

**COW PALACE**  
Satellite Wagering Facility



2600 Geneva Ave. Daly City, California

ENTRANCE PERSPECTIVE

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

2704 Geneva Ct.  
Alhambra, California 91802

Tel: (626) 282-9868  
Fax: (626) 282-9088

DATE: 10-04-12

# **DEVELOPMENT PLAN**

## **I. THE MISSION**

There are various sizes for the existing Satellite Wagering Facilities throughout California. The largest being the Del Mar which can hold more than 2,500 patrons and the latest one at San Mateo which can serve 500 with an adjacent overflow area of equal capacity, totaling to 1000. The trend is leading towards smaller facility. For Cow Palace, the facility should go much smaller as it has never had the patron base, and a very limited budget.

In this study, our mission is to design a facility utilizing the existing available spaces with minimal modification. But it should also have the capability and flexibility to provide temporary overflow space needed for patron growth and big event days. Ultimately, this temporary overflow space will become the permanent future expansion space when the need is there, and when funds are becoming available to make the facility better serve the patrons.

## **II. PHASE ONE DEVELOPMENT**

### **A. BASE PLAN**

In this phase of development, we are looking at the existing underutilized spaces that can be easily converted to daily satellite wagering use. The south-west side of the Cow Palace Arena, known as the xxxx Bar and Grill, is the most suitable for such a development. The area has supporting facilities such as men and women toilets, concession spaces, a kitchen and a bar. The space is only used during weekends when there are scheduled events, and during newly negotiated hockey home game days. The adjacent concourse space and the south exhibition hall which is used only several times annually can be considered as Overflow spaces. The South Exhibition Hall can also be used as future expansion if the facility is successful and the patron population demands the expansion.

This Phase One Development, there is a need to create an identity for the facility. A lighted pylon sign is recommended at the entrance to Cow Palace to advertise the facility and to attract patrons to the facility. Parking spaces is restriped to provide drop off and easy

parking access. Landscaping with shrub and palm trees and Entrance pavement is installed to add to the attractiveness of the facility. A new enclosed Lobby is added, to create an identity as well as to provide protection for the always windy condition of the site. Interior spaces created included mutuel windows, mutuel manager and money room, the facility manager and control room while utilize the existing toilets, concessions and bar. Numerous TVs and several standalone mutuel machines will be installed through the facility. The General Admission portion of the facility will have capacity for about 120 patrons. Improvement of the space will include carpeting, new lighting and new painting throughout. This space will have sit down table and chair, as well as carousel seating for the patrons use. A small and slightly upgraded VIP area is created to satisfy the desire of the “clubhouse” feel patrons. It is equipped with a portable bar, one portable manned mutuel station, and standalone mutuel machines.

#### **B. OVERFLOW AREA 1**

When the Arena is not being used for other scheduled activities, the adjacent concourse is most suitable as a overflow space. Mutuel windows are added to the area that is currently not being used, TVs are installed to the two sides of the concourse walls to allow the patrons for viewing the races. A storage space is created for the table and chairs, which are now being brought out to provide temporary seating at the concourse space. This weekend overflow space can accommodate from 50 and more patrons pending on the need since there is sufficient concourse space available.

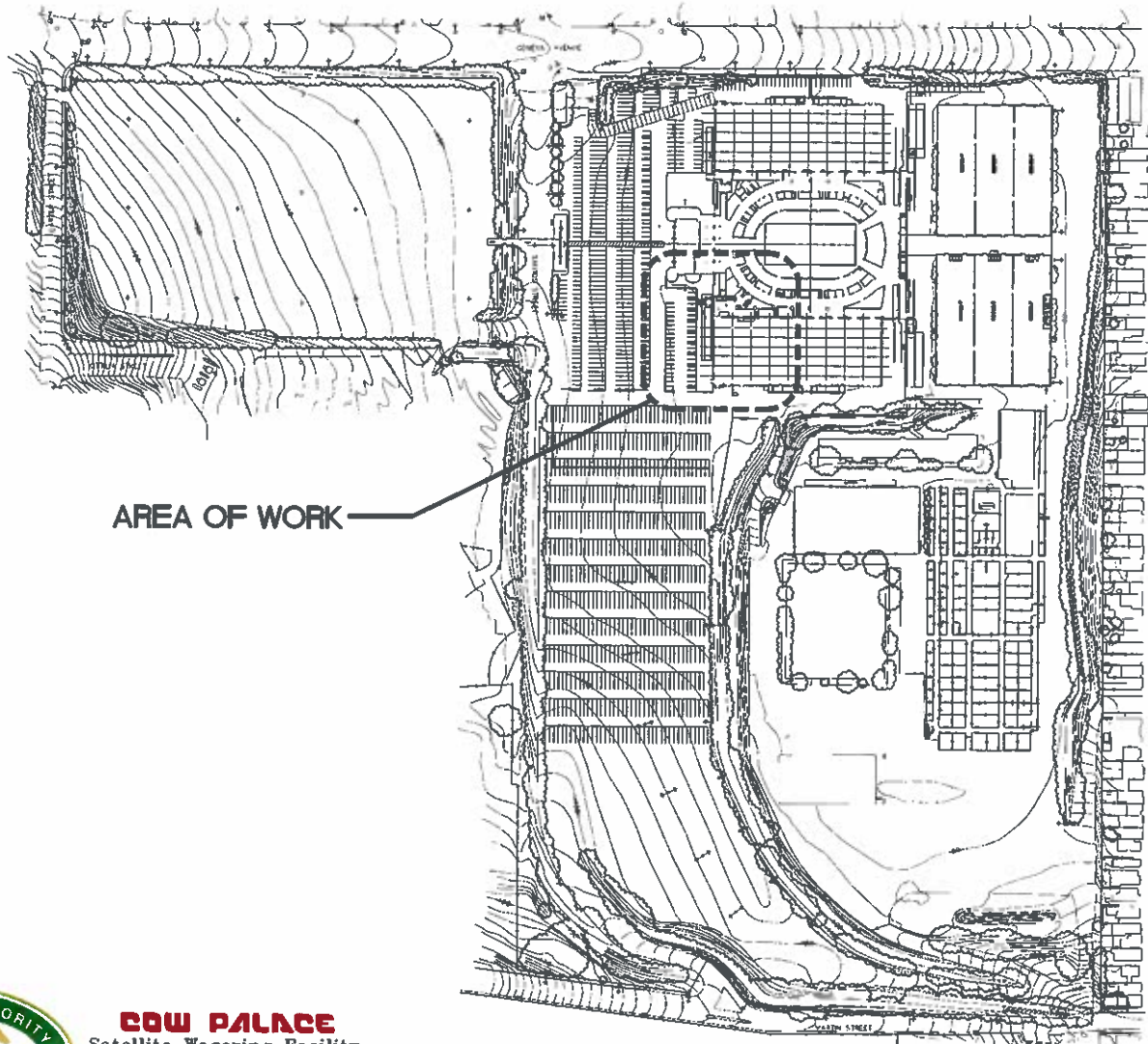
#### **C. OVERFLOW AREA 2**

When the Arena is scheduled for other events, the Overflow Area 1 will not be available for use. On such occasion, or on big event days when very large crowd is expected to show up here at the facility, the adjacent South Exhibit Hall can be used as Overflow Area 2. This area will be equipped with standalone mutuel machines with sufficient TVs mounted on the north wall and the east walls. In addition, portable manned mutuel stations and portable bars will also be provided, and adjacent toilets will be opened to the larger crowd. The existing asphalt paving will be covered with indoor/outdoor carpet, and portable temporary barrier will be installed to define the limit of the area rather than to enclose the area. The toilets at the middle section of the Exhibit Hall will be available for the patron use. The existing lighting is used as is, and no air conditioning is provided for this Overflow Area 2.

### **III. PHASE TWO DEVELOPMENT**

Phase Two Development will be needed once the facility has established itself, its patron population increased, and the funding is available. Depending on the demographic and makeup of the patron, the expansion can be just adding permanent space to handle a larger General Admission crowd, or the expansion can include both the Clubhouse and General Admission. The size of the expansion can only be determined at such time when the projection based on actual statistics is available.

The adjacent South Exhibit Hall, currently used as Overflow Area 2 would be a good candidate for the permanent expansion. There are several configurations as depicted on various Schemes A, B and C. It can be increased in size especially when a Clubhouse becomes part of the future expansion. At this time, due to the lack of historical data in the area, we proposed a very conservative expansion program of adding about 5000 square ft of space. To be more convenient and easy of flow for the patrons, the floor will be raised to be the same level as the Phase One facility. It will have new supporting facilities such as mutuel windows, bar and concession, and toilets. This expansion can serve approximately 180-200 patrons. There patron area will be carpeted, the space will be air conditioned, and will have new acoustical ceiling with appropriate lighting. TVs will also include big screen ones and comfortable sized ones, as well as standalone machines will be added throughout the space to better serve the patron's needs.



