SPRY BUILDING REPLACEMENT
AT THE UTAH STATE FAIR PARK
• 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.
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 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
• 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
- 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
PROGRAMMING UPDATE

Program Distribution

- UDAF
- FAIR PARK
- SHARED

Stacking Diagram: Division Size and Organization

- ADMINISTRATION: 4,890 sf
- ADMINISTRATIVE SERVICES: 2,508 sf
- ANIMAL INDUSTRY: 4,091 sf
- PLANT INDUSTRY: 6,680 sf
- REGULATORY SERVICES: 11,400 sf
- MARKETING/DEVELOPMENT: 1,300 sf
- FAIR PARK: 3,078 sf
- CONFERENCE CENTER: 7,365 sf
- BUILDING SERVICES: included in above

SPRY BUILDING REPLACEMENT
AT THE UTAH STATE FAIR PARK
PROGRAMMING UPDATE

Stacking Diagram: Space Type

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

Stacking Diagram: Growth

- EXISTING SPACES: 17,424sf
  Spaces that exist in the current UDAF/Fair Park buildings and will be recreated in the new building.

- EXPANDED SPACES: 13,956sf
  Spaces that exist in the current UDAF/Fair Park buildings but will be significantly altered or expanded in the new building.

- GROWTH SPACES: 10,771sf
  Spaces that do not exist in the current UDAF/Fair Park buildings but will be added in the new building.
PROGRAMMING UPDATE

SPRY BUILDING REPLACEMENT
AT THE UTAH STATE FAIR PARK
- Completed a Space Needs and Growth Projections Analysis
- Confirmed Organizational Requirements and Lab Protocol
- Test fit new Spry Building on Fair Park site
PROJECT SCHEDULE

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
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
## PROGRAM CONFIRMED PROJECT BUDGET

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<tr>
<th>Item</th>
<th>Cost</th>
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<tbody>
<tr>
<td><strong>Construction Cost</strong></td>
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<td><strong>TOTAL COST</strong></td>
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• 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
NEW SPRY BUILDING
FUTURE EXPO CENTER EXPANSION AREA
NEW SPRY BUILDING

SPRY BUILDING REPLACEMENT
AT THE UTAH STATE FAIR PARK

PROGRAMMING UPDATE

SPRY BUILDING REPLACEMENT
AT THE UTAH STATE FAIR PARK
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