

Conceptual Construction Budget

REPAIR, RENOVATION & RECOMMISSION

Dated: 01/21/11

Acc Scale 4

IHOP RESTAURANT
1804 Pulaski Highway
Edgewood MD 21040

BOTTOM LINE TO DATE: \$734,928

PROJECT SUMMARY

Soft Costs	\$156,000
Hard Costs	\$578,928
Total:	<u>\$734,928</u>

SOFT COSTS

Franchise Fee	\$50,000
Training	\$30,000
Architectural (Con Docs)	\$30,000
Project Management	\$30,000
Gov. Approvals - Zoning	
Building Engineering	\$10,000
Survey, Traffic etc	
Soils	
Attorney	\$6,000
Total:	<u>\$156,000</u>

HARD COSTS

Small Ware (cups, linens etc)	\$20,000
Building Construction (see Summary below)	\$512,319
Construction Contingency	8% \$40,986
Sewer Connection Fee	
Permitting Fee (% of CC)	1% \$5,123
Electric Utility Fee	
Gas Utility Fee	
Signage Permit Fee	\$300
Health Review Fee	\$200
Total:	<u>\$578,928</u>

BUILDING CONSTRUCTION SUMMARY (see Break-down below)		Cost
01000	GENERAL CONDITIONS	\$ 40,900
02000	DEMOLITION	103,950
03000	CONCRETE	<i>none</i>
04000	MASONRY	12,400
05000	METALS	<i>none</i>
06000	WOOD & PLASTIC	131,070
07000	THERMAL & MOISTURE PROTECTION	23,000
08000	DOORS & WINDOWS	29,500
09000	FINISHES	48,300
10000	SPECIALTIES	25,150
11000	EQUIPMENT	<i>none</i>
12000	FURNISHINGS	<i>none</i>
13000	SPECIAL CONSTRUCTION	<i>none</i>
14000	CONVEYING SYSTEMS	<i>none</i>
15000	MECHANICAL	11,450
16000	ELECTRICAL	\$ 57,600
CONSTRUCTION COSTS TOTAL		\$ 483,320
CONTRACTOR MARK-UP 6%		\$ 28,999
Total:		\$ 512,319

CONSTRUCTION COST BREAK-DOWN

01000	GENERAL CONDITIONS	
1-410	Building Permit Fees excluded	
1-420	Utility Company Fees excluded	
1-430	Bond Fees excluded	
1-470	Salary Super 0	\$ 30,000
1-580	Gas/Tolls Super included	
1-590	Gas/Tolls PM included	
1-640	Temp Heat excluded	
1-750	Jobsite Security none required	
1-760	Termite Treatment none required	
1-770	Temp Fences none required	
1-780	Temp Barricades/Walls none required	
1-790	Traffic Control none required	
1-810	Dumpsters	\$ 5,600
1-820	DCC Office Trailer	
1-830	DCC Storage Trailer	\$ 800
1-870	Offsite Storage none required	
1-880	Final Cleaning	\$ 2,500
1-890	Roadway Sweeping none required	
1-910	Dust Control none required	
1-930	Forklift/Crane Rental none required	\$ 2,000
1-940	Generator Rental none required	
1-950	Misc Equipment Rental none required	
Adjustment		_____

01000 - General Conditions Total \$ 40,900

02000 DEMOLITION

2-010	Demolition Subcontract	\$ 8,500
2-100	<u>SITE EXCAVATION/GRADING</u>	
2-110	Excavation Subcontract	
2-115	Install Soil Erosion Measures	\$ 1,800
2-300	<u>SITE UTILITIES</u>	
2-320	Sanitary Sewer Mains video existing to confirm	\$ 750
2-330	Sanitary Sewer Manholes worthiness	
2-360	Grease trap Service existing	\$ 750
16-050	Site Lighting Add 1 light pole	\$ 3,500
2-600	<u>ASPHALT PAVING</u>	
2-610	Asphalt Paving Subcontract Remove & replace exist 0	\$ 79,500
2-670	Striping/Signage/Bumpers	\$ 3,800
2-700	<u>Miscellaneous Site Improvements</u>	
2-760	Dumpster Gates and Fence	\$ 3,800
2-775	Bollards	\$ 750
2-800	<u>LANDSCAPING</u>	
2-810	Landscape Subcontract Excluded	
03-170	Site Concrete - Light Pole Bases	\$ 800
	Adjustment	
	<u>02000 - Site Work Total</u>	<u>\$ 103,950</u>