AREA OF WORK

OVERALL SITE PLAN

SCALE 1" = 100'



**COW PALACE**  
Satellite Wagering Facility

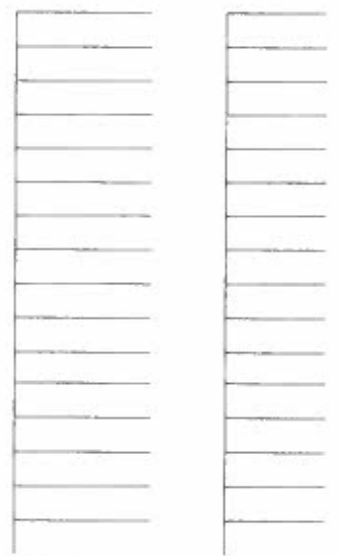
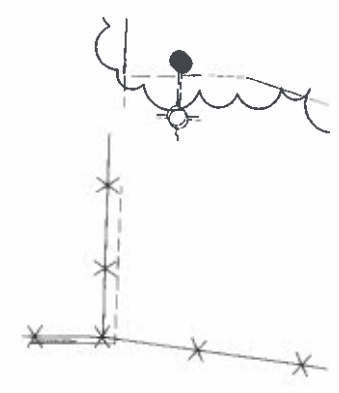
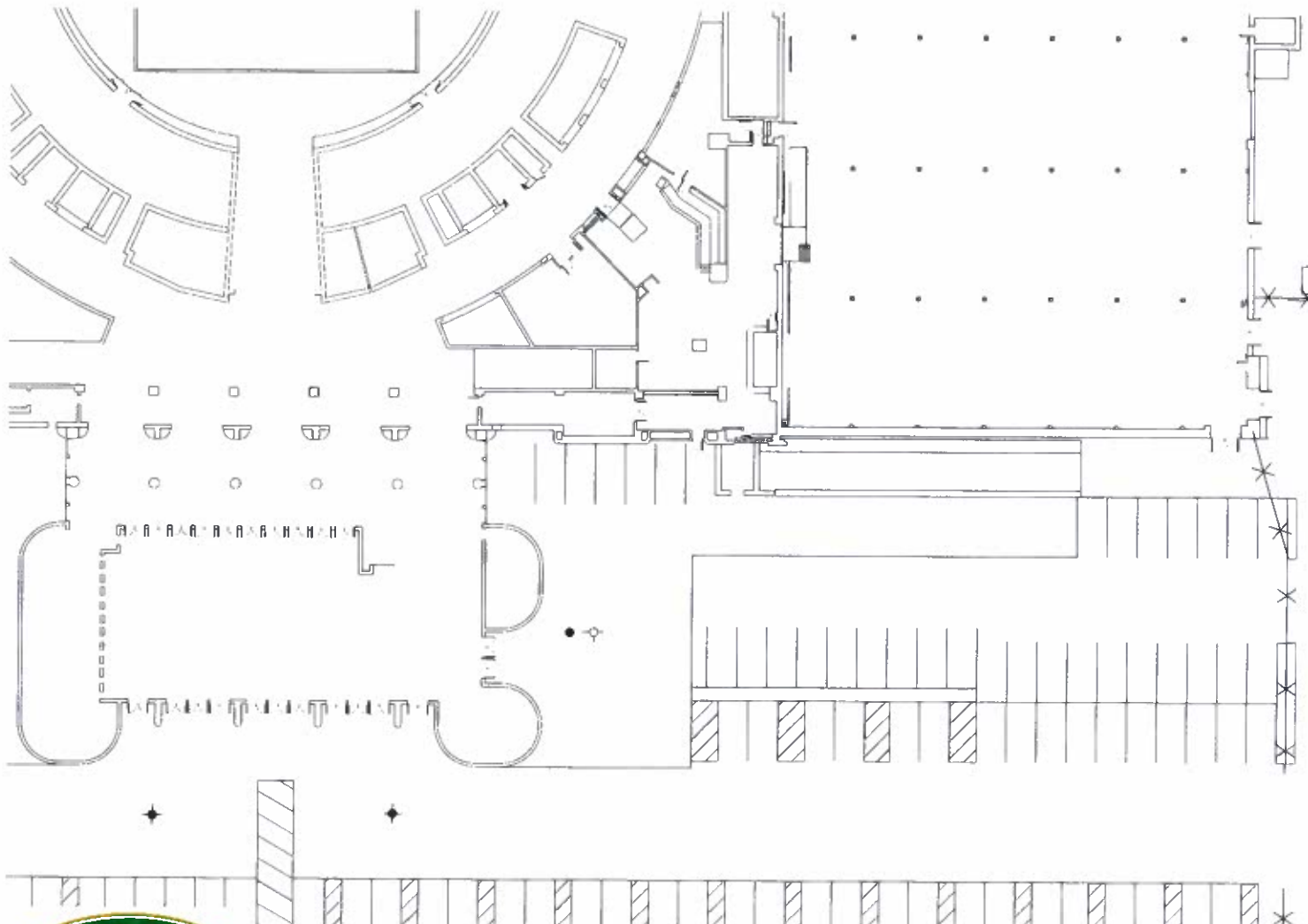


2800 Geneva Ave. Daly City, California

 <b>Froehlich, Kow &amp; Gong</b> Architects, Inc.	7504 Stanley Rd.	Tel. (625) 287-8866
	Alhambra, California 91803	Fax (625) 287-9088

DATE: 10-04-12





**COW PALACE**  
 Satellite Wagering Facility



2800 Geneva Ave. Daly City, California

EXISTING PARTIAL SITE PLAN

SCALE 1" = 10'

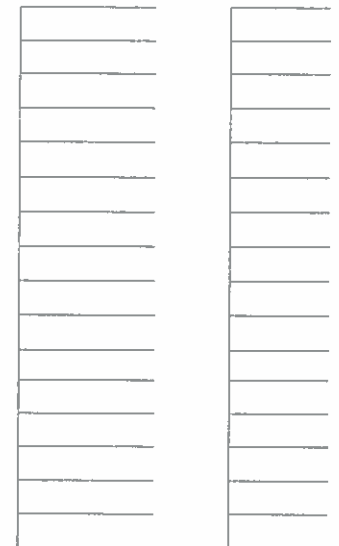
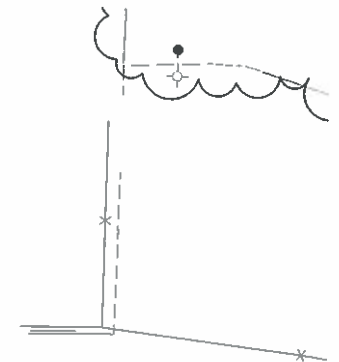


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DATE: 10-04-12



**COW PALACE**  
 Satellite Wagering Facility



2600 Geneva Ave. Daly City, California

PARTIAL SITE PLAN

SCALE:

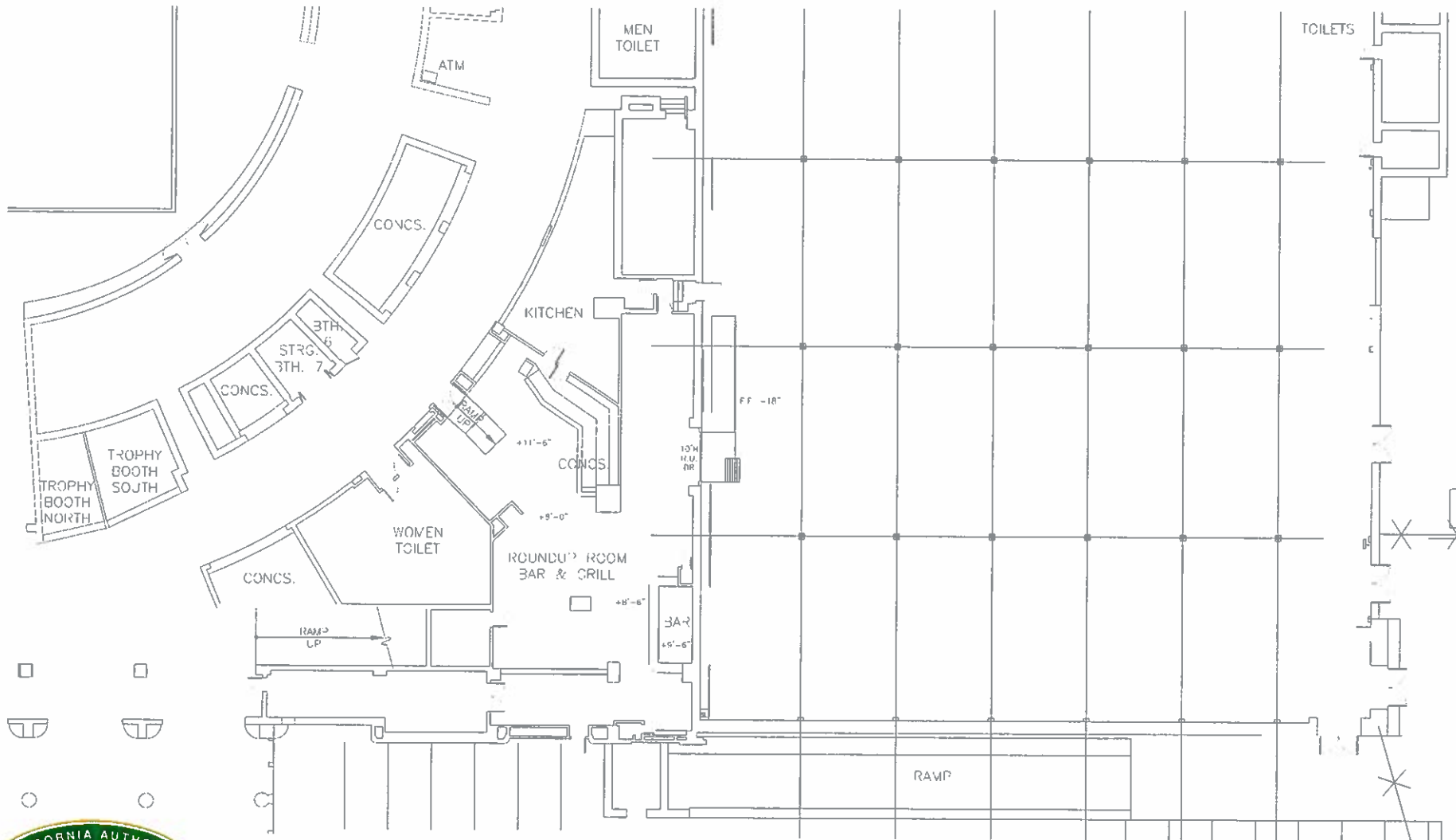


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**COW PALACE**  
 Satellite Wagering Facility



2600 Geneva Ave. Daly City, California

EXISTING FLOOR PLAN

SCALE 1/8" = 1'-0"



