

Utah Department of Agriculture and Food

**SPRY BUILDING REPLACEMENT
IGGA PRESENTATION, FEBRUARY 2018**



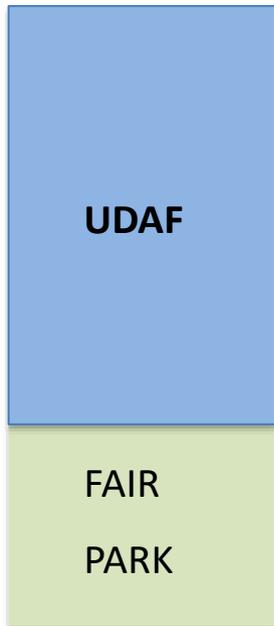
CRSA

New Site, New Partnerships

- The Fair Park chose to no longer be a component of this project.
 - The program elements, including the previous Expo Space, have been adjusted in the new CBE.
 - The previous site was on the Fair Grounds; the new site will be near the existing Spry building.
- With the removal of the Fair Park, new opportunities open up including:
 - Consolidating multiple agencies together with UDAF in a new building
 - Retiring 2 existing leases and 2 old buildings which have served past their useful life
- Project Schedule: Programming started August 2016, Design Pending Funding

2016 CBE:

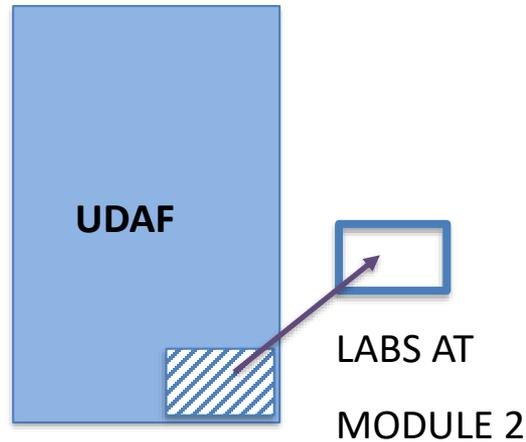
\$32,213,750



Scenario One

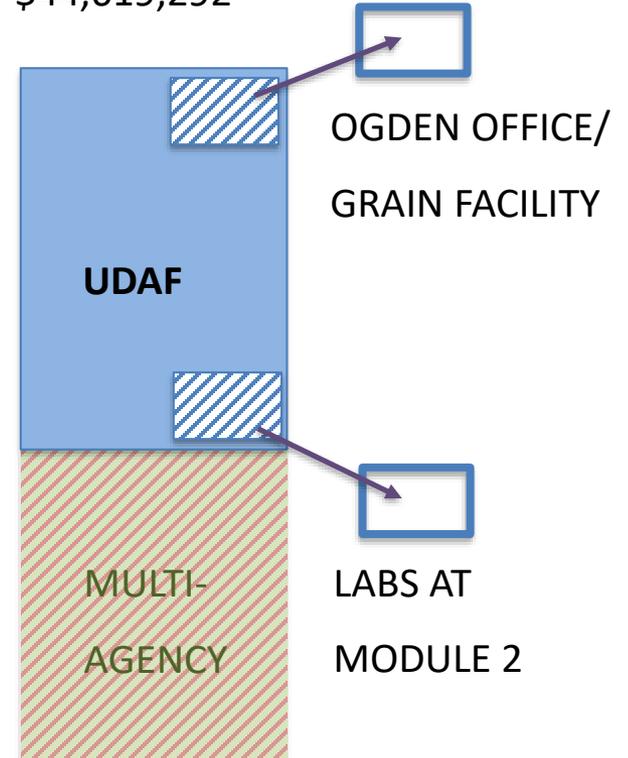
UDAF ONLY:

