



Utah Department of
Agriculture and Food
and Utah State Fair Park

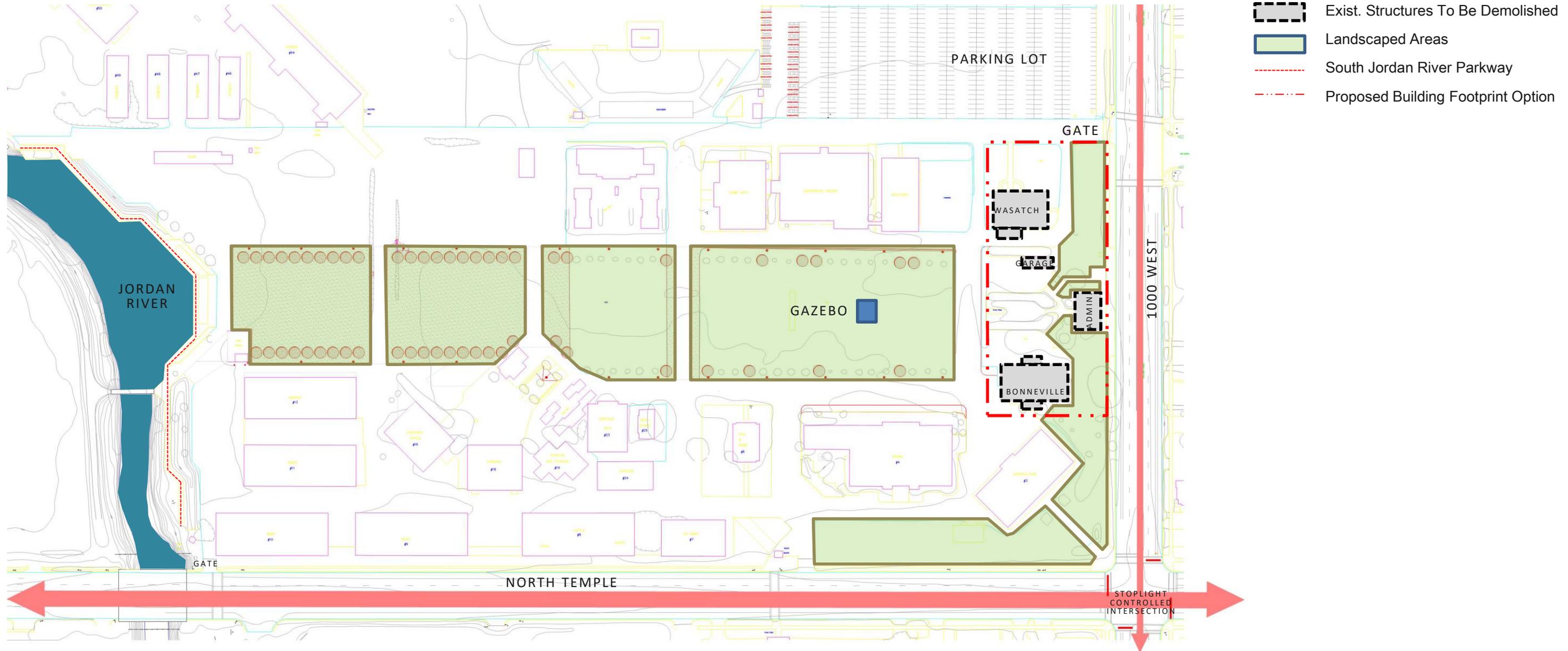
SPRY BUILDING REPLACEMENT
PROGRAMMING



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



SITE OPPORTUNITIES & CONSTRAINTS

SITE: UTAH STATE FAIRPARK



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.

