

CRSA



SPRY BUILDING REPLACEMENT

AT THE UTAH STATE FAIR PARK

MIXED USE BUILDING W/EXPO SPACE

- The new building will provide the Fairpark with a year around tenant bringing visitors to the Fairpark daily. The increased traffic and activity will help the Fairpark to secure other full time tenants.
- The investment in the Fairpark property along with the new Multi Purpose arena will provide added incentive for further development of strategic parcels of the property and the surrounding community.

**SPRY BUILDING
REPLACEMENT**

AT THE UTAH STATE FAIR PARK

MIXED USE 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 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

**SPRY BUILDING
REPLACEMENT**

AT THE UTAH STATE FAIR PARK

SPRY EXISTING CONDITIONS

- Structural deficiencies
- Space deficiencies
- Thermal performance issues invalidate testing results
- Lack of building-wide security
- Water leaks impede work, space use
- Poor building ventilation systems re-circulate motor fuels lab odors
- Dearth of sound isolation
- Building entry non-ADA accessible

**SPRY BUILDING
REPLACEMENT**

AT THE UTAH STATE FAIR PARK

PROGRAMMING UPDATE

- Analyzed Fair Park site conditions, from utilities to IT
- Built a program that allows for joint use spaces to cut total space need
- Understand impacts of year round event planning and Fair Park site utilization

**SPRY BUILDING
REPLACEMENT**

AT THE UTAH STATE FAIR PARK

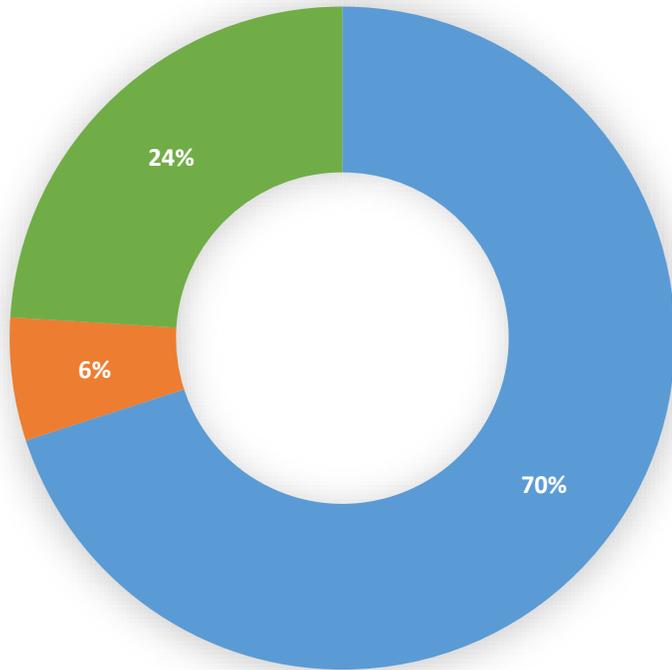
PROGRAMMING UPDATE

- Completed a Space Needs and Growth Projections Analysis
- Confirmed Organizational Requirements and Lab Protocol
- Complete Geotechnical Analysis of soils condition on both sites
- Confirmed CBE costs through professional cost estimator
- Test fit new Spry Building on Fair Park site