\$25,688,069

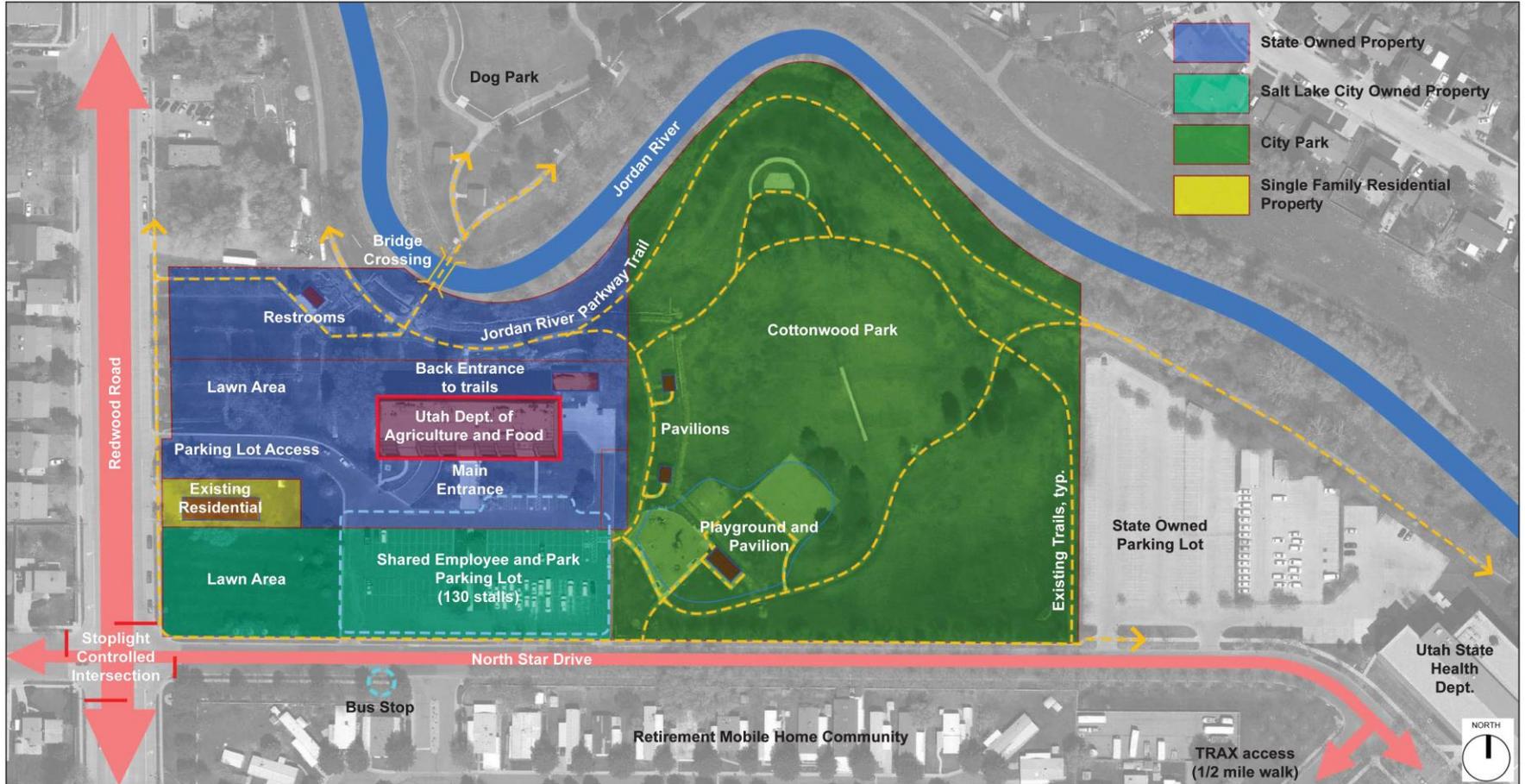


Scenario Two

UDAF + Multi-Agency +
Ogden Upgrade:
\$44,619,292



SCENARIO 1 – UDAF ONLY



EXISTING SITE OF WILLIAM SPRY BUILDING AT REDWOOD ROAD

SCENARIO 1 – UDAF ONLY



PROPOSED SITE OF NEW WILLIAM SPRY BUILDING AT REDWOOD ROAD

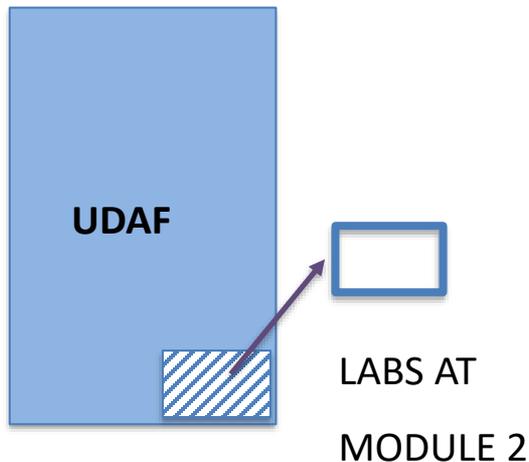
WHERE DOES THE PROJECT SIT WITHOUT THE FAIR PARK?

- With the departure of the Fair Park as a project component, a number of changes result:
 - The Project Site must necessarily change. A site near the existing Spry building on Redwood Road has already been studied as a possible location.
 - 11,400 sf estimated at \$3,551,600 construction cost has been removed/freed up in the current Spry Program.
 - This reduction can be used to either reduce the UDAF request or used to expand the scope of the UDAF request to include other agencies.

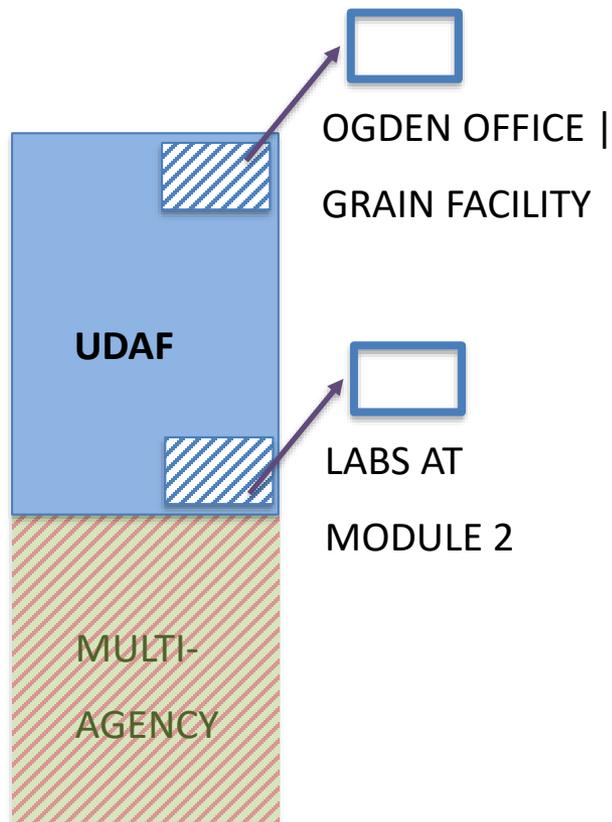
UDAF AS SOLE TENANT OF NEW FACILITY + PORTION OF LABS MOVED TO UNIFIED LABS MODULE 2 FACILITY

- There is currently some underutilized lab space at the Unified State Labs Module 2, third floor. The Plant Labs and Motor Fuels Lab components of UDAF could move to this space, requiring only remodel costs instead of new construction costs.
- 6,400 sf of lab space could be moved to Module 2, reducing costs from \$370/sf to \$50/sf for a facility construction cost savings of \$2,024,750.
- 49,600sf, estimated at \$17,871,499 facility construction cost would be needed for the rest of UDAF.

