



CASE STUDY: EUROPEAN WAX CENTER BATON ROUGE, LA

Project Description:

The suite was approximately 1200 sq. ft of retail storefront. We added an entry retail lobby, private clinic rooms, a single ADA bathroom, and storage area. We provided the Supervisor and labor along with highly skilled subcontracted technicians- specifically in the HVAC trade.

640 Arlington Creek Centre Dr., Ste E.
Baton Rouge, LA 70820

CONDITION OF PROPERTY

- ✓ We started with an empty shell and went from the rough-in construction phase all the way to final completion with furniture and fixtures installed and ready to open for business.

COST

- ✓ The cost of construction to complete the suite for the interior build-out was approximately \$250,000, which included a budget increase for a better performing air conditioning system. Our HVAC experts determined the need to keep the temperature consistent throughout the suite due to the specific requirements of the wax product. Failure to do so could have been extremely costly in the long run.
- ✓ Budgetary Cost of Design & Engineering: Did not disclose
- ✓ Tenant Improvement Dollars towards the cost of Construction: Did not disclose

TIMEFRAME

- ✓ Timeframe of Design & Engineering: 8-10 weeks. Work began in Late Dec. 2021
- ✓ Timeframe of Construction: 4th Quarter 2022
- ✓ Duration of Construction: 90 days



SPENCER
CONTRACTING










"I thoroughly enjoyed collaborating with Jason at Spencer's Contracting on our recent tenant build-out. His professionalism, attention to detail, open and timely communication, and integrity set the tone for what turned out to be a successful project. Our supervisor was responsive and knowledgeable, and did a great job managing the worksite and ensuring quality craftsmanship. The entire crew was respectful, courteous and hard working!"

-Michelle Marino, Owner



SPENCER
CONTRACTING

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)
-  Painting throughout
-  Installed new flooring.
-  Installed new cabinetry and countertops
-  Placement of all customer-supplied furniture and fixtures.

*Customer Supplied furniture and fixtures were not included in the construction costs.

Why was Spencer's Selected to Build out this Retail Suite?

1. We were timely to respond to the client in getting a quote (This took 2 weeks to quote it out once we were provided plans)
2. We were transparent in explaining the estimate and construction costs to the client. We also helped to provide cost-saving ideas that the client acted upon.
3. We were confident that we could meet the timeline expectations. The Client needed this site to be open before late December 22 and we met that expectation.
4. We kept our word and we built trust with the client.