**SPRY BUILDING
REPLACEMENT**

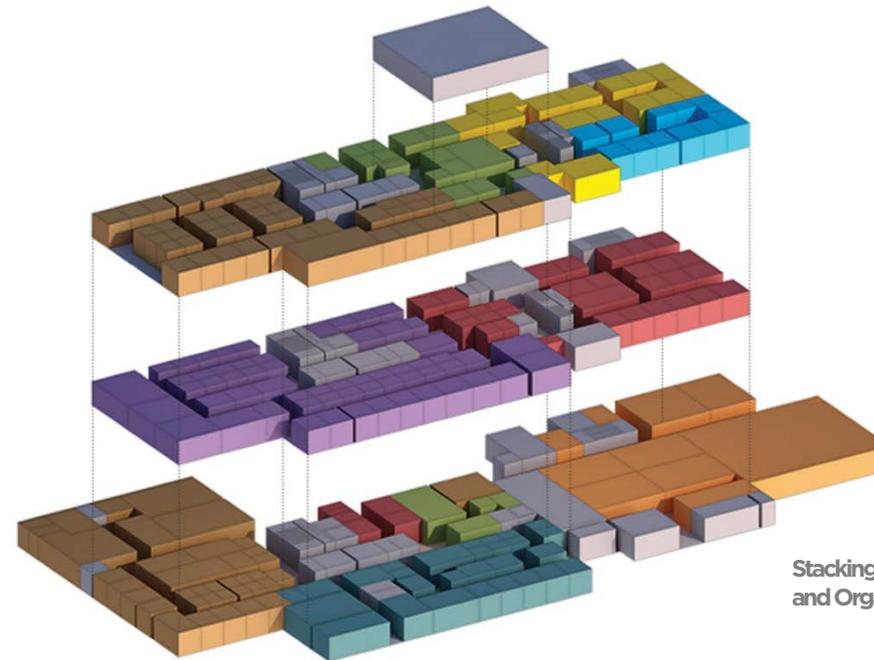
AT THE UTAH STATE FAIR PARK

Program Distribution



■ UDAF ■ FAIR PARK ■ SHARED

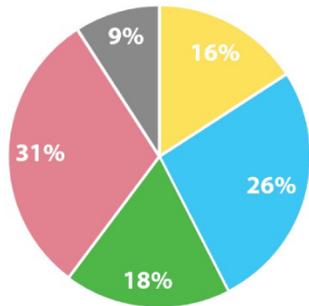
ADMINISTRATION	4,890nsf
ADMINISTRATIVE SERVICES	2,508nsf
ANIMAL INDUSTRY	4,091nsf
PLANT INDUSTRY	6,680nsf
REGULATORY SERVICES	11,400nsf
MARKETING/DEVELOPMENT	1,306nsf
FAIR PARK	3,978nsf
CONFERENCE CENTER	7,305nsf
BUILDING SERVICES	<i>included in above</i>