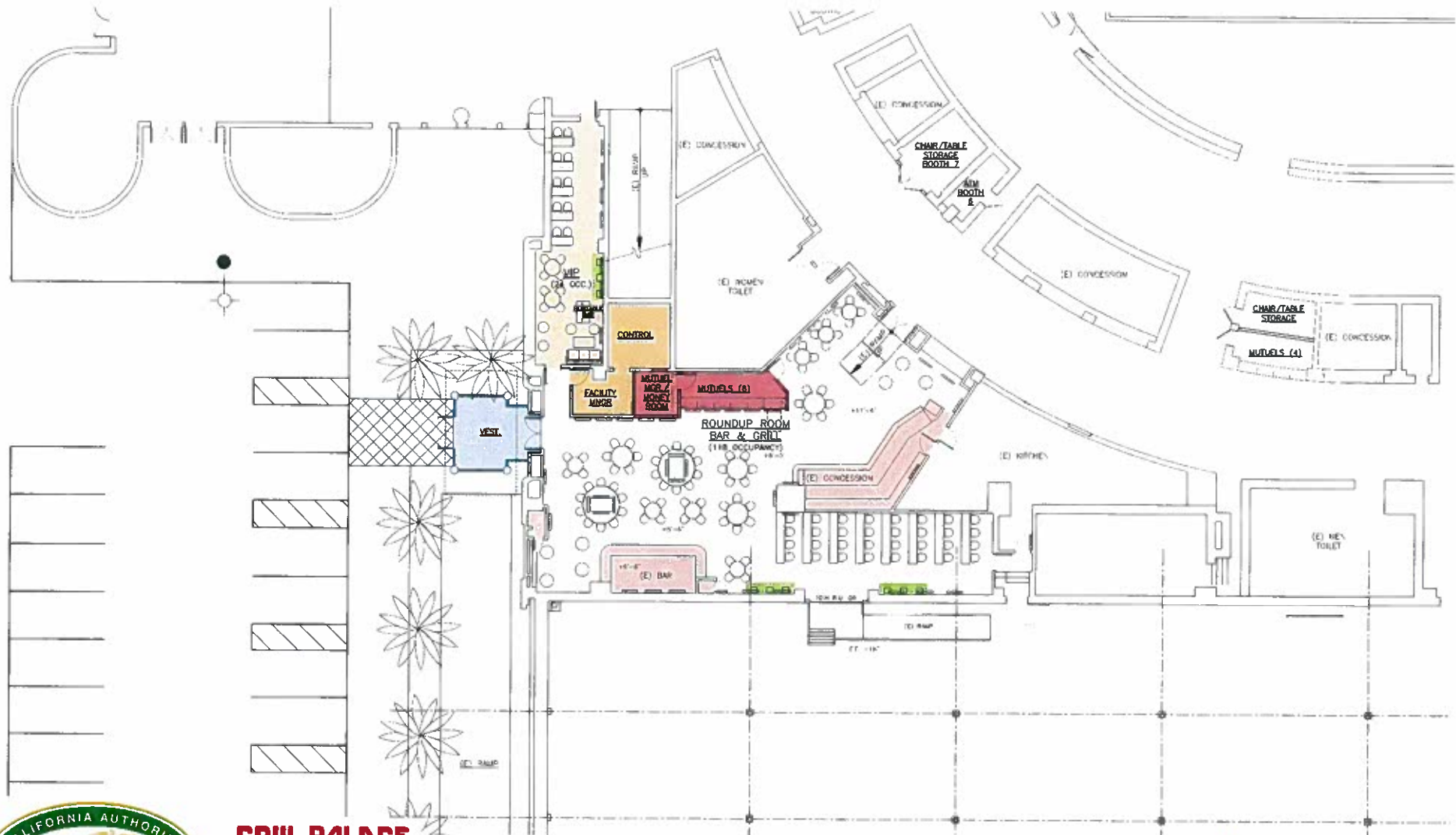
**Fr** Froehlich, Kow & Gong  
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 Alhambra, California 91803

Tel (626) 262-8668  
 Fax (626) 252-8098

DATE: 10-01-12





**COW PALACE**  
 Satellite Wagering Facility



2600 Geneva Ave. Daly City, California

**NEW FLOOR PLAN—PHASE I** (142 TOTAL OCCUPANCY)

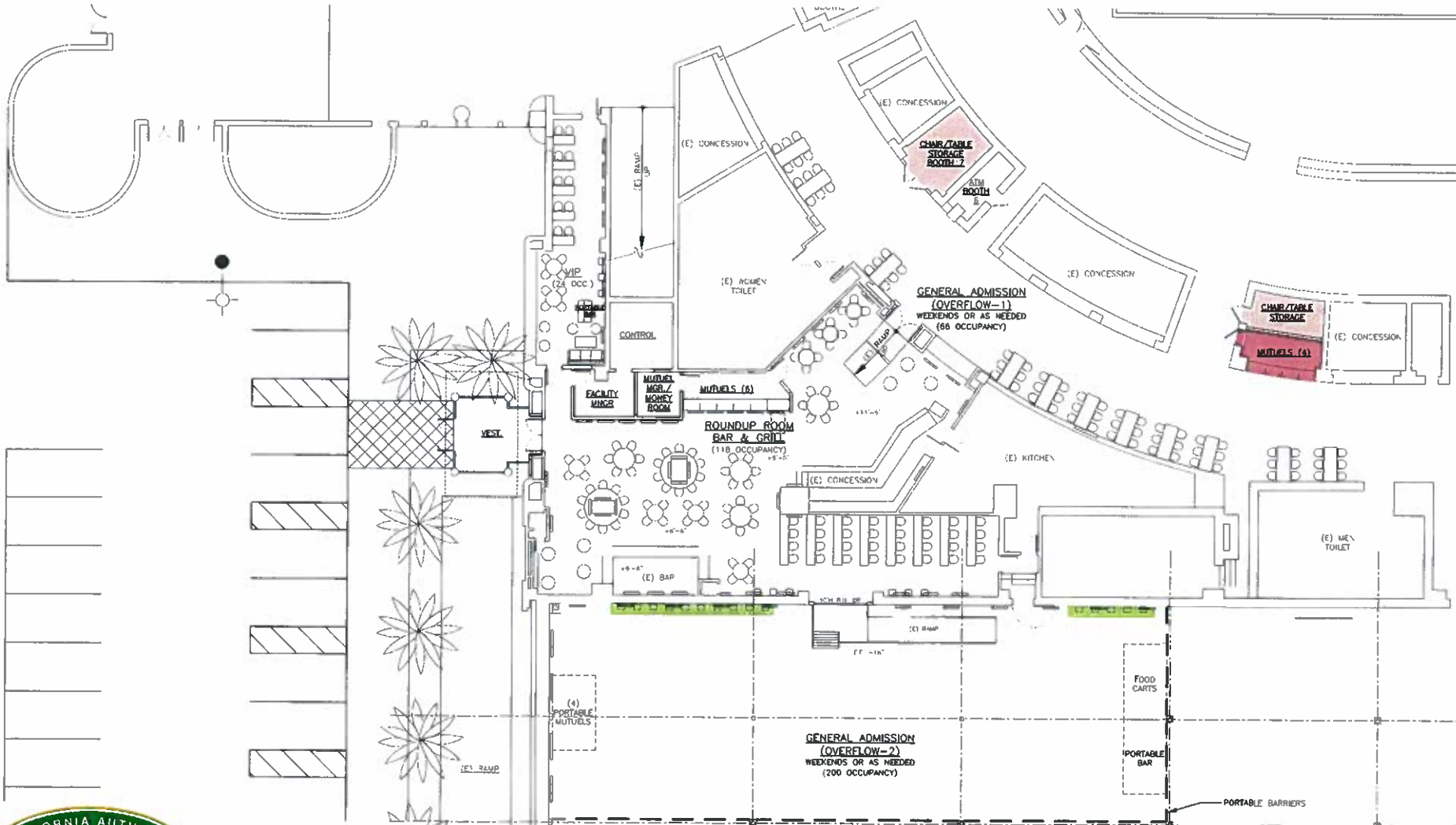
SCALE: 1/8" = 1'-0"



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

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 Alhambra, California 91803 Tel: (626) 282-8868  
 Fax: (626) 282-9088

DATE: 10-04-12



**COW PALACE**  
Satellite Wagering Facility



2600 Geneva Ave. Daly City, California

**NEW FLOOR PLAN—PHASE I—OVERFLOWS 1&2**  
(408 TOTAL OCCUPANCY)

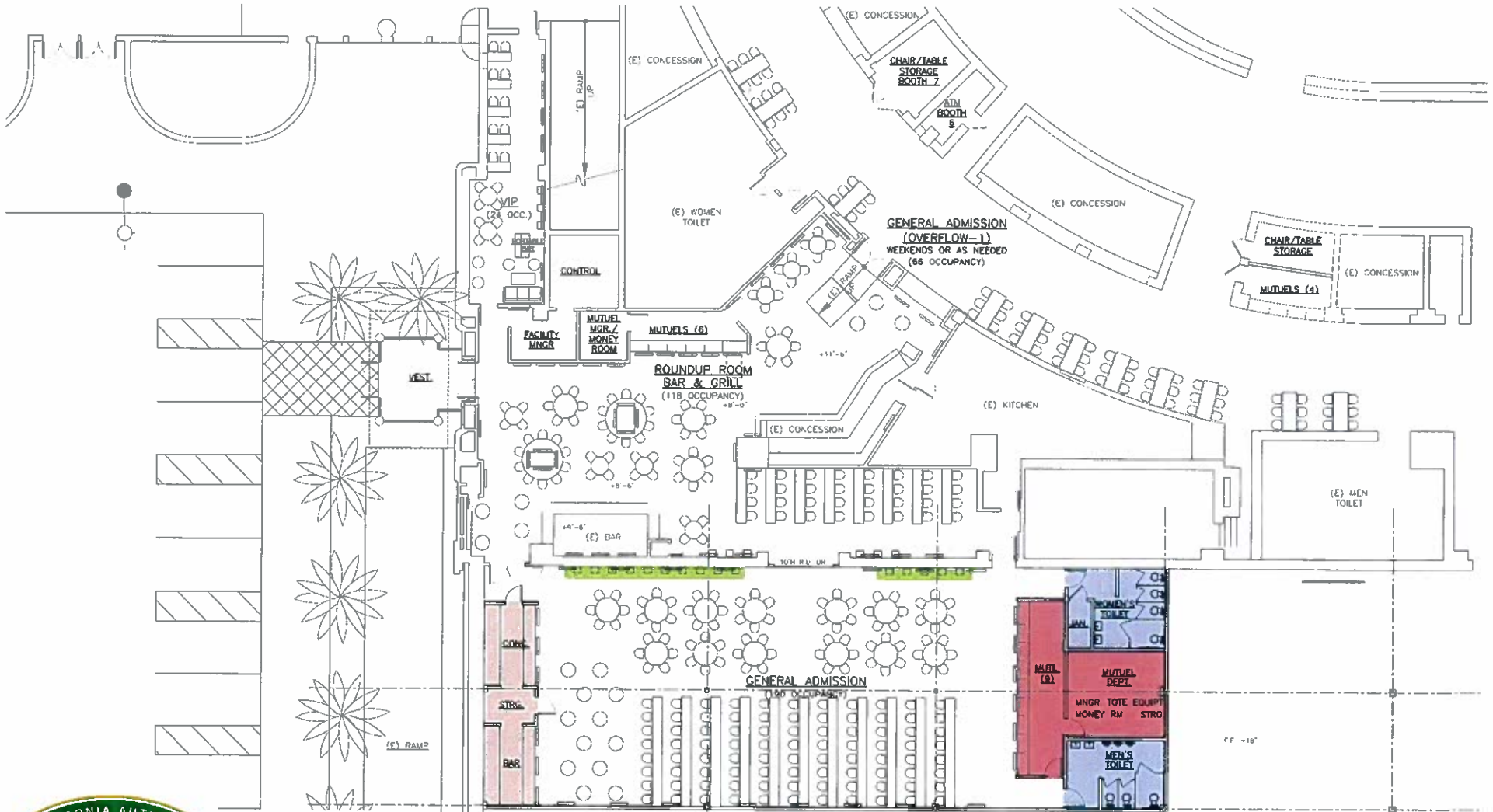
SCALE:



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**COW PALACE**  
 Satellite Wagering Facility



2800 Geneva Ave. Daly City, California

**FLOOR PLAN  
 PHASE II - SCHEME A (398 OCCUPANCY TOTAL)**

SCALE 1" = 10'-0"



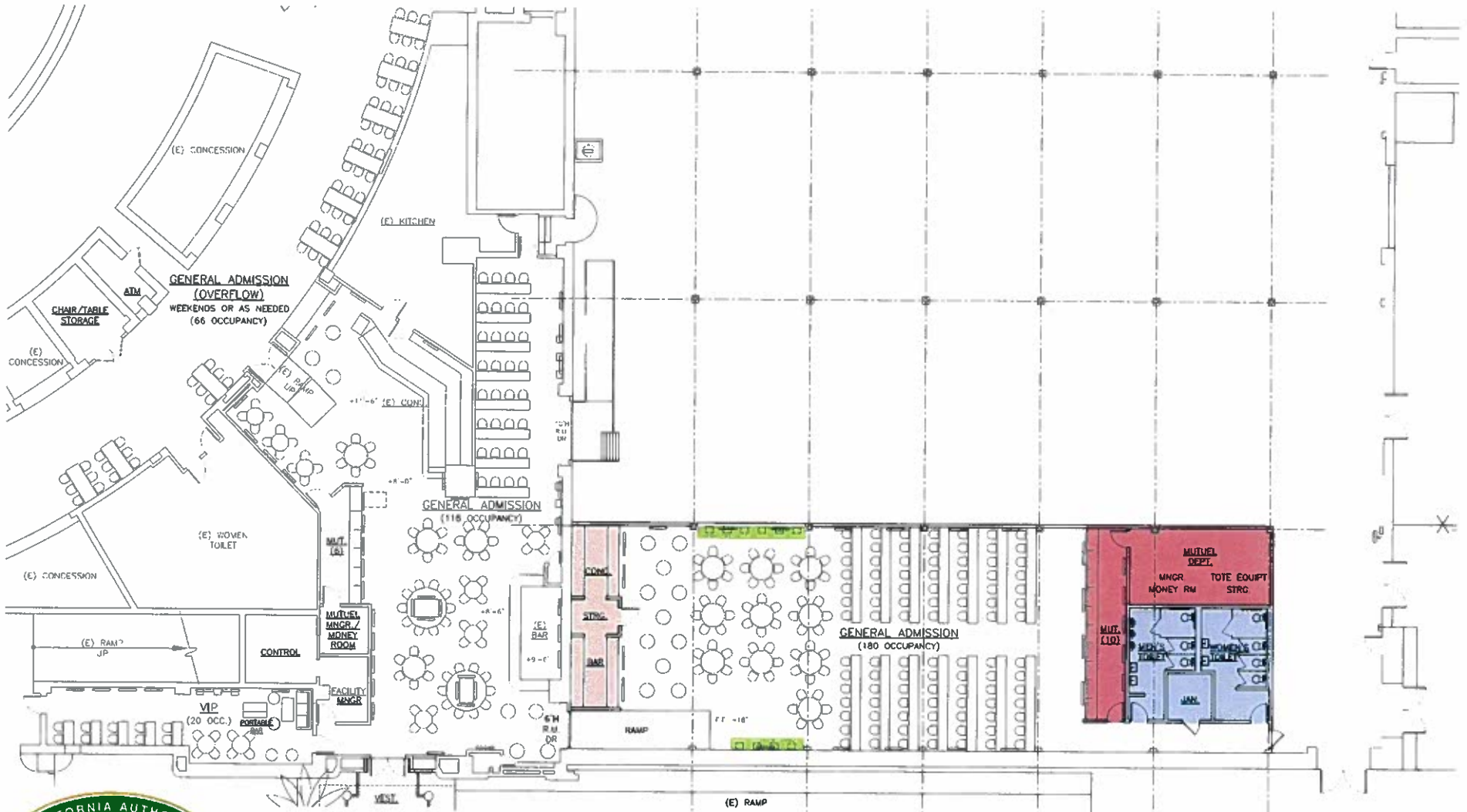
**Frøehlich, Kow & Gong  
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 Alhambra, California 91803 Fax (626) 282-9088

DATE: 10-04-12







**COW PALACE**  
 Satellite Wagering Facility



2800 Geneva Ave. Daly City, California

**FLOOR PLAN**  
**PHASE II - SCHEME C (384 TOTAL OCCUPANCY)**

SCALE: 1/8" = 1'-0"



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 Fax: (626) 282-9088

DATE: 10-04-12

COW PALACE SATELLITE WAGERING FACILITY									
RENOVATION OF PORTION OF EXISTING ARENA & SOUTH EXHIBITION HALL									
CONSTRUCTION BUDGET COST ESTIMATE									
09/24/12									
Prepared by									
FKG Architects									
2504 Sidwayny Dr									
Altamira, CA 91803									
tel 626 282 8868	fax 626 282 8088								
Gordon Gong, AIA Proj/gong@kja.com									
<b>A PHASE I DEVELOPMENT:</b>									
<b>A-1 BASE PLAN - RENOVATION OF EXISTING BAR AND GRILL @ ARENA SOUTH</b>									
1									
2									
3	Project Summary:								
4	protect area	4143	capacity						
5	gen admission	2432	121.60						
6	vip	511	18.25						
7	support area (mutue, bar & concession)	1200							
8	total capacity		140						
9									
<b>10 TASKS</b>									
<b>11 SITE WORK</b>									
12	SITE DEMO	1	IS	3500	3500				
13	ENTRANCE WALKWAY	240	SF	15	3600				
14	PLANTING/LANDSCAPING	1	IS	10000	10000				
15	APC PAVEMENT REPAIR, RESEAL AND STRIPING	1	IS	6000	6000				
16	MARKING AND SIGNAGE	1	IS	7500	7500				
17	SITE UTILITIES	1	allow	0	0				
18	MISCL	1	IS	5000	5000				
19	ENTRANCE PYLON SIGN	1	allow	1000000	1000000				
20						SUB-TOTAL 135600 32.73			
<b>21 NEW CONSTRUCTION</b>									
22	New Entrance Canopy	280	SF	60.00	16800				
23	footing & structure	280	SF	3.00	1400				
24	roofing	280	SF	3.00	1400				
25	ac tile ceiling	280	SF	9.40	5600				
26	floor - cer tiles over concrete floor	280	SF	20.00	18000				
27	glass wall @ entrance canopy	360	SF	50.00	18000				
28	entrance glass door	2	pr	5000.00	10000				
29	architectural finishes etc	1	IS	10000.00	10000				
30	Electrical	280	SF	40.00	11200				
31	misc	1	IS	5000.00	5000				
32						78940 281.57			
33									
<b>34 RENOVATION AT EXISTING BAR &amp; GRILL</b>									
35	DEMO/SAW CUT STRUCTURE	1	IS	3500	3500				
36									
<b>FLOORING</b>									
37	Existing Ct at Concession Area to remain	4143	SF	0	0				
38	Carpet over existing conc @ VIP	1000	SF	5.5	2811				
39	Carpet over existing ceramic tiles @ General Admission	3143	SF	4	12572				
40									
41									
<b>NEW INTERIOR WALLS</b>									
42	mutuel office etc	600	SF	13.50	8100				
43									
44									
<b>MILLWORK</b>									
45	mutuel counter and pony wall	20	LF	425.00	8500				
46	portable bar @ VIP	1	IS	2500.00	2500				
47	millwork around columns	2	IS	1500.00	3000				
48									
<b>PAINTING</b>									
49	wall	4800	SF	1.00	4800				
50	ldg	4143	SF	1.25	5179				
51		105	LF	275.00	28875				
52									
<b>DOORS AND HARDWARE</b>									
53	solid wood door	5	EA	2000	10000				
54									
55									
56									
<b>FIRE ALARM SYSTEM - existing</b>									
57	AUTOMATIC SPRINKLERS SYSTEM - existing	0	SF	0	0				
58	ELECTRICAL	4143	SF	0	0				
59	power & data for tele equip and new area	1	IS	300000	300000				
60	Replace existing lighting fixture	60	fixt	250	15000				
61									
62									
<b>HVAC - existing</b>									
63	PUMBINING - existing	4143	SF	0	0				
64		4143	SF	0	0				
65									



