

The Kitchen at Philmont / Philmont Market & Cafe Cooperative
NYS Community Investment Fund
BUDGET

Soft Costs:

Survey	1,800
Phase I environmental survey	2,100
Pre construction asbestos survey	1,200
Architecture/Engineering Fee	8,217
Construction Manager Fee(s)	21,000
Legal Fees	2,302
Non-Profit Developer's Allowance	0
Accountant Grant Cost Certification Audit	4,000
Insurance – bond and builders risk	1,022
Title and Grant Recording Fees	1,708
Construction financing pay off	63,000
sub total soft costs	106,349

Site work:

Parking lines, landscaping	2,000
Parking concrete slab	1,500

Construction and equipment installation:

Finish Carpentry kitchen space	3,015
24 ft prep table build cabinet maker / fabricated stone counter	8,000
Display build / shelving and unit	3,850
Storage area construction & building permits	7,840
Signage D1 Site Plan	2,500
Walk-in cooler and walk-in freezer systems maintenance service	1,500
Installation of hoods, exhaust blowers, make-up air	4,378
Under-counter Refrigeration 3 door 19 cu ft TURBO AIR Model #894-134	1,985
Propane operated Pizza Oven Garland GPD-48-2 – Gas pizza – double Deck 63"W Model #595-260	12,875
Propane operated – Convection Oven Garland – Economy Counter-top Double stack Model #595-170	4,595
BK Resources corner sink 3 bay BKCS-3-18-14-18T draining boards & hardware	1,718
Pot & Dish Compact Sink 72"W, 2 bowls, drainboards TURBO AIR Model #894-298	514
Pot & Dish Compact Sink 39" W, 1 bowl, one drainboard TURBO AIR Model #894-294	295
Propane Proofing Holding Cabinet – non-insulated 69 1/2"H Winholt Model #942-032	1,550
Ventilation Direct Model 6024VX-2-PSP-F –non- ansul hood	1,750
Ventilation Direct Model VXB14 3/4HP 1920 cfm – exhaust blower x2 units	1,600
Ventilation Direct Model VA2-612 1.2hp, 3072 cfm make-up air	1,518
Solar Roof panels and installation x 24 panels	27,232
2x Mitsubishi Heat Pump Installation 1-1/2 ton Mitsubishi MSZ/MUZ-FH18NA	11,900
2x outdoor heat pump condensers, 2x hand held controllers,refrigeration piping, and condensate piping	
Propane line and installation of gas operated kitchen equipment	1,575
Extension of water lines and hook up of sinks, grease trap, pot filler, sink hardware	3,000
Fire suppression system for ansul hood	2,400
Electric / storage area – lights /new wiring - Storage area	3,700
Electric hook up of Existing lines for Kitchen equipment, exhaust fans, ventilation	3,000
Electric and plumbing reconfiguration of utility room	1,600

Sub total construction & equipment **117,390**

Project contingency	6,261
Working Capital	35,000

TOTAL GRANT BUDGET **265,000**

Engaging local construction trades, including:

Property Improvement, LLC / Builder
Dell's Plumbing, Inc. / Plumbing and HAVC
Gallardo Electric, Inc. / Electric

Main Stream Engineering / Equipment Installation
Main Care Energy / Propane lines
Ambient Environmental, Inc. / Asbestos Survey
Ecosystems Strategies, Inc. / Phase I Environmental Survey
Crawford & Associates, PC / Survey
Taconic Engineering, DPC / Engineering Plans / permits
Culinary Depot, Inc. / Commercial Kitchen Equipment
Efficienado Solutions, LLC / Solar panels installation
Ed W. Unkel / Hood, Exhaust fans, Make-up air
Morse Refrigeration / Cooler Maintenance Service
Sausbier's Awning Shop, Inc. / Fire Suppression system
Specialties Building / Marlite supply
Herrington's Building Supply

Cooperative Fund of New England
Larry Machiz, Esq. / Legal
Joel Merker, Architect / Architect

Supporting local Philmont construction trades: