

OHIO EXPOSITIONS COMMISSION

**Capital Improvements Plan
Fiscal Years 2027-2032
and
Capital Budget Request
Fiscal Years 2027-2032**

**OHIO EXPOSITIONS COMMISSION
CAPITAL IMPROVEMENTS BUDGET REQUEST
FISCAL YEARS 2027-2032**

Pursuant to Chapter 991 of the Ohio Revised Code, the Ohio Expositions Commission is charged with two basic responsibilities: to conduct the annual Ohio State Fair and to maintain and manage the Ohio Expo Center for the purpose of conducting conferences and meetings, tradeshow, community functions, public shows, livestock, and equestrian events. The Ohio State Fair provides extensive economic development opportunities, specifically for the agricultural industry, and the opportunity for the youth of Ohio to participate in friendly competition. The Expo Center is 360-acre, 20 building facility available to any reputable organization to rent the facilities for the furtherance of their goals and missions.

The mission of our agency is: to professionally operate and maintain for public benefit a year-round service-oriented event facility and produce the annual Ohio State Fair. This quality annual agricultural exposition is dedicated to youth participation, education, the promotion of Ohio, and entertainment for guests of all ages. The Ohio Expo Center strives to provide its visitors and patrons with a safe, clean and well-maintained facility and operates in a professional, ethical, fiscally responsible and service-oriented manner.

We have identified a number of goals and objectives aimed at fulfilling our mission statement. Among the goals are: (1) promote efficient management and effective administration of the Ohio Expo Center, (2) utilize assets efficiently to build a strong financial position, (3) provide a facility which is safe, clean, versatile, comfortable, appealing, user-friendly, and accessible to all, (4) maintain a profitable schedule of Expo events, providing quality customer service in order to excel, (5) efficiently produce a diverse, entertaining, well attended and family-oriented state fair which highlights agriculture and education.

These operational goals are dependent on capital planning and the resulting appropriation of capital funds requested herein. Specifically, the strategy is tailored to address deferred maintenance and preservation concerns, while providing maximum long-term revenue opportunities through non-fair facility event rental. The Expo 2050 Master Plan improvements have positively impacted the infrastructure of the property; yet there are many improvements needed on facilities across the campus.

The priority structure of the request weighs the placement of revenue-producing projects within a responsible prioritization of life, preservation, and safety projects. The chosen priority maximizes the Commission's ability to achieve the aforementioned goals and mission.

The first priority of Expo Center is the need for capital funds which address deferred maintenance, energy efficiency, facility improvements and equipment purchases. The Expo Center hosts hundreds of events every year and maintenance of the facilities and equipment is often needed on an immediate basis in order to best serve our patrons.

The Commission continues to utilize a phased approach for long-term projects that ultimately provide appropriate stewardship of state assets and basic good citizenship. This general strategy is repeated in the planning for the second and third biennium, but with increased focus applied to building renovations and maintenance. This will allow the Commission to solidify the planning process for the future capital budgets.

The Commission attempted to balance the facility's structural needs while continuing to accommodate clients that will provide on-going fair and non-fair revenues and thus operating stability. Revenue generated on an operating basis is increasingly programmed to augment the capital budget and maintain the facilities in a responsible manner. This has provided the Commission leeway in prioritizing the capital projects that generate added revenue ahead of building renovation projects.

Attached are the individual project requests with explanations supporting the requested appropriations. Lastly, as a point of reference, the Expositions Commission has teamed up with the Ohio History Connection on a Marquee electronic sign placed on I-71 to promote both our destinations to freeway travelers.

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BEA-0021 Capital Improvement Plan - Summary Agency Bud

Agency	Fund Code	ALI	Actual	Appropriation	Request		
			FY 2023-24	FY 2025-26	FY 2027-28	FY 2029-30	FY 2031-32
EXP	7026	C72305 FACILITY IMPRV/MODERNIZATN PLN	4,735,686	13,234,591	9,100,000	17,600,000	20,500,000
EXP	7026	C72312 EMER RENOVATIONS & EQUIP RPLCE	1,274,015	2,253,332	1,500,000	10,600,000	11,250,000
EXP	7026	C72324 EXPO2050	6,681,171	196,350,000	0	0	0
Fund 7026 Total			12,690,872	211,837,923	10,600,000	28,200,000	31,750,000
EXP Total			12,690,872	211,837,923	10,600,000	28,200,000	31,750,000
Grand Total			12,690,872	211,837,923	10,600,000	28,200,000	31,750,000

