

Sleep Inn, New Prototype

FF&E Cost Summary/ 84Room, 3 Story Prototype

Created: OCTOBER 31, 2016

Room Mix

Enter room type and count here.

Room Type	Count
King	34
Queen/Queen	38
King Suite (Incl. ADA)	8
Accessible King	2
Accessible Queen/Queen	2
Total	84

FF&E Cost Summary Based on Program

Programmed Space	Flooring	Wallcovering	Softgoods	Casegoods/ Other
Guestrooms	\$ 29,742	n/a	\$ 128,549	\$ 222,500
Guestroom Support	\$ 6,458	n/a	\$ 720	\$ 6,840
Public Space	\$ 449	\$ 2,029	\$ 13,857	\$ 7,651
Back of House	\$ 657	n/a	\$ 767	\$ 1,299
Totals	\$ 37,305	\$ 2,029	\$ 143,893	\$ 238,290

Total FF&E Cost	FF&E Cost per Key
\$ 380,791	\$ 4,533
\$ 14,018	\$ 167
\$ 23,986	\$ 286
\$ 2,722	\$ 32
\$ 421,517	\$ 5,018
\$ 37,937	\$ 452
\$ 42,152	\$ 502
\$ 501,605	\$ 5,971

Procurement Fees (9% of total)

Average Shipping and Freight Expenses (10% of total)

