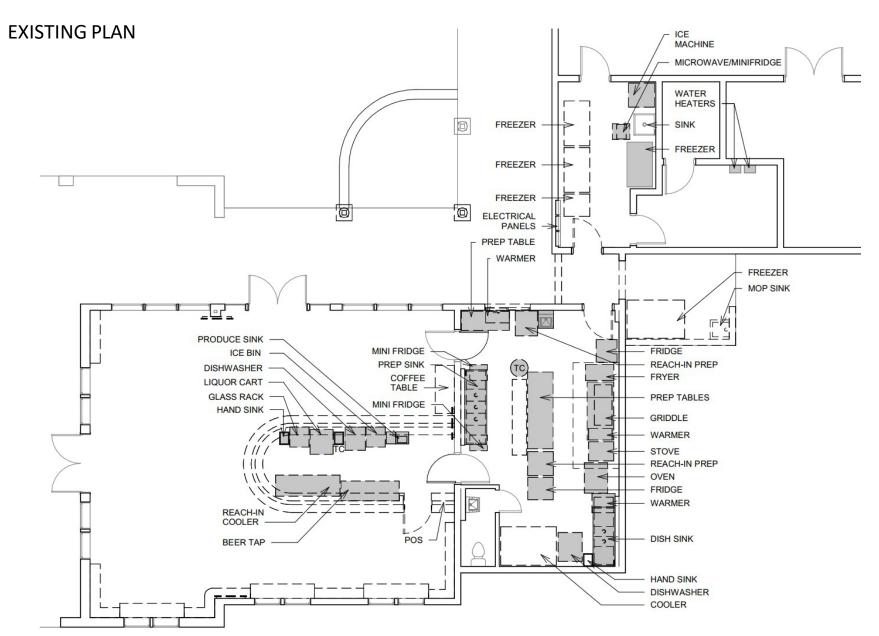


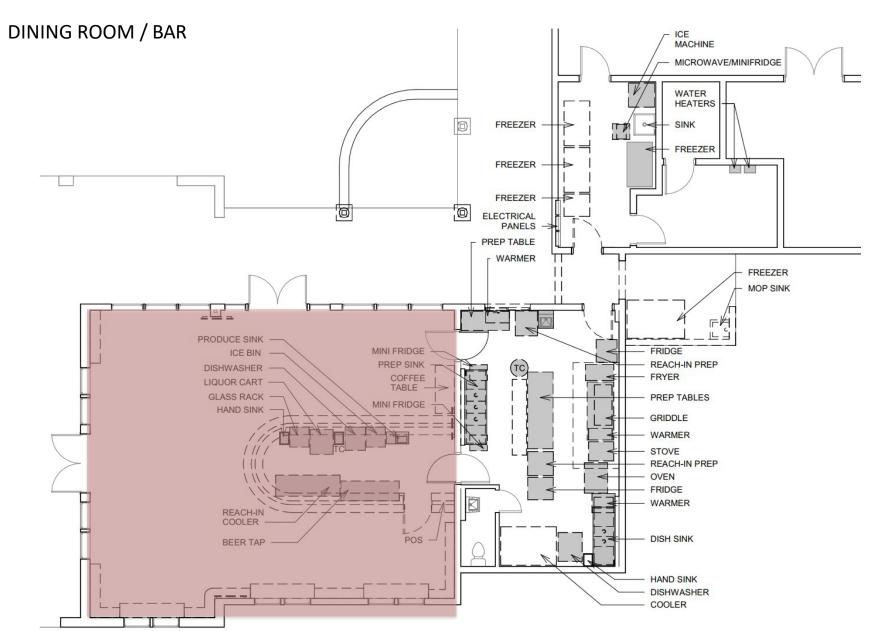


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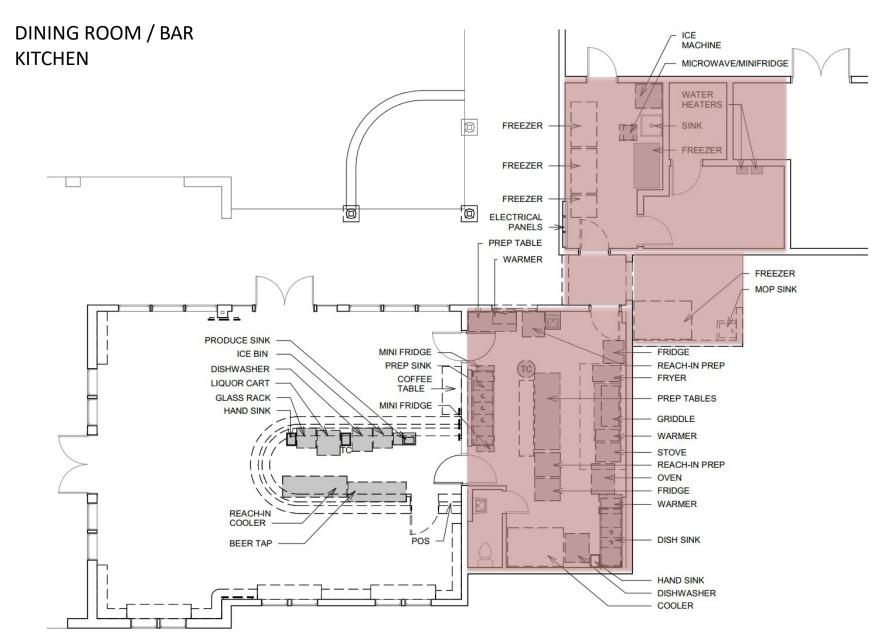