BEA-0021 Capital Improvement Plan - Detail by Fund and Priority Agency Bud

Agency	Fund Code	ALI	Project Type	Service Location	Project Name	Project Priority	FY 2027-28	FY 2029-30	FY 2031-32
EXP	7026	C72305 FACILITY IMPRV/MODERNIZATN PLN	BASIC RENOVATION	C0089 STATEWIDE	Facilities Improvements	1	9,100,000		0
EXP	7026	C72312 EMER RENOVATIONS & EQUIP RPLCE	CAPITAL EQUIPMENT	C0089 STATEWIDE	Building Renovations and Equipment Replacements	2	1,500,000	10,600,000	11,250,000
EXP	7026	C72305 FACILITY IMPRV/MODERNIZATN PLN	BASIC RENOVATION	C0089 STATEWIDE	Historic Building Renovations and Restorations	4		12,600,000	0
EXP	7026	C72305 FACILITY IMPRV/MODERNIZATN PLN	BASIC RENOVATION	C0089 STATEWIDE	Bricker and Voinovich Pedestrian Door Replacement	5		5,000,000	0
EXP	7026	C72305 FACILITY IMPRV/MODERNIZATN PLN	BASIC RENOVATION	C0089 STATEWIDE	Pedestrian Crossing	7			6,000,000
EXP	7026	C72305 FACILITY IMPRV/MODERNIZATN PLN	MAJOR RENOVATION	C0089 STATEWIDE	Campgrounds	8			12,000,000
EXP	7026	C72305 FACILITY IMPRV/MODERNIZATN PLN	BASIC RENOVATION	C0089 STATEWIDE	Bricker Roof Replacement	9			2,500,000
Fund 7026 Total							10,600,000	28,200,000	31,750,000
EXP Total							10,600,000	28,200,000	31,750,000
Grand Total							10,600,000	28,200,000	31,750,000

**New Capital Justification for Ohio Expositions Commission
ALI C72305 FACILITY IMPRV/MODERNIZATN PLN, Capital Project 001**

1. List the project name and priority.

Facilities Improvements. Priority 1

2. Description: What is the purpose, dimension, components, capacity, and location of the project?

This project provides essential repairs and upgrades to several aging facilities across the Ohio Expo Center campus. Many of the buildings are more than three decades old and are showing increasing signs of wear, resulting in higher maintenance needs and a growing risk of system failures during major events. The scope of work includes structural repairs, roofing replacement, electrical and lighting upgrades, HVAC and plumbing improvements, interior refinishing, and safety and ADA-related enhancements. These updates address both immediate deficiencies and long-term reliability concerns. All improvements take place within existing building footprints and are designed to extend the useful life of the facilities, improve their energy efficiency, and ensure they remain safe and operational for Fair and year-round events. By modernizing core building systems now, the agency can reduce emergency repair costs, support uninterrupted event operations, and maintain the high standards expected by clients and visitors who rely on these facilities throughout the year.

3. Project Phasing: Can the project be completed and funded in phases?

No phasing necessary.

4. Cost Estimate Methodology: What method is being used to estimate project costs?

Project costs are based on recent vendor quotes, industry-standard construction cost data, and historical pricing from similar facility repairs completed on the grounds. Estimates were adjusted to reflect current material and labor market conditions, along with contingencies for work in aging buildings where unforeseen conditions are common.

5. Operating Cost Impact: What are the anticipated operating costs or savings associated with this project?

The project is expected to generate long-term operating savings by eliminating many of the recurring issues tied to aging building systems. Replacing failing HVAC units, outdated lighting, and deteriorated plumbing will reduce repair frequency, lower utility consumption, and minimize unplanned downtime during events. Updated electrical and mechanical components are more energy-efficient and require less routine maintenance, which decreases staff labor and parts costs. By extending the life of these facilities and stabilizing their core systems, the agency can shift from reactive, high-cost repairs to planned, predictable maintenance—resulting in meaningful operating savings over time.

