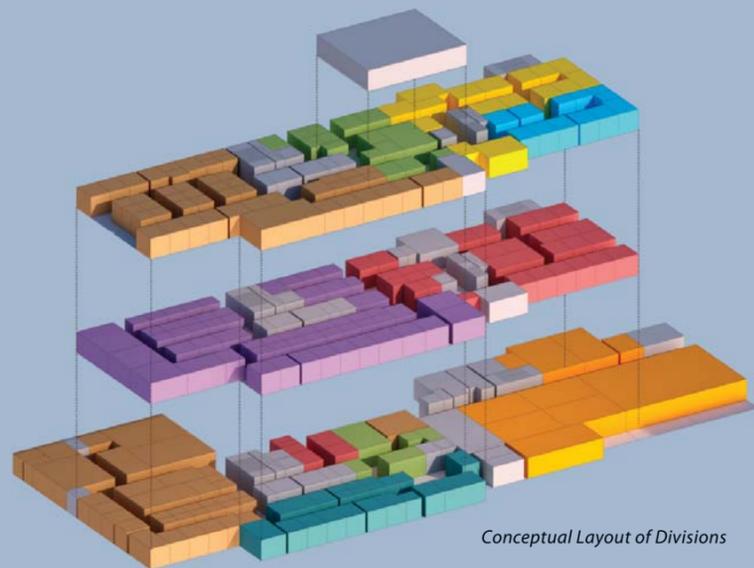




Conceptual Rendering of Lobby



Conceptual Layout of Divisions

SPACE SUMMARY

	Executive Administration	4,300
	Division of Administrative Services	2,508
	Division of Animal Industry	4,139
	Division of Plant Industry & Conservation	6,886
	Division of Regulatory Services / Weights & Measures Labs	11,356
	Division of Marketing & Economic Development	2,155
	Utah State Fair Park Administration	2,558
	Shared Conference Space	7,105
	Building Support	7,590
Total Net Square Feet		47,748



CRSA

UTAH DEPARTMENT OF AGRICULTURE & FOOD

UTAH STATE FAIR PARK

NEW WILLIAM SPRY BUILDING



CRSA

PROMOTE, CONSERVE, PROTECT.

► PROJECT SUMMARY

The Department of Agriculture and Food serves in the areas of promotion, conservation, and protection of the State's food and natural resources. It provides crucial services, such as fuel inspection and livestock registration, without which many day-to-day operations across the state could not function.

Having spent 35 years in its existing location, the Department is in great need of new space. Seismic instability, lack of growth capacity, and poor laboratory conditions define a building that is growing increasingly unusable and unsafe.

Beyond addressing essential use criteria, the move to a new building will also open the door to new opportunities for the Department, including expanding its range of services, allowing greater efficiency in daily functions, and establishing a strategic partnership with the Utah State Fair Park.

► EXISTING FACILITY

Built in 1980, the existing William Spry building is functioning both past the age and outside the intent for which it was designed. In 2015, a Building Evaluation and Seismic Study were performed which revealed a number of deficiencies in the current space:

- Lack of shear bracing resulting in a high risk of structural damage and life-threatening injury should a seismic event occur
- Thermal performance issues frequently invalidating lab testing results
- Lack of building-wide security
- Water leaks that are damaging to building infrastructure and are costly to address
- Poor building ventilation systems re-circulate lab odors and pose a life-safety concern
- Dearth of sound isolation poses risk of sharing secure/private information
- Entry ramp is not ADA compliant
- Undersized meeting and conference space forces certain events to occur off-site



Proposed Site & Demolition ▲

Conceptual Site Plan ►

"I believe the best is yet to come for our state and the thousands of family-run farms in Utah."

—Gary R. Herbert,
Utah Governor

► PARTNERSHIP OPPORTUNITIES

A series of studies and meetings between the Department of Agriculture and Food and the Utah State Fair Park have identified a unique opportunity for joint use of a new building on the Fair Park Campus.

This partnership aids the Department of Agriculture by giving them heightened visibility within an agricultural context and allows them to transition buildings without having to wait for the old Spry Building to be torn down.

The partnership also benefits the Fair Park by giving them an anchor tenant at a key location within their campus, and the demolition and replacement-in-kind of three aging buildings.

A further joint benefit to both parties is the creation of a shared conference center. The space will be superior in quality to the current Fair Park event spaces at the Bonneville Building, and it will be more consistently and fully utilized than if it just belonged to the Department of Agriculture.



Water Damage



Make-shift Labs



Lack of Storage



Conceptual Rendering

► PROGRAM GROWTH & JUSTIFICATION

The Department of Agriculture and Food (UDAF) housed in the current William Spry Building is comprised of Executive Administration and the Divisions of Administrative Services, Plant Industry and Conservation, Regulatory Services, Marketing and Economic Development, and Animal Industry. In its role as both protector and promoter of state resources, the Department provides a range of integral services which many across the state depend on daily.

A number of UDAF's functions, such as the Utah's Own Program and fuel and food inspections, are tied to the growth and development of the state as a whole. The state's growth means new facilities and thus new inspections and registrations. As the population of Utah is expected to double by 2050, and as the new building's life-cycle will overlap that time frame, around 70 new

staff will need to be accounted for within the lifetime of the new building. The Utah State Fair Park, too, has goals and needs which would be greatly aided by a new building. Tasked with both representing and expanding the State's agrarian markets, and remaining financially solvent, the Fair Park will be served by the William Spry Building by: receiving expanded administrative space, gaining access to updated event space, having a heightened sense of presence along 1000 West, and opening an avenue by which to bring the 21st Century to the Fair.

Pending Legislative funding, an approximate design and construction schedule may be:

- Design: May 2017 - February 2018
- Bidding & Negotiations: February - March 2018
- Construction: March 2018 - May 2019
- Move-in: June 2019

ESTIMATED PROJECT BUDGET

Construction Costs	\$23,190,913
Facility	20,426,143
Site	1,206,521
High Performance Building	792,033
Other Costs	766,217
Soft Costs	\$6,231,230
Planning/Design	1,753,977
Information Technology	702,000
Utah 1% for Arts	231,909
Testing/Inspection	245,600
Commissioning/Occupancy	390,000
Contingency	1,091,362
Other Costs	226,381
Total Cost	\$29,422,144

Note: This estimate is current through 90% completion of the Programming Phase.