

Bell American Group Remodel Scope and Budget

Store Number/ Market:	030564 Bell Carolina	Participants	Matt Boynton	Remodel Type:	MID
Date of Walk-Through:	12/9/2020	Address:	101 Thomas Garst Lane, Leland NC	Building Type	T Series
Additional Notes				Fire Sprinklers:	No

BUILDING EXTERIOR	TB Successor Required Scope	TB Midterm Required Scope	Deferred Maintenance	Scope of Work	Vendor	Budget
B1	Building Demolition/removal of structure					
B2	Building erection and sheathing/Rebuild of Towers					
B3	Insulation (building / roof)					
B4	Gutters / Downspouts / Flashings / Caps					
B5	RTUs (owner provided)					
B6	Painting - all items - Base Scope of Work			X	dumpster gates, gas pipe lines, exterior doors (mechanical room, kitchen man door, dumpster man door), and parking poles	
B7	Painting - all items - Base Scope of Work		X		Building , Includes handrails, trellis, parapet cap, cornice, scuppers	
B8	Repair / Replace dumpster gates / trash enclosure					
B9	Lights - Exterior: Building		X		# of Sconces _____ 10 _____	
B10	Add purple parapet border lighting - LED, Neon, or None (circle one) IF LED, DOES IT WORK? Yes____ No____					
B11	Electrical - Menuboard / Speakers / Directionals / HME System			X	Upgrade to outside digital menu boards - New DT speaker and speaker canopy - Replace height bar	
B12	Signage - Includes: Swinging Bells, Canopies, Awnings, Sign Base/Foundation, Pylons, Monuments, etc		X		New building signage, and directional. (Keep existing Height bar, 2 bells, 2 letter sets on awnings, no pylon sign)	
B13	Signage - Installation		X			
B14	"Picnic Tables" (_____ # of Existing?)					
B15	"Picnic Tables" - labor to install					
B16	Main Roof: Repair ____ / Replace ____					
B17	Lower Roof: Repair ____ / Replace ____					
B18	Masonry Stone / Brick / EFIS - Labor					
B19	Masonry Stone / Brick / EFIS - Material					
B20	Exterior Doors - Front					
B21	Exterior Doors - Front					
B22	Exterior Doors - Side					
B23	Exterior Doors - Side					
B24	Rear Doors - replacement					
B25	Rear Doors - hardware					
B26	Windows / Glass (non-drive-through)					
B27	Drive-Through Window(s)					
B28	Locksmith					
B29	Shed/Dock repairs					
B30	Power wash building			X	Power wash tower eyebrows	
B31	Foundation (form, rebar, concrete, etc)					
B32	Building Exterior-Other		X		Remove metal bells from exterior Patch and paint EIFS	
	BUILDING SUB-TOTAL					\$ -

SITE	TB Successor Required Scope	TB Midterm Required Scope	Deferred Maintenance	Scope of Work	Vendor	Budget
S1	Power wash parking lot / Site clean-up					
S2	Landscaping					
S3	Irrigation					