	STRENGTHS	WEAKNESS	OPPORTUNITIES	CONSTRAINTS
<p>PHYSICAL/ ENVIRONMENTAL</p>	<p>Prominent location provides easy building identification and access. Mature trees along 1000 West, access to Fairpark amenities</p>	<p>Mature trees may need to be removed. Site utilities will need to be relocated and updated. Lower level of maintenance on surrounding structures. Site Class D to be used for seismic design.</p>	<p>Replacement of three existing structures may provide opportunities for collaboration and revenue generation. An agrarian styled new building would compliment Fairpark.</p>	<p>Joint use of a single facility by Department of Agriculture and Utah State Fairpark. Limited parking and site access at major Fairpark events.</p>
<p>PARKING/TRAFFIC</p>	<p>Abundant on site parking and well developed pedestrian routes. Access to public transportation along North Temple and 1000 West, and to I-80 & Legacy Parkway.</p>	<p>Moderate traffic noise and vibration.</p>	<p>Public transportation, biking, and walking are alternate modes of transit during peak Fairpark utilization.</p>	<p>Seasonal access to Metrology and Fuels Labs delivery may prove difficult - as site is at congested Main Fairpark Entrance.</p>
<p>AMENITY SPACE</p>	<p>Amenities on site in the form of mature trees, and landscaped areas, as well as access to Jordan River Trail and Northwest Recreation Center.</p>	<p>Site utilization during Fair (2 weeks) and with year round events may limit easy visitor access at times.</p>	<p>Landscape amenities improvement and connectivity</p>	<p>Setbacks to respect line of sight to existing historic structures.</p>
<p>ADJACENT USES</p>	<p>Proximity to Depts. of Natural Resources, Environmental Quality, and Human Resource Management. Nearby restaurants. Within minutes to downtown and Capital Hill.</p>	<p>Other amenities within the Fairpark may be distracting and noisy at times.</p>	<p>May spur future investment in Fairpark and neighborhood development. Site limits historic main pedestrian entry to the Fairpark.</p>	
<p>SITE SERVICES</p>	<p>Properly sized utility lines on site and immediately adjacent to building site. Re-route location consistent with Fairpark Master Plan.</p>	<p>Cost of site utilities re-routing and consolidation.</p>	<p>Site utility consolidated a benefit. New Utility corridor will ease of access and maintenance for Fairpark.</p>	<p>Long runs back to primary streets.</p>
<p>COST CONSIDERATIONS</p>	<p>Property owner by State of Utah with lease to Utah State Fairpark.</p>	<p>Cost of buildings demolition. Larger project cost to accommodate expanded program. Coordination with SHPO regarding historic structures demo.</p>	<p>Potential partnerships between Department of Agriculture and Utah State Fairpark.</p>	<p>Demolition cost for three existing structures. Additional square footage (18,700 sf) to replace program areas from demolished buildings.</p>

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 9-8-404 to review comments made by SHPO and mediate disputes between a state agency and the SHPO.

