Utah Department of Agriculture and Food and Utah State Fair Park

SPRY BUILDING REPLACEMENT PROGRAMMING
Site: Utah State Fairpark, approximately 175 North 1000 West

- Project Agencies: Utah Department of Agriculture & Food + Utah State Fair Park
- Project Scope: Office, Lab and Meeting Spaces for Both Agencies
- Site Requirements:
  - Utilities Relocation and Upgrade
  - Adequate Area to Construct Building & Parking
- Project Schedule: Programming started August 2016
EXISTING CONDITIONS

- Existing Structures To Be Demolished
- Landscaped Areas
- South Jordan River Parkway
- Proposed Building Footprint Option
SITE: UTAH STATE FAIRPARK

STRENGTHS

- Prominent location provides easy building identification and access.
- Mature trees along 1300 West, access to Fairpark amenities.

WEAKNESS

- Mature trees may need to be removed. Site utilities need to be relocated and replaced.
- Lower level of maintenance on surrounding structures. Site Class D to be used for seismic design.

OPPORTUNITIES

- Replacement of those existing structures may provide opportunities for reconfiguration and revenue generation.
- An agrarian styled new building would complement Fairpark.

CONSTRAINTS

- Joint use of a single facility by Department of Agriculture and Utah State Fairpark is limited; parking and site access at major Fairpark events.

- Public transportation, biking, and walking are alternate modes of transit during peak Fairpark utilization.

- Seasonal access to Meteorology and Parks Labs delivery may prove difficult - or site is at Congestion Main Fairpark Entrances.

- Site utilization during Fair (2 weeks) and with year round events may limit other access at times.

- Landscape amenities improvement and connectivity

- Setbacks to respect line of sight to existing historic structures.

- Other amenities within the Fairpark may be distracting and noisy at times.

- May spur future investment in Fairpark and neighborhood development.

- Site limits historic main pedestrian entry to the Fairpark.

- First in a series of re-routing and consolidation.

- Unique opportunity to redeploy parking into an event based and efficient access and maintenance for Fairpark.

- Property owner by State of Utah with lease to Utah State Fairpark.

- Cost of buildings demolition. Larger project cost to accommodate expanded program. Coordination with SHPO regarding historic structure demo.

- Potential partnerships between Department of Agriculture and Utah State Fairpark.

- Demolition cost for three existing structures. Additional square footage (18,700 sf) to replace program areas from demolished buildings.

Existing Use: Fairpark Revenue Generating Structures (3 @ 18,700 sf)

Ownership: Utah State under State Fairpark Lease

Suitability for Development: Good

Historic Considerations: Fairpark on National Register of Historic Places, Wasatch Building considered to be contributing (not listed)

Summary of Analysis: Utility re-routing, demolition of two buildings, coordination with State Historic Preservation Office (SHPO) and development of replacement space for Fairpark.
HISTORIC PROPERTIES RISK/MITIGATION STATEMENT

NATIONAL REGISTER OF HISTORIC PLACES

Listing(s)

Both the State Fairpark Site and the surrounding Fairpark neighborhood are listed on the National Register of Historic Places. The National Register of Historic Places includes resources that have historic, cultural, archaeological, or architectural significance at the local, state, or national level.

The Fairpark Site is listed on the National Register of Historic Places, under the historic name ‘Utah State Fair Grounds’. The listing was approved in 1981. The significance of the Fairpark property is at the state level. At the time of the listing (1981), there were 42 buildings/structures documented on the site and 27 of these contributed to the historic and/or architectural significance of the site. The other 15 buildings were, at the time, considered out of period (less than 50 years old) and/or did not have historic or architectural significance. Most, if not all, of these buildings are now over 50 years of age and would be considered contributory to the historical and architectural significance of the site.

Additionally, other changes have happened to the site in the ensuing 33 years since it was listed on the National Register. This includes the demolition of some contributing historic structures. From an age and integrity standpoint, the State Historic Preservation Office believes nearly all of the current buildings on the site are contributing historic structures.

Benefits/Impacts/Process

Listing on the National Register of Historic Places provides the opportunity for owners to receive federal and/or state tax credits for costs related to rehabilitation of the property. While a government entity cannot benefit from the tax credits, a master lease structure can be established where the tax credits are passed through to the lessee of the rehabilitated property.

Listing on the National Register alone does not restrict what a property owner may do with a property. It does not protect historic properties from alteration or demolition. However, Utah law requires state agencies and developers using state funds to take into account how their expenditures or undertakings will affect historic properties. They must also provide the State Historic Preservation Officer (SHPO) with a written evaluation of the project and an opportunity to comment. The Public Lands Policy Coordinating Office (PLPCO) is authorized under 43-8-404 to review comments made by SHPO and mediate disputes between a state agency and the SHPO.