66	MISCL			1	EA	15000	15000		149836	36,17
67		SUB-TOTAL								
68										
69		CONSTRUCTION TOTAL BEFORE CONTRACTOR MARK UPS							364276	
70										
71		GENERAL CONDITIONS			5%				18214	
72		CONTRACTOR OH&P			15.00%				54841	
73		CONTINGENCY			15.00%				65570	
74										
75		CONSTRUCTION TOTAL							502701	113.66
76										
77		FF&E FUNDED BY CARF (tables, chairs, TVs and control equips)								
78										
79		PROJECT TOTAL (A-1)							502701	
80										
81										
82	A-2	RENOVATION AT CONCOURSE FOR OVERFLOW AREA #1								
83										
84		NEW INTERIOR WALLS with paint								
85		chair storage	135		SF	16.00	2160			
86		DOORS AND HARDWARE								
87		solid wood door	2		EA	2000	4000			
88		MILLWORK								
89		mutuel counter and pony wall	15		LF	425.00	6375			
90		ELECTRICAL								
91		power & data for tote equip and new area	1		ls	7500	7500			
92										
93		CONSTRUCTION TOTAL BEFORE CONTRACTOR MARK UPS							20035	
94										
95		GENERAL CONDITIONS			5%				1002	
96		CONTRACTOR OH&P			15.00%				3005	
97		CONTINGENCY			15.00%				3606	
98										
99		CONSTRUCTION TOTAL							27648	
100										
101		FF&E FUNDED BY CARF (tables, chairs, TVs and control equips)								
102										
103		PROJECT TOTAL (A-2)							27648	
104										
105										
106										
107	A-3	RENOVATION AT SOUTH EXHIBITION HALL FOR OVERFLOW AREA #2								
108										
109		MOVEABLE SCREEN								
110		material tbl	180		LF	60.00	10800			
111		MILLWORK								
112		portable mutuel windows (manned)	6		ea	1500.00	9000			
113		portable bar	2		ea	2500.00	5000			
114		catering truck (by concessionaire)								
115		FLOORING								
116		outdoor carpet over existing A/C Paving	7200		sf	2.00	14400			
117										
118		ELECTRICAL								
119		power & data for tote equip and food services	1		ls	40000	40000			
120		lighting, existing to remain								
121										
122										
123		CONSTRUCTION TOTAL BEFORE CONTRACTOR MARK UPS							79200	
124										
125		GENERAL CONDITIONS			5%				3960	
126		CONTRACTOR OH&P			15.00%				11880	
127		CONTINGENCY			15.00%				14256	
128										
129		CONSTRUCTION TOTAL							109296	
130										
131		FF&E FUNDED BY CARF (tables, chairs, TVs and control equips)								
132										
133		PROJECT TOTAL (A-3)							109296	
134										
135		TOTAL PHASE I PROJECT BUDGET							\$639,646	

B PHASE II DEVELOPMENT - PARTIAL RENOVATION OF SOUTH EXHIBITION HALL												
136	Project Summary:		4800	capacity								
137	portion of South Exh Hall		3540	177								
138	gen. admission		1260									
139	support area (mutual office bar concession and toilets)											
140	total capacity			177								
141												
142	TASK											
143												
144	PARTIAL RENOVATION OF SOUTH EXHIBITION HALL		4800	SF						0		
145	STRUCTURAL STRENGTHENING			ls	50000					50000		
146	misc strengthening if needed		1									
147	NEW CONCRETE FLOOR (levelled with the existing Phase I facility)		17	CF	400					6667		
148	flooring		360	SF	20					7200		
149	8 cmu starter wall with rebars		222.22	CY	25					5556		
150	15" sand over existing a/c paving		4800	SF	6					28800		
151	4" conc floor											
152												
153	FLOORING		4800	SF						0		
154	cer tiles @toilets		432	SF	15					6480		
155	quarry tiles @ concession and bar		408	SF	15					6120		
156	vcl @offices		420	SF	3					1260		
157	Carpet @ gen admission		3540	SF	4					14160		
158												
159	WALL											
160	6" x 18ga metal stud walls with gyp bd both sides - full ht		3300	SF	15					49500		
161	4" x 20 ga int metal wall with gyp bd both sides		960	SF	13.5					12960		
162												
163	DOORS AND HARDWARE		12	EA	2000					24000		
164												
165	INSULATION											
166	ceiling		4800	SF	1.75					8400		
167	wall		2700	SF	1.5					4050		
168												
169	CEILING											
170	hard c/g		432	SF	8					3456		
171	vinyl c/g		408	SF	3.5					1428		
172	acoustic ceiling		3960	SF	3					11880		
173												
174	FINISHES											
175	ceramic tile wall @ toilets		896	SF	15					13440		
176	frp @ bar and concession		108	SF	5					540		
177	painting of wall		9900	SF	2					19800		
178	painting of ceiling		4800	SF	1.25					6000		
179	special treatment		1	ls	7500					7500		
180												
181	MILLWORK											
182	mutual counter with pony wall		32	LF	425.00					13600		
183	bar/concession		80	LF	600					36000		
184	carrel		220	LF	350.00					77000		
185	misc millwork		1	ls	5000					5000		
186												
187	SPECIALTY											
188	toilet partitions		7	EA	350					2450		
189	journal screen		3	EA	200					600		
190	toilet accessories		1	LS	3000					3000		
191	PLUMBING FIXTURES											
192	toilet fixtures		14	EA	1500					21000		
193	flr drains/flr sinks		6	EA	1200					7200		
194	FIRE ALARM SYSTEM		4800	SF	3					14400		
195	AUTOMATIC SPRINKLERS SYSTEM		4800	SF	5					24000		
196	ELECTRICAL - power, data and lighting		4800	SF	25					120000		
197	HVAC		4800	SF	12					57600		
198	PLUMBING		4800	SF	7					33600		
199	MISCL		1	EA	20000					20000		
200												
201	CONCESSION EQUIPMENTS		1	LS	50000.00					50000		
202	BAR EQUIPMENTS		1	LS	50000.00					50000		
203												
204												
205	CONSTRUCTION COST									824646		
206												
207	GENERAL CONDITIONS									41232		
208	CONTRACTOR OH&P									133697		
209	CONTINGENCY									148436		
210												
211												
212	TV AND CONTROL EQUIPMENTS		1	ALLOW	100000.00					100000		
213	FURNITURE		1	ALLOW	50000.00					50000		
214												
215												
216	TOTAL PHASE II PROJECT BUDGET									\$1,288,012		

# **DEVELOPMENT PLAN**

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When the Arena is not being used for other scheduled activities, the adjacent concourse is most suitable as a overflow space. Mutuel windows are added to the area that is currently not being used, TVs are installed to the two sides of the concourse walls to allow the patrons for viewing the races. A storage space is created for the table and chairs, which are now being brought out to provide temporary seating at the concourse space. This weekend overflow space can accommodate from 50 and more patrons pending on the need since there is sufficient concourse space available.

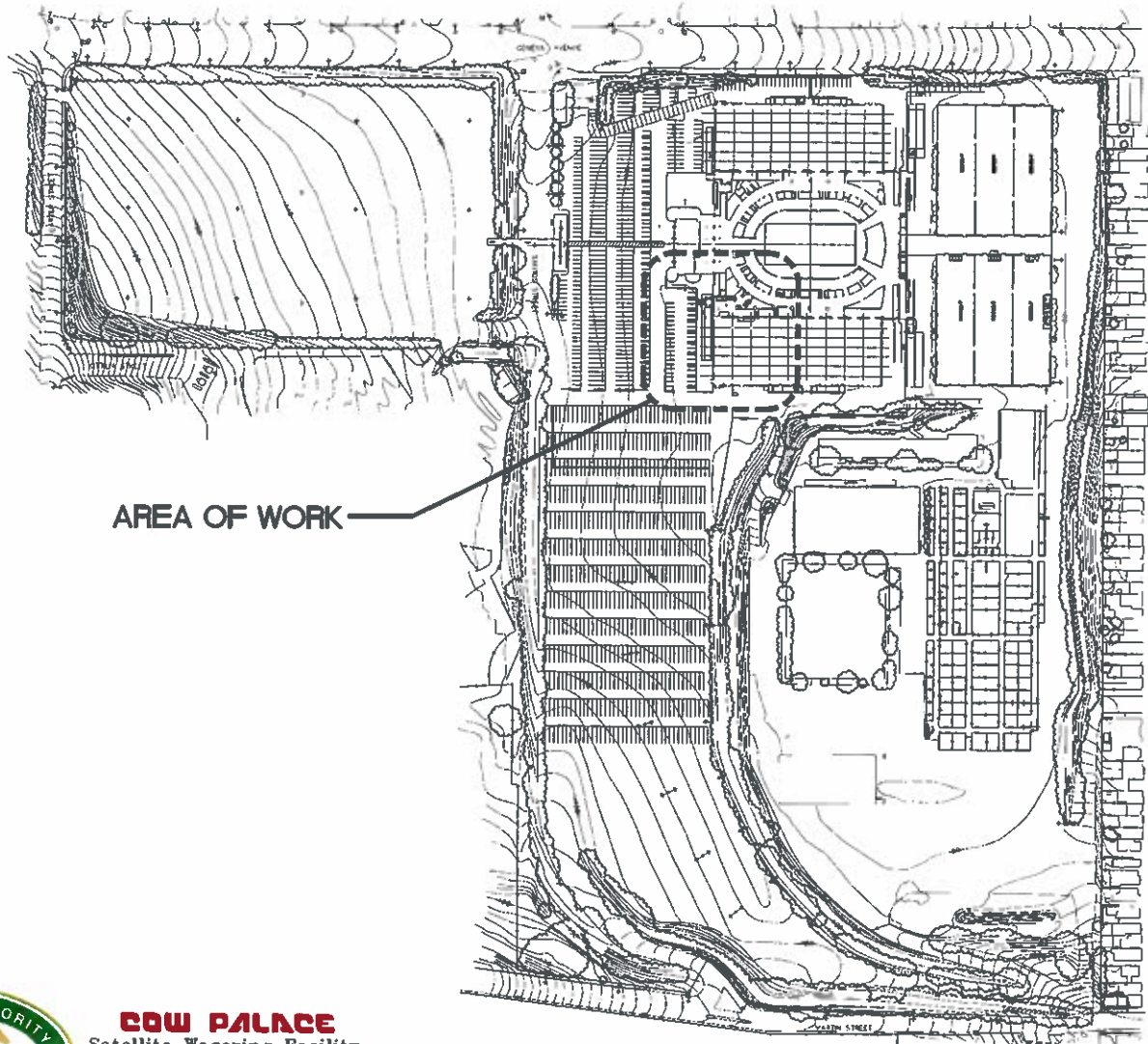
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### **III. PHASE TWO DEVELOPMENT**

