

Spanish Fork City

PUBLIC WORKS BUILDING

City Council Work Session

July 07, 2026

BLALOCK
+ PARTNERS



AGENDA

- 1

PLANS

- 2

INDUSTRIAL CONTEXT

- 3

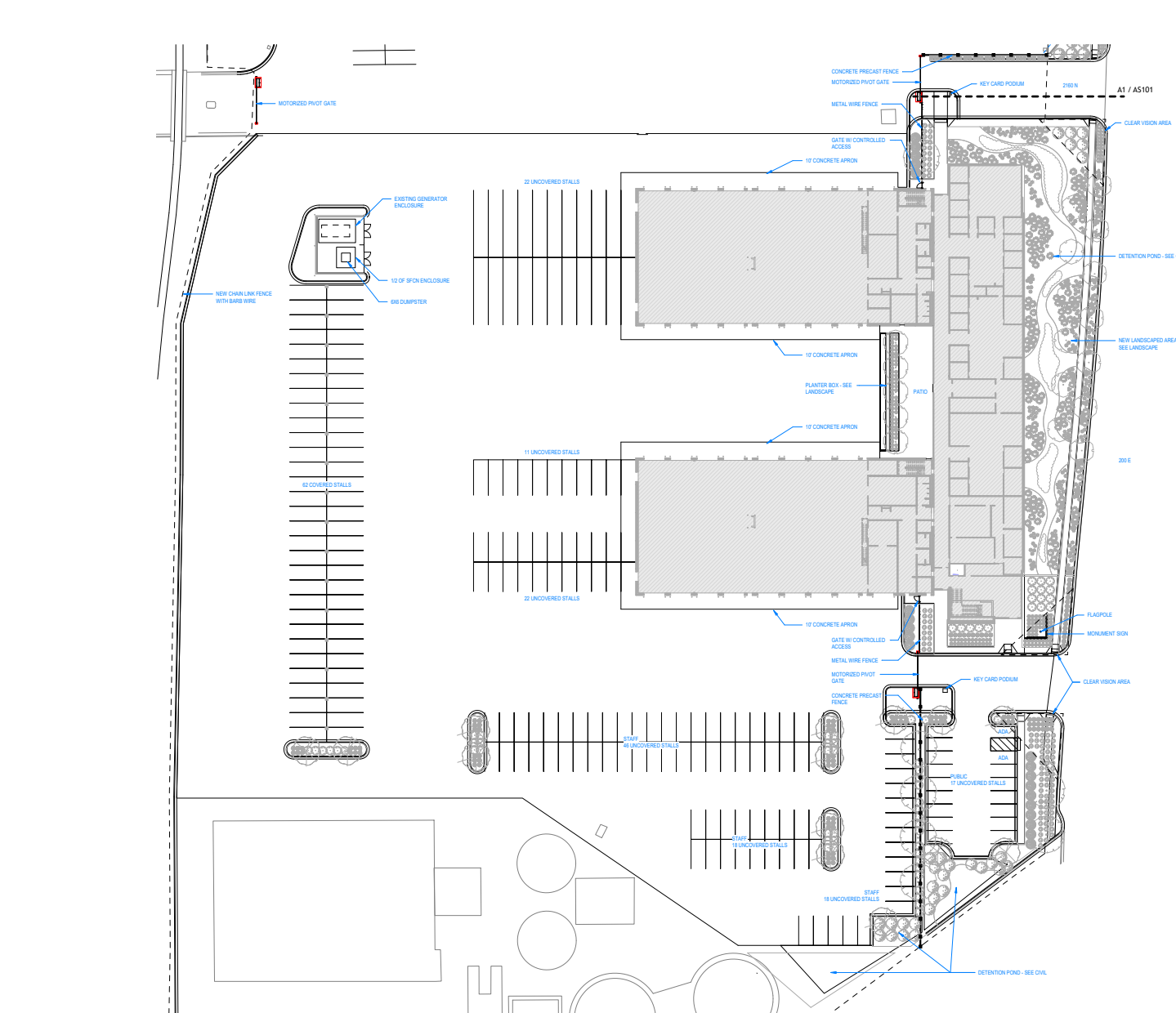
RENDERINGS

- 4

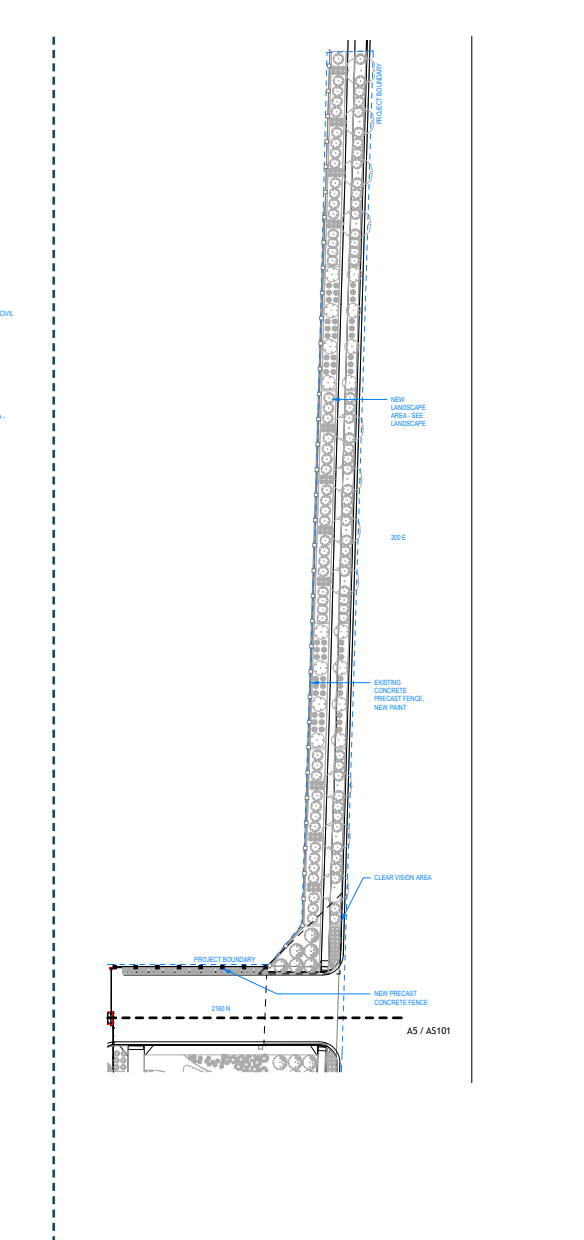
BUDGET

PLANS

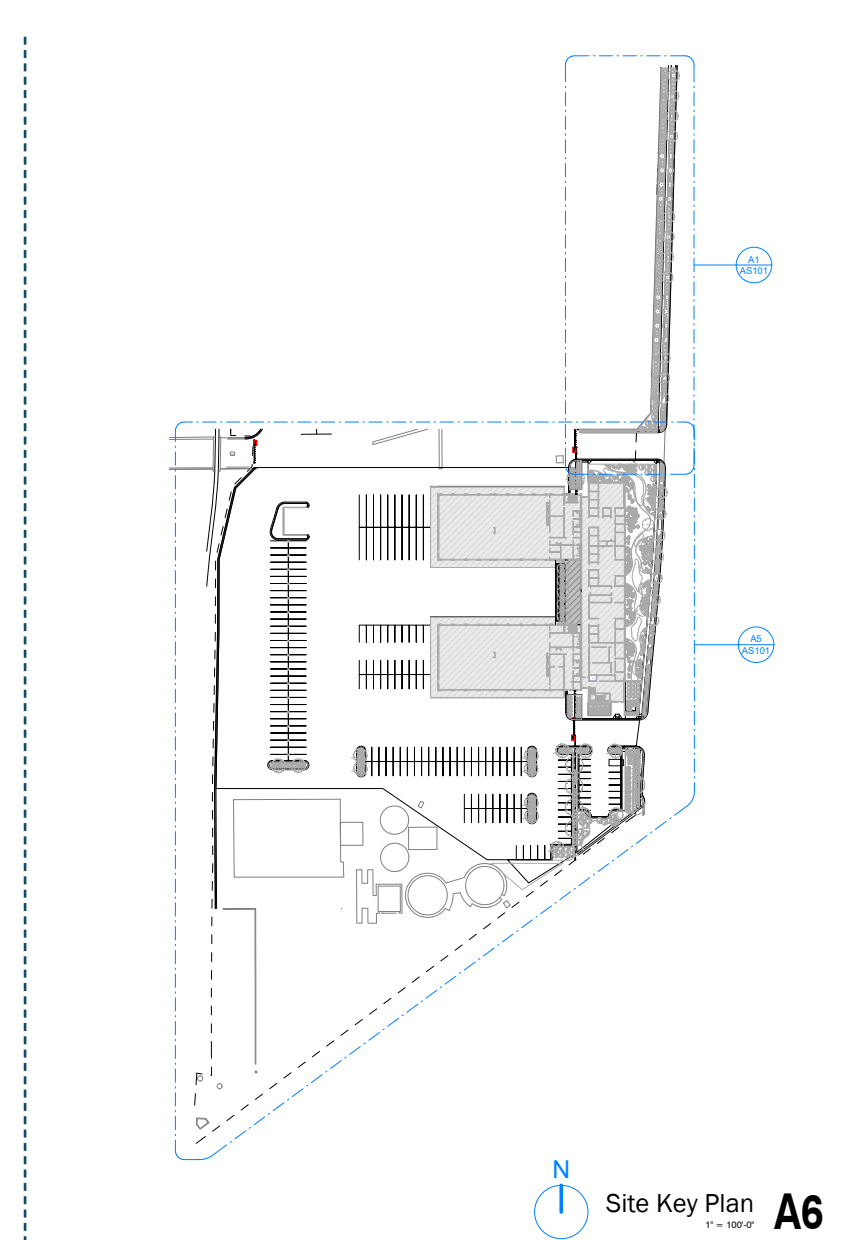
Site Plan – Primary Site



Site Plan – Renovated Park Strip

