

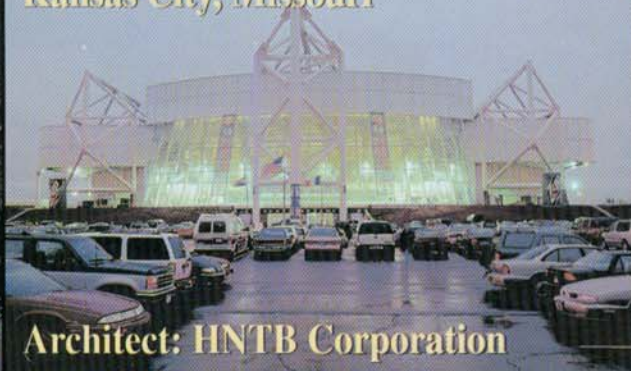
# design cost data<sup>tm</sup>

Nov-Dec 1998 • \$12.00

*The Cost Estimating Magazine for Design and Construction.*



Kemper Arena  
Kansas City, Missouri



Architect: HNTB Corporation



Designing Mechanical &  
Electrical Systems

# Dingbats Restaurant

Butler Township, Pennsylvania

Architect: Design 3 Architecture, PC



Photo Courtesy of Linda Jeub

beneath a 14 ft. high space open to the structure and duct work above. This space features a steel-framed trellis structure over an island of booths which double as supports for their Sunday brunch buffet table. The modular multi-shaped pattern of the porcelain paver floor tile used here casually emulates the look of natural mossy slate. A structural Tectum deck over the exposed steel bar joists makes for an attractive maintenance-free ceiling that helps the space acoustically. The custom glass racks over the adjacent bar repeat the theme of exposed steel bar joist framing of this central area, while various miniature illuminated and illuminating figures dance along and swing from delicate wires crisscrossing throughout the space, creating decorative patterns of light on the bulkheads and a source of amusement for the entire restaurant.

The exterior walls are insulated masonry cavity walls, with the main dining portion of the building being articulated with a

There are five Dingbats Restaurants in the Pittsburgh area of Pennsylvania. They offer one of three different dining concepts that are created by an independent chain. The fifth of these Dingbats Restaurants is newly constructed and opened in January of 1997. Located about 30 miles north of Pittsburgh in Butler Township, this Dingbats is situated on Penn. Route 8 just north of downtown Butler. All Dingbats Restaurants offer a casual American bistro dining experience, however, this latest one presents the outstanding Dingbats menu in a new fresh, fun atmosphere.

As restaurateurs and purveyors of equally delicious Italian bistro and seafood theme restaurants, Food Services Management Associates have been very successful with their Dingbats Restaurants.

## MANUFACTURERS/SUPPLIERS

**Exterior Walls** — Masonry: Boral Bricks; EIFS: TEC, an H.B. Fuller company; Entrances & Storefronts: Vistawall.

**Roof** — Membrane: HPG Roofing Systems; Standing Seam: Drexel Metals Corp.

**Floors** — Carpet: Patcraft; Paver Tile: Pastorelli Ceramiche; Kitchen Tile: Graniti Fiandre Industrial, Resilient Base: Johnsonite.

**Interior Walls** — Vinyl Wall Coverings: Vicretex; Acoustical Treatment: USG Interiors, Inc.; Interior Lighting: Tech Lighting; Exterior Lighting: Lumec; Solid Surfacing Bar Top: Avonite; Plastic Laminate: Nevamar, Wilsonart, Pionite.



The original Dingbats designs were rooted in the early eighties when the fern-bar style of restaurant was popular. However, when it came time to build another Dingbats in 1997, they wanted to create a restaurant with a new lighter, more lively atmosphere. They also wanted to feature the theatrical aspect of cooking.

The Display Kitchen was created as the main focus of the interior. Within this "stage", behind a counter-height wall is set a flaming rotisserie, a wood-burning char-grill, and a wood-burning, brick-faced pizza oven capped by a decorative copper-painted standing metal seam hood. This area is positioned along the end of the central bar and dining area where customers can watch many of the menu items being prepared. A very complete kitchen behind the Display Kitchen enables the Dingbats chefs to offer an almost limitless menu.

The central bar and dining areas are surrounded by colonnaded booth walls, and set

brick pier and EIFS panel pattern. Glazed accent tiles are inset in the EIFS for a panelized effect. An EIFS decorative cornice that looks like limestone ties it all together at the top in a classical style. The corner entrances accentuated with awnings below high walls created by stepping up the parapet to give the appearance of a tower. Flanking the corner entry on both facades are sun rooms that are roofed with copper-painted standing seam metal. These are separated from the main dining areas by interior windows and glass storefront doors set in brick walls which are extensions of the surrounding exterior walls. To reinforce the feeling of porch dining, the ceilings are left open to clear-finished wood glue-lam beam framing and tongue & groove roof decking, the exterior wall lights are brought inside, and the exterior windows are continuous storefront. The effect is highlighted by small, delicate flower-like lighting suspended from inconspicuous wires.

