

March 8, 2022

Re: **Request for Budget**  
Burger King  
SWQ Twentynine Palms Hwy & Balsa Ave.  
Yucca Valley, CA

InSite invites you to assist us with providing construction estimate for our proposed new project.

## **DUE DATE**

Monday March 28<sup>th</sup> at 4:00pm CST

## **DOCUMENTS**

1. Concept Site Plan (v3.0 dated 2/28/2022) and Utility Plan (v1 dated 2/28/2022)
2. Burger King drawing set (Desert Hot Springs dated 11/5/2021 Addendum 4)
3. Schedule of Installation & Responsibilities matrix (ref. sht A-0.4 in drawing set)
4. InSite takeoffs (Site Demolition, Pavements & Landscaping, Site Utilities)
5. Contractor Estimate Form

## **PROJECT DISCRPTION**

2,080 SF (+/-) Burger King with double drive-thru lane and including all sitework improvements. This will be a turnkey project including the complete interior buildout. Refer sheet A-0.4 for the *Schedule of Installation & Responsibilities* Matrix for guidance on GC Installed / GC Furnished items.

## **OVERALL SCOPE OF WORK & SPECIFICATIONS**

1. **Off-Site Improvements:**
  - a. None / Not Applicable
2. **Demolition**
  - a. None / Not Applicable
3. **Site Work:**
  - a. Grading and Excavation:
    - i. Grub and clear site.
    - ii. Earth cut-to-fill as necessary.
    - iii. Assume earth cut-to-fill balances and that there will be no undercuts.
    - iv. Assume excess building excavation and site utility spoils will be hauled offsite.
  - b. Site Concrete - Curbs per plan.
  - c. Site Concrete – Pavements per plan:
    - i. Trash Enclosure Pad: Refer to plan for specs.
    - ii. Sidewalks: Refer to plan for specs.
  - d. Site Pavement - Asphalt paving per plan.
    - i. Heavy Duty Asphalt: Refer to plan for specs.
    - ii. Light Duty Asphalt: Refer to plan for specs.
    - iii. Parking lot striping and HC signage.

- e. Site Utilities - Watermain per plan.
- f. Site Utilities – Sanitary per plan.
- g. Site Utilities – Storm per plan.
  - i. Include cost for Stormwater Infiltration Basins in Grading & Excavation
    - 1. Total Volume = 4,400 CF.
- h. Site Utilities – Gas per plan.
- i. Site Utilities – Electrical per plan.
- j. Site Utilities – Telephone and Data per plan.
- k. Site Lighting per plan and supplemental details:
  - i. LED Fixtures.
  - ii. 24' mounting height.
  - iii. 9' x 18" dia. concrete foundations.
  - iv. Conduit and cable pull to building.
- l. Dumpster Enclosure & Gates:
  - i. Larger than the dumpster enclosure detailed in the drawing set.
  - ii. Assume the enclosure will be 28'-10" x 10'-10" to accommodate (3) dumpsters.
- m. Monument Sign Foundation & Power Feed:
  - i. Power feed to sign.
  - ii. Exclude foundation and Illuminated sign box (furnished and installed by Tenant).
- n. Fencing:
  - i. None/ Not Applicable
- o. Exterior DT and Directional Signage and Menu Boards:
  - i. Provide empty electric conduits with pull strings from each fixture to inside building:
    - 1. (2) ea. Preview Boards.
    - 2. (2) ea. Order Confirmation Units.
    - 3. (2) ea. Vehicle Detector Loops.
    - 4. (2) ea. Digital Menu Boards.
    - 5. (1) ea. "Drive-Thru" signs.
  - ii. Concrete foundations for:
    - 1. Signage and menu boards listed above.
    - 2. (2) ea. Drive-thru height restriction bars.
  - iii. (2) ea. vehicle loop detectors (provided by Tenant) shall be installed by Contractor.

#### 4. Landscaping Allowance:

- a. For areas indicated as "Xeriscape w/ Irrigation" provide an allowance that will include:
  - i. Code minimum landscaping but commensurate with adjacent properties.
  - ii. Landscape irrigation.
- b. The balance of the site is to be left as-is.

#### 5. Building Shell

- a. Burger King restaurant per the provided documents (3,080 SF).
  - i. Refer sheet A-0.4 for the *Schedule of Installation & Responsibilities* Matrix for guidance on GC Installed / GC Furnished items.

#### 6. Interior Improvements

- a. Burger King restaurant per the provided documents (3,080 SF).
  - i. Refer sheet A-0.4 for the *Schedule of Installation & Responsibilities* Matrix for guidance on GC Installed / GC Furnished items.

## 7. General Conditions and Fee:

- a. Include General Conditions for estimated length of project.
- b. Include applicable taxes.
- c. Include General Liability & Workers Compensation Insurance.
- d. Include Builders Risk Insurance.
- e. Include GC Fee.

## ADDITIONAL INFORMATION

1. Anticipated Construction Start: Q4 2022
2. Price as if this were being built today i.e., please do NOT escalate your numbers.
3. Pricing should be location specific.
4. Please identify a construction duration in your estimate.
5. The use of our budget form is NOT mandated. If it's easier, and more convenient, for you to use your own format, please do.
6. This is an estimate that we will use as a basis to establish our pro-forma so please be careful not to be too conservative, nor too aggressive.

## INSITE CONTACTS

Please do not hesitate to contact myself or Michelle should you have any questions.

### **John Elliott**

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### **Michelle Sadler**

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Thank you in advance for your participation in this effort.

John Elliott

Cc: Michelle Sadler