Phase Two Development will be needed once the facility has established itself, its patron population increased, and the funding is available. Depending on the demographic and makeup of the patron, the expansion can be just adding permanent space to handle a larger General Admission crowd, or the expansion can include both the Clubhouse and General Admission. The size of the expansion can only be determined at such time when the projection based on actual statistics is available.

The adjacent South Exhibit Hall, currently used as Overflow Area 2 would be a good candidate for the permanent expansion. There are several configurations as depicted on various Schemes A, B and C. It can be increased in size especially when a Clubhouse becomes part of the future expansion. At this time, due to the lack of historical data in the area, we proposed a very conservative expansion program of adding about 5000 square ft of space. To be more convenient and easy of flow for the patrons, the floor will be raised to be the same level as the Phase One facility. It will have new supporting facilities such as mutuel windows, bar and concession, and toilets. This expansion can serve approximately 180-200 patrons. There patron area will be carpeted, the space will be air conditioned, and will have new acoustical ceiling with appropriate lighting. TVs will also include big screen ones and comfortable sized ones, as well as standalone machines will be added throughout the space to better serve the patron's needs.



AREA OF WORK

OVERALL SITE PLAN

SCALE 1" = 100'



**COW PALACE**  
Satellite Wagering Facility

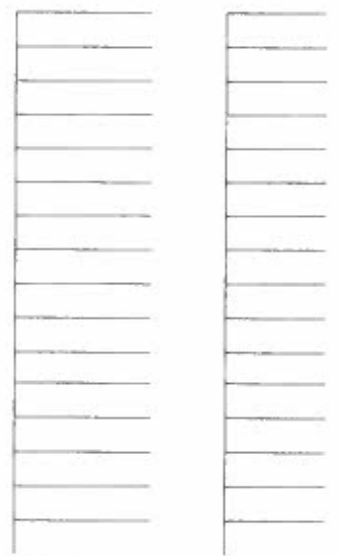
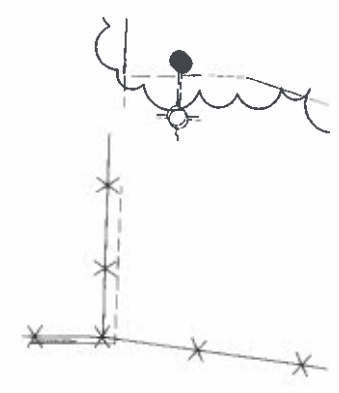
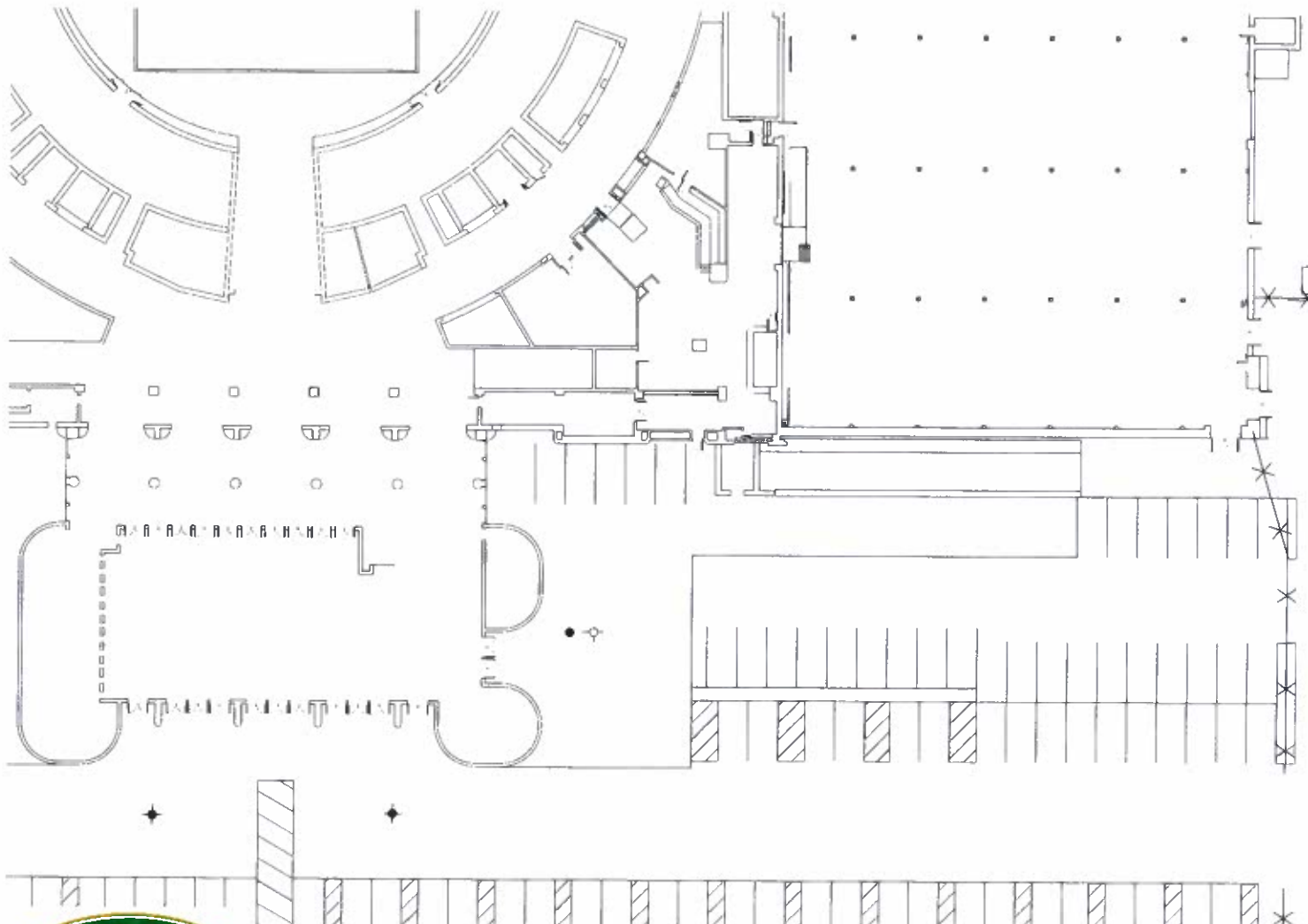


2800 Geneva Ave. Daly City, California

	<b>Froehlich, Kow &amp; Gong</b> Architects, Inc.	
	7504 Slanney Rd Alhambra, California 91803	Tel (626) 287-8866 Fax (626) 287-9088

DATE: 10-04-12



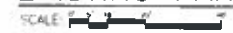


**COW PALACE**  
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2800 Geneva Ave. Daly City, California

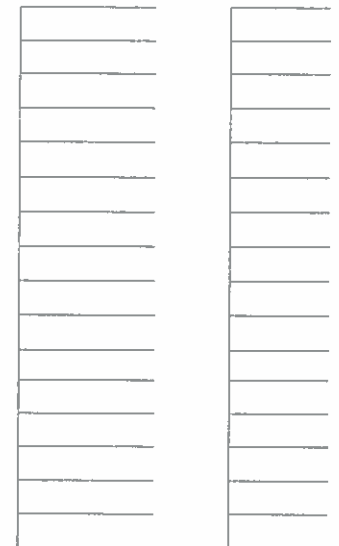
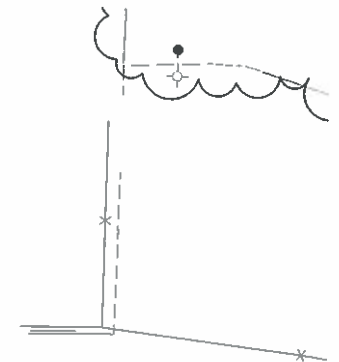
EXISTING PARTIAL SITE PLAN



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

7504 Swaney Dr.  
Alhambra, California 91803  
Tel: (626) 787-8868  
Fax: (626) 787-8098

DATE: 10-04-12



**COW PALACE**  
 Satellite Wagering Facility



2600 Geneva Ave. Daly City, California

PARTIAL SITE PLAN

SCALE:

