

**PROJECT ANALYSIS**

FOR

Renovation of Abandoned Mercedes-Benz Dealership

BY

Garrett Horwitz

I. CLIENT DATA

- A. Company Name: Grand Slam Baseball Academy
- B. Owner or Contact Person: Babe Ruth
- C. Street Address: 3 Babe Ruth Avenue
- D. City: Homer State: IL Zip Code 60306
- E. Product or Services Baseball Academy

II. BUILDING SITE DATA

- A. Lot Dimensions Building 300 ft X 100 ft Area 100,000 sq. ft.
- B. Existing Contours: Flat
- C. Existing Landscape: None
- D. Existing Easements Per city ordinance
- E. Location of Lot (Address) 2020 E Northwest Highway, Arlington Heights, IL
- F. Utilities Available:
  - 1. Water Service Village of Arlington Heights
  - 2. Sewer Service Village of Arlington Heights
  - 3. Electrical Service Electrical Enterprises, Inc.
  - 4. Natural Gas Nicor Gas
  - 5. Telephone Comcast
  - 6. Internet Access Comcast

### III. PERSONNEL DATA & NEEDS

#### A. Number of Occupants **Baseball Academy 30; Other Building**

1. Salaried Employees **13; 12**
2. Hourly Employees **10; 21**
3. Part-time Employees **7**

#### B. List of Personnel by Position

##### 1. Job Title **Receptionist Qty. 2 per shift**

a. Responsibilities of Job **Greet people as they enter the building. Answer the telephone to set up appointments and batting cage times. Tell people where to go.**

b. Equipment Needed for **Computer, telephone, desk, chair**

##### 2. Job Title **Batting/Pitching Instructors Qty. 5**

a. Responsibilities of Job **Help kids with their baseball skills**

b. Equipment Needed for **Batting cage, baseballs, baseball bats, helmets, L-screen, pitcher's mound**

##### 3. Job Title **Personal Trainer Qty. 5**

a. Responsibilities of Job **Get the baseball/softball players in shape**

b. Equipment Needed for Job **Fitness room, medicine balls, weights, treadmill, elliptical, other fitness equipment**

##### 4. Job Title **Janitor Qty. 2 per shift**

a. Responsibilities of Job **Clean the building**

b. Equipment Needed for Job **Cleaning supplies**

##### 5. Job Title **Cashier for Store Qty. 2 per shift**

a. Responsibilities of Job **Make sure the customer pays for the item they want to purchase.**

b. Equipment Needed for Job **Cash Register**

##### 6. Job Title **Accountant Qty. 3**

a. Responsibilities of Job **Make sure the money collected from batting cage time and items sold add up to the correct amount.**

b. Equipment Needed for Job **Computer, calculator, desk, chair**

##### 7. Job Title **Hot Dog Stand employees Qty. 15**

- a. Responsibilities of Job **Take orders and serve food**
- b. Equipment Needed for Job **Grills, french fry makers, pots to boil hot dogs, refrigerator, freezer, soft drink dispenser, ice cream machine, cash register, credit card swiper**
  
- 8. Job Title **Dentist Qty. 2**
  - a. Responsibilities of **Make sure people have good teeth**
  - b. Equipment Needed for **Dentist supplies**
  
- 9. Job Title **Dental Assistant Qty. 5**
  - a. Responsibilities of Job **Help the Dentist with their clients**
  - b. Equipment Needed for **Same as Dentists**
  
- 10. Job Title **Receptionist for Dentist Qty. 2**
  - a. Responsibilities of Job **Meet, greet, and sign-in patients.**
  - b. Equipment Needed for Job **Computer, desk, chair**
  
- 11. Job Title **Physical Therapist Qty. 5**
  - a. Responsibilities of Job **Help people recover from serious injury**
  - b. Equipment Needed for Job **Fitness equipment**
  
- 12. Job Title **Receptionist for Physical Therapist Qty. 2**
  - a. Responsibilities of Job **Meet, greet, and sign-in patients.**
  - b. Equipment Needed for Job **Computer, desk, chair**

#### IV. CUSTOMER NEEDS

- A. **Outside of Building Large parking lot for customer parking for the baseball academy and future retail and office building at opposite end of the land site.**
- B. **Inside of Building Sports store dedicated to baseball and softball supplies, vending machines for Gatorade, water, and soft drinks, desk at front entrance for employees to meet guests.**

#### V. BUILDING DESIGN DATA

- A. **Approximate Shape Desired Rectangular except for south corner that is round; Rectangular except for Northwest corner which has a circular entrance**

- B. Maximum Length & Width Allowed **Baseball Academy 300 ft X 100 ft; Other Building 200ft X 100 ft**
- C. Number of Levels Desired **2; 3**
- D. Square Footage Desired **48,000 sq ft; Max of 30,000 sq ft**
- E. Style of Building Desired **Contemporary**

## VI. BUILDING MATERIALS DESIRED

- A. Exterior Walls **4" red brick veneer**
- B. Roofing **Green roof**
- C. Soffit or Trim **Stone soffit**
- D. Windows **Plane Glass Windows from Pella Windows**
- E. Glazing of Windows **Tinted windows**
- F. Exterior Doors **Steel-Glass doors**
- G. Roof Drainage System **Green Roof Drainage plus 3" roof drains**
- H. Interior Walls **2X4 Stud ½" Gypsum board**
- I. Interior Doors **Wood doors**
- J. Interior Trim **Made of Steel**
- K. Cabinetry **Maple wood cabinets in breakroom**
- L. Hardware **Aluminum door handles**
- M. Floor Coverings **Industrial carpet for offices, Concrete for the batting cages, Field Turf for baseball field**
- N. Wall Coverings **Paint rooms so they look like baseball fields**
- O. Ceilings **Drop ceiling for offices and store, no ceiling in batting cage/field area.**
- P. Lighting **Flourescent lighting**

## VII. SPACE NEEDS

- A. Public Areas (Type & Sq.Ft.)
  - 1. **Reception Area 300 Sq. Ft**
  - 2. **Bathrooms Area 100 Sq. Ft**

3. **Baseball Infield Area 8,000 Sq. Ft**
- B. **Employee Areas (Type & Sq.Ft.)**
  1. **Offices Area 225 Sq Ft (each office)**
  2. **Break Room/Kitchen Area 500 Sq Ft**
  3. **Conference Room Area 300 Sq Ft**
- C. **Mechanical Areas (Type & Sq.Ft.)**
  1. **Batting Cages Area 500 Sq Ft**
  2. **Electrical Closet Area 36 Sq Ft**
  3. **Utility Room Area 144 Sq Ft**
- D. **Storage Areas (Type & Sq.Ft.)**
  1. **Equipment Room Area 64 Sq Ft**
  2. **Store Storage Room Area 200 Sq Ft**
  3. **Maintenance Closet Area 25 Sq Ft**

## VIII. MECHANICAL EQUIPMENT & SPECIAL FEATURES

- A. **Heating System Gas Furnace from Evolution**
- B. **Cooling System Recirculating Chillers from Lytron**
- C. **Electronic Air Cleaner Kenwell Air Cleaner**
- D. **Water Heater General Electric Commercial Water Heaters**
- E. **Humidifier Hunter Humidifiers**
- F. **Dehumidifier Santa Fe Classic Dehumidifiers**
- G. **Central Vacuum Cleaner Hoover Central Vacuum Cleaner**
- H. **Intercom System MURS Callbox Indoor Intercom**
- I. **Security System Guardian Protection Services**
- J. **Skylights None**
- K. **Atriums All glass atrium**

