Utah Department of Agriculture and Food and Utah State Fair Park

SPRY BUILDING REPLACEMENT PROGRAMMING
Site: Utah State Fairpark, approximately 175 North 1000 West

- Project Agencies: Utah Department of Agriculture & Food + Utah State Fair Park
- Project Scope: Office, Lab and Meeting Spaces for Both Agencies
- Site Requirements:
  - Utilities Relocation and Upgrade
  - Adequate Area to Construct Building & Parking
- Project Schedule: Programming started August 2016
SITE OPPORTUNITIES & CONSTRAINTS

SITE: UTAH STATE FAIRPARK

EXISTING USE: Fairpark Revenue Generating Structures (3 @ 18,700 sf)

OWNERSHIP: Utah State under State Fairpark Lease

SUITABILITY FOR DEVELOPMENT: Good

HISTORIC CONSIDERATIONS: Fairpark on National Register of Historic Places, Wasatch Building considered to be contributing (not listed)

SUMMARY OF ANALYSIS: Utility re-routing, demolition of two buildings, coordination with State Historic Preservation Office (SHPO) and development of replacement space for Fairpark.

STRENGTHS
- Prominent location provides easy building identification and access.
- Mature trees along 1000 West, access to Fairpark amenities.
- Abundant on-site parking and well-developed pedestrian routes.
- Access to public transportation along both Temple and 1000 West, and to I-80 & Legacy Parkway.
- Amenities on site in the form of mature trees, and landscaped areas, as well as access to Jordan River Trail and Northwest Recreation Center.
- Proximity to Dept. of Natural Resources, Environmental Quality, and Human Resource Management.
- Nearby restaurants within minutes to downtown and City Creek.
- Properly sized utility lines on site and immediately adjacent to building site.
- Re-route location consistent with Fairpark Master Plans.
- Property owner by State of Utah with lease to Utah State Fairpark.
- Cost of buildings, demolition, larger project cost to accommodate expanded program, coordination with SHPO regarding historic structures issues.

WEAKNESS
- Mature trees may need to be removed. Site utilities will need to be relocated and updated. Lower level of maintenance on surrounding structures. Site Class D to be used for seismic design.
- Moderate traffic noise and vibration.
- Other amenities within the Fairpark may be distracting and noisy at times.
- Cost of site utilities re-routing and coordination.
- Cost of buildings, demolition, larger project cost to accommodate expanded program, coordination with SHPO regarding historic structures issues.

OPPORTUNITIES
- Replacement of these existing structures may provide opportunities for collaboration and increased generation.
- An elegant styled new building would complement Fairpark.
- Site utility corridor benefit, new utility corridor will ease of access and maintenance for Fairpark.
- Potential partnerships between Department of Agriculture and Utah State Fairpark.
- Demolition cost for three existing structures. Additional square footage (12,700sf) to replace program areas from demolished buildings.

CONSTRAINTS
- Joint use of a single facility by Department of Agriculture and Utah State Fairpark. Limited parking and site access at major Fairpark events.
- Seasonal access to Mallory and Fuels Labs delivery may prove difficult as site is at congested Main Fairpark Entrance.
- Setbacks to respect line of sight to existing historic structures.

ADJACENT USES
- Property owned by State of Utah with lease to Utah State Fairpark.
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HISTORIC PROPERTIES RISK/MITIGATION STATEMENT

NATIONAL REGISTER OF HISTORIC PLACES

Listing(s)

Both the State Fairpark Site and the surrounding Fairpark neighborhood are listed on the National Register of Historic Places. The National Register of Historic Places includes resources that have historic, cultural, archaeological, or architectural significance at the local, state, or national level.

The Fairpark Site is listed on the National Register of Historic Places, under the historic name ‘Utah State Fair Grounds’. The listing was approved in 1981. The significance of the Fairpark property is at the state level. At the time of the listing (1981), there were 42 buildings/structures documented on the site and 27 of these contributed to the historic and/or architectural significance of the site. The other 15 buildings were, at the time, considered out of period (less than 50 years old) and/or did not have historic or architectural significance. Most, if not all, of these buildings are now over 50 years of age and would be considered contributory to the historical and architectural significance of the site.

Additionally, other changes have happened to the site in the ensuing 33 years since it was listed on the National Register. This includes the demolition of some contributing historic structures. From an age and integrity standpoint, the State Historic Preservation Office believes nearly all of the current buildings on the site are contributing historic structures.

Benefits/Impacts/Process

Listing on the National Register of Historic Places provides the opportunity for owners to receive federal and/or state tax credits for costs related to rehabilitation of the property. While a government entity cannot benefit from the tax credits, a master lease structure can be established where the tax credits are passed through to the lessee of the rehabilitated property.