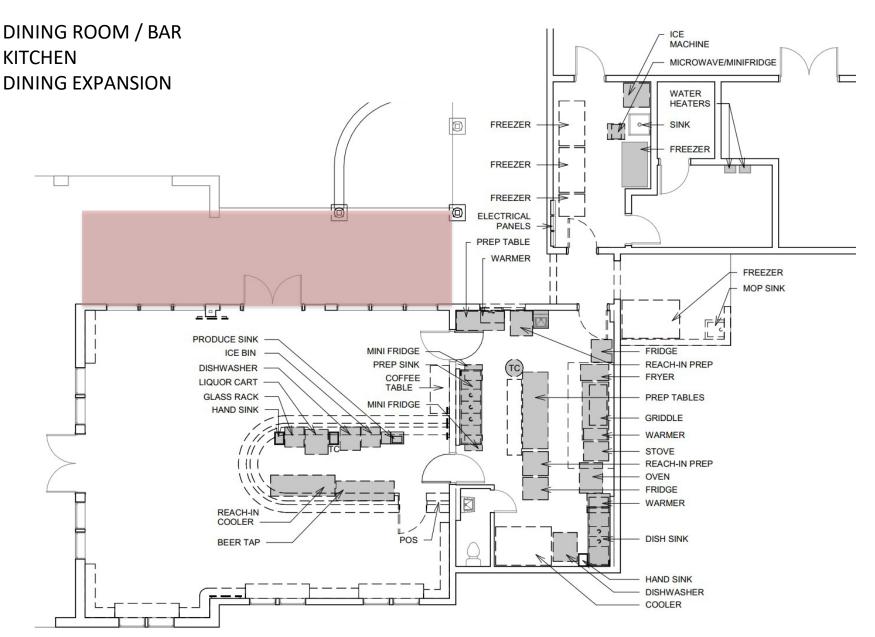




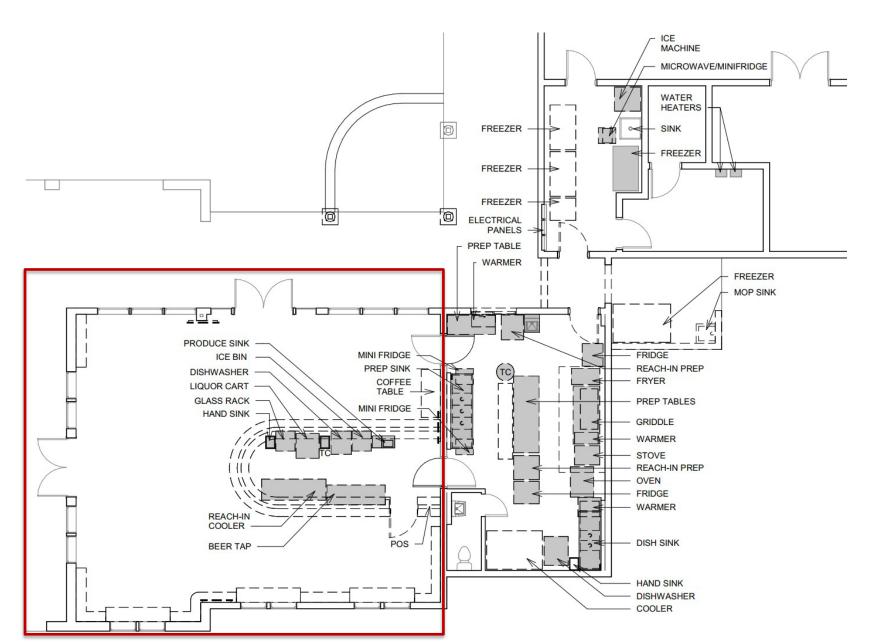




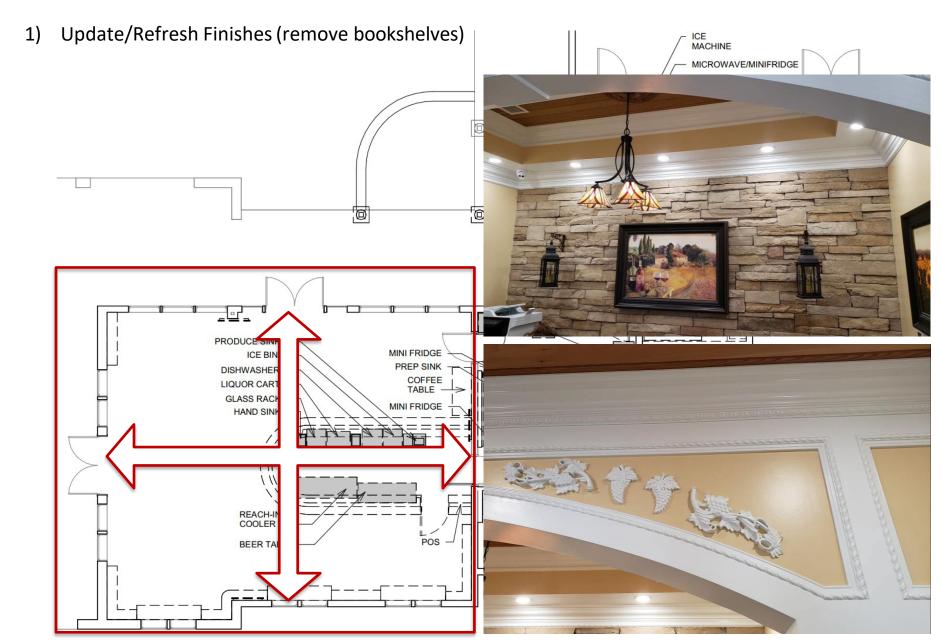




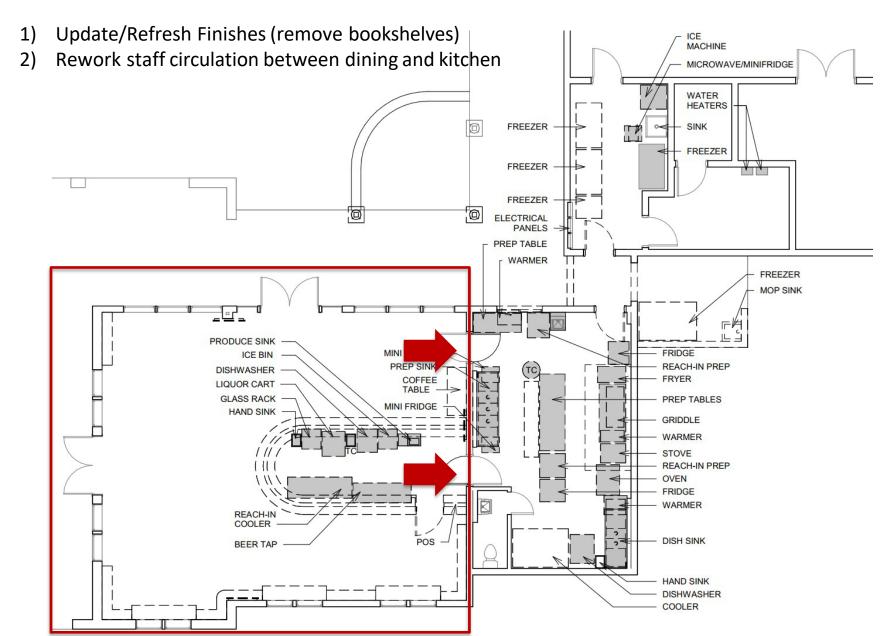




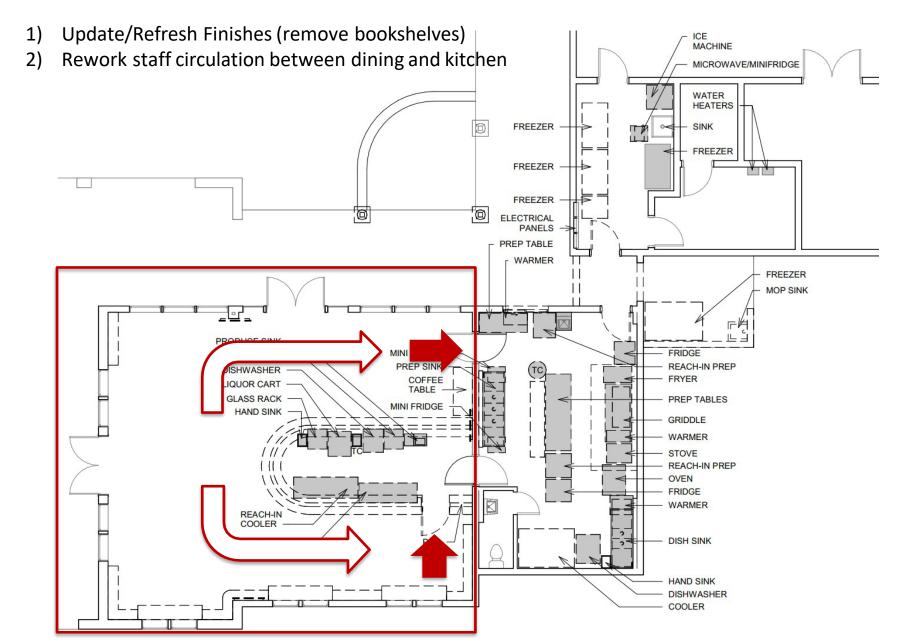




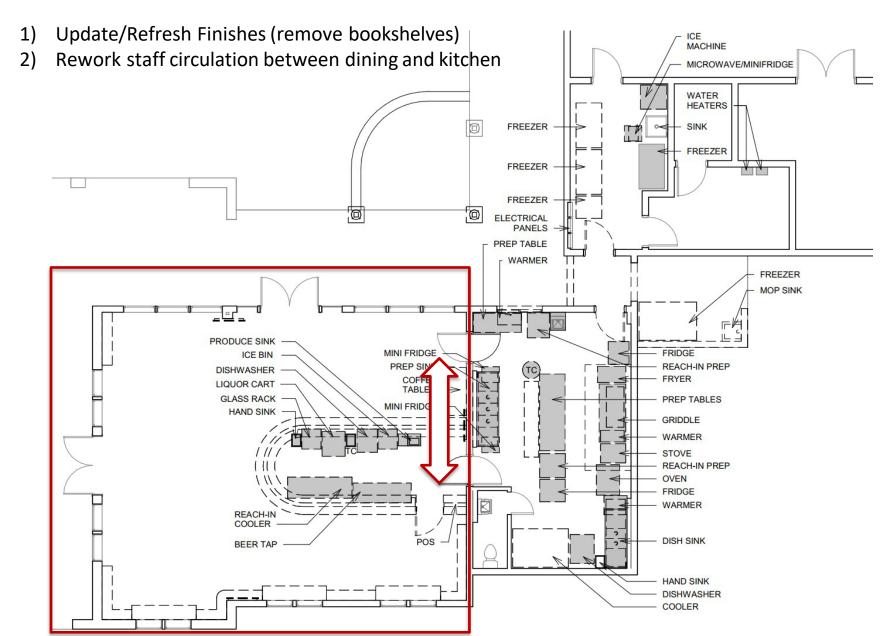




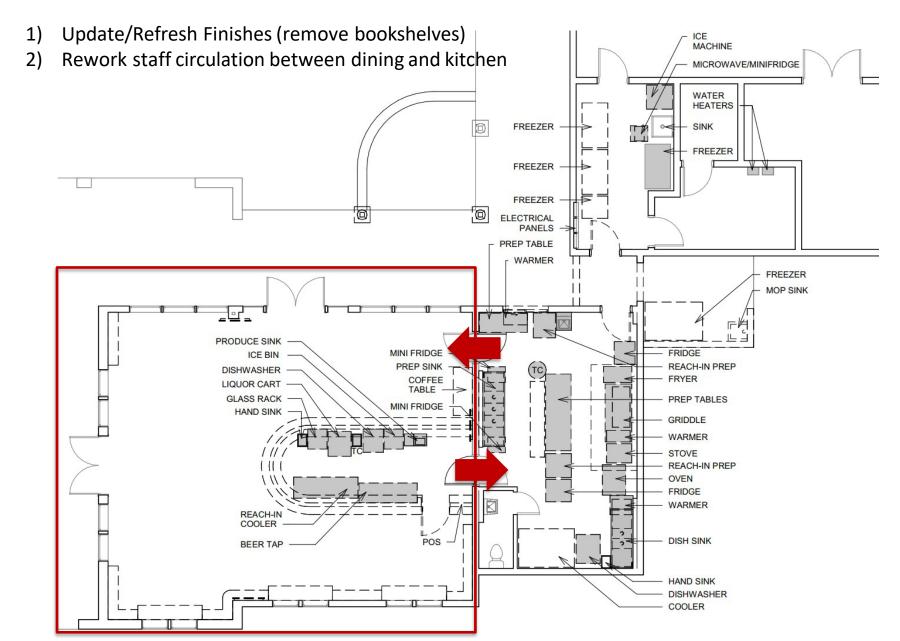