03000 CONCRETE

3-000	Building Concrete	
	Adjustment	
	<u>03000 - Concrete Total</u>	<u>none</u>

04000 MASONRY

4-000	BLOCK MASONRY None	
4-200	BRICK MASONRY	
4-200	Brick face Subcontract Patch & repoint joints	\$ 2,200
4-500	STONE MASONRY	
4-520	Stone Mason Subcontract 0	\$ 10,200
4-700	STUCCO/EIFS None	
	Adjustment	

04000 - Masonry Total \$ 12,400

05000 METALS

5-100 Structural Metal Framing

Adjustment

03000 - Concrete Total *none*

06000 WOOD & PLASTIC

6-000 ROUGH CARPENTRY LABOR

6-010 Rough Carpentry Subcontract 0 \$ 62,000

6-300 ROUGH CARPENTRY MATERIALS

6-320 Framing Lumber Material 0 \$ 11,850

6-330 Sheathing Material \$ 7,700

6-370 Simpson Package/Hold Downs \$ 1,100

6-375 Drywall Material \$ 2,225

6-500 FINISH CARPENTRY LABOR

6-210 Finish Carpentry Subcontract 0 \$ 22,440

6-520 Exterior Trim/Siding \$ 3,450

6-540 Interior Trims/Paneling \$ 8,115

6-550 Doors/Frames/Hardware \$ 1,450

6-800 FINISH CARPENTRY MATERIALS

6-810 Exterior Trims/Siding Material \$ 1,850

6-320 Interior Trims/Paneling Material \$ 8,890

Adjustment

06000 - CARPENTRY TOTAL \$ 131,070

07000 THERMAL & MOISTURE PROTECTION

07000 INSULATION

7-010 Insulation Subcontract \$ 4,200

7-300 ROOFING

7-310 Roofing Subcontract 0 \$ 13,500

7-330 Roof Patch \$ 3,200

7-380 Metal Caps, Copings, Flashings \$ 850

7-390 Gutters & Downspouts \$ 1,250

Adjustment

07000 - Thermal & Moisture Protection Total \$ 23,000

08000 DOORS & WINDOWS

8-000 DOORS AND HARDWARE

8-010 Metal Doors and Frames Restroom doors& exit \$ 2,550

8-030	Finish Hardware	\$ 750
8-040	Eliason Doors None	
08000 DOORS & WINDOWS - continued -		
<hr/>		
8-400	<u>ALUMINUM STOREFRONT</u>	
8-410	Storefront Subcontract 0	\$ 24,000
8-420	Entry Doors	\$ 1,800
8-600	<u>MISC GLAZING</u>	
8-630	Public Bath Mirrors	\$ 400
		Adjustment
		<hr/>
<u>08000 - Doors and Windows Total</u>		\$ 29,500
09000 FINISHES		
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9-000	<u>GYP SUM WALL BOARD</u>	
9-010	Drywall Subcontract	\$ 4,600
9-140	FRP Material	\$ 1,450
9-150	FRP Install	\$ 1,200
9-300	<u>TILE AND FLOORING</u>	
9-310	Tile Subcontract Restroom accent strip only	\$ 2,200
9-450	Carpet Material	\$ 5,500
9-460	Carpet Install	\$ 2,500
9-700	<u>CEILINGS</u>	
9-710	Ceiling Subcontract Paint existing grid, new tile 0	\$ 12,000
9-720	Acoustic Ceiling Kitchen None	
9-800	<u>PAINT AND STAIN</u>	
9-810	Painting Subcontract	
9-820	Exterior Painting/Staining 0	\$ 11,500
9-830	Interior Painting	\$ 3,250
9-910	Vinyl Wall Covering Material	\$ 1,250
9-910	Vinyl Wall Covering Labor	\$ 2,850
		Adjustment
		<hr/>
<u>09000 - Finishes Total</u>		\$ 48,300
10000 SPECLIALTIES		
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10-000	<u>MISC ACCESSORIES MATERIAL</u>	
10-010	Lavatory Tops Material	\$ 3,200
10-020	Bath Accessories Material	\$ 1,200
10-030	Diaper Changers Material	\$ 900
10-040	Fire Extinguishers Material	\$ 450
10-050	Toilet Partitions Material	\$ 2,450

