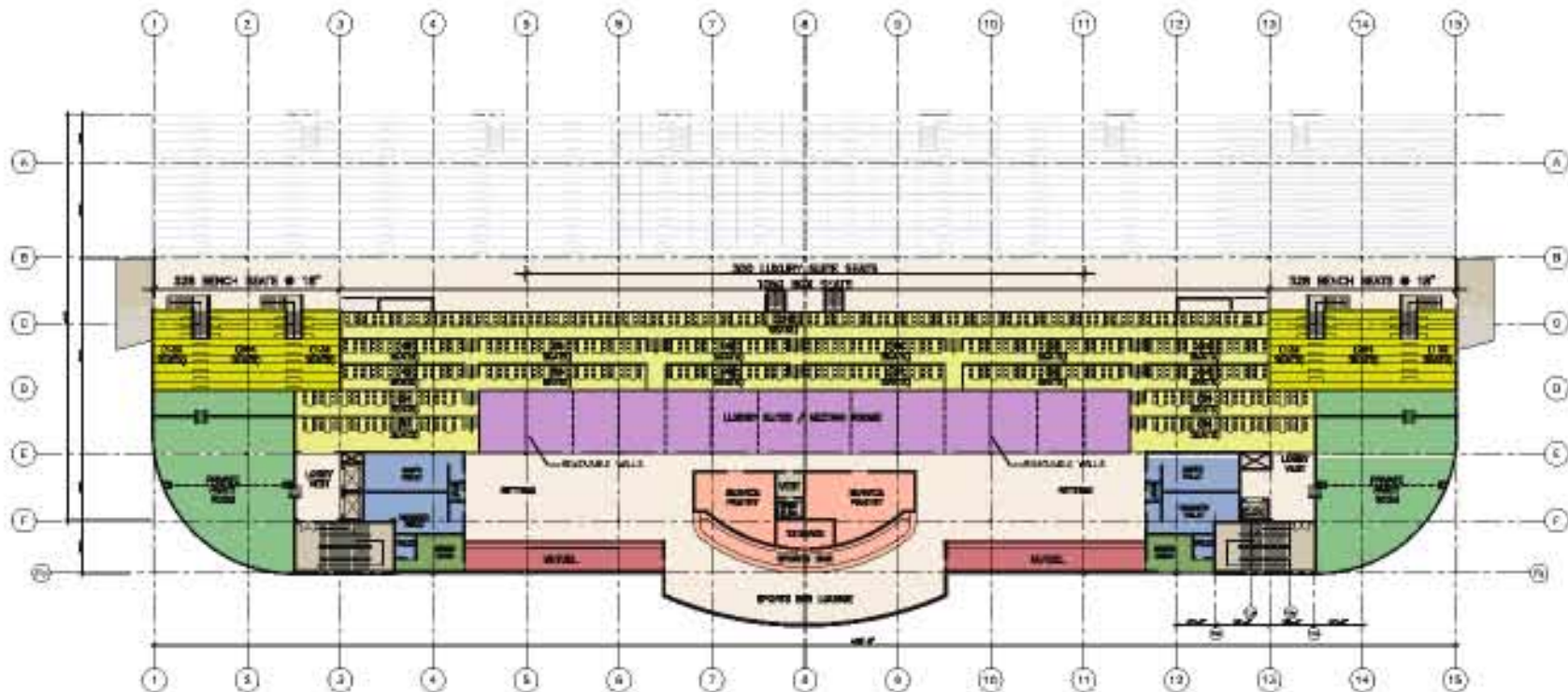


**Froehlich, Kow & Gong  
Architects, Inc.**  
900 Ontario Boulevard  
San Rafael, California 94901  
Tel: (415) 456-1177  
Fax: (415) 456-1178  
DATE: 08-01-07









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Pleasanton, California 94566

