

Building Analysis Project Scope



PROJECT MANAGEMENT

Provide local project management and point of contact for Urban Food Connections and the State. Attend all meetings on the project and be involved from start to finish, including participation in the design and visual representation of the project. Compile and format the final document and participate in presentations of the project.

MARKET ANALYSIS

Develop the public market program, including square footages assigned to the vendor mix, catering and event spaces, educational facilities, offices, and supporting functions. Refine the program based on space opportunities and constraints of the existing building. Prepare an operating plan and pro forma, including a rent structure, quantification of other income sources, and detailed analysis of operating costs. Explore various options for building ownership. If the State of Utah maintains ownership and leases the Depot to the Public Market operator, key elements of the lease will be explored, including lease durations, rents, capital improvements, maintenance responsibilities, and liabilities.

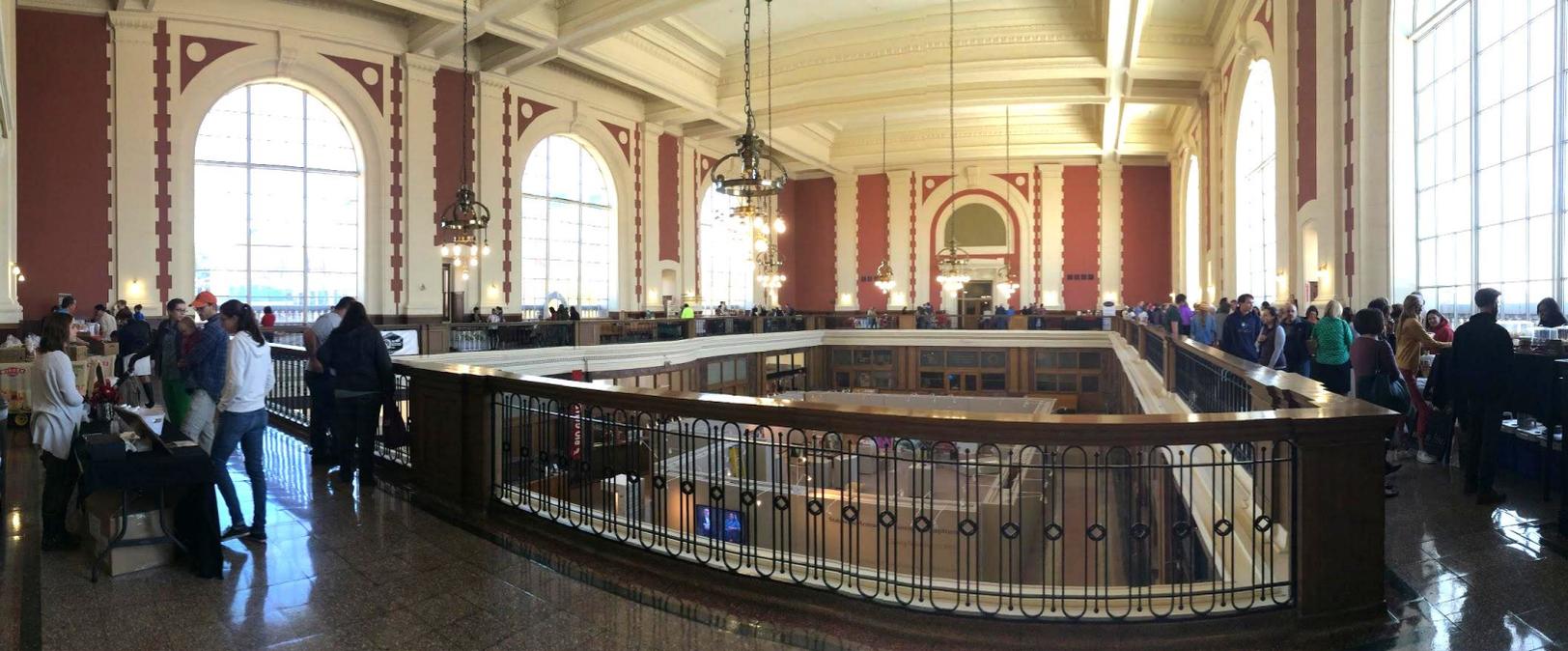
MARKET DESIGN

Assist in the development of a market program for the project based on data and review of the clients' needs, evaluation of competing food concepts and potential vendors for the project. Develop various visual concepts and layouts that work with the opportunities and constraints of the building. Evaluate the need and feasibility of a possible addition to the existing building. Produce schematic drawings representing the preferred visual concept and layout of the market.

HISTORIC RENOVATION

Review of the main character-defining elements of the building. Research of comparable historic buildings of similar time period and function. Participation in the conceptual and schematic design phase of the project to verify that proposed improvements are compatible with the historic quality and nature of the building. Review of the proposed structural, mechanical, and electrical systems for appropriateness and impact to the character of the building. Evaluate the appropriateness and participate in the design of any potential addition to the building.

For more information, please contact:
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SEISMIC ANALYSIS AND STRUCTURAL ENGINEERING

Review all original building drawings and subsequent drawings of any renovations that have been performed. Develop a structural analysis building model of the existing structure. Develop a seismic strengthening strategy for the building that may include possible additions to the existing building and are compatible to the historic nature of the building.

MECHANICAL AND ELECTRICAL ENGINEERING

Review of the existing mechanical and electrical systems in the building. Provide conceptual design of new systems required for the schematic layout of the project and that work within the historic character of the existing building.

COST ESTIMATING

Provide a construction cost estimate based on the schematic design drawings. Create a development budget for the project, including both soft and hard costs. These costs will be distinguished between base building improvements (such as code-driven seismic upgrades) and unique additions for the Public Market (such as cooking ventilation systems). Provide a plan for financing the development costs, including opportunities for private investment.

Building Analysis Fee Breakdown

PROJECT MANAGEMENT AND ADMINISTRATION	\$55,000
RETAIL ANALYSIS	\$30,000
MARKET DESIGN	\$45,000
HISTORIC RENOVATION	\$45,000
SEISMIC ANALYSIS AND STRUCTURAL ENGINEERING	\$65,000
MECHANICAL ENGINEERING	\$25,000
ELECTRICAL ENGINEERING	\$25,000
COST ESTIMATING	\$10,000
TOTAL	\$300,000



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