Stacking Diagram: Division Size and Organization

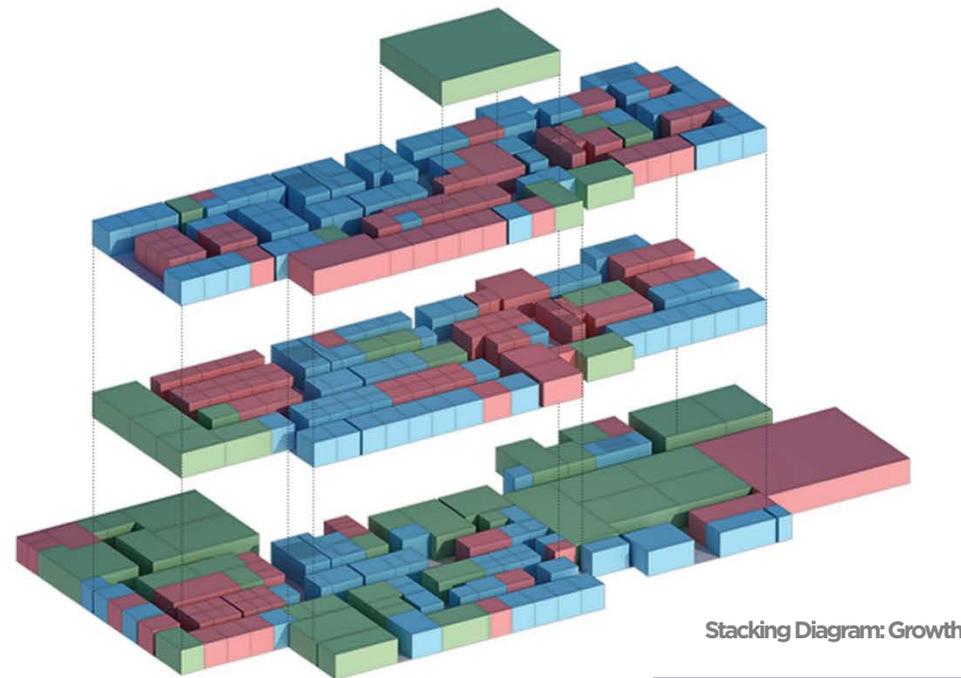
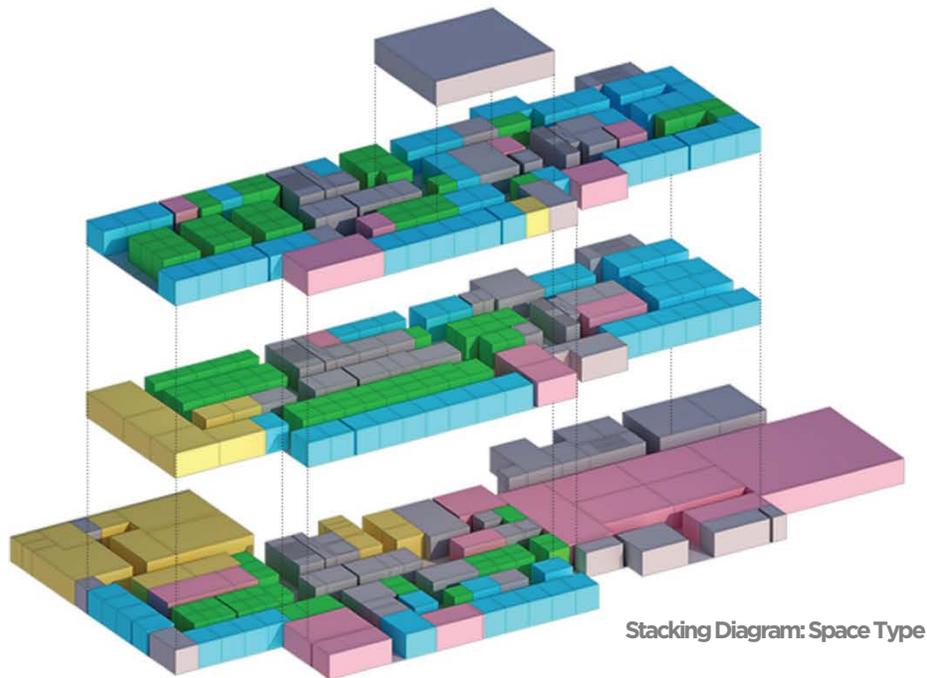
SPRY BUILDING REPLACEMENT
AT THE UTAH STATE FAIR PARK

PROGRAMMING UPDATE



LAB	6,679nsf
PRIVATE OFFICE	11,230nsf
OPEN OFFICE	7,476nsf
GROUP	12,930nsf
OTHER	3,843nsf

EXISTING SPACES	17,424nsf
<i>Spaces that exist in the current UDAF/Fair Park buildings and will be recreated in the new building.</i>	
EXPANDED SPACES	13,956nsf
<i>Spaces that exist in the current UDAF/Fair Park buildings but will be significantly altered or expanded in the new building.</i>	
GROWTH SPACES	10,778nsf
<i>Spaces that do not exist in the current UDAF/Fair Park buildings but will be added in the new building.</i>	



SPRY BUILDING REPLACEMENT
AT THE UTAH STATE FAIR PARK



NEW SPRY BUILDING

**SPRY BUILDING
REPLACEMENT**
AT THE UTAH STATE FAIR PARK

PROGRAMMING UPDATE

- Completed a Space Needs and Growth Projections Analysis
- Confirmed Organizational Requirements and Lab Protocol
- Test fit new Spry Building on Fair Park site

**SPRY BUILDING
REPLACEMENT**

AT THE UTAH STATE FAIR PARK

WITH FY 2018 FUNDING APPROVAL:

