

March 24, 2022

Re: **Request for Budget**
Starbucks
SEQ Miller Ln & York Plaza Ln
Dayton, OH

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

DUE DATE

Wednesday, April 13th at 4:00 PM CST

DOCUMENTS

1. Premises Plan v6 dated 3/11/2022 and Utility Plan v1 dated 3/15/2022.
2. SBUX Preliminary building drawing set; sheets SK-1 thru SK-6.
3. SBUX Landlord Work Letter (Mid-America)
4. InSite takeoffs (Site Demolition, Site Pavements & Landscaping and, Site Utilities)
5. Drive-Thru Equipment, Trash Enclosure, Pylon Sign Base and, Site Lighting Specifications & Details
6. Contractor Estimate Form

PROJECT DISCRIPTION

2,225 SF freestanding Starbucks with a drive-thru lane and including all sitework improvements.

OVERALL SCOPE OF WORK & SPECIFICATIONS

1. **Off-Site Improvements:**
 - a. None / Not Applicable
2. **Demolition:**
 - a. Site Demolition: Per plan.
3. **Site Work:**
 - a. Earthwork:
 - i. Topsoil cut and export (assume all topsoil in landscaped areas will be imported)
 - ii. Mass grade, cuts and fills as necessary; minimal as site is relatively flat.
 - iii. Assumer earth cut-to-fill balances and there will be no undercuts.
 - iv. Assume excess building excavation and site utility spoils will be hauled offsite.
 - b. Concrete Curb per plan.
 - c. Site Concrete per plan:
 - i. Dumpster Enclosure Apron: Refer to plan for specs.
 - ii. Drive-Thru Lanes: Refer to plan for specs.
 - d. Sidewalks: Refer to plan for specs.
 - e. 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, HC signage and precast wheel stops.
 - f. Water per plan.

- g. Sanitary per plan.
 - i. Include a Schier® GB-75 (75-gal) exterior grease interceptor.
- h. Stormwater per plan.
- i. Gas per plan.
- j. Electrical per plan.
- k. Tele-Data per plan.
- l. Site Lighting per plan (ref. provided detail drawings)
 - i. LED fixtures.
 - ii. 24' mounting height.
 - iii. 8' x 24" dia. concrete foundations.
 - iv. Conduit and cable pull to building.
- m. Masonry dumpster enclosure:
 - i. 18'-0" x 9'-4" (ref. SBUX dwg ST3).
- n. Pylon Sign Base:
 - i. 17-5" x 72" dia. concrete base with anchor bolts (ref. SBUX pylon foundation details).
 - ii. Electric feed to base.
 - iii. Exclude pylon and sign (furnished and installed by Others).
- o. Patio Knee Wall:
 - i. 24" H x 12" W CIP concrete wall w/ frost footing.
- p. Drive-thru elements for 1-lane drive-thru (ref. Conceptual Site Plan and SBUX dwg ST2 and ST3):
 - i. Electric conduits with pull string from DT equipment to inside the building:
 - 1. (1) ea. 1" conduit to the Pre-Menu Boards.
 - 2. (1) ea. 1" conduits to the Digital Order Screens (DOS) and canopies.
 - 3. (1) ea. 1" conduit to the Menu Boards.
 - 4. (1) ea. 1" conduits to the drive-thru "Do Not Enter" sign.
 - 5. (1) ea. 1" conduit to the drive-thru "Thank You" sign.
 - 6. (1) ea. 1" conduit to the drive-thru "Enter" sign.
 - 7. (1) ea. 1" conduit for each of the two vehicle detector loops.
 - 8. (4) ea. 6" diameter steel bollards; grouted solid; painted black.
 - ii. Concrete foundations for:
 - 1. Each element listed above.
 - 2. (1) drive-thru height restriction bars.
 - iii. (1) ea. vehicle loop detectors (provided by Tenant) shall be installed by Contractor.
- q. Bike Racks
 - i. Olympia™ bike rack by Forms+Surfaces®; model SKOLY; Black (3 thus).

4. Landscaping:

- a. Code minimum but commensurate with adjacent properties.
- b. Sod in turf areas (seed & blanket in areas indicated).
- c. Include landscape irrigation.

5. Building Shell

- a. 2,225 SF Starbucks Coffee warm, dark shell per SBUX concept drawings.

6. Special Construction:

- a. None / Not Applicable

7. Interior Improvements:

- a. Per the SBUX Landlord Work Letter there is limited interior scope of work that needs to be accomplished by the Shell GC i.e.,
 - i. ONLY Include:
 1. Building insulation.
 2. Water and sanitary stubs into building and VTR.
 3. (2) 10-ton RTU's w/ plenum drops and t-stats.
 4. CT cabinet disconnect switch and 400A MDP with breakers for RTU's and lighting.
 5. EM lighting.
 6. Tele-data stubs into building.
 7. Base building Fire Alarm (only if required by code).
 - ii. Do NOT Include:
 1. Interior slab on grade.
 2. GWB on interior of exterior walls.
 3. Interior vestibule.
 4. Fire Sprinkler System.

8. General Conditions and Fee:

- a. Include GCs 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. Construction Start: Q3 2022
2. Identify construction duration in estimate.

INSITE CONTACTS

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

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Thank you in advance for your participation in this effort.