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S4	Site clearing / grubbing, rock removal								
S5	Level/Grading/Excavation, finish grading, fill/compaction								
S6	Remove Contaminated Soil								
S7	Concrete paving / Dumpster pad / Curbs / Sidewalks, Aprons, etc								
S8	Asphalt Paving / Striping								
S9	Replace car stops/paint								
S10	Upgrade Site Lighting to LED			X		5 double headed poles			
S11	Repair / Replace grease trap								
S12	Utilities to building								
S13	Storm Water (Backflow, drains, detention, etc)								
S14	Retaining wall								
S15	Other exterior site -								
S16	Other exterior site -								
	SITE SUB-TOTAL								\$ -
DINING ROOM			TB Successor Required Scope	TB Midterm Required Scope	Deferred Maintenance	Scope of Work		Vendor	Budget
D1	Ceiling & Grid - Repair / Replace / Paint								
D2	Ductwork system								
D3	Fire Suppression - Move / Replace								
D4	Trimwork / Window Sills (labor & materials)								
D5	Painting (labor & materials)			X		Paint to new image specs			
D6	Replace Decorative Wall Carpentry (labor & materials)								
D7	Condiment Station Table - Installation			X		Reclad existing / Or replace			
D8	Pepsi Machine - Installation								
D9	Ice Machine - Installation								
D10	Beverage Station Table			X		Existing has laminate on it. Reclad			
D11	Pepsi Lines - Remove/Re-install								
D12	Front Counter - Recladd			X		Reclad face.			
D13	Front Counter Replace			X		New top			
D14	Menu Boards - Installation			X		New digital menu boards			
D15	Tile- install new								
D16	Install dining package (booths, tables, etc)			X		Core drilled tables to remain. New chairs, stools, and table tops.(7 Oval 30 X 24, 4 @ 24 X 18, 4 @ 24 X 42 core drilled booth, 6 ADA 24 X 40, 1 surfboard 33 X 64. 1 Cut round in corner 38")			
D17	Interior Décor - Installation			X					
D18	Wainscot & Drywall and Finish			X		Existing to be reclad. Drywall touched up and painted.			
D19	Soffit								
D20	Install new soffit, patch ceiling as needed								
D21	Install electric to new soffit								
D22	Install can lights in soffit								
D23	Install ceiling mounted (black) exit signs								
D24	Light Fixture Install			X		Existing cans to remain. Pendants to be replaced with new fixture. (8 perimeter pendants, 4 interior pendants, 1 surfboard pendant)			
D25	Electrical - Remove and replace dining receptacles and plates								
D26	Electrical - demo & new			X		Electric to bulkhead for digital menu boards.			

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D27	Electrical- cut in outlets								
D28	Relocate POS							for information only	
D29	Digital Menuboard		X						
D30	Other dining room -			X	Replace closet doors to match new décor (2 @ 23 3/4")				
D31	Other dining room -				Move kiosk location to table at end of queueing wall (done)				
D32	Other dining room -		X		Install FRP				
D33	Other dining room -		X		Damaged outside loose bench should be replaced with chairs				
	DINING ROOM SUB-TOTAL								\$ -
RESTROOMS		TB Successor Required Scope	TB Midterm Required Scope	Deferred Maintenance	Scope of Work			Vendor	Budget
R1	Remove / replace (or patch) floor tile (labor)								
R2	Remove / replace (or patch) wall tile (labor)								
R3	Drywall & Finish								
R4	Remove /reinstall mirrors for wall tile repair								
R5	Remove / replace vanity top and backsplash w/Corian								
R6	Toilet Partitions - remove & replace or repair (circle one)								
R7	Remove / Replace Toilet Accessories								
R8	Plumbing - remove / re-install toilets								
R9	Plumbing - remove / re-install faucets								
R10	Faucets - Material Only								
R11	Mirrors - Furnish & Install								
R12	Recaulk Vanities and Urinals								
R13	Electric - Light Fixture Install								
R14	Electric - Other								
R15	Doors			X	Replace with new doors (2 @ 35 1/2")				
R16	Doors								
R17	Painting			X					
R18	Other restrooms -		X		Upgrade lights (Men’s room 2 at 1X4 Women's room 3 at 1X4)				
R19	Other restrooms -								
R20	Other restrooms -								
R21	Other restrooms -								
	RESTROOMS SUB-TOTAL								\$ -
KITCHEN		TB Successor Required Scope	TB Midterm Required Scope	Deferred Maintenance	Scope of Work			Vendor	Budget
K1	Floor tile & base - repair / replace as needed & regrout (labor)								
K2	Epoxy Floor Finish								
K3	FRP / Drywall and Finish								
K4	Stainless Steel Corner Guards / Wall Caps / Metal Work								
K5	Plumbing - Disconnect/reconnect equipment								
K6	Plumbing - Water / Fixture hookup and install								
K7	Electric - Disconnect/reconnect equipment								
K8	Electric - Outlets								
K9	Electric - (misc)								
K10	Stainless Steel Base in Cooler								
K11	Stainless Steel Base in Freezer								