**THIRD FLOOR PLAN**  
SCALE: N.T.S. (1/400)

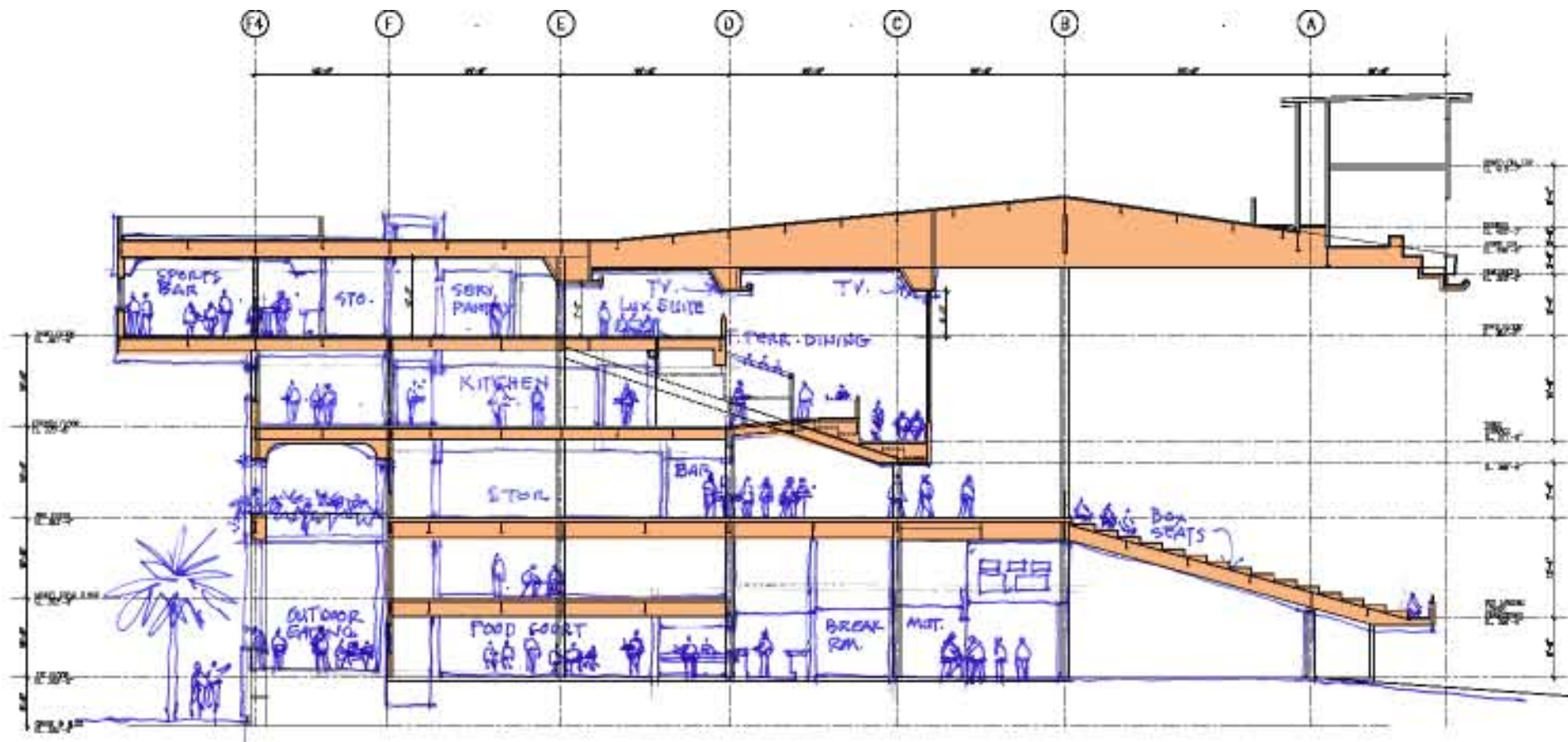


**Fröehlich, Kow & Gong  
Architects, Inc.**

8611 Wilshire Boulevard  
Los Angeles, California 90047  
Tel: (310) 857-0777  
Fax: (310) 858-0756

DATE: 08-31-07





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**SECTION THROUGH  
FINISH LINE**  
SCALE: N.T.S.