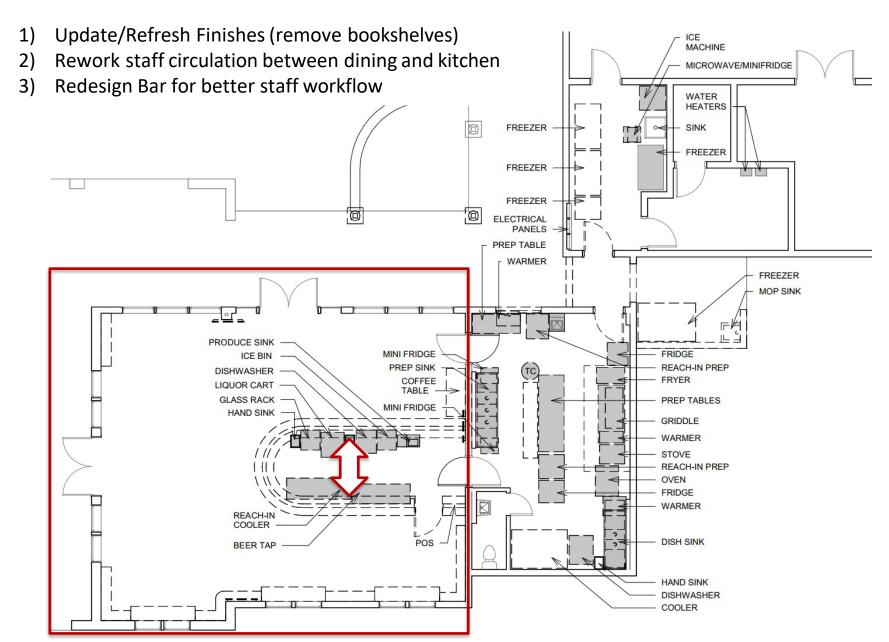






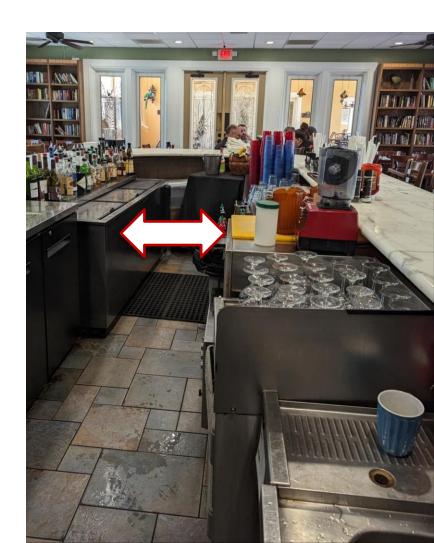




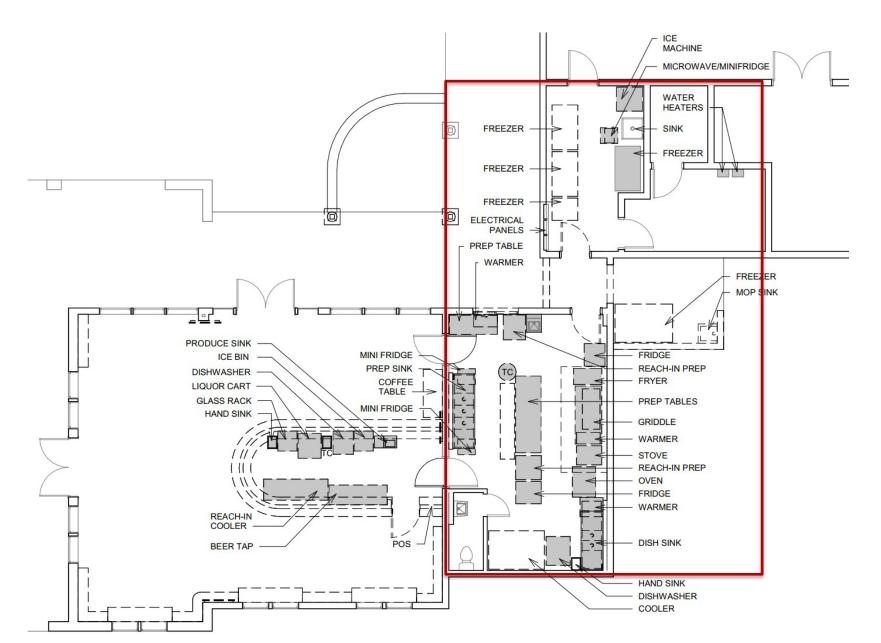




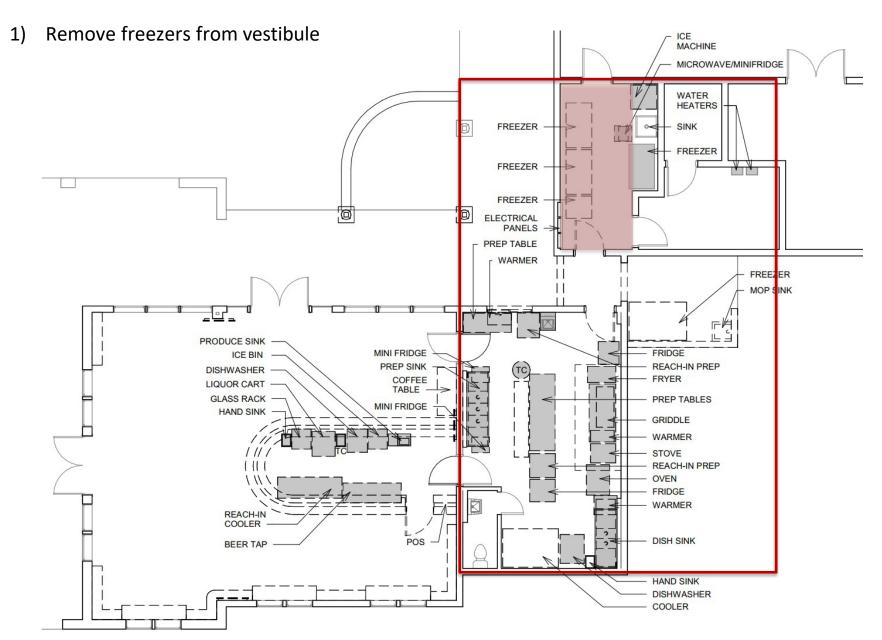
- Update/Refresh Finishes (remove bookshelves)
- 2) Rework staff circulation between dining and kitchen
- 3) Redesign Bar for better staff workflow