## ARCHITECT

DESIGN 3 ARCHITECTURE, PC  
Expo Mart, Suite 220E, 105 Mall Boulevard  
Monroeville, PA 15146-2226

## FILE UNDER

COMMERCIAL  
Butler Township, Pennsylvania

## CONSTRUCTION TEAM

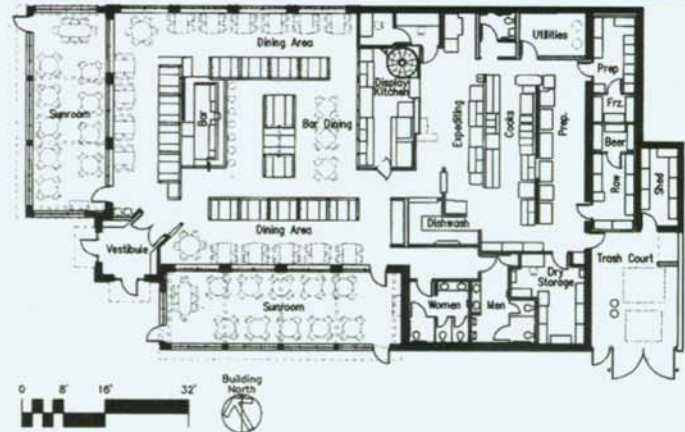
**GENERAL CONTRACTOR: A.W. McCay Contracting, Inc.**  
4301 Warrendale-Bakerstown Rd., Gibsonia, PA 15044

**STRUCTURAL ENGINEER: Watson Engineers**  
4150 Washington Rd., #202, McMurray, PA 15317

**ELECTRICAL & MECHANICAL ENGINEER: Ray Engineering**  
1841 Universal Road, Pittsburgh, PA 15235

**LANDSCAPE ARCHITECT: Fahringer, McCarty & Grey, Inc.**  
1620 Golden Mile Highway, Monroeville, PA 15146

**LIGHTING CONSULTANT: Maguire Hilbish Associates**  
402 Peebles Street, Sewickley, PA 15143



## GENERAL DESCRIPTION

**SITE:** 2.1 acres.

**NUMBER OF BUILDINGS:** One; Restaurant seating, 250; two sunrooms seating, 92; bar seating, 7.

**BUILDING SIZES:** First floor, 6,745; coolers & trash court, 984; total, 7,729 square feet.

**BUILDING HEIGHT:** First floor, 18'8"; parapet tower, 5'4"; total, 24'.

**BASIC CONSTRUCTION TYPE:** New/3B.

**FOUNDATION:** Spread concrete.

**EXTERIOR WALLS:** Brick, EIFS, storefront.

**ROOF:** PVC membrane, standing seam metal panels.

**FLOORS:** Carpet, tile, resilient base.

**INTERIOR WALLS:** FRP, vinyl wall coverings.

## DINGBATS RESTAURANT

Date Bid: June 1996 • Construction Period: July 1996 to Jan 1997 • Total Square Feet: 7,729

C.S.I. Divisions (1 through 16)	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
BIDDING REQUIREMENTS	33,543	3.66	4.34	General conditions.
1. GENERAL REQUIREMENTS	27,934	3.05	3.61	1 Modification procedures.
3. CONCRETE	44,218	4.82	5.72	3 Cast-in-place, cementitious decks & toppings.
4. MASONRY	95,892	10.45	12.41	4 Unit.
5. METALS	51,857	5.65	6.71	5 —
6. WOOD & PLASTICS	139,037	15.16	17.99	6 Rough carpentry, heavy timber construction, finish carpentry, architectural woodwork.
7. THERMAL & MOIST. PROTECT	62,449	6.81	8.08	7 Insulation, membrane roofing.
8. DOORS & WINDOWS	71,680	7.82	9.27	8 Metal doors & frames, entrances & storefronts.
9. FINISHES	130,927	14.27	16.94	9 Gypsum board, EIFS, acoustical, tile, special wall surfaces, carpet, painting, wall coverings.
10. SPECIALTIES	13,887	1.51	1.80	10 Manufactured exterior specialties, flagpoles, exterior protection devices for openings, toilet & bath accessories.
11. EQUIPMENT	—	—	—	11 —
12. FURNISHING	—	—	—	12 —
13. SPECIAL CONSTRUCTIONS	—	—	—	13 —
14. CONVEYING SYSTEMS	—	—	—	14 —
15. MECHANICAL	180,423	19.67	23.34	15 Plumbing, HVAC.
16. ELECTRICAL	65,352	7.13	8.46	16 —
<b>TOTAL BUILDING COST</b>	<b>917,199</b>	<b>100%</b>	<b>\$118.67</b>	
2. SITE WORK	120,838			2 Earthwork, paving & surfacing, sewerage & drainage, power & communications, retaining wall.
LANDSCAPING & OFFSITE WORK	—			
<b>TOTAL PROJECT COST</b>	<b>1,038,037</b>			(Excluding architectural and engineering fees)

UPDATED ESTIMATE TO DECEMBER 1998: \$127.28 PER SQUARE FOOT