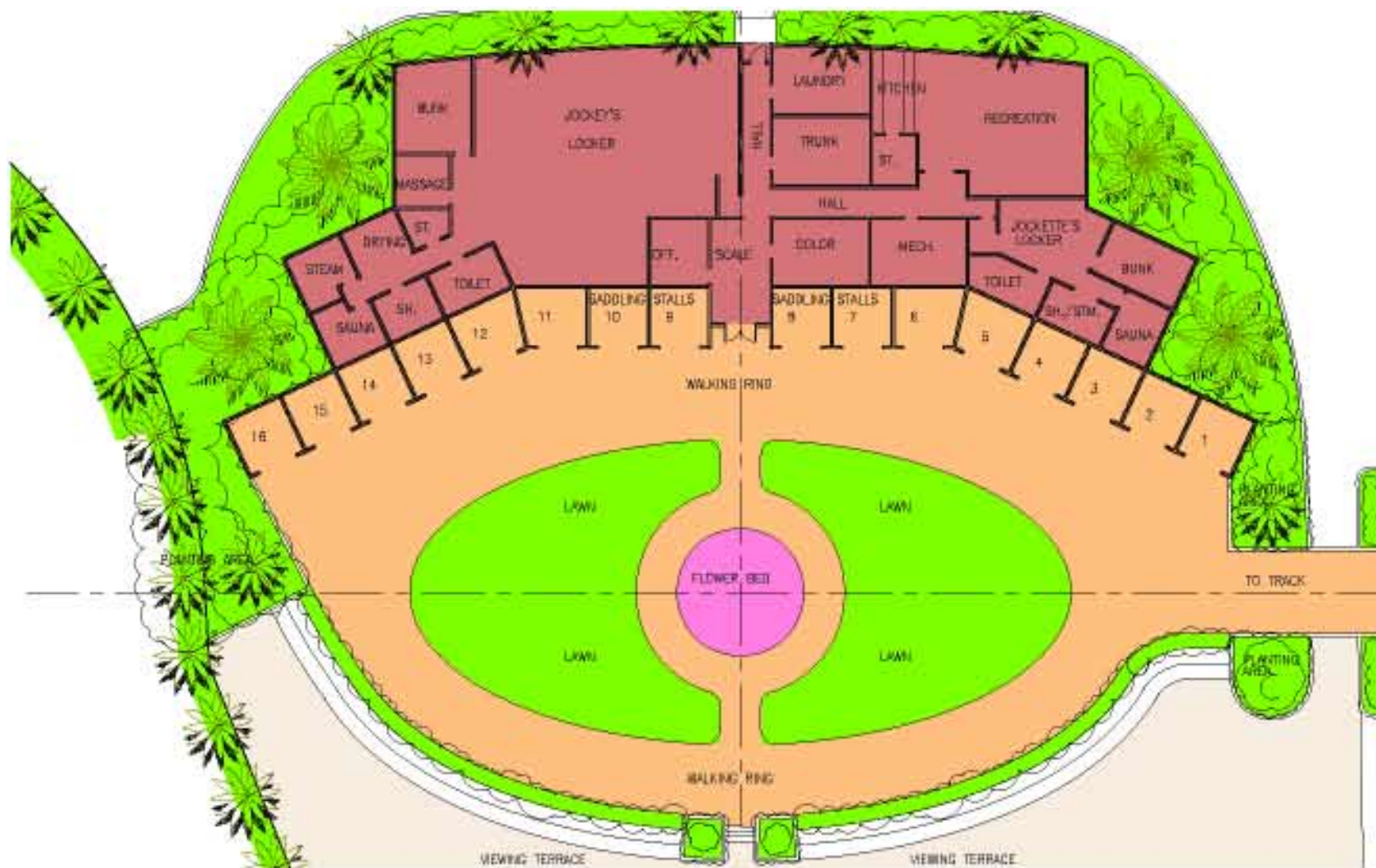


509 Fourth Street  
San Francisco, California 94104

Tel: (415) 398-1111  
Fax: (415) 398-1111

DATE: 08-01-07





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4601 Pleasanton Avenue  
Pleasanton, California 94566

## NEW PADDOCK & JOCKEY'S QUARTERS FLOOR PLAN

SCALE (1/20)

**Froehlich, Kow & Gong  
Architects, Inc.**  
900 Colorado Boulevard  
Los Angeles, California 90015  
Tel: (310) 856-1877  
Fax: (310) 856-1878

DATE: 08-01-97

**ALAMEDA COUNTY FAIR**  
**PLEASANTON**  
***RACING FACILITY IMPROVEMENTS***

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PHASING AND COST ESTIMATES

**PHASE I**

• Engineered surface installed on race track .....	\$8,000,000
• Storm water management and Barn Expansion .....	\$5,000,000
	<hr/>
	\$13,000,000

**PHASE II**

• Turf Course .....	\$4,000,000
• Grandstand Improvements .....	\$30,000,000
○ Paddock Upgrade	
○ Enclosed, weatherized Grandstand	
○ Upscale seating and enclosed boxes	
○ Food Service and preparation upgrades	
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	\$34,000,000

TOTAL	\$47,000,000
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**PLANNING FOR HORSERACING IMPROVEMENTS TO**  
**ALAMEDA COUNTY FAIRGROUNDS**  
**CONSULTANTS AND SUPPORTING AGENCIES**

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**County of Alameda** – official property owners of the Fairgrounds.

**City of Pleasanton** – represents the community that surrounds the Fairgrounds.

**California Authority of Racing Fairs** –CARF obtained unanimous industry support identifying the Fairgrounds as the location of choice as the primary auxiliary training facility in Northern California when Bay Meadows closes. CARF is a Joint Powers Authority that provides management support for racing operations at Alameda County Fair. CARF is managing design development and initial financial planning for improvements to racing facilities.

**Froehlich, Kow & Gong** – architects for racetracks around the world. FKG designed the existing Racing Grandstand in Pleasanton. Has provided preliminary design detail & artist renderings for future training & racing at the Fairgrounds.

**Fieldman & Rolapp** – Financial Advisor. Prepared & processed the financing of Del Mar's new engineered track surface.

**Holland & Knight** - handled legal & environmental permitting issues for the installation of the new-engineered track surface at Golden Gate Fields.

**Michael Sellens** - water, hydrology & environmental consultant. Mr. Sellens is experienced in processing potable water & wastewater projects for the Fairgrounds.

**Michael Dickenson** – TAPETA Track inventor. Installs engineered racing surfaces.

**Richard English, CPA** – knowledgeable in racing finances & business plans. Mr. English is preparing a draft business plan for expanded training & racing at the Fairgrounds.

**O.C. Jones** – master contractor. Installed the new-engineered track surface at Golden Gate Fields. Previously installed a 13-acre parking lot at the Fairgrounds.

**California Construction Authority** –CCA is responsible for design, construction, project management at California Fairs. CCA managed bidding and contracts for installation of the new engineered track surface (PolyTrack) in Del Mar.

**California State Board of Food & Agriculture** – advisory body to the Secretary of Food & Agriculture.

**CDFA, Division of Fairs & Expositions** – responsible for the oversight of all California Fairs & the distribution of State funds to fairgrounds.