10-400	<u>MISC ACCESSORIES LABOR</u>		
10-410	Lavatory Tops Install	\$	750
10-420	Bath Accessories Install	\$	550
10000	<u>SPECLIALTIES -continued -</u>		
10-430	Diaper Changers Install Assumes blocking in wall	\$	250
10-440	Fire Extinguishers Install	\$	200
10-450	Toilet Partitions Install	\$	1,450
10-560	Graphics Package Install	\$	1,250
10-570	Knox Box Install		
10-580	Awnings labor and material	\$	12,500
		Adjustment	
		<u>10000 - Specialties Total</u>	<u>\$ 25,150</u>

11000 EQUIPMENT

11-000	<u>EQUIPMENT MATERIALS</u>		
11-010	Furnishings Material None		
11-020	Kitchen/Bar Equipment Material None		
11-030	Coolers/Freezers Material None		
11-040	Refrigeration Equipment Material None		
11-050	Small wares Material None		
11-060	Stainless Panels/Fabs Material None		
11-070	Lockers/Safe Material None		
11-080	Signage Material None		
11-090	Exhaust Hoods & Fans None		
11-600	<u>EQUIPMENT LABOR</u>		
11-610	Furnishings Install None		
11-620	Kitchen/Bar Equipment Install None		
11-630	Coolers/Freezers Install None		
11-640	Refrigeration Equipment Install None		
11-650	Small wares Install None		
11-660	Stainless Panels/Fabs Install None		
11-670	Signage Install None		
		Adjustment	
		<u>11000 - Equipment Total</u>	<u>none</u>

12000 FURNISHINGS

none			
		Adjustment	
		<u>12000 - Furnishings Total</u>	<u>none</u>

13000 SPECIAL CONSCTRUCION

none			
		Adjustment	

	<u>13000 - Furnishings Total</u>	<i>none</i>
14000 CONVEYING SYSTEMS		
none		
	Adjustment	
	<u>13000 - Furnishings Total</u>	<u>none</u>
15000 MECHANICAL		
15-000 <u>PLUMBING</u>		
15-010 Plumbing Subcontract Hook up new vanities		\$ 850
15-030 Grease trap and Piping Connections Service existing		\$ 2,200
15-060 Water Heaters and Accessories Hook up and start		\$ 750
15-070 Test existing systems		\$ 1,100
15-300 <u>FIRE SPRINKLER (none)</u>		
15-600 <u>HVAC</u>		
15-610 HVAC Subcontract add missing diffusers and duct		\$ 1,800
15-630 Rooftop Units change filters, service units		\$ 1,200
15-660 Exhaust Hoods and Fans service units, start up		\$ 850
15-670 Welded and Stainless Hood Duct None		
15-750 Ansul Suppression System test and certify(no fill tanks)		\$ 1,200
15-760 Certified Test and Balance		\$ 1,500
	Adjustment	
	<u>15000 - Mechanical Total</u>	<u>\$ 11,450</u>
16000 ELECTRICAL		
16-020 Temp Elec/Lights Building/Trailer		\$ 750
16-030 Primary Electric Service None		
16-040 Secondary Electric Service None		
16-050 Site Lighting		\$ 850
16-060 Electrical Subcontract 0		\$ 42,000
16-090 Switchgear Material None		
16-170 Light Fixtures Material 0		\$ 14,000
16-250 Fire Alarm Devices and Panel None		
16-260 POS/Tele/Sound/TV Wiring None		
	Adjustment	
	<u>16000 - Electrical Total</u>	<u>\$ 57,600</u>