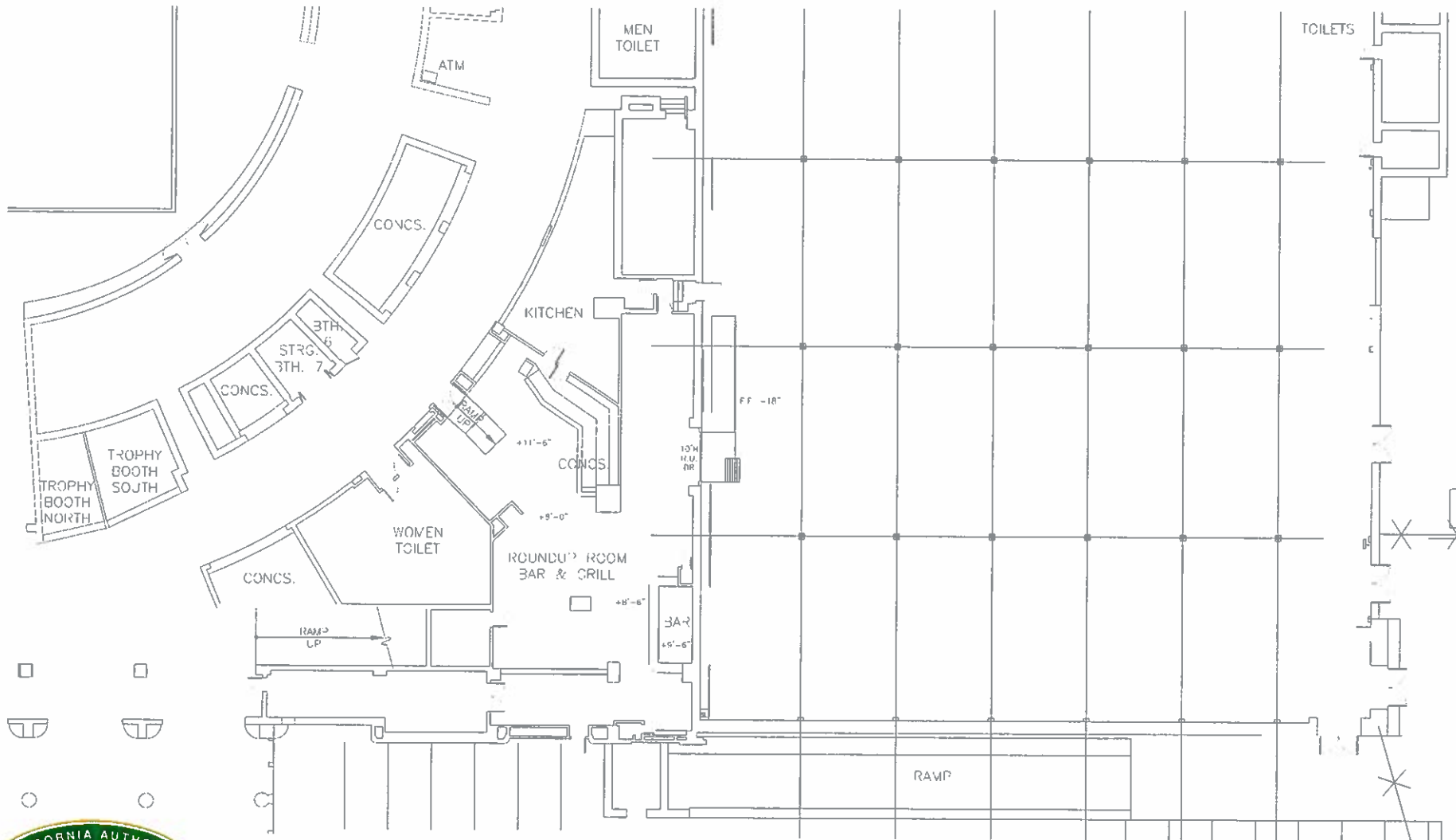


**FG** Froehlich, Kow & Gong  
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 Fax (626) 287-9088

DATE: 10-04-12



**COW PALACE**  
 Satellite Wagering Facility



2600 Geneva Ave. Daly City, California

**EXISTING FLOOR PLAN**

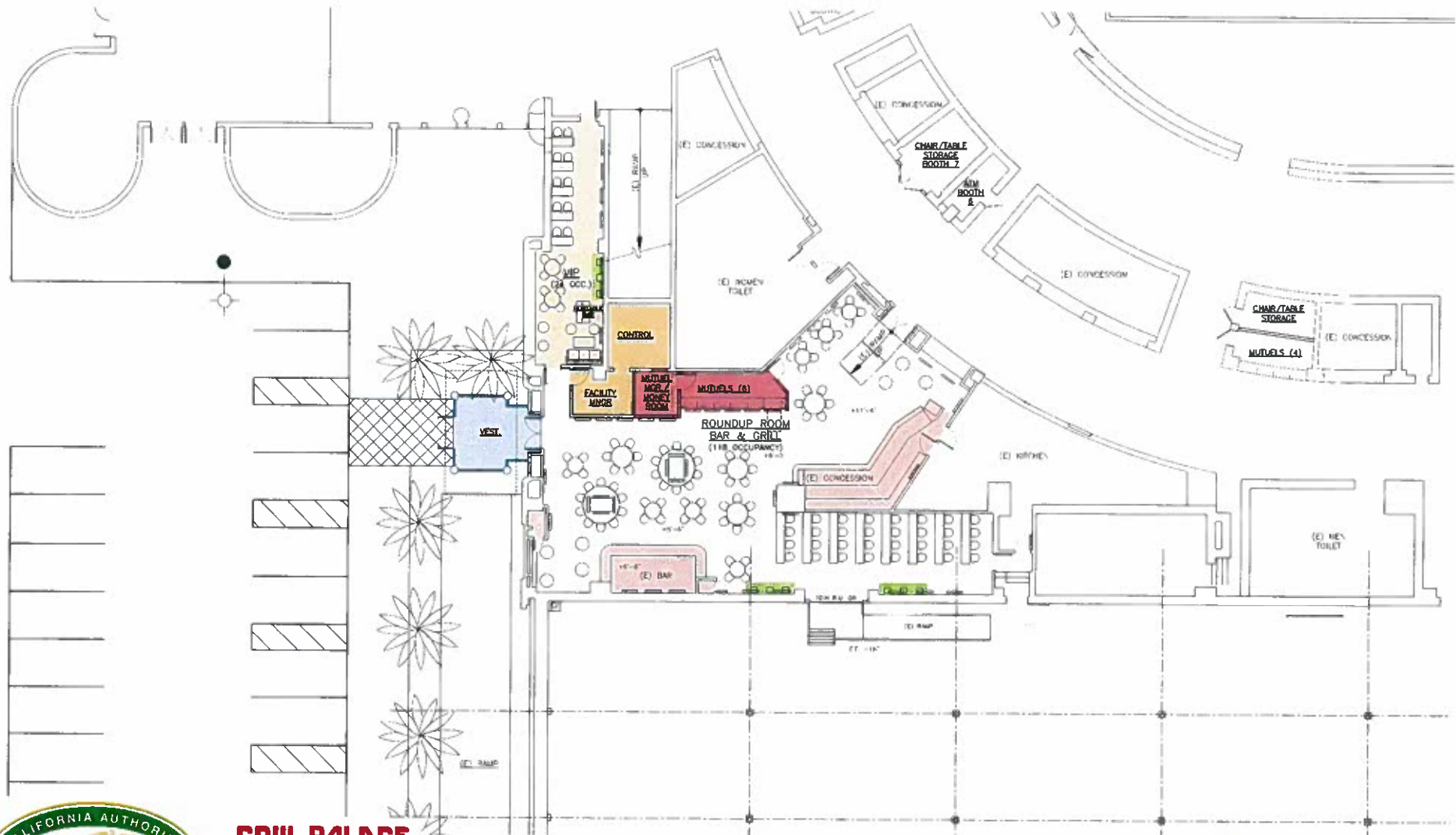
SCALE 1/8" = 1'-0"



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

2504 Swanny Ct. Alhambra, California 91803 Tel: (626) 267-8668 Fax: (626) 252-8098

DATE: 10-01-12



**COW PALACE**  
 Satellite Wagering Facility



2600 Geneva Ave. Daly City, California

**NEW FLOOR PLAN—PHASE I** (142 TOTAL OCCUPANCY)

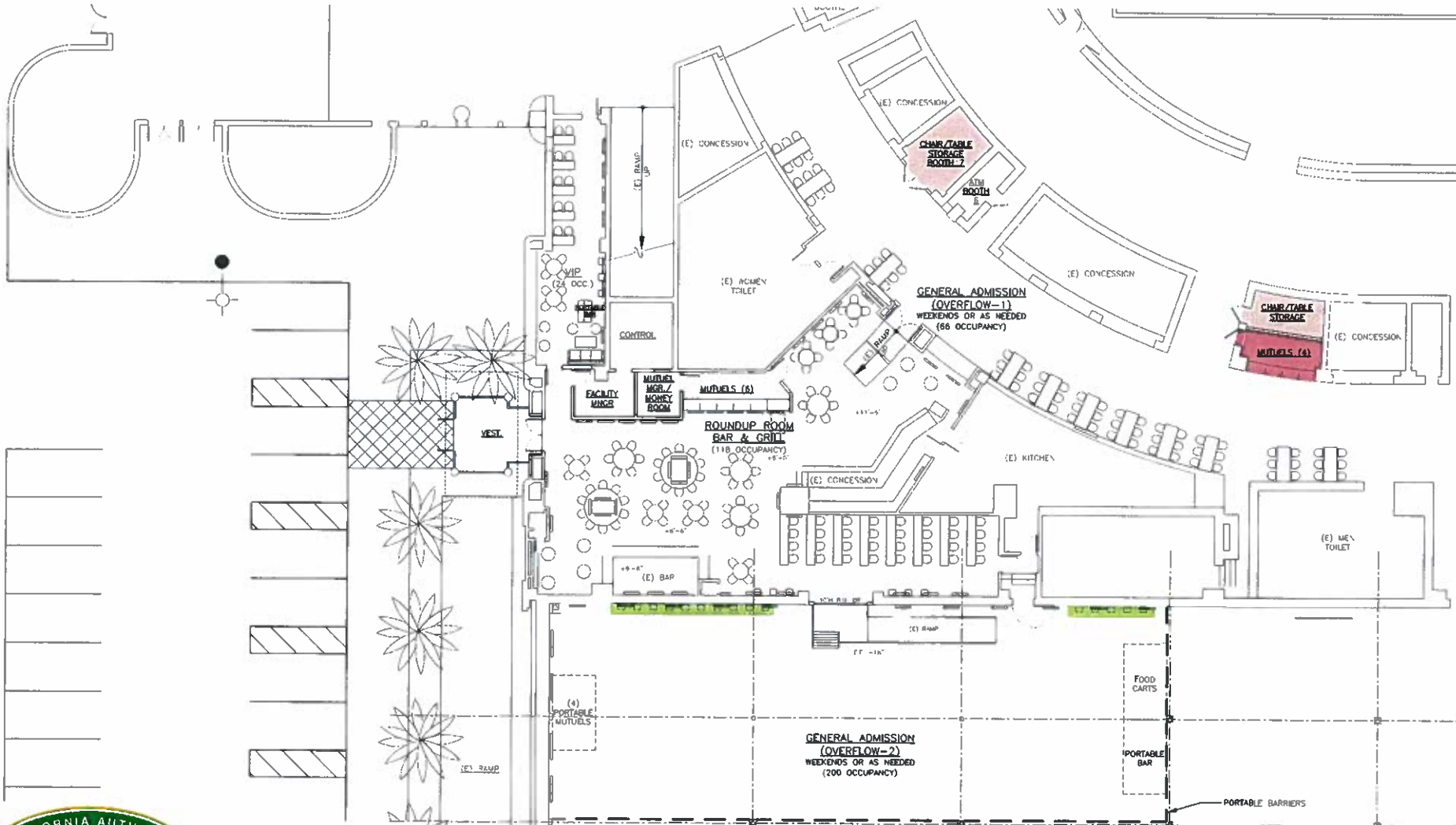
SCALE: 1/8" = 1'-0"