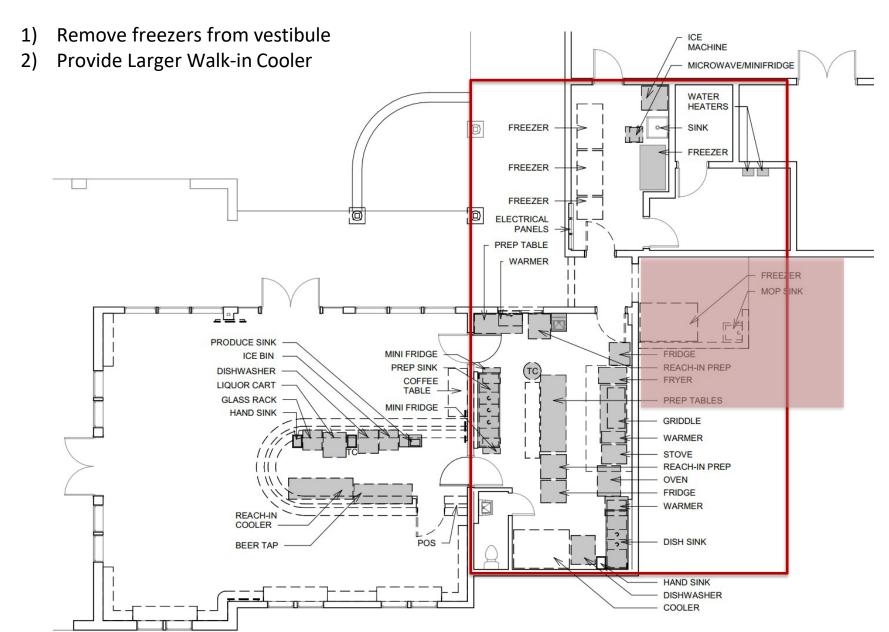




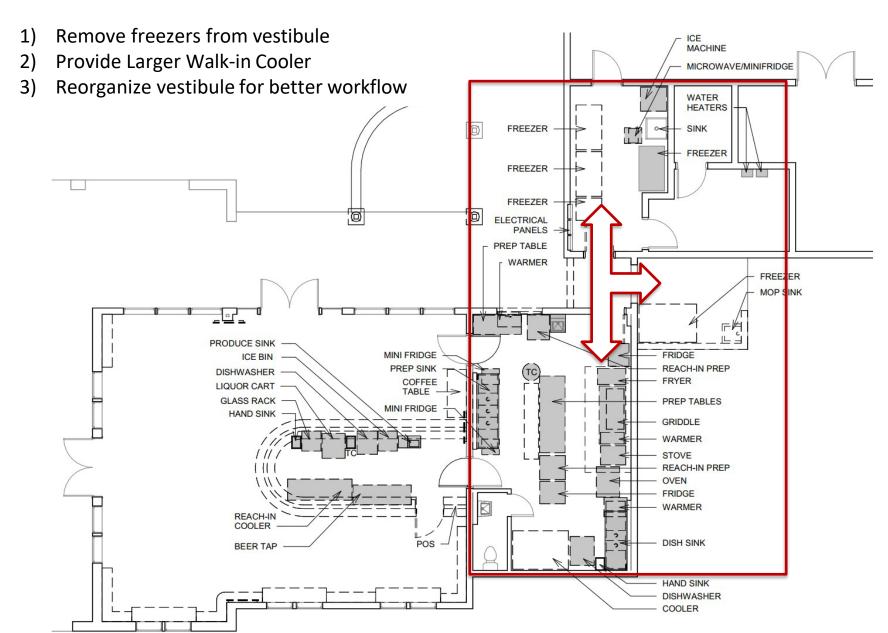




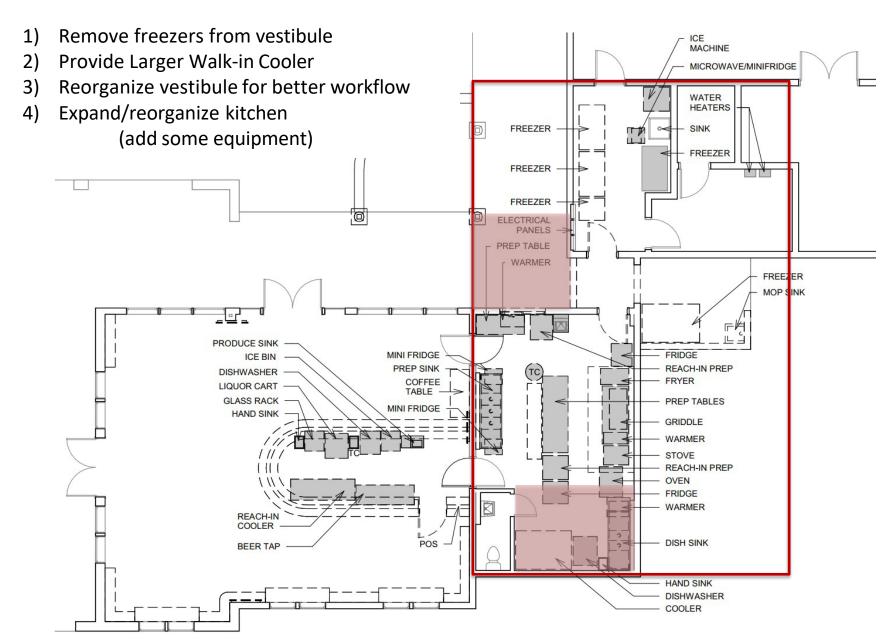






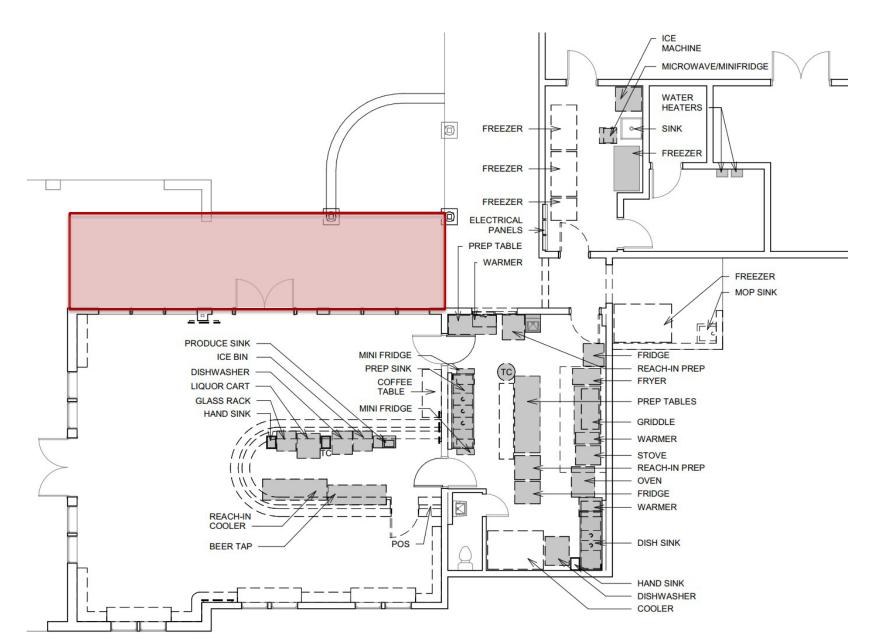






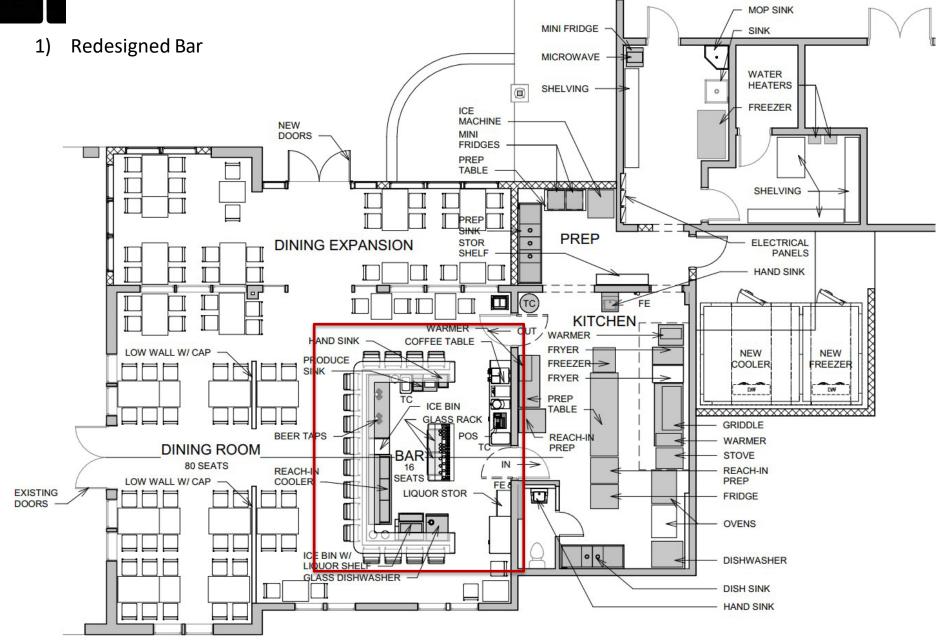


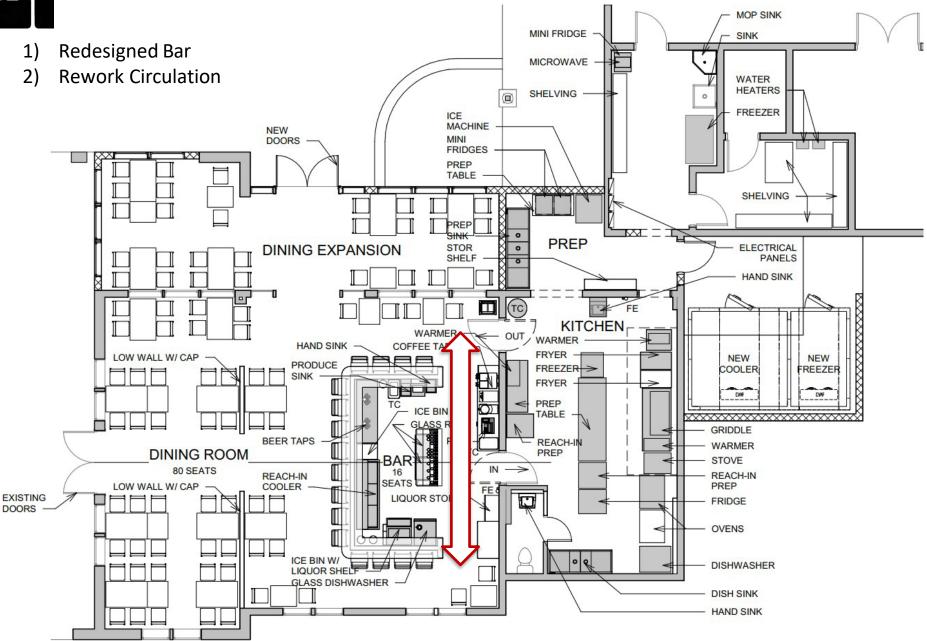
### Program Goals – DINING EXPANSION

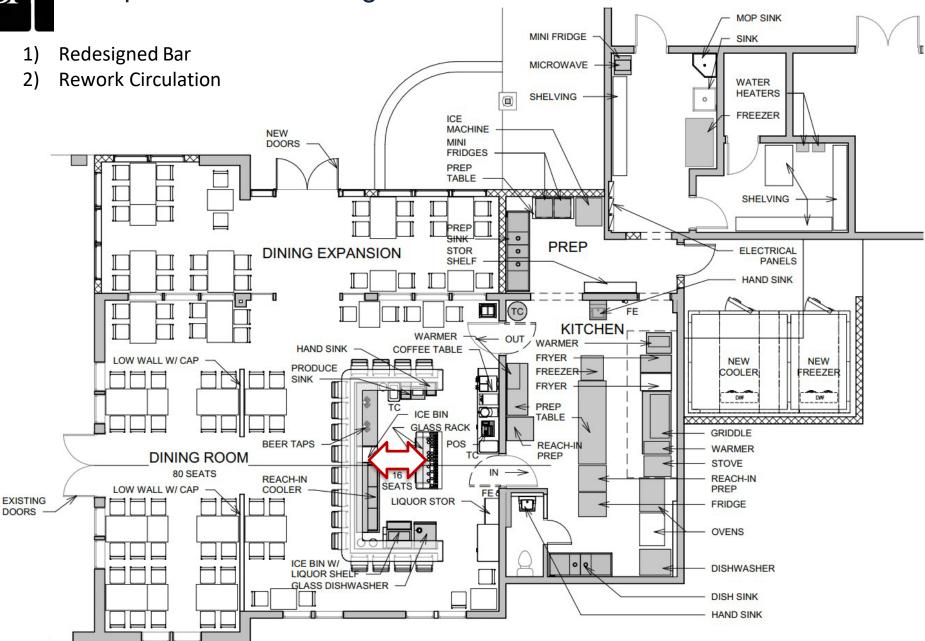


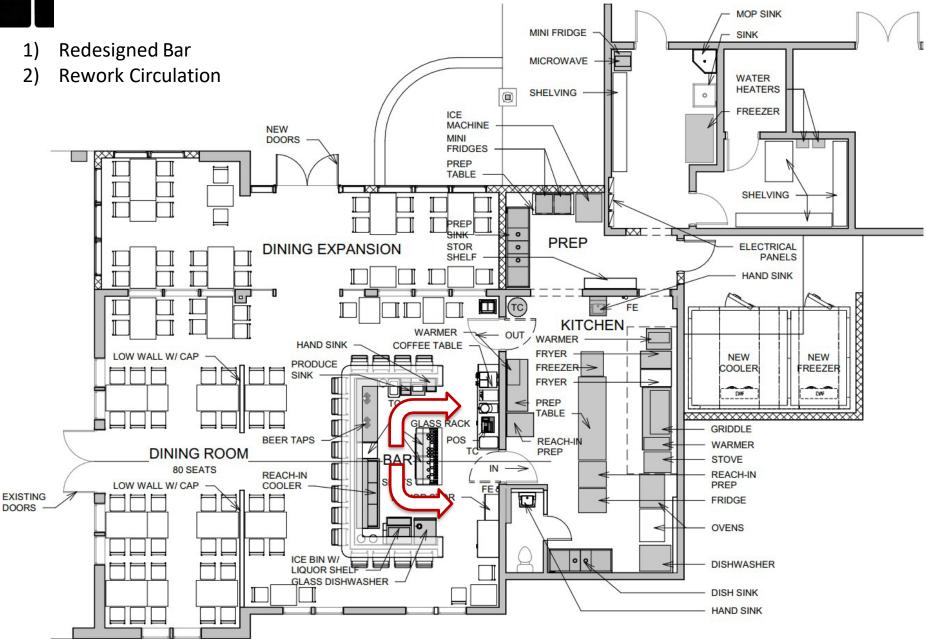


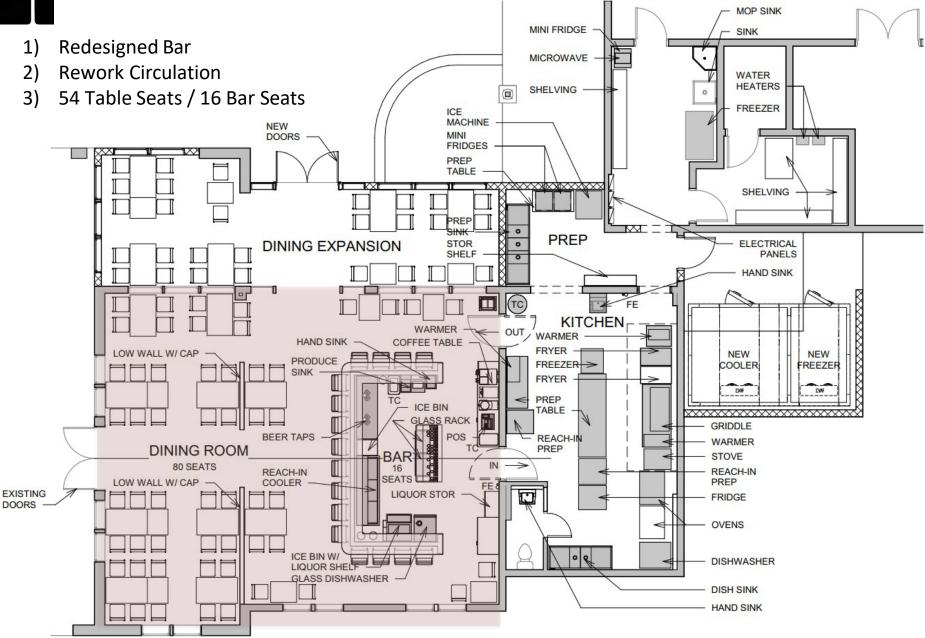
Proposed Plan - Dining MOP SINK MINI FRIDGE SINK **MICROWAVE** WATER **HEATERS** SHELVING **FREEZER** MACHINE NEW **DOORS FRIDGES** PREP TABLE SHELVING PREP PREP ELECTRICAL DINING EXPANSION STOR SHELF **PANELS** HAND SINK KITCHEN OUT / WARMER HAND SINK COFFEE TABLE LOW WALL W/ CAP NEW NEW PRODUCE FREEZER COOLER FREEZER SINK . **FRYER** DWF TC PREP ICE BIN TABLE GLASS RACK GRIDDLE **BEER TAPS** POS REACH-IN WARMER **DINING ROOM** PREP BAR STOVE 80 SEATS REACH-IN REACH-IN SEATS # LOW WALL W/ CAP COOLER PREP **EXISTING** LIQUOR STOR FRIDGE DOORS **OVENS** ICE BIN W/ DISHWASHER GLASS DISHWASHER DISH SINK HAND SINK