Listing on the National Register alone does not restrict what a property owner may do with a property. It does not protect historic properties from alteration or demolition. However, Utah law requires state agencies and developers using state funds to take into account how their expenditures or undertakings will affect historic properties. They must also provide the State Historic Preservation Officer (SHPO) with a written evaluation of the project and an opportunity to comment. The Public Lands Policy Coordinating Office (PLPCO) is authorized under 9-8-404 to review comments made by SHPO and mediate disputes between a state agency and the SHPO.

<table>
<thead>
<tr>
<th>FAIRPARK BUILDING NO.</th>
<th>BUILDING NAME</th>
<th>GSF</th>
<th>Date of Constr.</th>
<th>Nat’l Register</th>
<th>DFCM BUILDING NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Fairpark Administration</td>
<td>5,700</td>
<td>1929</td>
<td>Listed</td>
<td>0464</td>
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<tr>
<td>2</td>
<td>Bonneville Bldg</td>
<td>9,760</td>
<td>1974</td>
<td>0465</td>
<td></td>
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<tr>
<td>31</td>
<td>Wasatch Building</td>
<td>3,249</td>
<td>c. 1965</td>
<td>Eligible/Contributing</td>
<td>7903</td>
</tr>
</tbody>
</table>

Existing Covered Parking

1

2

3
## Aggregate Program (GSF)

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>UDAF</td>
<td>55,081 sf</td>
<td>57,000 sf</td>
</tr>
<tr>
<td>Fair Park</td>
<td>18,709 sf</td>
<td>12,000 sf</td>
</tr>
<tr>
<td>Total</td>
<td>73,790 sf</td>
<td>69,000 sf</td>
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CONFIRMING THE CBE

Programming has:

• Verified Space Needs for UDAF at 57,000 GSF
• Verified Space Needs for Fair Park at 12,000 GSF
• Managed Growth Projections to Ensure Planning for 40 Years
• Confirmed Unique Project Requirements
  o Weights and Measures (Seismic Slab Isolation & Lab Mechanical Systems)
  o Dry Labs (Ventilation and Services)
  o Secure Parking / Storage (Equipment Access & Security)
  o Conference Center
COST MODEL – COMBINED FOR UDAF + FAIR PARK

Establishing the Total Project Budget: $34,574,975

- Construction Cost - $25,951,723
- Soft Costs - $8,623,252
  - Demolition Cost of Three Structures at Fair Park - $100,196
  - Demolition of Existing Spry Building - $280,586
- Project Risks with Impacts on Budget
  - Utilities Modifications - $595,000 (includes site demo and surface improvement)
  - Soils Conditions Impacts
  - Preservation Approvals Process requires UDHA Coordination
MULTI-USE ARENA UPDATE
MULTI-USE ARENA UPDATE

- Total number of ticketed events: 13
- Total number of non-ticketed events: 3
- Total attendance to date: 67,260
- Upcoming events:
  - Halloween Havoc Oct 7th
  - Friday night lights Oct 13th
- Fairpark has invested over 300K into the new arena
Department of Agriculture 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
New Projects:

- Development of White Ball Park, the Fairpark is currently in discussions with developers reviewing site plans and proof of concepts.
- Open Process: Developers as far away as Maryland have been involved in the selection process.
- Our goal is to have a new master plan and financial package prepared for review before the end of the year.
Utah State Fair Park

Update on renovation and beautification projects

<table>
<thead>
<tr>
<th>Update (2017):</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Multipurpose Barn reroof &amp; water damage repair</td>
<td>Complete</td>
</tr>
<tr>
<td>• Grand Building interior renovation</td>
<td>Completed</td>
</tr>
<tr>
<td>• Deferred building door repairs and replacements</td>
<td>Completed</td>
</tr>
<tr>
<td>• Deferred HVAC &amp; Exhaust repairs and replacements</td>
<td>Completed</td>
</tr>
<tr>
<td>• Grand Building HVAC Deferred maintenance/upgrades</td>
<td>$114,000/Pending</td>
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<tr>
<td>• Food Court window replacements</td>
<td>$204,000/Pending</td>
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<tr>
<td>• Exterior lighting upgrades</td>
<td>$60,000 80% complete</td>
</tr>
<tr>
<td>• Grand Building reroof</td>
<td>Completed</td>
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<tr>
<td>• Show Ring roof replacement</td>
<td>Completed</td>
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NEXT STEPS

- Funding of $34,574,975 for Utah State Fair Park Site Location
- Proposed Schedule
  - Design: April 2018 - December 2018
  - Construction: February 2019 - February 2020