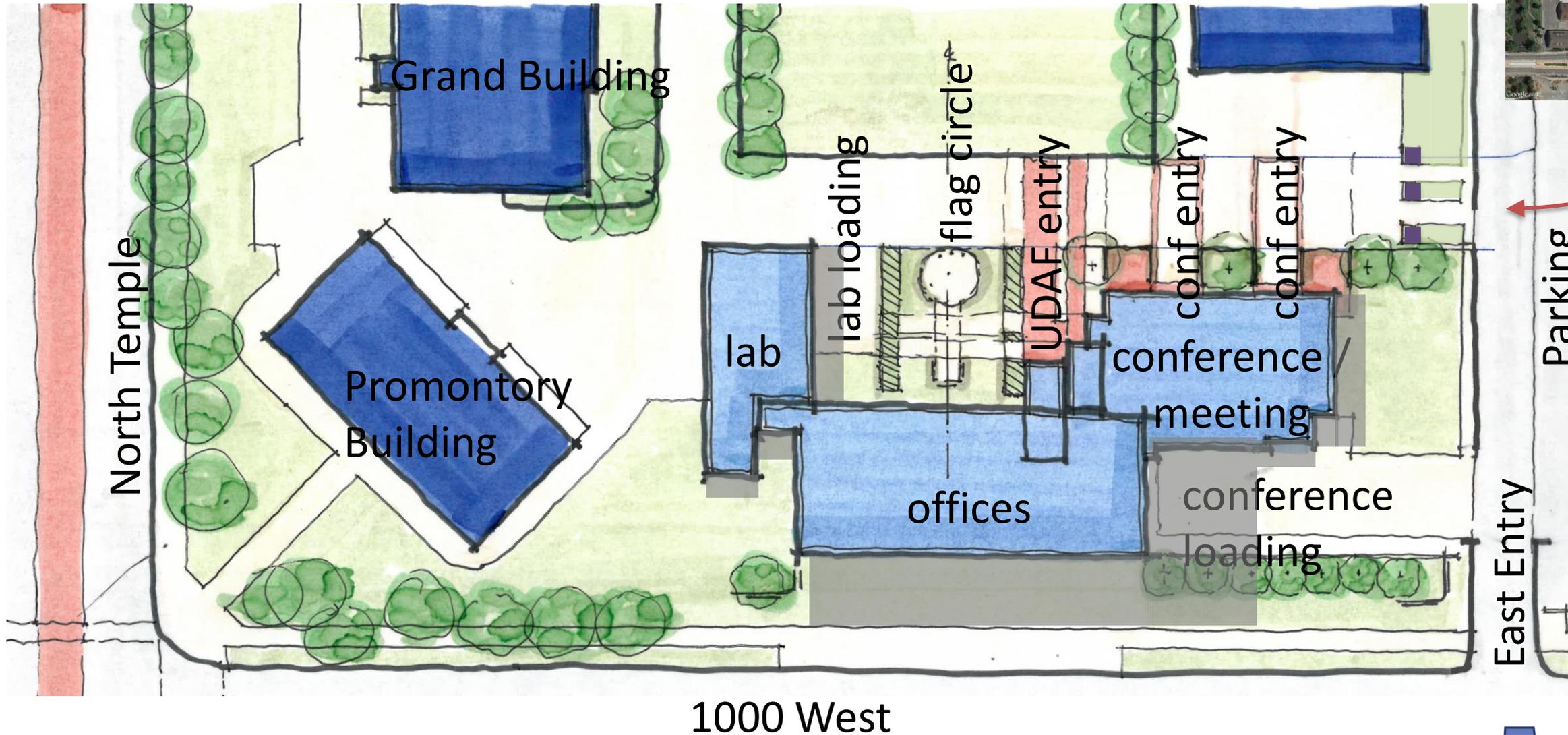
FAIRPARK BUILDING NO.	BUILDING NAME	GSF	Date of Constr.	Nat'l Register	DFCM BUILDING NO.
1	Fairpark Administration	5,700	1929	Listed	0464
2	Bonneville Bldg	9,760	1974		0465
31	Wasatch Building	3,249	c. 1965	Eligible/Contributing	7903



PROPOSED PLAN

PROPOSED PLAN

PROPOSED BUILDING TOTAL: 67,900 GSF
UDAF: 56,500 GSF
Fair Park: 11,400 GSF



AGGREGATE PROGRAM (GSF)

	EXISTING	PROPOSED
UDAF	55,081 sf	56,500 sf
FAIR PARK	18,709 sf	11,400 sf
TOTAL	<i>73,790 sf</i>	<i>67,900 sf</i>

CONFIRMING THE CBE

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

COST MODEL – COMBINED CURRENT FOR UDAF + FAIR PARK

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



Utah state fairpark

MULTI-USE ARENA UPDATE



Utah state fairpark

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

Utah state fairpark

MULTI-USE ARENA UPDATE



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Utah state fairpark



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)

Utah state fairpark



Department of Agriculture Building w/Expo space

- New event facilities once combined with existing space will lead to the attraction of larger events that have been constrained by the existing facilities. Those facilities include:

Those could include:

- Consumer and public shows
- Trade and industry shows
- Mid-level sized banquets
- Sales and auctions
- Festivals
- RV Rallies



Utah state fairpark

- 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.



Utah state fairpark



Update on current renovation and beautification projects

Requested infrastructure improvements (2017):	Cost:
• Multipurpose Barn reroof & water damage repair	\$220,000
• Grand Building interior renovation	\$600,000
• Deferred building door repairs and replacements	\$95,000
• Deferred HVAC & Exhaust repairs and replacements	\$140,000
• Grand Building HVAC Deferred maintenance/upgrades	\$114,000
• Food Court window replacements	\$204,000
• Exterior lighting upgrades	\$60,000
• Grand Building reroof	\$306,850
• Show Ring roof replacement	\$80,000

Utah state fairpark



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.



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