UDAF in a Spry Bldg Replacement	\$ 17,528,249
UDAF Module 2 Renovation	\$ 343,250
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TOTAL CONSTRUCTION	\$ 17,871,499
<i>TOTAL PROJECT REQUEST</i>	<i>\$ 25,688,069</i>



UDAF + MULTI-AGENCY TENANTS IN NEW BUILDING + OGDEN FACILITY UPGRADE TO HOUSE SOME UDAF EMPLOYEES



- UDAF SLC Office for 128 employees
- UDAF will utilize Module 2 of the State Unified Labs to accommodate some lab components
- UDAF Ogden Regional Office – 24 UDAF employees could join 9 current employees
- Upgrade existing Ogden Grain Facility – 6,856 gsf office plus 28,600 gsf grain sampling facility

EXISTING OGDEN GRAIN GRADING FACILITY

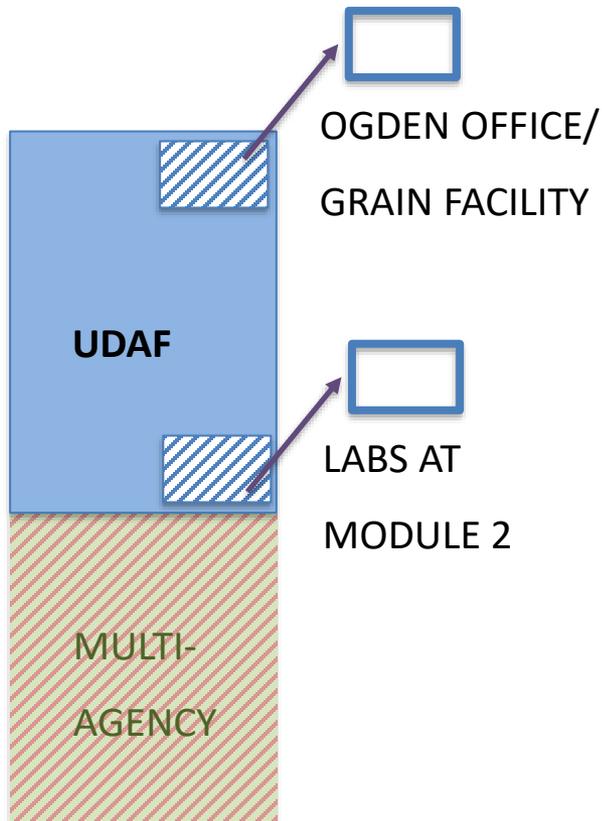
- 6,850 sf office/lab + 28,600sf shed each constructed nearly 100 years ago.
- Significant building issues including costly repair/remediation and inefficient space layout
- Inefficient and dangerous site access issues involving large equipment and nearby residential community



EXISTING OGDEN GRAIN GRADING FACILITY SITE



UDAF + MULTI-AGENCY TENANTS IN NEW BUILDING



- UDAF can share a facility and optimize State expenditure by creating a Multi-agency building
 - **Children with Special Health Needs** 17,577 gsf, 47 employees
 - **Prism Group**, currently leasing 12,915 gsf, 35 employees
 - **Multi-Agency programs** total 30,492 gsf equals \$9,158,093 in facility construction cost.

DEFERRED LEASE SAVINGS

Utah Department of Health – Children with Special Health Care Needs
Currently at the University of Utah with an expiring land lease

47 employees – 17,577 GSF

Deferred lease cost:

- 10 year lease average \$433,228 per year
- 10 Year lease expense \$4,332,281
- Lessee portion of T.I. costs \$527,310
- Total cost deferment for 10 years \$4,859,591