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REPAIR, RENOVATION & RECOMMISSION

Dated: 01/21/11

Acc Scale= 4

IHOP RESTAURANT
 1804 Pulaski Highway
 Edgewood MD 21040

Bottom Line Total (to-date): **\$680,782**

Summary:

Soft Costs	\$156,000
Hard Costs	\$524,782
Total:	<u>\$680,782</u>

Soft Costs:

Franchise Fee	\$50,000
Training	\$30,000
Architectural	\$30,000
Project Management	\$30,000
Gov. Approvals - Zoning	
Building Engineering	\$10,000
Survey, Traffic etc	
Soils	
Attorney	\$6,000
Total:	<u>\$156,000</u>

Hard Costs:

Small Ware (cups, linens etc)		\$20,000
Building Construction (see Summary)		\$462,690
Construction Contingency	8% %	\$37,015
Sewer Connection Fee		
Permitting Fee (% of CC)	1 %	\$4,627
Electric Utility Fee		
Gas Utility Fee		
Signage Permit Fee		\$300
Health Review Fee		\$150
Total:		<u>\$524,782</u>

BUILDING CONSTRUCTION SUMMARY (see Break-down below)

0.1-101	Demo-Removal	\$8,500
A1.1-101	Foundations	\$10,950
A.2.201	Substructures	\$2,400
A.3.-101	Superstructures	\$17,200
A.4-101	Exterior Closures	\$58,000
A.5-101	Roofing	\$29,450
A.6-101	Interior Construction	\$23,900
A.7-101	Conveying Systems	none
A.8-101	Mechanical	\$23,200
A.9-101	Electrical Systems	\$5,400
A.10-101	General Conditions	\$23,000
A.11-101	Special Constructions	\$172,000
A.12-101	Site Work	\$62,500
CONSTRUCTION COSTS TOTAL		\$436,500
CONTRACTOR MARK-UP 6%		\$ 26,190
Total:		\$ 462,690

BUILDING CONSTRUCTION BREAK-DOWN

<u>Code</u>	<u>Name</u>	<u>Qty</u>	<u>per</u>	<u>\$</u>	<u>per</u>	<u>Total</u>
0.1-101	Demo-Removal					
a1.1-100	General Sub Contract	1000	sf	\$	9 sf	\$8,500
						<u>\$8,500</u>
A1.1-101	Foundations					
a1.1-120	Sprd Ftgs	3	ea	\$	250 ea	\$750
a1.1-140	Strip Type	170	lf	\$	30 lf	\$5,100
a1.1-120	Cast-in-Place	170	lf	\$	30 lf	\$5,100
						<u>\$10,950</u>
A.2.201	Substructures	6	lf			
a2.1-200	S.o.g	600	sf	\$	4	\$2,400
						<u>\$2,400</u>
A.3.-101	Superstructures	4	ea			
	Blk Sign	400	sf	\$	15 sf	\$6,000
a3.1-130	Steel Clmns (G)	152	vlf	\$	50 vlf	\$7,600
a3.5-440	Steel Joists	300	sf	\$	4 sf	\$1,200
a3.7-510	Truss design	1200	sf	\$	2 sf	\$2,400
						<u>\$17,200</u>