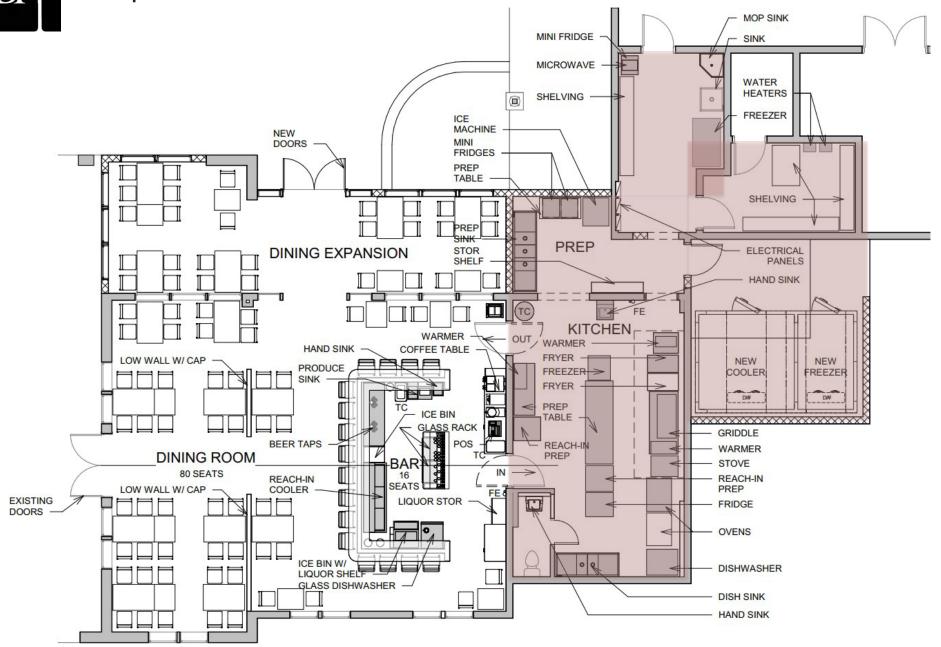




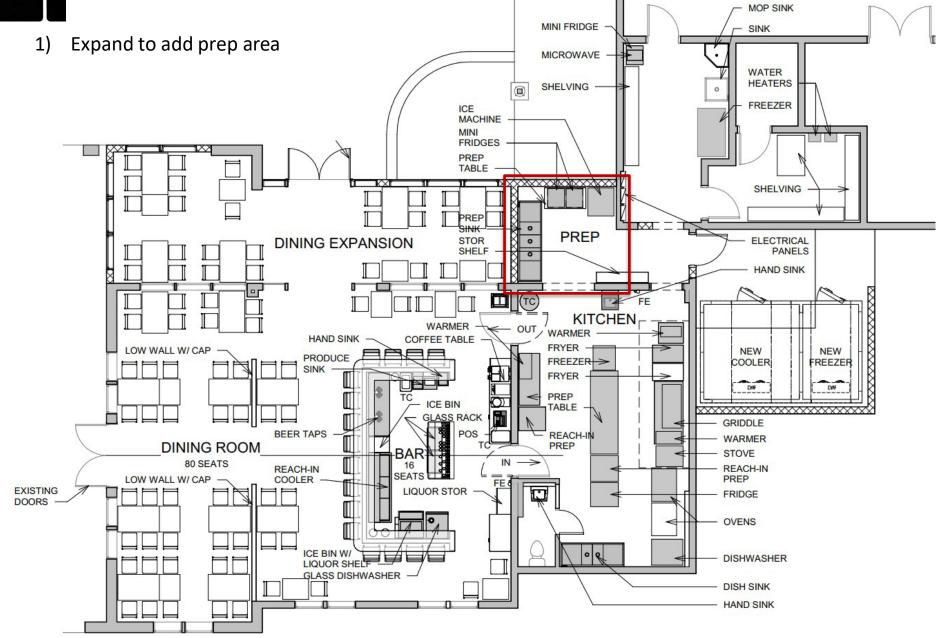


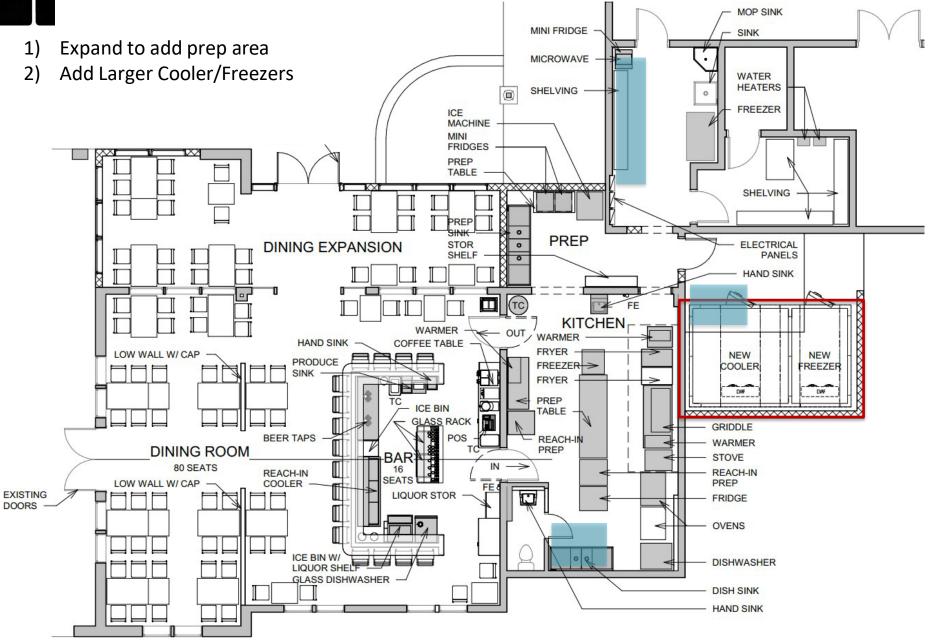


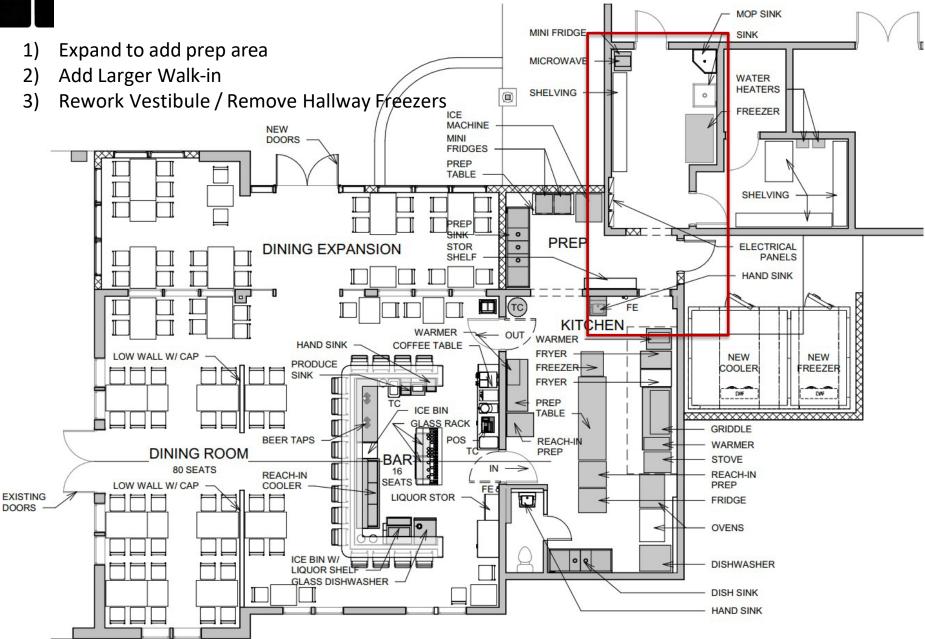


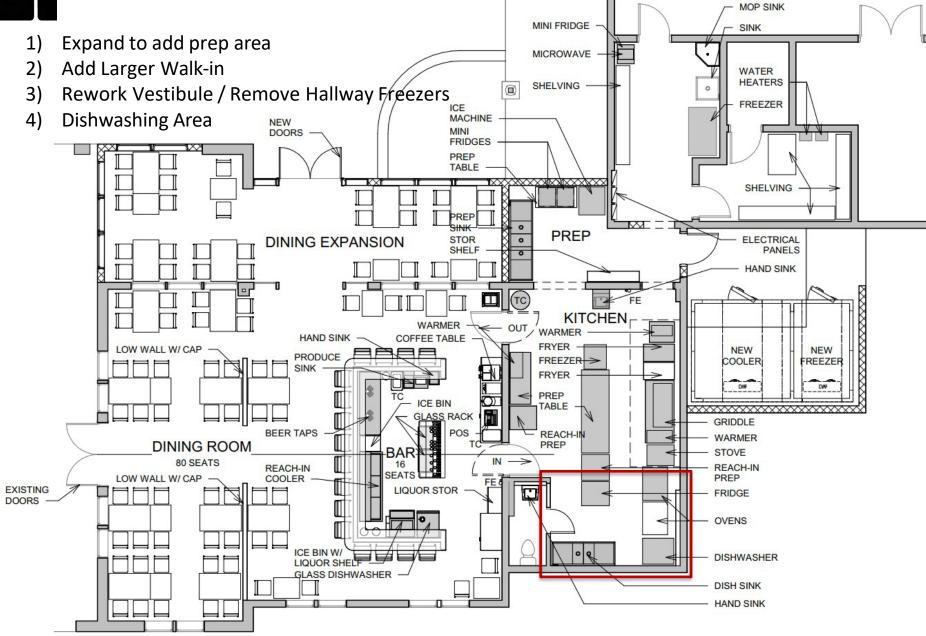


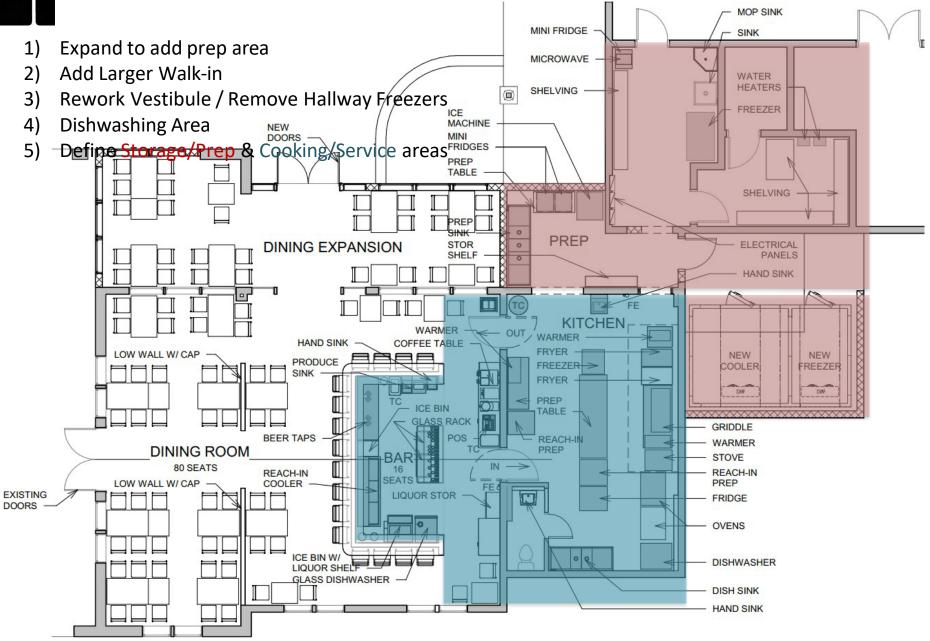
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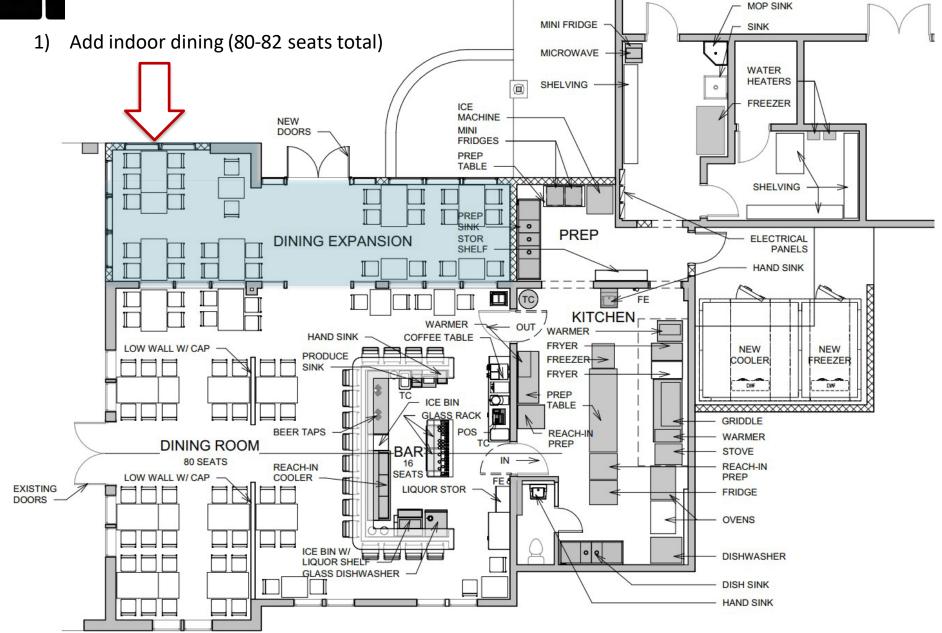






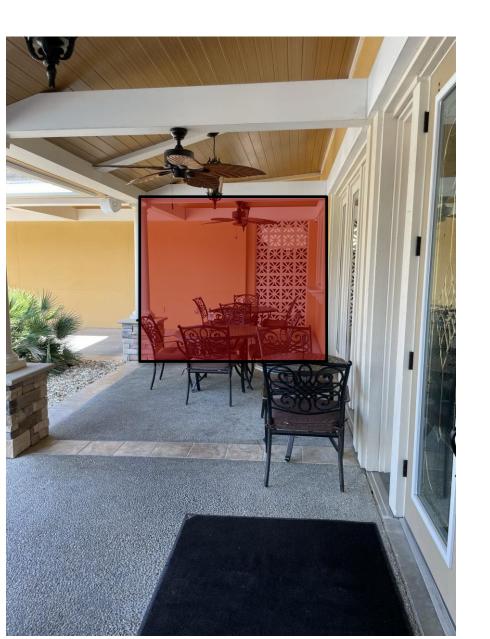