PROGRAMMING

2016-17

BUILDING DESIGN

4-12/2017

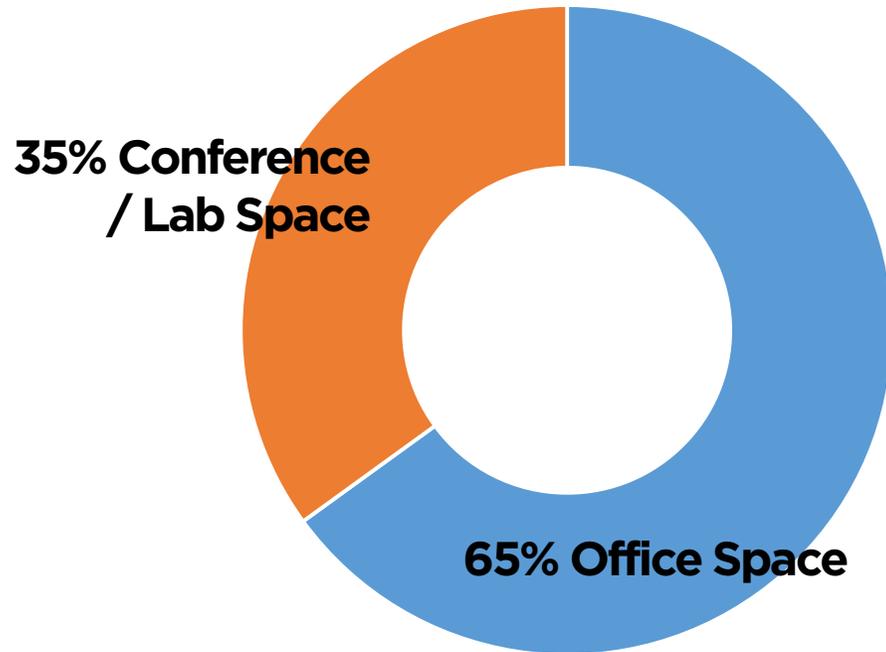
BUILDING CONSTRUCTION

1/2018-3/2019

SPRY BUILDING REPLACEMENT

AT THE UTAH STATE FAIR PARK

CONSTRUCTION COST COMPARISON



Utah Average Construction Cost

- Conference | Lab Space \$365/sf
- Office Space \$179/sf
- Average Cost \$242/sf

Spry Building Construction Estimate

- Average Cost \$258/sf*
- *Factors: Smaller building than average, state construction and building performance standards
- *These figures do not include escalation & contingency costs included in budget

**SPRY BUILDING
REPLACEMENT**

AT THE UTAH STATE FAIR PARK

PROGRAM CONFIRMED PROJECT BUDGET

Construction Cost	\$23,975,389
Facility	20,929,214
Site	1,231,603
Utility	530,125
High Performance	354,316
Demo & Infill	930,131
Soft Cost	\$8,238,361
Planning/Design	2,136,925
FF&E	2,346,624
Information Technology	950,600
Utah 1% for Arts	239,754
Testing/Inspection	271,322
Commissioning/Occupancy	710,000
Contingency	1,137,185
Other Costs	445,951
TOTAL COST	\$32,213,750

