



PROJECT ANALYSIS

FOR

"Trader Joe's Plus"

BY

Adam Goldberg



Mr. Aaron Goldman has requested to build a Trader Joe's grocery store with a dining area unique to this location. The store is to be built at 2020 E. Northwest Highway, Arlington Heights, IL 60004. The currently standing facility is an abandoned Mercedes-Benz dealership with approximately 50,000 square feet of space. The existing space is to be utilized for the new construction that will occur. Interior demolition is necessary, however. The current main parking lot is to be converted to be effective for customer traffic, and a loading dock for deliveries must be created. The project is not to exceed \$2,000,000 and is to be completed by June 1, 2010.

I. CLIENT DATA

- A. Company Name _____Trader Joe's Grocery Store_____
- B. Owner or Contact Person _____Aaron Goldman_____
- C. Street Address _____655 Ridge Road _____
- D. City _____Lake Forest_____ State __IL__ Zip Code __60045_____
- E. Product or Services _____Grocery Store plus Dining Area and mini restaurant_____

II. BUILDING SITE DATA

- A. Lot Dimensions __770'__ X __220'__ Area __169,400__ sq. ft.
- B. Existing Contours _____flat land_____

- C. Existing Landscape _____ sparse trees _____
- D. Existing Easements _____ per city ordinance _____
- E. Location of Lot (Address) _2020 E. Northwest Highway, Arlington Heights, IL 60004_____
- F. Utilities Available:
 - 1. Water Service _____ Arlington Heights Water dept. _____
 - 2. Sewer Service _____ Arlington Heights Public Works dept. _____
 - 3. Electrical Service _____ Argon Electric Co. _____
 - 4. Natural Gas _____ IGS Energy _____
 - 5. Telephone _____ AT&T _____
 - 6. Internet Access _____ AT&T _____

III. PERSONNEL DATA & NEEDS

A. Number of Occupants

- 1. Salaried Employees ____6____
- 2. Hourly Employees ____12____
- 3. Part-time Employees ____5____

B. List of Personnel by Position

- 1. Job Title _____ Store Managers _____ Qty. ____2____
 - a. Responsibilities of Job ____Make sure that all activities and operations at the store occur as intended and run smoothly. _____

 - b. Equipment Needed for Job _____ Office area, computers. _____

- 2. Job Title _____ Cashiers _____ Qty. ____12____
 - a. Responsibilities of Job _____ Take care of all purchases customers make when

checking out. _____

b. Equipment Needed for Job _____ Cash registers, Checkout stands. _____

3. Job Title _____ Shelf Stockers _____ Qty. _____ 4 _____

a. Responsibilities of Job _____ Storing deliveries, keeping shelves stocked. _____

b. Equipment Needed for Job _____ forklift, proper storage facilities. _____

4. Job Title _____ Cook/ dining staff/ prepared foods staff _____
Qty. _____ 5 _____

a. Responsibilities of Job _____ preparing food for restaurant/dining area, dish washing,
preparing pre-prepared foods. _____

b. Equipment Needed for Job _____ Any equipment needed for preparing food. _____

IV. CUSTOMER NEEDS

A. Outside of Building _____ Easily accessible entrances/exits. Proper amount of parking spots. _____

B. Inside of Building _____ Easily navigable isles. Clean environment. Bathroom facilities. _____

V. BUILDING DESIGN DATA

A. Approximate Shape Desired _____ Rectangle. _____

B. Maximum Length & Width Allowed _____ 134' x 57'. _____

C. Number of Levels Desired _____ One. _____

D. Square Footage Desired _____ 50,000. _____

E. Style of Building Desired _____ Casual modern. _____

VI. BUILDING MATERIALS DESIRED

A. Exterior Walls _____ Washed concrete and brick. _____

B. Roofing _____ Existing roof. _____

C. Soffit or Trim ___ Oak wood trim. _____

D. Windows _____ Replace current windows for smaller, more raised windows along street. _____

E. Glazing of Windows _____ Low-E, argon filled. _____

F. Exterior Doors _____ Main entrance to be automated sliding glass and metal doors. _____

G. Roof Drainage System _____ Roof drainage will drain to rear side of building. _____

H. Interior Walls _____ 2x4 wood studded with drywall or oak panelling. _____

I. Interior Doors _____ bathroom doors will be oak. _____

J. Interior Trim _____ Any necessary trim will be oak. _____

K. Cabinetry _____ Any necessary cabinetry will be oak. _____

L. Hardware _____ Shelving units will be metal. _____

M. Floor Coverings _____ Washed Concrete. _____

N. Wall Coverings _____ Drywall. _____

O. Ceilings _____ Basic ceiling tiles. _____

P. Lighting _____ Flourecent tube lights. _____

VII. SPACE NEEDS

A. Public Areas (Type & Sq.Ft.)

1. _____ General shopping area- 10,000 sq. ft. _____

2. _____ Dining/restaurant area- 1,000 sq. ft. _____

3. _____

B. Employee Areas (Type & Sq.Ft.)

1. _____ Break room- 400 sq. ft. _____

2. _____ Kitchen- 1,000 sq. ft. _____

3. _____

C. Mechanical Areas (Type & Sq.Ft.)

1. _____ Kitchen- 1,000 sq. ft. _____

2. _____

3. _____

D. Storage Areas (Type & Sq.Ft.)

1. _____ Cold storage- 1,000 sq. ft. _____

2. _____ Box storage- 1,200 sq. ft. _____

3. _____

VIII. MECHANICAL EQUIPMENT & SPECIAL FEATURES

A. Heating System _____ Carrier Heating system _____

B. Cooling System _____ Carrier Cooling system _____

C. Electronic Air Cleaner _____ Carrier filtration _____

D. Water Heater _____ industrial size _____

E. Humidifier _____ industrial size _____

F. Dehumidifier _____ industrial size _____

G. Central Vacuum Cleaner _____ industrial size _____

H. Intercom System _____ A T & T _____

I. Security System _____ ADT _____

J. Skylights _____ none _____

K. Atriums _____ none _____