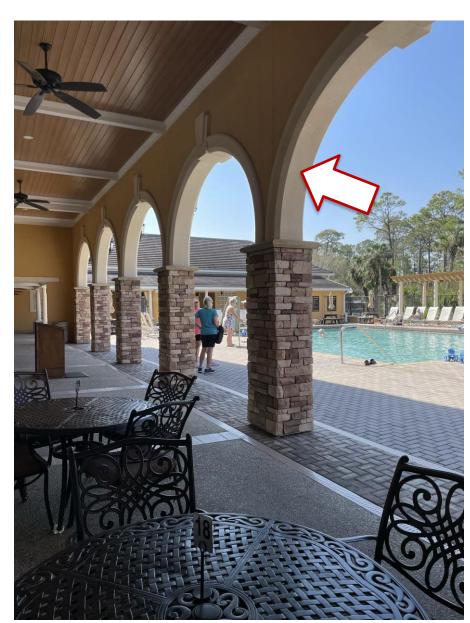
Proposed Plan – Dining Expansion





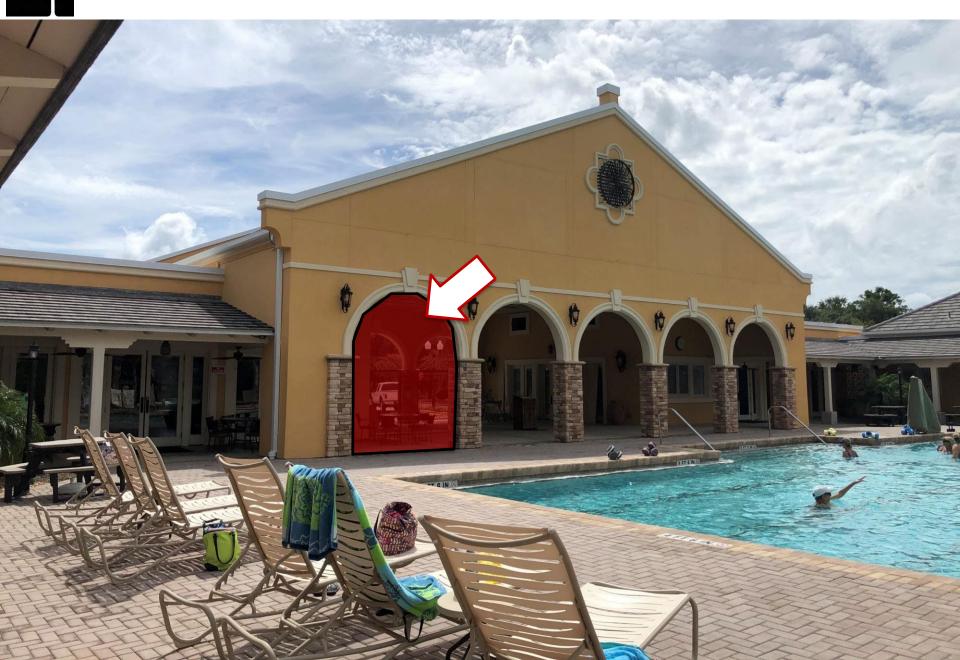
## Proposed Plan – Dining Expansion Challenges





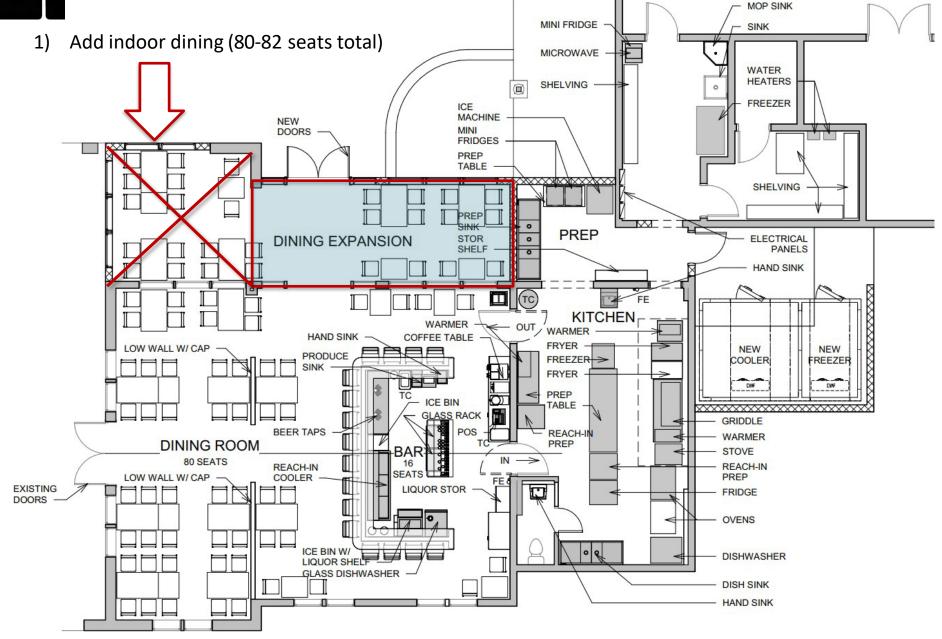


## Proposed Plan – Dining Expansion Challenges



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#### Proposed Plan – Dining Expansion