Utah Department of Health – Prism Group

Currently at the Dan Jones Building with an expiring land lease

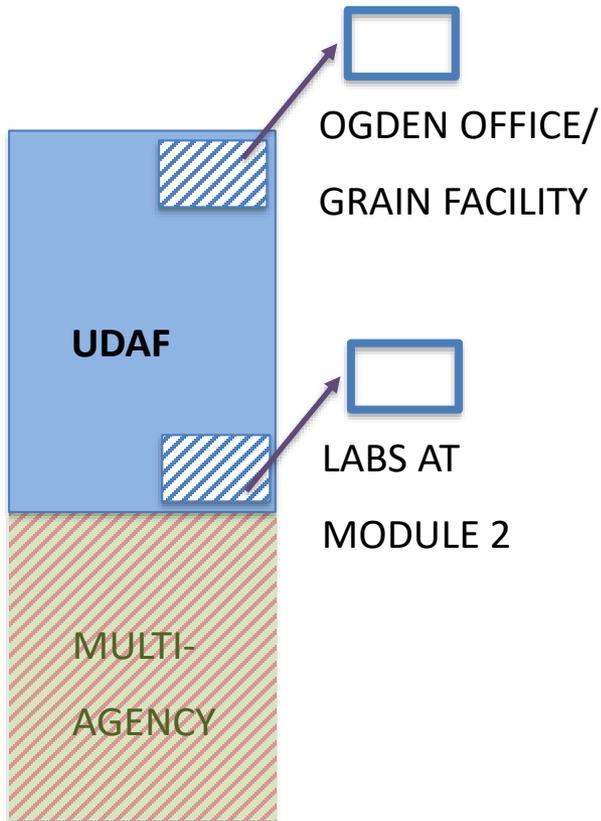
35 employees – 12,915 GSF

Deferred lease cost:

- 10 year lease average \$318,322 per year
- 10 Year lease expense \$3,183,217
- Lessee portion of T.I. costs \$387,450
- Total cost deferment for 10 years \$3,570,667

Total 10 year deferred cost for both programs \$8,430,228

UDAF + MULTI-AGENCY TENANTS IN NEW BUILDING



UDAF Spry Bldg Replacement	\$16,787,535
UDAF Module 2 Renovation	\$ 343,250
UDAF Ogden Upgrade	\$ 6,495,499
Multi-Agency Offices	\$ 9,158,093

TOTAL CONSTRUCTION	\$ 32,784,377
TOTAL PROJECT REQUEST	\$ 44,619,292

SUMMARY OF OPTIONS

	SCENARIO 1	SCENARIO 2
WHO:	UDAF + LABS AT USL MODULE 2	UDAF + USL 2 + MULTI-AGENCY + OGDEN UPGRADE
SIZE:	56,000 gsf	109,156 gsf
EMPLOYEE COUNT:	141 + 11 = 152	118 + 11 + 47 + 35 + 40 = 251
SITE:	REDWOOD ROAD + USL MOD 2	REDWOOD ROAD + USL MOD 2 + OGDEN
PROJECT COST:	\$25,688,069	\$44,619,292

NEXT STEPS

SCENARIO ONE: UDAF + Module 2

Total Request: \$25,688,069

PROPOSED SCHEDULE

- Design: June 2018 – December 2018
- Construction: April 2019 – March 2020

**SCENARIO TWO: UDAF + Module 2 +
Multi-Agency + Ogden Upgrade**

Total Request: \$44,619,292

PROPOSED SCHEDULE

- Design: June 2018 – February 2019
- Construction: May 2019 – August 2020



CRSA

ARCHITECTURE
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SUMMARY OF OPTIONS

	SCENARIO 1	SCENARIO 2	ADD 1: OGDEN REPLACEMENT	ADD 2: OGDEN REMODEL
WHO:	UDAF + LABS AT USL MODULE 2	UDAF + MULTI-AGENCY	OGDEN FACILITY ON NEW SITE	OGDEN FACILITY AT CURRENT SITE
SIZE:	56,000 sf	82,600 sf	25,860	25,860
EMPLOYEE COUNT:	141 + 11 (152)	152+ 47 + 35 (234)	40	40
SITE:	REDWOOD ROAD + USL MOD 2	REDWOOD + MOD 2	OGDEN NEW SITE	OGDEN EXISTING SITE
PROJECT COST:	\$25,688,069	\$36,484,992	\$14,045,122	\$8,661,154
			SCENARIO 2 + ADD 1: \$49,263,158	SCENARIO 2 + ADD 2: \$44,619,292