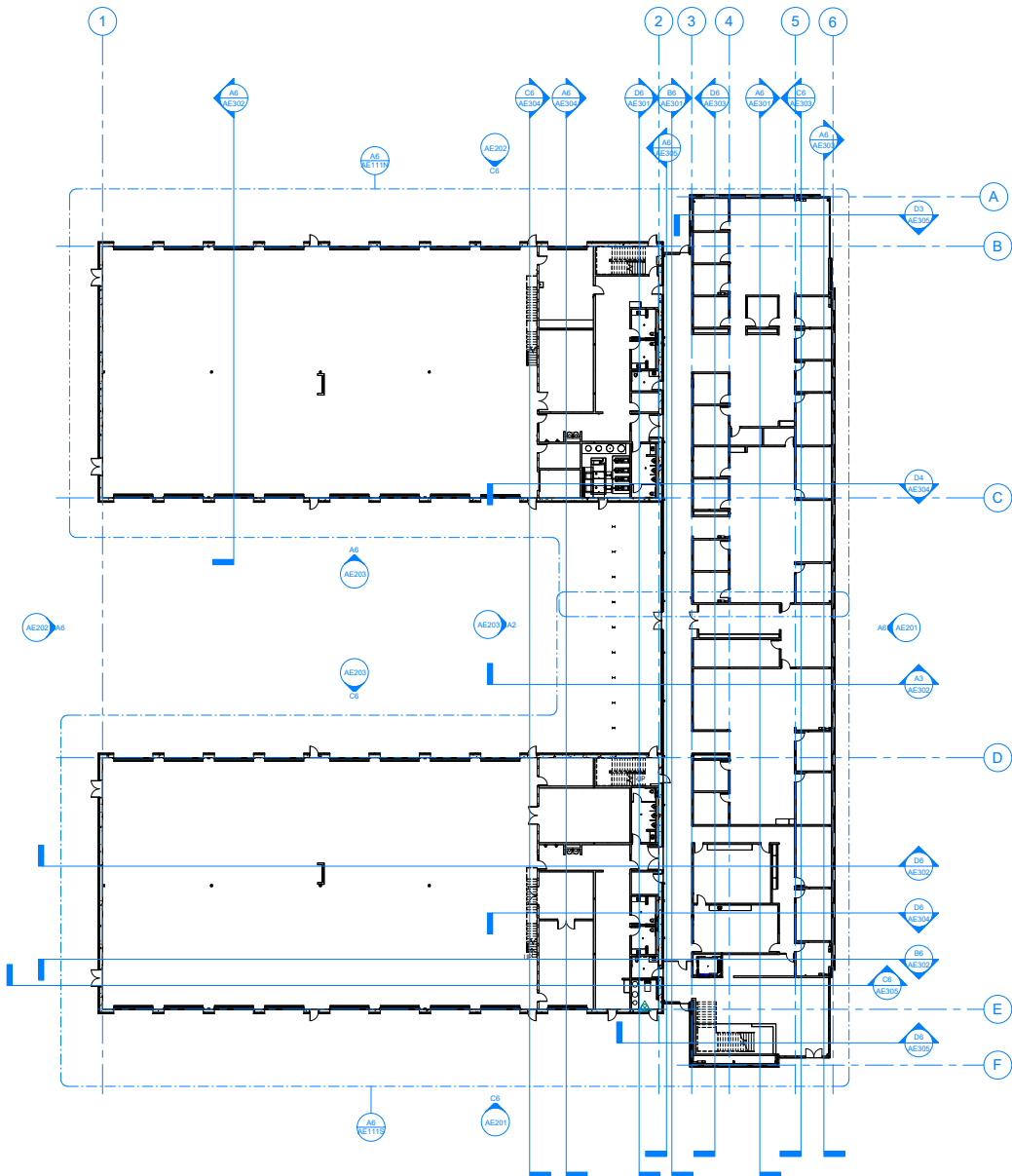


Site Plan – Key Plan

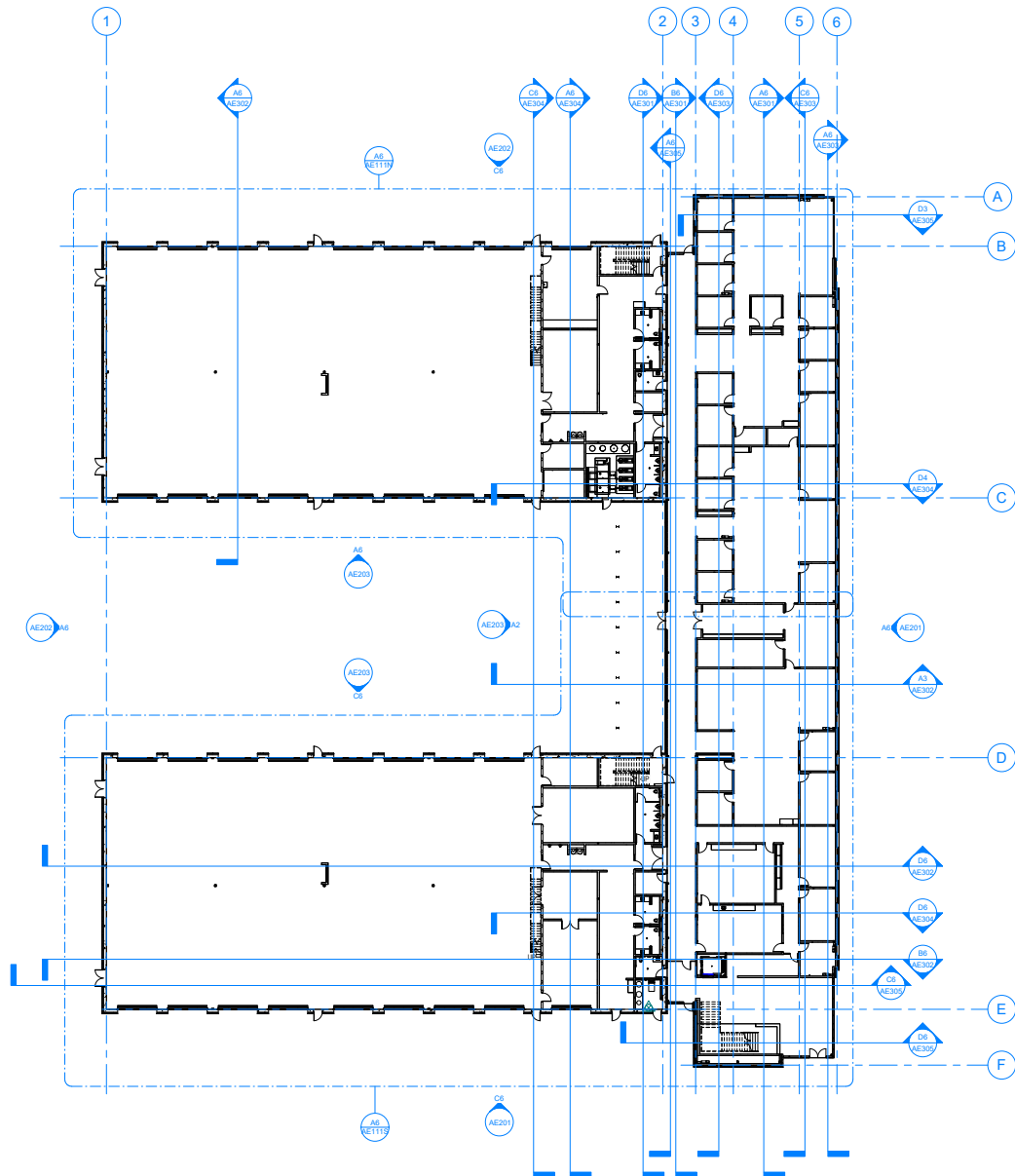


PLANS

Level 01



Level 02



INDUSTRIAL CONTEXT

Nearby CMU and Tilt-Up Concrete Examples



Renderings

Southeast Perspective



Renderings

East Perspective



Renderings

South Perspective



Renderings

Lobby Perspective



Renderings

Break Room / Training Room Perspective



Renderings

Office Perspective



Renderings

Office Perspective



BUDGET

Construction Cost

Sewer Plant Demo and Buried Existing Power
(Phase 1)

= **\$4,749,431**

New Building Construction (Phase 2)

= **\$37,076,539** (~83,000 sq ft)
\$443/sq ft (includes almost 10 acres)

TOTAL CONSTRUCTION COSTS

= **\$41,825,970**

**Feasibility Study Construction Costs*
= \$45,947,281 (~90,000 sq ft)

Soft Costs

Fees for Construction

= **\$1,081,200**

FF&E

= **\$1,401,750**

A/E

= **\$1,750,000**

TOTAL SOFT COSTS

= **\$4,232,950**

Overall Project Cost

TOTAL CONSTRUCTION COST + TOTAL SOFT
COSTS

= **\$46,058,920**

**Feasibility Study Overall Project Costs*
= \$51,177,082

SCHEDULE

