**Estimation ONLY:**

**Reference:** 15-25-480-018-0000.

**Owner:** Puzzle Dust LLC.

**Site address**: 3410-3420 Main St. South Salt Lake City.

**Built:** 1973. **SF:** 2,968

**Occ. Class:** Commercial Retail. C

**Utah Code:** IFC 2021, IBC 2021.

**Points to Consider**

A Permit from South Salt Lake Building Department and South Salt Lake Fire Prevention is required.

**D**esign, **S**ubmit and **P**ermit must be paid for, carried out, and completed before work can begin.

Any Tenant Improvement on this building or change in Occupant/Occupancy, will require that the building, all existing structure/s, and all installation of appurtenances be brought to CURRENT Code (2021).

Currently at its present Classification, only 33 persons can occupy the building at any one time. The overall site occupancy is 160.

Parking is limited to 11 spaces. Corner parking is not permitted.

**Div-31, Div-33 Underground/Utility work: $40,000.00 to $50,000.**

There is no water utility line capable of supplying required water to a Wet Suppression Sprinkler system on the West side of Main St. at that location.

To get water to the building, we would have to tap into the Utility Main on the East side of Main St.

You will also require a Knox box on the address side of the building and will have to add a Post & Indicator valve (PIV) on the address side of building.

It is highly likely you will be required to add a Hydrant.

Estimated cost for all underground work from EAST side of Main St to the Riser Flange INSIDE the building:

approx.: **$40,000.00 to $50,000.00** ESTIMATED.

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**Div-10, Div-21 $125,000.00 to $170,000.00**

Fire Suppression Sprinkler system.

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| Riser valve stack must be a min of 24” from any wall. Building must be maintained above 42 degrees Fahrenheit, 24 hours a day, every day |

To add the wet suppression sprinklers and portable fire extinguishers, you would need to budget an extra **$125,000.00 to $170,000.00**.

**AND then ….**

Noting that all fire sprinkler systems require:

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**Div-28 $26,000.00**

a Fire Alarm Panel monitoring:

* Horn-Strobes, & smoke detector devices throughout the premises along with
* pull stations,
* **crash bars** for all exit doors
* emergency exit lights and
* flow and tamper switches on the fire suppression valve stack.

Add another **$26,000.00**.

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Then add the **code-required** Annual Remote offsite alarm monitoring fee of **$720.00** per year

To attain Occupancy, Tenant should …

**Budget for**: approximately $250,000.00 to bring building to Fire Code. (Assuming that the STRUCTURE is to **CURRENT** Code)

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