**SPRY BUILDING
REPLACEMENT**

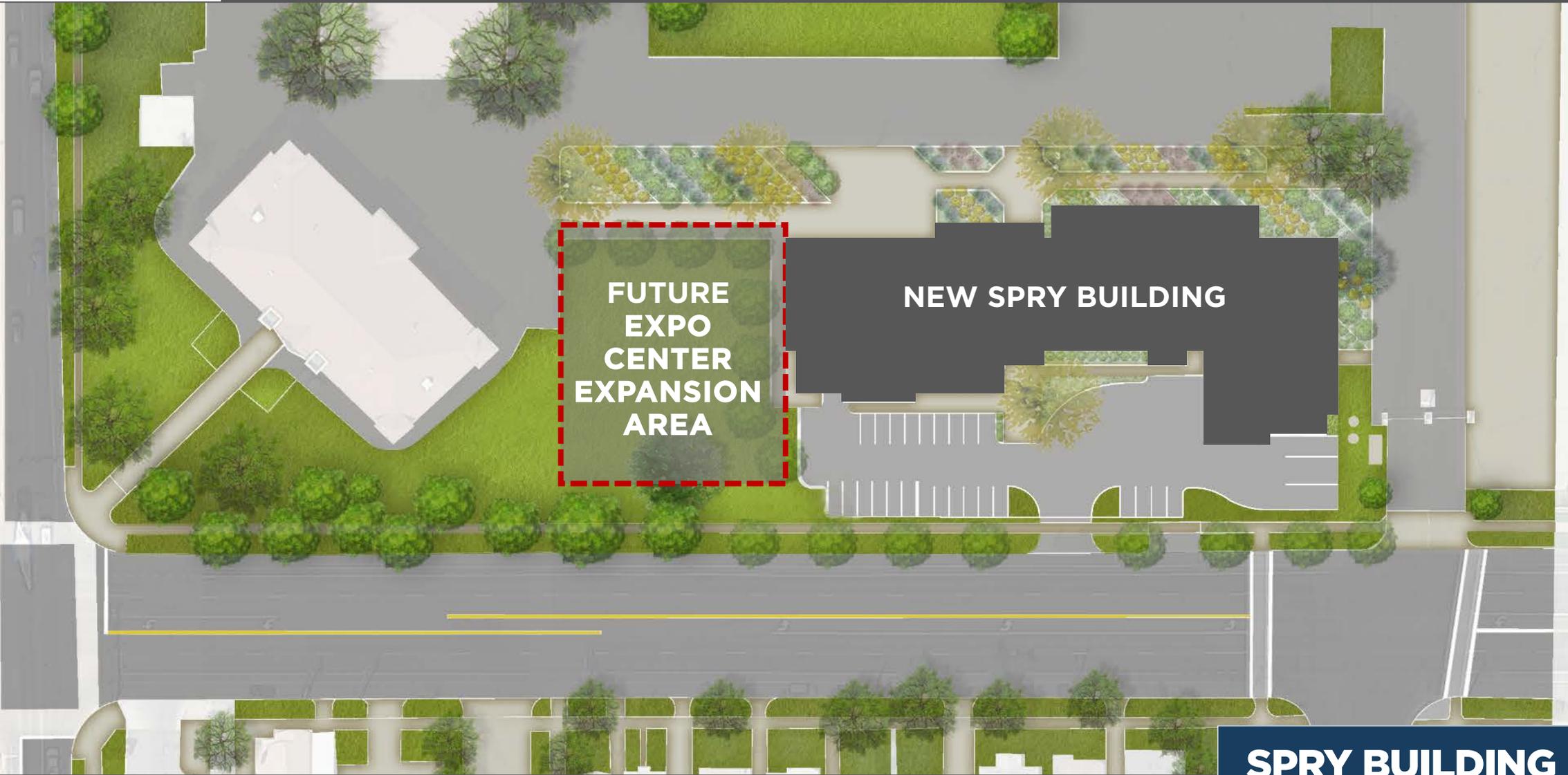
AT THE UTAH STATE FAIR PARK



- Accommodate program function and growth needs for UDAF and Fair Park
- Aid UDAF thru heightened visibility within an agricultural context
- Aid Utah State Fair Park with new gateway facility replacing aging facilities
- Joint benefit of a shared conference center and meeting space
- Craft the Spry Building to aesthetically represent the importance of agriculture to the State of Utah

**SPRY BUILDING
REPLACEMENT**

AT THE UTAH STATE FAIR PARK



**FUTURE
EXPO
CENTER
EXPANSION
AREA**

NEW SPRY BUILDING

**SPRY BUILDING
REPLACEMENT**

AT THE UTAH STATE FAIR PARK

CRSA



SPRY BUILDING REPLACEMENT

AT THE UTAH STATE FAIR PARK