

October 9, 2018

Planning and Development Services
City of Boise
150 North Capitol Boulevard
Boise, Idaho 83702

**Re: Design Review Application Statement of Design Intent
Darigold Expansion Project
618 North Allumbaugh Street
Boise, Idaho 83704**

Dear Department of Planning and Development Services:

This letter is meant to serve as the description of design intent as indicated under item #2 on form #161: Design Review Application Submittal Requirements. Our firm, A. Epstein and Sons, International (dba Epstein Global) has been hired by Darigold to serve as Design Architect and Engineer for Darigold's process expansion project at their dairy at 618 North Allumbaugh. The renovation and expansion work will all occur on the parcel at the southeast corner of North Allumbaugh and West Fairmont.

The primary business purpose of the project is to install a new high speed bottling line that will process and package half gallon and gallon containers of fluid milk products. The project also involves the renovation of several existing process areas to accommodate new equipment and new construction to house a centralized palletizing operation. The project involves renovation of approximately 15,800sf of existing footprint, and new construction of approximately 29,240 sf to be built in two phases. Phase 1 will comprise approximately 11,000 sf of new construction, and Phase 2 will include about 18,240 sf of new construction. All of the new construction will expand into existing paved area that is currently used for truck circulation and trailer parking.

Phase 1 will include the renovation of approximately 15,800sf of existing space. 4,000 sf of this area is currently designed as a rack supported structure. This structure will be demolished and a new steel column structure will be built at a height to match the adjoining roof height. This area will be used to house the new high speed bottle filling line. The remaining 11,800 sf of renovated space will be remodeled to include new floors, underground plumbing, new finishes and new mechanical and electrical support systems.

Phase 1 will also include 11,000 sf of new construction comprised of 2000 sf of dry storage to store bottle inserts and sleeves, 4500sf to house a new palletizing operation for the new bottle filler, and 4,500sf of new dry storage area. Two new shipping docks will be built on the south wall of the new dry storage area. These docks will be used to load finished product from the new bottling line. Trucks leaving these docks will leave via the south of the plant and exit to the west onto Allumbaugh.

Phase 2 will be built to house 18,240 sf of new centralized palletizing space. This area will be used to centralize all palletizing operations of the existing and new production lines. Phase 2 will be built immediately to the south of Phase 1. Phase 2 will have six new shipping docks on the south wall of the Phase 2 expansion. These trucks will also exit to the south and exit west onto Allumbaugh.

During the construction of Phase 2, the original two new shipping docks on the south wall of Phase 1 will be blocked. During this construction phase a temporary single shipping dock will be cut into the north wall of the easternmost portion of phase 1. Trucks from this dock will exit to the north onto Fairmont on a temporary basis during construction of Phase 2. When the docks of Phase 2 are constructed, this temporary dock will be closed off and all traffic will exit to the south.

As part of the construction of Phase 1, two of four existing receiving docks (on the north end of the plant and facing east) will be demo'd. The two northern most docks will remain to continue receiving inbound materials. The new geometry of the expansion will require the demolition of a small traffic island on the south side of Fairmont. The removal of this island is necessary to allow trucks to maneuver and back into the two remaining docks. New bushes will be planted in the remaining parkway area to make up for the loss of two bushes in the island to be demolished.

The new construction will match the existing building and will be painted precast exterior walls. Interior partition walls will be insulated metal panel with structural steel columns. The roof will be a white fully adhered membrane. Most of the new areas will be cooled or refrigerated via the plant's existing glycol system. This system includes a network of piping on the roof mounted 3-4 feet above the roof. Any rooftop ventilation equipment will be mounted as far to the interior of the plant as possible, with screening where required by ordinance.

The intent of Darigold is to permit both phases at once and to begin construction on Phase 1 in early spring. Construction schedule of Phase 2 is undetermined at this time and will be dependent on business conditions.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart R. White". The signature is fluid and cursive, with the first name "Stuart" being more prominent.

Stuart R. White, PE
Senior Vice President and Director of Industrial Projects
Epstein Global