<table>
<thead>
<tr>
<th>FAIRPARK BUILDING NO.</th>
<th>BUILDING NAME</th>
<th>GSF</th>
<th>Date of Constr.</th>
<th>Nat'l Register</th>
<th>DFCM BUILDING NO.</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Fairpark Admin.</td>
<td>5,700</td>
<td>1929</td>
<td>Listed</td>
<td>0464</td>
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<tr>
<td>2</td>
<td>Bonneville Bldg</td>
<td>9,760</td>
<td>1974</td>
<td></td>
<td>0465</td>
</tr>
<tr>
<td>31</td>
<td>Wasatch Building</td>
<td>3,249</td>
<td>c. 1965</td>
<td>Eligible/Contributing</td>
<td>7908</td>
</tr>
</tbody>
</table>

Existing Covered Parking
PROPOSED PLAN

PROPOSED BUILDING TOTAL: 67,900 GSF
UDAF: 56,500 GSF
Fair Park: 11,400 GSF
### AGGREGATE PROGRAM (GSF)

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
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</thead>
<tbody>
<tr>
<td>UDAF</td>
<td>55,081 sf</td>
<td>56,500 sf</td>
</tr>
<tr>
<td>FAIR PARK</td>
<td>18,709 sf</td>
<td>11,400 sf</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>73,790 sf</strong></td>
<td><strong>67,900 sf</strong></td>
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</table>
Programming effort to date has:

- Verified Space Needs for UDAF at 56,500 GSF
- Verified Space Needs for Fair Park at 11,400 GSF
- Managed Growth Projections to Ensure Planning for 40 Years
- Confirmed Unique Project Requirements
  - Weights and Measures (Seismic Slab Isolation & Lab Mechanical Systems)
  - Dry Labs (Ventilation and Services)
  - Secure Parking / Storage (Equipment Access & Security)
  - Conference Center
COST MODEL – AS LAST PRESENTED TO BUILDING BOARD (July 2016)

Establishing the Total Project Budget: $39,778,986

- Base Building for Department of Agriculture and Foods - $29,756,118
- Fair Park Replacement Space - $9,378,634
- Demolition Cost of Three Structures - $149,672
- Project Risks with Impacts on Budget
  - Utilities Rerouting $ 494,562 (includes site demo and surface improvement)
  - Preservation Approvals Process
  - Existing Site Available for Sale or Redevelopment
Establishing the Total Project Budget: $32,213,750 (decrease of $7,565,236)

- Construction Cost for Department of Agriculture - $19,899,573 (83%)
- Construction Cost for Fair Park - $4,075,816 (17%)
- Demolition Cost of Three Structures at Fair Park - $100,196
- Demolition of Existing Spry Building - $280,586
- Project Risks with Impacts on Budget
  - Utilities Modifications - $595,000 (includes site demo and surface improvement)
  - Soils Conditions Impacts
  - Preservation Approvals Process requires UDHA Coordination
NEXT STEPS

• Funding of $32,213,750 for Utah State Fair Park Site Location

• Proposed Schedule
  • Programming: August 2016 – November 2016
  • Design: April 2017 – December 2017
  • Construction: February 2018 – February 2019
MULTI-USE ARENA UPDATE
MULTI-USE ARENA UPDATE

• Demolition of old arena was completed by late August 2016
• Contractor mobilized equipment the week of September 19th 2016
• Construction on the new arena began on September 26th 2016
• Arena footings are scheduled to be poured this week
MULTI-USE ARENA UPDATE

- Progress Photos
MULTI-USE ARENA UPDATE

• Completion is on schedule for July 1, 2017
• Once completed the Fairpark will host the Days of ‘47 Rodeo, Fairpark rodeo, national and international equestrian events, motorized events monster truck shows, arena cross and other similar sporting events and live entertainment (concerts)
New event facilities once combined with existing space will lead to the attraction of larger events that have been constrained by the existing facilities small exhibition and meeting spaces. Those could include:

- Consumer and public shows
- Trade and industry shows
- Mid-level sized banquets
- Sales and auctions
- Festivals
- RV Rallies
• New opportunities
• Tracy Aviary west side campus: the Fairpark corporation is currently in conversation with the Board of Directors for Tracy Aviary with the intent to execute a long term lease for a portion of the Fairpark property.
• Tracy Aviary would build a new west side campus focused on conservation and would operate year around concessions for canoe and kayak rental. The program would be very similar to concessions along the Michigan river in downtown Chicago.
• The project has received tremendous support from the surrounding communities, Salt Lake City Corporation, the Jordan River coalition and several other community mined organizations.
Update on current renovation and beautification projects

<table>
<thead>
<tr>
<th>Requested infrastructure improvements (2017):</th>
<th>Cost:</th>
</tr>
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<tbody>
<tr>
<td>• Multipurpose Barn reroof &amp; water damage repair</td>
<td>$220,000</td>
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<tr>
<td>• Grand Building interior renovation</td>
<td>$600,000</td>
</tr>
<tr>
<td>• Deferred building door repairs and replacements</td>
<td>$95,000</td>
</tr>
<tr>
<td>• Deferred HVAC &amp; Exhaust repairs and replacements</td>
<td>$140,000</td>
</tr>
<tr>
<td>• Grand Building HVAC Deferred maintenance/upgrades</td>
<td>$114,000</td>
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<tr>
<td>• Food Court window replacements</td>
<td>$204,000</td>
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<tr>
<td>• Exterior lighting upgrades</td>
<td>$60,000</td>
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<tr>
<td>• Grand Building reroof</td>
<td>$306,850</td>
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<tr>
<td>• Show Ring roof replacement</td>
<td>$80,000</td>
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2016 Utah State Fair recap –

- Attendance: 250,000+ ticketed attendees up 4.7% over prior year
- 10,253 Competitive Exhibits and 4,264 Exhibitors
- Exceeded prior all time best revenue year on record (2008) for carnival and mid way attraction revenue
- Unfortunately the loss of the arena forced us to cancel all the activity scheduled in the arena.