Project Area Total:

Dining Expansion	No Dining Expansion						
SPACE	AREA	SPACE	AR				
Existing Dining Room Area:	1,139 sf	Existing Dining Room Area:	1,139				
Existing Kitchen	402 sf	Existing Kitchen	402				
Existing Pantry:	118 sf	Existing Pantry:	118				
Existing Storage/Hall	159 sf	Existing Storage/Hall	159				
Existing Staff Restroom:	28 sf	Existing Staff Restroom:	28				
Expanded Cooler/Freezer area:	307 sf	Expanded Cooler/Freezer area:	307				
Expanded Kitchen:	126 sf	Expanded Kitchen:	126				
Expanded Dining:	<u>400 sf</u>	Expanded Dining:	<u> </u>				

2,679 sf

Project Area Total:



#### With Dining Expansion

Construction	\$4	172,000
Contingency	\$	18,000
Contractor	\$	63,000
Permits/Insurance	\$	15,000
Design Fees	\$	55,000

Total \$623K (+/-)

	SCOP	E Units	Unit Cost	Subtotal	<b>Division Subtotal</b>
	DIVISION 2 - EXISTING CONDITIONS				\$9,230
	DIVISION 3 - CONCRETE				\$9,253
	DIVISION 4 - MASONRY				\$22,140
	DIVISION 5 - METALS				\$4,375
	DIVISION 6 - WOOD & PLASTICS				\$12,000
	DIVISION 7 - THERMAL & MOISTURE PROTECTION				\$6,496
	DIVISION 8 - DOORS & WINDOWS				\$29,200
	DIVISION 9 - FINISHES				\$100,870
	DIVISION 10 - SPECIALTIES				\$5,750
	DIVISION 11 - EQUIPMENT				
	Ice Bi	n 1 ea	\$1,500/ea	\$1,500	
	Frye	er 1 ea	\$900/ea	\$900	
	Ove	n 1 ea	\$6,000/ea	\$6,000	
	Walk-in Coole	er 1 ea	\$20,000/ea	\$20,000	
	Walk-in Freeze	er 1 ea	\$17,000/ea	\$17,000	
	Dishwashe	er 1 ea	\$5,000/ea	\$5,000	\$50,400
	DIVISION 12 - FURNISHINGS		(	Casework)	\$24,300
	DIVISION 22 - PLUMBING	12 ea	\$2,400/ea	\$28,800	\$28,800
	DIVISION 23 - HVAC	2,679 st	\$35.00/sf	\$93,765	\$93,765
	DIVISION 26 - ELECTRICAL				
	Lightin	g 2,679 s	\$12.00/sf	\$32,148	
	Powe	er 2,679 st	\$6.50/sf	\$17,414	
	Equipment Service	e 15 ea	\$750/ea	\$11,250	\$60,812
	DIVISION 27 - DATA/LOW VOLTAGE				
	TV Monitor	rs 8 ea	\$800/ea	\$6,400	
	PO	S 1 ea	\$1,200/ea	\$1,200	
	Kitchen Displa	y 2 ea	\$1,200/ea	\$2,400	\$10,000
	DIVISION 28/29 - SECURITY & FIRE SAFETY				\$5000
	Subtotal Constructio	n			\$472,000
	Owner's Contingenc	У	4.0%	\$18,880	\$18,880
	Contractor's General Condition	IS	8.0%	\$39,270	
	Contractor OH+	Р	5.0%	\$24,544	\$63,814
	Permits + Bonds + Insurance	e	3.0%	\$14,726	\$14,726
_	Design Fee	es .	9.9%	\$54,921	\$55,000
	Renovation Development Total	al			\$624,420



#### No Dining Expansion

394,000
16,000
53,000
12,000
55,000

Total \$530K (+/-)

	SCOPE	Units	Unit Cost	Subtotal	<b>Division Subtotal</b>
DIVISION 2 - EXISTING CONDITIONS					\$9,230
DIVISION 3 - CONCRETE					\$7,653
DIVISION 4 - MASONRY					\$10,800
DIVISION 5 - METALS					\$4,375
DIVISION 6 - WOOD & PLASTICS					\$10,000
DIVISION 7 - THERMAL & MOISTURE PRO	TECTION				\$2,800
DIVISION 8 - DOORS & WINDOWS					\$8,800
DIVISION 9 - FINISHES					\$82,822
DIVISION 10 - SPECIALTIES					\$5,750
DIVISION 11 - EQUIPMENT					
	Ice Bin	1 ea	\$1,500/ea	\$1,500	
	Fryer	1 ea	\$900/ea	\$900	
	Oven	1 ea	\$6,000/ea	\$6,000	
	Walk-in Cooler	1 ea	\$20,000/ea	\$20,000	
	Walk-in Freezer	1 ea	\$17,000/ea	\$17,000	
	Dishwasher	1 ea	\$5,000/ea	\$5,000	\$50,400
DIVISION 12 – FURNISHINGS			(0	Casework)	\$24,300
DIVISION 22 – PLUMBING		12 ea	\$2,400/ea	\$28,800	\$28,800
DIVISION 23 – HVAC		2,279 sf	\$35.00/sf	\$79,765	\$79,765
DIVISION 26 – ELECTRICAL					
	Lighting	2,279 sf	\$12.00/sf	\$27,348	
	Power	2,279 sf	\$6.50/sf	\$14,814	
Eq	uipment Service	15 ea	\$750/ea	\$11,250	\$53,412
DIVISION 27 - DATA/LOW VOLTAGE					
	TV Monitors	8 ea	\$800/ea	\$6,400	
	POS	1 ea	\$1,200/ea	\$1,200	
	Kitchen Display	2 ea	\$1,200/ea	\$2,400	\$10,000
DIVISION 28/29 - SECURITY & FIRE SAFETY	1				\$5000
Subto	tal Construction				\$394,000
Owne	er's Contingency		4.0%	\$15,760	\$15,760
Contractor's Ger	neral Conditions		8.0%	\$39,270	
C	Contractor OH+P		5.0%	\$24,544	\$53,269
Permits + Bo	onds + Insurance		3.0%	\$14,726	\$12,293
	Design Fees		9.27%	\$55,000	\$55,000
Renovation Dev	elopment Total				\$530, 332