6. Additional Information: Is there anything else that is useful to know about this project?

Many of the facilities included in this project are more than three decades old and are experiencing increasing system failures during peak event periods. Completing these improvements now reduces the risk of costly emergency repairs and prevents disruptions to major Fair and non-Fair events that rely on these spaces. The work also supports long-term campus modernization efforts, aligns with the agency's maintenance priorities, and protects the revenue generated from year-round facility rentals by ensuring the buildings remain safe, reliable, and fully operational.

7. Special Project Information (Energy Efficiency, Life and Safety, Legally Mandated, ADA Funding, and/or Prior Funding):

New Capital Justification for Ohio Expositions Commission
ALI C72305 FACILITY IMPRV/MODERNIZATN PLN, Capital Project 001

This project directly supports several priority areas. Many of the improvements enhance energy efficiency through upgraded lighting, modern HVAC components, and more reliable electrical systems that reduce utility use. The work also addresses life-safety needs, replacing aging systems that pose operational and safety risks during high-traffic events. Several buildings require ADA-related updates, including accessibility improvements and code-compliant fixtures, which will be incorporated into the project scope. These facilities have received limited prior funding in past capital cycles, and ongoing deterioration now makes these upgrades necessary to sustain safe, compliant, and energy-efficient operations across the campus.

**New Capital Justification for Ohio Expositions Commission
ALI C72312 EMER RENOVATIONS & EQUIP RPLCE, Capital Project 002**

1. List the project name and priority.

Building Renovations and Equipment Replacements. Priority 2.

2. Description: What is the purpose, dimension, components, capacity, and location of the project?

This project will address critical building renovations and equipment replacements across multiple facilities on the fairgrounds to improve functionality, safety, and operational reliability. Work will include upgrading aging mechanical, electrical, and plumbing systems; replacing outdated HVAC units; improving roofing and structural integrity; and renovating interior spaces to meet current building and energy codes. The project also includes replacement of essential facility equipment that has exceeded its useful life, such as overhead doors, lighting fixtures, and ventilation systems. These improvements will extend the service life of key buildings, enhance energy efficiency, and ensure the facilities remain fully operational and safe for year-round use and large-scale events.

3. Project Phasing: Can the project be completed and funded in phases?

Phasing not necessary.

4. Cost Estimate Methodology: What method is being used to estimate project costs?

The cost estimate was developed using vendor quotes, recent project data, and historical cost information from similar renovation and equipment replacement work on the fairgrounds. Estimates were based on building square footage, system specifications, and equipment capacity, with allowances included for demolition, installation, and contingency. This method provides a realistic projection of costs that reflects current market pricing, material availability, and labor rates, ensuring the estimate accurately represents anticipated project expenses.

5. Operating Cost Impact: What are the anticipated operating costs or savings associated with this project?

This project is expected to reduce operating and maintenance costs by replacing outdated building systems and equipment that are no longer efficient or reliable. New HVAC units, lighting, and electrical components will operate more efficiently, lowering utility consumption and minimizing service calls. Replacing aging infrastructure will also reduce emergency repair costs and downtime during events. Overall, the upgrades will improve energy efficiency, extend equipment life, and create more consistent and reliable operating conditions across multiple facilities.

6. Additional Information: Is there anything else that is useful to know about this project?

Many of the buildings targeted for renovation and equipment replacement are heavily used year-round for both fair and non-fair events and contain aging systems well beyond their expected service life. These improvements are essential to maintain safe, functional, and energy-efficient facilities that can reliably support ongoing operations and large-scale public use. The project aligns with the fairgrounds' long-term capital plan to modernize infrastructure, reduce maintenance costs, and ensure compliance with current building and energy standards.

7. Special Project Information (Energy Efficiency, Life and Safety, Legally Mandated, ADA Funding, and/or Prior Funding):

New Capital Justification for Ohio Expositions Commission
ALI C72312 EMER RENOVATIONS & EQUIP RPLCE, Capital Project 002

This project supports energy efficiency, life-safety, and code compliance objectives across multiple fairgrounds facilities. The replacement of outdated HVAC units, lighting, and electrical systems will improve energy performance and reduce overall consumption. Renovations will address life-safety concerns, including fire protection, ventilation, and electrical reliability, while ensuring all upgrades meet current building and ADA accessibility standards. The project aligns with state facility modernization goals and addresses deferred maintenance items identified through ongoing inspections and condition assessments.