

# Conceptual Pre-Construction Budget Needed

REPAIR, RENOVATION & RECOMMISSION  
IHOP RESTAURANT  
1804 Pulaski Highway  
Edgewood MD 21040

Dated: 03/17/11  
Acc Scale= 4

**Bottom Line Pre-Construction Cost: \$351,800**

## Summary:

|                                   |                         |
|-----------------------------------|-------------------------|
| Professional/Personnel/Government | \$216,800               |
| Pre-Construction Line item Costs  | \$135,000               |
| <b>Total:</b>                     | <b><u>\$351,800</u></b> |

## Professional /Personnel / Government

|                                   |                         |
|-----------------------------------|-------------------------|
| Architectural                     | \$20,000                |
| Attorney                          | \$10,000                |
| Building Engineering              | \$10,000                |
| Closing Costs                     | \$20,000                |
| Contractor                        | \$60,000                |
| Electric Utility Fee              |                         |
| Franchise Fee                     | \$15,000                |
| Gas Utility Fee                   |                         |
| Gov. Approvals - Zoning           |                         |
| Government Lic Permitg/fees/Admin | \$5,000                 |
| Health Review Fee                 | \$500                   |
| Permitting Fee (% of CC)          | \$5,000                 |
| Project Management                | \$35,000                |
| Sewer Connection Fee              |                         |
| Signage Permit Fee                | \$300                   |
| Testing Adjusting Balanceing      | \$6,000                 |
| Training                          | \$30,000                |
|                                   | <b><u>\$216,800</u></b> |

## Pre-Construction Line item Costs

|                                   |         |                         |
|-----------------------------------|---------|-------------------------|
| Art                               | Deposit | \$1,000                 |
| Booths/Interior/Furniture Deposit | Deposit | \$35,000                |
| Carpet                            | Deposit | \$5,000                 |
| Chairs                            | Deposit | \$3,000                 |
| Chandeliers                       | Deposit | \$1,000                 |
| Kitchen Equipment Assembly        | Deposit | \$5,000                 |
| Parking lot Down Payment          | Deposit | 25000                   |
| Point of Sale (POS)               | Deposit | \$25,000                |
| Security Cameras                  | Deposit | \$2,000                 |
| Shades                            | Deposit | \$3,000                 |
| Signage IHOP Exterior             | Deposit | \$10,000                |
| Small Ware (cups, linens etc)     | Deposit | \$20,000                |
| <b>Total:</b>                     |         | <b><u>\$135,000</u></b> |