Equipment

Added equipment only

\$50K

	SCOPE	Units	Unit Cost	Subtotal	<b>Division Subtotal</b>
DIVISION 2 - EXISTING CONDITIONS					\$9,230
DIVISION 3 - CONCRETE					\$7,653
DIVISION 4 - MASONRY					\$10,800
DIVISION 5 - METALS					\$4,375
DIVISION 6 - WOOD & PLASTICS					\$10,000
DIVISION 7 - THERMAL & MOISTURE PROTECTI	ION				\$2,800
DIVISION 8 - DOORS & WINDOWS					\$8,800
DIVISION 9 - FINISHES					\$82,822
DIVISION 10 - SPECIALTIES					\$5,750
DIVISION 11 - EQUIPMENT					
	Ice Bin	1 ea	\$1,500/ea	\$1,500	
	Fryer	1 ea	\$900/ea	\$900	
	Oven	1 ea	\$6,000/ea	\$6,000	
Wal	lk-in Cooler	1 ea	\$20,000/ea	\$20,000	
Walk	k-in Freezer	1 ea	\$17,000/ea	\$17,000	
I	Dishwasher	1 ea	\$5,000/ea	\$5,000	\$50,400
DIVISION 12 – FURNISHINGS			•	Casework)	\$24,300
DIVISION 22 – PLUMBING		12 ea	\$2,400/ea	\$28,800	\$28,800
DIVISION 23 – HVAC		2,279 sf	\$35.00/sf	\$79,765	\$79,765
DIVISION 23 – HVAC DIVISION 26 – ELECTRICAL		2,279 sf	\$35.00/sf	\$79,765	
	Lighting	2,279 sf 2,279 sf	\$35.00/sf \$12.00/sf	\$79,765 \$27,348	
DIVISION 26 – ELECTRICAL	Power	2,279 sf 2,279 sf 2,279 sf	\$35.00/sf \$12.00/sf \$6.50/sf	\$79,765 \$27,348 \$14,814	\$79,765
DIVISION 26 – ELECTRICAL  Equipm		2,279 sf 2,279 sf	\$35.00/sf \$12.00/sf	\$79,765 \$27,348	
DIVISION 26 – ELECTRICAL  Equipm  DIVISION 27 - DATA/LOW VOLTAGE	Power nent Service	2,279 sf 2,279 sf 2,279 sf	\$35.00/sf \$12.00/sf \$6.50/sf \$750/ea	\$79,765 \$27,348 \$14,814	\$79,765
DIVISION 26 – ELECTRICAL  Equipm  DIVISION 27 - DATA/LOW VOLTAGE	Power nent Service	2,279 sf 2,279 sf 2,279 sf 15 ea 8 ea	\$35.00/sf \$12.00/sf \$6.50/sf \$750/ea \$800/ea	\$79,765 \$27,348 \$14,814 \$11,250 \$6,400	\$79,765
DIVISION 26 – ELECTRICAL  Equipm  DIVISION 27 - DATA/LOW VOLTAGE	Power nent Service  V Monitors  POS	2,279 sf 2,279 sf 2,279 sf 15 ea 8 ea 1 ea	\$35.00/sf \$12.00/sf \$6.50/sf \$750/ea \$800/ea \$1,200/ea	\$79,765 \$27,348 \$14,814 \$11,250 \$6,400 \$1,200	\$79,765 \$53,412
DIVISION 26 – ELECTRICAL  Equipm  DIVISION 27 - DATA/LOW VOLTAGE  T	Power nent Service	2,279 sf 2,279 sf 2,279 sf 15 ea 8 ea	\$35.00/sf \$12.00/sf \$6.50/sf \$750/ea \$800/ea	\$79,765 \$27,348 \$14,814 \$11,250 \$6,400	\$79,765 \$53,412 \$10,000
DIVISION 26 – ELECTRICAL  Equipm  DIVISION 27 - DATA/LOW VOLTAGE  T  Kitcl  DIVISION 28/29 - SECURITY & FIRE SAFETY	Power nent Service  V Monitors POS hen Display	2,279 sf 2,279 sf 2,279 sf 15 ea 8 ea 1 ea	\$35.00/sf \$12.00/sf \$6.50/sf \$750/ea \$800/ea \$1,200/ea	\$79,765 \$27,348 \$14,814 \$11,250 \$6,400 \$1,200	\$79,765 \$53,412 \$10,000 \$5000
DIVISION 26 – ELECTRICAL  Equipm  DIVISION 27 - DATA/LOW VOLTAGE  T  Kitcl  DIVISION 28/29 - SECURITY & FIRE SAFETY  Subtotal Co	Power nent Service  V Monitors  POS hen Display	2,279 sf 2,279 sf 2,279 sf 15 ea 8 ea 1 ea	\$35.00/sf \$12.00/sf \$6.50/sf \$750/ea \$800/ea \$1,200/ea	\$79,765 \$27,348 \$14,814 \$11,250 \$6,400 \$1,200 \$2,400	\$79,765 \$53,412 \$10,000 \$5000 \$394,000
DIVISION 26 – ELECTRICAL  Equipm  DIVISION 27 - DATA/LOW VOLTAGE  T  Kitcl  DIVISION 28/29 - SECURITY & FIRE SAFETY  Subtotal Co  Owner's Co	Power nent Service  V Monitors POS hen Display  onstruction ontingency	2,279 sf 2,279 sf 2,279 sf 15 ea 8 ea 1 ea	\$35.00/sf \$12.00/sf \$6.50/sf \$750/ea \$800/ea \$1,200/ea \$1,200/ea	\$79,765 \$27,348 \$14,814 \$11,250 \$6,400 \$1,200 \$2,400	\$79,765 \$53,412 \$10,000 \$5000
DIVISION 26 – ELECTRICAL  Equipm  DIVISION 27 - DATA/LOW VOLTAGE  T  Kitcl  DIVISION 28/29 - SECURITY & FIRE SAFETY  Subtotal Co  Owner's Co  Contractor's General Co	Power nent Service  V Monitors POS hen Display  onstruction ontingency  Conditions	2,279 sf 2,279 sf 2,279 sf 15 ea 8 ea 1 ea	\$35.00/sf \$12.00/sf \$6.50/sf \$750/ea \$800/ea \$1,200/ea \$1,200/ea 4.0% 8.0%	\$79,765 \$27,348 \$14,814 \$11,250 \$6,400 \$1,200 \$2,400 \$15,760 \$39,270	\$79,765 \$53,412 \$10,000 \$5000 \$394,000 \$15,760
DIVISION 26 – ELECTRICAL  Equipm  DIVISION 27 - DATA/LOW VOLTAGE  T  Kitcl  DIVISION 28/29 - SECURITY & FIRE SAFETY  Subtotal Co  Owner's Co  Contractor's General of	Power nent Service  V Monitors POS hen Display onstruction ontingency Conditions actor OH+P	2,279 sf 2,279 sf 2,279 sf 15 ea 8 ea 1 ea	\$35.00/sf \$12.00/sf \$6.50/sf \$750/ea \$800/ea \$1,200/ea \$1,200/ea 4.0% 8.0% 5.0%	\$79,765 \$27,348 \$14,814 \$11,250 \$6,400 \$1,200 \$2,400 \$15,760 \$39,270 \$24,544	\$79,765 \$53,412 \$10,000 \$5000 \$394,000 \$15,760 \$53,269
DIVISION 26 – ELECTRICAL  Equipm  DIVISION 27 - DATA/LOW VOLTAGE  T  Kitcl  DIVISION 28/29 - SECURITY & FIRE SAFETY  Subtotal Co  Owner's Co  Contractor's General of Contract	Power nent Service  V Monitors POS hen Display  Instruction ontingency Conditions actor OH+P Insurance	2,279 sf 2,279 sf 2,279 sf 15 ea 8 ea 1 ea	\$35.00/sf \$12.00/sf \$6.50/sf \$750/ea \$800/ea \$1,200/ea \$1,200/ea 4.0% 8.0% 5.0% 3.0%	\$79,765 \$27,348 \$14,814 \$11,250 \$6,400 \$1,200 \$2,400 \$15,760 \$39,270 \$24,544 \$14,726	\$79,765 \$53,412 \$10,000 \$5000 \$394,000 \$15,760 \$53,269 \$12,293
DIVISION 26 – ELECTRICAL  Equipm  DIVISION 27 - DATA/LOW VOLTAGE  T  Kitcl  DIVISION 28/29 - SECURITY & FIRE SAFETY  Subtotal Co  Owner's Co  Contractor's General Co  Permits + Bonds +	Power nent Service  V Monitors POS hen Display  Interpretation ontingency Conditions actor OH+P Insurance Design Fees	2,279 sf 2,279 sf 2,279 sf 15 ea 8 ea 1 ea	\$35.00/sf \$12.00/sf \$6.50/sf \$750/ea \$800/ea \$1,200/ea \$1,200/ea 4.0% 8.0% 5.0%	\$79,765 \$27,348 \$14,814 \$11,250 \$6,400 \$1,200 \$2,400 \$15,760 \$39,270 \$24,544	\$79,765 \$53,412 \$10,000 \$5000 \$394,000 \$15,760 \$53,269 \$12,293 \$55,000
DIVISION 26 – ELECTRICAL  Equipm  DIVISION 27 - DATA/LOW VOLTAGE  T  Kitcl  DIVISION 28/29 - SECURITY & FIRE SAFETY  Subtotal Co  Owner's Co  Contractor's General of Contract	Power nent Service  V Monitors POS hen Display  Interpretation ontingency Conditions actor OH+P Insurance Design Fees	2,279 sf 2,279 sf 2,279 sf 15 ea 8 ea 1 ea	\$35.00/sf \$12.00/sf \$6.50/sf \$750/ea \$800/ea \$1,200/ea \$1,200/ea 4.0% 8.0% 5.0% 3.0%	\$79,765 \$27,348 \$14,814 \$11,250 \$6,400 \$1,200 \$2,400 \$15,760 \$39,270 \$24,544 \$14,726	\$79,765 \$53,412 \$10,000 \$5000 \$394,000 \$15,760 \$53,269 \$12,293



Equipment

Allowance for all (or mostly) new equipment

ADD: **\$100 - 150K** (+/-)

SCOPE	Units	Unit Cost	Subtotal	<b>Division Subtotal</b>
DIVISION 2 - EXISTING CONDITIONS				\$9,230
DIVISION 3 - CONCRETE				\$7,653
DIVISION 4 - MASONRY				\$10,800
DIVISION 5 - METALS				\$4,375
DIVISION 6 - WOOD & PLASTICS				\$10,000
DIVISION 7 - THERMAL & MOISTURE PROTECTION				\$2,800
DIVISION 8 - DOORS & WINDOWS				\$8,800
DIVISION 9 - FINISHES				\$82,822
DIVISION 10 - SPECIALTIES				\$5,750
DIVISION 11 - EQUIPMENT				
Ice Bin	1 ea	\$1,500/ea	\$1,500	
Fryer	1 ea	\$900/ea	\$900	
Oven	1 ea	\$6,000/ea	\$6,000	
Walk-in Cooler	1 ea	\$20,000/ea	\$20,000	
Walk-in Freezer	1 ea	\$17,000/ea	\$17,000	
Dishwasher	1 ea	\$5,000/ea	\$5,000	\$50,400
DIVISION 12 – FURNISHINGS			Casework)	\$24,300
DIVISION 22 – PLUMBING	12 ea	\$2,400/ea	\$28,800	\$28,800
DIVISION 23 – HVAC	2,279 sf	\$35.00/sf	\$79,765	\$79,765
DIVISION 26 – ELECTRICAL				
Lighting	2,279 sf	\$12.00/sf	\$27,348	
Power	•	\$6.50/sf	\$14,814	
Equipment Service	15 ea	\$750/ea	\$11,250	\$53,412
DIVISION 27 - DATA/LOW VOLTAGE				
TV Monitors	8 ea	\$800/ea	\$6,400	
POS	1 ea	\$1,200/ea	\$1,200	
Kitchen Display	2 ea	\$1,200/ea	\$2,400	\$10,000
Kitchen Display  DIVISION 28/29 - SECURITY & FIRE SAFETY				\$5000
Kitchen Display  DIVISION 28/29 - SECURITY & FIRE SAFETY  Subtotal Construction		\$1,200/ea	\$2,400	\$5000 \$394,000
Kitchen Display  DIVISION 28/29 - SECURITY & FIRE SAFETY  Subtotal Construction  Owner's Contingency				\$5000
Kitchen Display  DIVISION 28/29 - SECURITY & FIRE SAFETY  Subtotal Construction		\$1,200/ea	\$2,400	\$5000 \$394,000
DIVISION 28/29 - SECURITY & FIRE SAFETY  Subtotal Construction  Owner's Contingency  Contractor's General Conditions  Contractor OH+P		\$1,200/ea	\$2,400 \$15,760 \$39,270 \$24,544	\$5000 \$394,000 \$15,760 \$53,269
DIVISION 28/29 - SECURITY & FIRE SAFETY  Subtotal Construction  Owner's Contingency  Contractor's General Conditions  Contractor OH+P  Permits + Bonds + Insurance		\$1,200/ea 4.0% 8.0% 5.0% 3.0%	\$2,400 \$15,760 \$39,270 \$24,544 \$14,726	\$5000 \$394,000 \$15,760 \$53,269 \$12,293
DIVISION 28/29 - SECURITY & FIRE SAFETY  Subtotal Construction  Owner's Contingency  Contractor's General Conditions  Contractor OH+P  Permits + Bonds + Insurance  Design Fees		\$1,200/ea 4.0% 8.0% 5.0%	\$2,400 \$15,760 \$39,270 \$24,544	\$5000 \$394,000 \$15,760 \$53,269 \$12,293 \$55,000
DIVISION 28/29 - SECURITY & FIRE SAFETY  Subtotal Construction  Owner's Contingency  Contractor's General Conditions  Contractor OH+P  Permits + Bonds + Insurance		\$1,200/ea 4.0% 8.0% 5.0% 3.0%	\$2,400 \$15,760 \$39,270 \$24,544 \$14,726	\$5000 \$394,000 \$15,760 \$53,269 \$12,293



# Next Steps...





#### Next Steps:

## **DESIGN SCHEDULE** Schematic Design 30 days Design Development 45 days **Construction Documents** 45 days **Total Design** 120 days (4 Months) 4) (Assume August Start) – Bid Documents are ready in early December **BIDDING/PERMITTING/CONSTRUCTION** Bidding 45 Days Contract/NTP/Permitting 45 Days 3) Construction 150 Days (5 Months) Coordination with Contractor for phasing / maintain operations

