



CASE STUDY: THE YARD MILKSHAKE BAR BATON ROUGE, LA

Project Description:

Spencer Contracting was tasked with the buildout of The Yard Milkshake Bar at Highland Marketplace in Baton Rouge. The property is approximately 1900 sq. ft of retail strip center space. Spencer Contracting's objective was to get the property ready to open for business.



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CONDITION OF PROPERTY

- ✓ Vanilla Box Construction
- ✓ Demising walls were in place with a 1-hour fire-rated sheetrock wall assembly.
- ✓ Exterior shell of the building was complete with storefront glass and demising walls and roof system were insulated.
- ✓ Grease trap was existing and restaurant tie-in only.
- ✓ No bathroom, no HVAC, no electrical panel. Stub-ups for sewer were in place, and electrical meter can was in place.
- ✓ The suite came with a functioning Fire Sprinkler System.
- ✓ Concrete was in place with a "leave-out section" at the back 10' of the suite.

COST

- ✓ Cost range of construction for interior build-out approximately \$235,000 to \$250,000
- ✓ Budgetary cost of design & engineering: Did not disclose
- ✓ Tenant improvement dollars towards the cost of construction: Did not disclose
- ✓ All fees related to water meter, sewer impact fee, traffic impact fee, were already covered by landlord and were not included in the construction cost.

TIMEFRAME

- ✓ Time of Construction: First Quarter 2021.
- ✓ Duration of Construction: 80 days. Does not include design phase or permitting review time.




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Work Performed

-  Concrete cutout for new plumbing work, place back of concrete, Stained concrete flooring throughout
-  Interior wall framing and sheetrock
-  Installed all electrical and lighting and fixtures, electrical panel, and main wire feed.
-  Installed all plumbing and plumbing fixtures
-  Installed all HVAC equipment and ductwork
-  Installed solid wood banquette seating and shiplap wall trim work throughout dining
-  Installed acoustical grid and ceiling tile in the back of house areas
-  Sheetrock finishing (level 4) and painting throughout.
-  Installed outdoor raised platform dining patio
-  Built 2 ADA compliant bathrooms
-  Built an office, kitchen/prep area
-  Included hollow metal door frames with solid stain grade commercial doors
-  Provided labor for placement and installation of all client-provided restaurant equipment
-  Relocation of the existing fire sprinkler system piping
-  Wall mounted stainless steel shelving
-  Stained and sealed concrete finish for flooring

Supplied by Property Owner or Client not included in the contractor's scope of work:

-  Interior and exterior store signage, tables and chairs, refrigeration equipment and stainless steel prep tables, internet connections, camera wiring and installation, grease trap, and design and engineering services.