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

2704 Skyway Dr.  
 Alhambra, California 91802 Tel: (626) 282-8868  
 Fax: (626) 282-9088

DATE: 10-04-12



**COW PALACE**  
Satellite Wagering Facility



2600 Geneva Ave. Daly City, California

**NEW FLOOR PLAN—PHASE I—OVERFLOWS 1&2**  
(408 TOTAL OCCUPANCY)

SCALE:



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

2504 Swandy Dr  
Alhambra, California 91803  
Tel (626) 282-8868  
Fax (626) 282-9088

DATE: 10-04-12











**COW PALACE**  
 Satellite Wagering Facility



2800 Geneva Ave. Daly City, California

**FLOOR PLAN**  
**PHASE II - SCHEME C (384 TOTAL OCCUPANCY)**

SCALE: 1/8" = 1'-0"



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

7504 Swaney Dr.  
 Alhambra, California 91803 Tel: (626) 282-8664  
 Fax: (626) 282-9088

DATE: 10-04-12

COW PALACE SATELLITE WAGERING FACILITY									
RENOVATION OF PORTION OF EXISTING ARENA & SOUTH EXHIBITION HALL									
CONSTRUCTION BUDGET COST ESTIMATE									
09/24/12									
Prepared by									
FKG Architects									
2504 Sidwayny Dr									
Altamira, CA 91803									
tel 626 282 8868	fax 626 282 8088								
Gordon Gong, AIA Proj/gong@kja.com									
<b>A PHASE I DEVELOPMENT:</b>									
<b>A-1 BASE PLAN - RENOVATION OF EXISTING BAR AND GRILL @ ARENA SOUTH</b>									
1									
2									
3	Project Summary:								
4	protect area	4143	capacity						
5	gen admission	2432	121.60						
6	vip	511	18.25						
7	support area (mutue, bar & concession)	1200							
8	total capacity		140						
9									
<b>10 TASKS</b>									
<b>11 SITE WORK</b>									
12	SITE DEMO	1	IS	3500	3500				
13	ENTRANCE WALKWAY	240	SF	15	3600				
14	PLANTING/LANDSCAPING	1	IS	10000	10000				
15	APC PAVEMENT REPAIR, RESEAL AND STRIPING	1	IS	6000	6000				
16	MARKING AND SIGNAGE	1	IS	7500	7500				
17	SITE UTILITIES	1	allow	0	0				
18	MISCL	1	IS	5000	5000				
19	ENTRANCE PYLON SIGN	1	allow	1000000	1000000				
20							135600		32.73
<b>21 NEW CONSTRUCTION</b>									
22	New Entrance Canopy	280							
23	footing & structure	280	SF	60.00	16800				
24	roofing	280	SF	5.00	1400				
25	ac tile ceiling	280	SF	3.00	840				
26	floor - cer tiles over concrete floor	280	SF	20.00	5600				
27	glass wall @ entrance canopy	360	SF	50.00	18000				
28	entrance glass door	2	pr	5000.00	10000				
29	architectural finishes etc	1	IS	10000.00	10000				35.71
30	Electrical	280	SF	40.00	11200				
31	miscd	1	IS	5000.00	5000				
32							78940		281.57
33									
<b>34 RENOVATION AT EXISTING BAR &amp; GRILL</b>									
35	DEMO/SAW CUT STRUCTURE	1	IS	3500	3500				
36									
37	FLOORING	4143	SF						
38	Existing Ct at Concession Area to remain	1000	SF	0	0				
39	Carpet over existing conc @ VIP	511	SF	5.5	2811				
40	Carpet over existing ceramic tiles @ General Admission	3143	SF	4	12572				
41									
<b>NEW INTERIOR WALLS</b>									
42	mutuel office etc	600	SF	13.50	8100				
43									
44									
<b>MILITWORK</b>									
45	mutuel counter and pony wall	20	LF	425.00	8500				
46	portable bar @ VIP	1	IS	2500.00	2500				
47	millwork around columns	2	IS	1500.00	3000				
48									
<b>PAINTING</b>									
49	wall	4800	SF	1.00	4800				
50	ldg	4143	SF	1.25	5179				
51	CARREL	105	LF	275.00	28875				
52									
53									
<b>DOORS AND HARDWARE</b>									
54	solid wood door	5	EA	2000	10000				
55									
56									
<b>FIRE ALARM SYSTEM - existing</b>									
57	AUTOMATIC SPRINKLERS SYSTEM - existing	0	SF		0				
58	ELECTRICAL	4143	SF		0				
59	power & data for tele equip and new area	1	IS	300000	300000				
60	Replace existing lighting fixture	60	fixt	250	15000				
61									
62									
<b>HVAC - existing</b>									
63	PUMBINING - existing	4143	SF	0	0				
64		4143	SF	0	0				
65									



B PHASE II DEVELOPMENT - PARTIAL RENOVATION OF SOUTH EXHIBITION HALL												
136	Project Summary:		4800	capacity								
137	portion of South Exh Hall		3540	177								
138	gen. admission		1260									
139	support area (mutual office bar concession and toilets)			177								
140	total capacity											
141												
142	TASK											
143												
144	PARTIAL RENOVATION OF SOUTH EXHIBITION HALL		4800	SF						0		
145	STRUCTURAL STRENGTHENING		1	ls	50000					50000		
146	misc strengthening if needed											
147	NEW CONCRETE FLOOR (levelled with the existing Phase I facility)		17	CF	400					6667		
148	flooring		360	SF	20					7200		
149	8'omu starter wall with rebars		222.22	CY	25					5556		
150	15' sand over existing a/c paving		4800	SF	6					28800		
151	4" conc floor											
152												
153	FLOORING		4800	SF						0		
154	cer tiles @toilets		432	SF	15					6480		
155	quarry tiles @ concession and bar		408	SF	15					6120		
156	vcl @offices		420	SF	3					1260		
157	Carpet @ gen admission		3540	SF	4					14160		
158												
159	WALL											
160	6" x 18ga metal stud walls with gyp bd both sides - full ht		3300	SF	15					49500		
161	4" x 20 ga int metal wall with gyp bd both sides		960	SF	13.5					12960		
162												
163	DOORS AND HARDWARE		12	EA	2000					24000		
164												
165	INSULATION		4800	SF	1.75					8400		
166	ceiling		2700	SF	1.5					4050		
167	wall											
168												
169	CEILING		432	SF	8					3456		
170	hard c/g		408	SF	3.5					1428		
171	vinyl c/g		3960	SF	3					11880		
172	acoustic ceiling											
173												
174	FINISHES		896	SF	15					13440		
175	ceramic tile wall @ toilets		108	SF	5					540		
176	frp @ bar and concession		9900	SF	2					19800		
177	painting of wall		4800	SF	1.25					6000		
178	painting of ceiling		1	ls	7500					7500		
179	special treatment											
180												
181	MILLWORK		32	LF	425.00					13600		
182	mutual counter with pony wall		80	LF	600					36000		
183	bar/concession		220	LF	350.00					77000		
184	carrel		1	ls	5000					5000		
185	misc millwork											
186												
187	SPECIALTY		7	EA	350					2450		
188	toilet partitions		3	EA	200					600		
189	journal screen		1	LS	3000					3000		
190	toilet accessories		14	EA	1500					21000		
191	PLUMBING FIXTURES		6	EA	1200					7200		
192	toilet fixtures		4800	SF	3					14400		
193	flr drains/flr sinks		4800	SF	5					24000		
194	FIRE ALARM SYSTEM		4800	SF	25					120000		
195	AUTOMATIC SPRINKLERS SYSTEM		4800	SF	7					57600		
196	ELECTRICAL - power, data and lighting		4800	SF	7					33600		
197	HYAC		1	EA	20000					20000		
198	PLUMBING											
199	MISCL											
200												
201	CONCESSION EQUIPMENTS		1	LS	50000.00					50000		
202	BAR EQUIPMENTS		1	LS	50000.00					50000		
203												
204												
205	CONSTRUCTION COST									824646		
206												
207	GENERAL CONDITIONS									41232		
208	CONTRACTOR OH&P									123697		
209	CONTINGENCY									148436		
210												
211												
212	TV AND CONTROL EQUIPMENTS		1	ALLOW	100000.00					100000		
213	FURNITURE		1	ALLOW	50000.00					50000		
214												
215												
216	TOTAL PHASE II PROJECT BUDGET									\$1,288,012		