JUNNY INVESTMENTS 6/30/2020

Rough Order of Magnitude (ROM) BUDGET

SISTRUNK QUARTERS - *NEW BLDG*

(DONNA's)

Item #	CSI Division	Trade	Budget	COMMENTS
1				
2		Tree Removal	$1,000	remove/relocate existing
3		Tree Fund	$0	not required
4		Architect	$43,895	incl Base Design, Traffic Impact, Tests, Traffic Study
5		Permitting	$18,000	ESTIMATED
6		Permit Processing	$2,000	
7		Impact Fees	$12,500	ESTIMATED
8		Pre-Construction Appraisal	$0	not required
9		Realtor Fees	$0	not required
10		Special Inspector	$2,500	ESTIMATED
11	1	General Conditions (CM/ CA/ Staff/ Mgmt)	$77,300	
12	1	GC Fee	$61,300	*GC fee **8%**
13	1	Survey	$2,000	additional survey in above
14	1	Temp Utilities (Water & Power)	$3,000	by Owner
15	1	Temp Toilets	$900	by Owner
16	1	Dumpsters	$3,250	by GC
17	1	Mobile Mini	$2,500	by GC
18	1	Final Clean/Punch Out	$3,950	incl ext cleaning
19	2	**Sitework (incl PGD, W&S, rain tanks)**	**$140,000**	**Per CFL/ CRA requirements**
20	2	Demolition (SITE)	$7,500	RECONFIGURE site
21	3	Concrete Site Wall (125' long)	$6,500	ALLOWANCE
22	3/4	**Concrete Shell (Concrete + CMU)**	**$102,000**	**INCREASED Bldg Height w/ Parapet**
23	5	Trusses (PREFAB METAL)	$15,000	
24	6	Rough Carpentry + Base	$1,500	
25	6	Cabinetry + Countertops	$15,700	
26	7	Insulation	$2,000	
27	7	**Roofing**	**$25,000**	**Includes Canopy and Metal Roofing**
28	8	**Doors(Material)**	**$4,300**	**Includes kitchen swing doors**
29	8	Doors(Labor)	$3,000	
30	8	**Windows + SGD(Material)**	**$16,400**	**Engineering for STOREFRONT**
31	8	Windows + SGD(Labor)	$6,350	
32	9	**Stucco**	**$12,500**	**Includes Lap Siding**
33	9	**Drywall + Framing**	**$27,550**	**Includes Exterior Framing**
34	9	**Acoustical Ceilings**	**$7,000**	**Excludes Drywall Headers**
35	9	Tile	$9,350	
36	9	Carpet	$0	n/a
37	9	Paint	$9,500	
38	10	Toilet Accessories/ Shelving	$5,500	
39	11	Appliances	$20,345	by Owner
40	11	Kitchen Equipment (DONNAS)	$29,450	by Owner
41	12	Furnishings	$10,000	by Owner
42	15	Fire Sprinkler	$15,000	ALLOWANCE
43	15	**Plumbing**	**$36,000**	**Plumbing + Gas**
44	15	**Plumbing - Grease Trap**	**$10,500**	**Services BOTH restaurants**
45	15	**Mechanical (HVAC)**	**$23,000**	**ADJUSTED for 2nd flr**
46	16	**Electrical (incl Site Lighting)**	**$29,500**	**ADJUSTED for 2nd flr; Site Lighting**
47	16	Fire Alarm	$5,000	ALLOWANCE
48	2	**Landscaping/Irrigation**	**$12,600**	**Per CFL/ CRA requirements**
49	16	Low Voltage (if applicable)	$5,000	ALLOWANCE

TOTAL BUDGET:	**$767,245**
BUILDING COST:	$767,245
BLDG SQFT:	2,000
COST PER SQFT:	**$383.62**