



## CASE STUDY: PHO VIET EXPRESS NOODLE HOUSE RESTAURANT BATON ROUGE, LA

### Project Description:

Spencer's Contracting was selected as the general contractor to build out the interior suite for a new fast-casual restaurant at Heritage Crossing in Gonzales, LA. The suite is 1600 sq. ft. of retail storefront. We added a full kitchen, prep area, walk-in coolers, service bar, cabinetry, and dining area. We also added a drive-thru along the side of the restaurant for express pick-up. As you enter the restaurant you get a sense of the carefully planned décor and design that is as unique and appealing as the food they serve. It is our belief that this restaurant will be a popular eatery for the folks around Gonzales for the great food and the appealing environment.



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### CONDITION OF PROPERTY

- ✓ This was an empty "Gray Shell" retail suite
- ✓ The storefront glass and doors were all installed along with the entire exterior completed
- ✓ There were existing suites next door to this endcap that had already been built out when we started
- ✓ There was no electrical or HVAC, the plumbing had a common grease trap already installed, and the sewer line was stubbed up into the building

### COST

- ✓ The cost range of construction for the interior build-out to a completed restaurant was approximately \$300,000
- ✓ Budgetary Cost of design & Engineering: Did not disclose
- ✓ Tenant Improvement dollars towards the cost of construction: Did not disclose
















\*Customer-supplied equipment was not included in the cost range of construction. This included kitchen equipment, dishwasher, hood equipment, walk-in cooler equipment, compartment sink equipment, and decorative lighting fixtures in the dining area.

### TIMEFRAME

- ✓ Timeframe of Design & Engineering and permitting released: 8 - 10 weeks
- ✓ Timeframe of Construction: 2nd Quarter 2022
- ✓ Duration of Construction: 100 - 120 days (This did not include the design phase or permitting review time). The timeline was impacted by supply chain issues on equipment.



# Work Performed

-  Interior wall framing and sheetrock
-  Electrical Panel and lighting fixtures throughout.
-  All New Plumbing fixtures.
-  New HVAC systems and ductwork
-  Sheetrock finished ceiling and all walls finished sheetrock (Level 5) and painting throughout
-  Installed new flooring.
-  Installed new cabinetry and countertops in the Service Area
-  Sneeze Guard – tempered glass with minimum metal framing.
-  High Counter Bar Seating.
-  Custom back wall shelving with Bamboo wood planks
-  Kitchen Hoods
-  Gas piping and installation
-  Drive-thru window installation and brickwork around the opening.
-  Walk-in cooler and freezer
-  Installation of all customer-supplied equipment



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## Why was Spencer's Selected to Build this Restaurant?

1. Our experience in restaurant construction.
2. Our process can instill trust in a business owner
  - a. **Transparency:** We will bid the project line by line and show the individual costs
  - b. **Accountability:** We will develop a construction timeline where you can see if we are meeting expectations.
  - c. **Reliability:** We will communicate clearly throughout the project so that you are in the know and can plan for your opening date.

*There were multiple bidders, but it was the expertise and trust established at the onset that resonated with the restaurant owners to give them the confidence that "Built Spencer" was the right way to go.*