A.4-101 Exterior Closures		170 lf			
	Blk Face Composite Wall (3sf/lf)	500 sf	\$ 20		\$10,000
	Face Brick	1 ls	\$ 2,000		\$2,000
a4.5-110	Mtl / a4.5-110	2000 sf	\$ 8 sf		\$16,000
a4.6-100	alm Doors	2 op	\$ 800 ea		\$1,600
a4.6-6750	Alm/glass	2 op	\$ 3,000 ea		\$6,000
a4.7-582	Alm Frmng Wo Glass	800 sf	\$ 13 sf		\$10,400
a4.7-584	Curtain Panels	800 sf	\$ 15 sf		\$12,000
					<u>\$58,000</u>

A.5-101 Roofing					
a5.1-220	EPDM	1900 sf	\$ 2 sf		\$3,800
a5.1-330	Batten Seam	1200 sf	\$ 12		\$14,400
a5.1-510	Base Flashg	245 lf	\$ 30		\$7,350
a5.1-520	Roof Edging	100 lf	\$ 12		\$1,200
a5.8-100	R. Hatch	1 op	\$ 900		\$900
a5.8-400	Gutters	200 lf	\$ 9		\$1,800
					<u>\$29,450</u>

A.6-101 Interior Construction					
a6.1-510	Dry/wStuds	200 sf	\$ 3 sf		\$600
a6.1-870	Toilet Partitions	3 ea	\$ 500 ea		\$1,500
a6.4-292	Door hardware	2 ea	\$ 300 ea		\$600
	Carpet	1500 sf	\$ 6 sf		\$9,000
a6.6-100	Exstg wall Tile	100 sf	\$ 5 sf		\$500
a6.6-1720	Exstg Floor Tile	100 sf	\$ 6 sf		\$600
a6.6-100	New wall Tile	100 sf	\$ 5 sf		\$500
a6.6-1720	New Floor Tile	600 sf	\$ 6 sf		\$3,600
a6.7-100	Ceilings	1400 sf	\$ 5 sf		\$7,000
					<u>\$23,900</u>

A.7-101 Conveying Systems					
a7.1-010	Genral Conveying Conditions				<u>none</u>

A.8-101 Mechanical					
a8.1-010	wc	2 ea	\$ 600 ea		\$1,200
a8.1-433	Sinks	2 ea	\$ 400 ea		\$800
a8.1-310	Roof Storm Drain	2 ea	\$ 600 ea		\$1,200
a8.4-110	New A/C Unit	1 ls	\$ 20,000 Ls		\$20,000
					<u>\$23,200</u>

A.9-101 Electrical Systems

a9.2-213	Int Lighting	1500 sf	\$	2 sf	\$3,000
a9.252	Extr Lighting	2 ea	\$	1,200 ea	\$2,400
					\$5,400

A.10-101 General Conditions

up/rung Kitchen Equipment	1 ls	LS	\$5,000
Testing All equipment	1 ls	LS	\$3,000
Government Lic Permitg/fees/Admin	1 ls	LS	\$10,000
General Repair to Exstg Damage	1 ls	LS	\$5,000
Construction Dumpsters			
			\$23,000

A.11-101 Special Constructions

a11.1-100	Booths/Interior/Furniture	1 ls	\$ 70,000	LS	\$70,000
	IHOP Signage	3 ea	\$ 10,000	ea	\$30,000
	Chairs	1 ls	\$ 6,000	LS	\$6,000
	Chandeliers	1 ls	\$ 5,000	LS	\$5,000
	Art	1 ls	\$ 5,000	LS	\$5,000
	Carpet	1 ls	\$ 10,000	LS	\$10,000
	Shades	1 ls	\$ 6,000	LS	\$6,000
	Point of Sale (POS)	1 ls	\$ 35,000	LS	\$35,000
	Security Cameras	1 ls	\$ 5,000	LS	\$5,000
					\$172,000

A.12-101 Site Work

a12.5-110	Roadway /Pavement	1 ls			\$55,000
a12.3-710	Oil Separation Tank?	1 ls			\$2,000
a12.7-100	Walkways	100 lf	\$	15 lf	\$1,500
	New Light Poles	1 ea	\$	4,000 ea	\$4,000
					\$62,500

Total: \$436,500