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K12	Hood and ventilation equipment install								
K13	Refrigeration connection								
K14	Kitchen equipment connections								
K15	GC installation of equipment (in lieu of 3rd party)								
K16	Cooler / Freezer / Dry Storage installation								
K17	Safe Installation								
K18	Ductwork system								
K19	Refresh what is visible from the dining room								
K20	Other kitchen -			X		Upgrade BOH lights to LED (16 @ 2x4)			
K21	Other kitchen -								
K22	Other kitchen -								
	KITCHEN SUB-TOTAL							\$ -	
IT / POS / SYSTEMS			TB Successor Required Scope	TB Midterm Required Scope	Deferred Maintenance	Scope of Work		Vendor	Budget
IT1	POS terminals - Front Counter			X		De-Install / Re-Install _____ # of Locations			
IT2	KDS								
IT3	Install New CAT-5 Wiring								
IT4	Security System								
IT5	Telephone system								
IT6	Other IT -								
IT7	Other IT -								
	IT / POS SUB-TOTAL								-
ARCHITECTURAL & CONSTRUCTION			TB Successor Required Scope	TB Midterm Required Scope	Deferred Maintenance	Scope of Work		Vendor	Budget
A&C1	Permits								
A&C2	General Conditions								
A&C3	Testing Fees								
A&C4	Architect								
A&C5	Engineer								
A&C6	Operations Labor						BAG		
A&C7	Operations' - Storage (rental truck & fuel)								
A&C8	Building clean-up / Final cleaning								
A&C9	Sales Tax on Labor								
A&C10	GC Overhead and Profit								
A&C11	GC supervision and Travel								
									\$ -
FURNITURE, FIXTURES, EQUIPMENT, MATERIALS			TB Successor Required Scope	TB Midterm Required Scope	Deferred Maintenance	Scope of Work		Vendor	Budget
FFE1	"Picnic Tables" - Exterior								
FFE2	Trash receptacle(s) - Interior								
FFE3	Window Sills								
FFE4	Dining Room Soffit								
FFE5	Dining Room Soffit - Prewiring								
FFE6	Front Counter								
FFE7	Front Counter Base								
FFE8	Front Counter Substrate (Nailer)								

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FFE9	Condiment Station							
FFE10	Condiment Station Cabinetry							
FFE11	Condiment Station for Drive-Through							
FFE12	Beverage Station							
FFE13	Beverage Station Cabinetry							
FFE14	Beverage Station for Drive-Through							
FFE15	Drive-Through Window							
FFE16	Drive-Through Electrical/IT Components							
FFE17	Booth Package							
FFE18	Dining - Table tops							
FFE19	Dining - Table bases							
FFE20	Chairs							
FFE21	Stools							
FFE22	Divider Walls / Queue Rails							
FFE23	Bunn Machine / Bunn Bracket							
FFE24	Floor Mats							
FFE25	Frozen Beverage Cabinet							
FFE26	Safe							
FFE27	Smallwares							
FFE28	Taco Warmer/steamers/Grill							
FFE29	Restroom Grab Bars							
FFE30	Hand Driers							
FFE31	Restroom Mirrors							
FFE32	Toilet Partitions / Hardware							
FFE33	Baby Changing Station							
FFE34	Storage Shelving (Cold/Dry)							
FFE35	Kitchen Shelving							
FFE36	Paper Towel/Toiletry Dispensers							
FFE37	Restroom Sinks							
FFE38	Hand Sinks							
FFE39	Kitchen Sinks							
FFE40	Dishwasher							
FFE41	Kitchen Line with Storage							
FFE42	Tile - Vestibule (Material)							
FFE43	Tile - Dining Room (Material)							
FFE44	Tile - Restroom Floor (Material)							
FFE45	Tile - Restroom Wall (Material)							
FFE46	Lights - Pendant							
FFE47	Lights - Wall Washers							
FFE48	Lights - Lamps							
FFE49	Lights - Can Lights							
FFE50	Lights - Exit Sign							
FFE51	Lights - Emergency							
FFE52	Lights - Exterior Wall pack							

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FFE53	Lights - Sconce (Exterior)							
FFE54	Lights - Pole-Mounted (Exterior)							
FFE55	Interior Décor							
FFE56	Interior Pictures							
FFE57	Consolidation-							
FFE58	Consolidation-							
FFE59	Delivery charge							
FFE60	Delivery charge							
FFE61	Delivery charge							
FFE62	Delivery charge							
FFE63	Delivery charge							
FFE64	Other -							
FFE65	Other -							
FFE66	Other -							
FFE67	Other -							
FFE68	Other -							
	(Before Tax) SUBTOTAL							-
	Sales Tax			9.00%				-
	FF&E SUBTOTAL							-
PROJECT TOTAL								
								\$ -