GRAND TOTAL FF&E COSTS

Sleep Inn

FF&E Breakdown



GUESTROOM FF&E

Item Number	Description	Unit	King			Queen/Queen			King Suite (Incl. ADA)			Accessible King			Accessible Queen/Queen			Totals												
			Qty	Unit Cost	Subtotal	Qty	Unit Cost	Subtotal	Qty	Unit Cost	Subtotal	Qty	Unit Cost	Subtotal	Qty	Unit Cost	Subtotal													
Finishes																														
CPT-001	Carpet	Sq. yds	24	\$9.89	\$ 237.36	27	\$9.89	\$ 267.03	28	\$9.89	\$ 276.92	38	\$9.89	\$ 375.82	27	\$9.89	\$ 267.03	\$21,718.44												
RCB-002	Vinyl Base	Lin. ft.	69	\$0.64	\$ 44.16	74	\$0.64	\$ 47.36	76	\$0.64	\$ 48.64	69	\$0.64	\$ 44.16	74	\$0.64	\$ 47.36	\$3,873.28												
CPAD-001	Carpet Pad	Sq. yds	24	\$1.89	\$ 45.36	27	\$1.89	\$ 51.03	28	\$1.89	\$ 52.92	38	\$1.89	\$ 71.82	27	\$1.89	\$ 51.03	\$4,150.44												
Drapery/Fabrication/Bedding																														
X-100	Sheer	Window	1	\$148.00	\$ 148.00	1	\$148.00	\$ 148.00	1	\$148.00	\$ 148.00	1	\$148.00	\$ 148.00	1	\$148.00	\$ 148.00	\$12,432.00												
X-101	Blackout	Window	1	\$119.00	\$ 119.00	1	\$119.00	\$ 119.00	1	\$119.00	\$ 119.00	1	\$119.00	\$ 119.00	1	\$119.00	\$ 119.00	\$9,996.00												
K-100	Decorative Top Sheet-King	Each	1	\$45.00	\$ 45.00			\$ -	1	\$45.00	\$ 45.00	1	\$45.00	\$ 45.00			\$ -	\$1,980.00												
Q-100	Decorative Top Sheet-Queen	Each			\$ -	2	\$42.00	\$ 84.00			\$ -			\$ -	2	\$42.00	\$ 84.00	\$3,360.00												
K-102	Bed Skirt: KING	Each	1	\$39.00	\$ 39.00			\$ -	1	\$39.00	\$ 39.00	1	\$39.00	\$ 39.00			\$ -	\$1,716.00												
Q-102	Bed Skirt: QUEEN	Each			\$ -	2	\$35.00	\$ 70.00			\$ -			\$ -	2	\$35.00	\$ 70.00	\$2,800.00												
K-104	Mattress & Boxspring: KING	Each	1	\$451.00	\$ 451.00			\$ -	1	\$451.00	\$ 451.00	1	\$451.00	\$ 451.00			\$ -	\$19,844.00												
Q-104	Mattress & Boxspring: QUEEN	Each			\$ -	2	\$331.00	\$ 662.00			\$ -			\$ -	2	\$331.00	\$ 662.00	\$26,480.00												
K-105	Bed Base: KING	Each	1	\$65.00	\$ 65.00			\$ -	1	\$65.00	\$ 65.00			\$ -			\$ -	\$2,730.00												
Q-105	Bed Base: QUEEN	Each			\$ -	2	\$60.00	\$ 120.00			\$ -			\$ -			\$ -	\$4,560.00												
K-106	Bed Frame: KING	Each			\$ -			\$ -			\$ -	1	\$52.00	\$ 52.00			\$ -	\$104.00												
Q-106	Bed Frame: QUEEN	Each			\$ -			\$ -			\$ -			\$ -	2	\$50.25	\$ 100.50	\$201.00												
Soft Seating/Casegoods																														
X-201	Lounge Chair	Each	1	\$266.00	\$ 266.00	1	\$266.00	\$ 266.00	1	\$266.00	\$ 266.00	1	\$266.00	\$ 266.00	1	\$266.00	\$ 266.00	\$22,344.00												
X-201A	Fabric - Lounge Chair	Yds	5	\$8.95	\$ 44.75	5	\$8.95	\$ 44.75	5	\$8.95	\$ 44.75	5	\$8.95	\$ 44.75	5	\$8.95	\$ 44.75	\$3,759.00												
X-202	Ergonomic Desk Chair	Each	1	\$121.00	\$ 121.00	1	\$121.00	\$ 121.00	1	\$121.00	\$ 121.00	1	\$121.00	\$ 121.00	1	\$121.00	\$ 121.00	\$10,164.00												
X-203	Sleeper Sofa	Each			\$ -			\$ -	1	\$564.00	\$ 564.00			\$ -			\$ -	\$4,512.00												
X-203A	Fabric - Sofa	Yds			\$ -			\$ -	12	\$10.49	\$ 125.88			\$ -			\$ -	\$1,007.04												
X-203P	Throw Pillow - Sofa (\$8.95 Fabric)	Each			\$ -			\$ -	2	\$35.00	\$ 70.00			\$ -			\$ -	\$560.00												
K-200	Headboard: KING	Each	1	\$112.00	\$ 112.00			\$ -	1	\$112.00	\$ 112.00	1	\$112.00	\$ 112.00			\$ -	\$4,928.00												
Q-200	Headboard: QUEEN	Each			\$ -	2	\$101.00	\$ 202.00			\$ -			\$ -	2	\$101.00	\$ 202.00	\$8,080.00												
X-204	Ottoman	Each			\$ -			\$ -	1	\$234.00	\$ 234.00			\$ -			\$ -	\$1,872.00												
X-205	Side Table	Each			\$ -			\$ -	1	\$96.00	\$ 96.00			\$ -			\$ -	\$768.00												
X-207A	Wide Nightstand - Queen/Queen Rooms	Each			\$ -	1	\$125.00	\$ 125.00			\$ -			\$ -	1	\$125.00	\$ 125.00	\$5,000.00												
X-207B	Nightstand	Each	2	\$118.00	\$ 236.00			\$ -	2	\$118.00	\$ 236.00	2	\$118.00	\$ 236.00			\$ -	\$10,384.00												
X-208	Desk	Each	1	\$185.00	\$ 185.00	1	\$185.00	\$ 185.00	1	\$185.00	\$ 185.00	1	\$185.00	\$ 185.00	1	\$185.00	\$ 185.00	\$15,540.00												
X-209	Micro Fridge Cabinet	Each			\$262.00			\$ -	1	\$262.00	\$ 262.00			\$262.00			\$ -	\$2,096.00												
X-210	Bench	Each	1	\$119.00	\$ 119.00	1	\$119.00	\$ 119.00	1	\$119.00	\$ 119.00	1	\$119.00	\$ 119.00	1	\$119.00	\$ 119.00	\$9,996.00												
X-211	Built-in Closet	Each	1	\$486.00	\$ 486.00	1	\$486.00	\$ 486.00	1	\$486.00	\$ 486.00	1	\$486.00	\$ 486.00	1	\$486.00	\$ 486.00	\$40,824.00												
X-214	Vanity	Each	1	\$323.00	\$ 323.00	1	\$323.00	\$ 323.00	1	\$323.00	\$ 323.00			\$ -			\$ -	\$25,840.00												
X-215A	Vanity (ADA)	Each			\$ -			\$ -			\$ -	1	\$309.00	\$ 309.00	1	\$309.00	\$ 309.00	\$1,236.00												
Lighting																														
X-300	Nightstand Lamp - Single	Each	2	\$35.00	\$ 70.00			\$ -	2	\$35.00	\$ 70.00	2	\$35.00	\$ 70.00			\$ -	\$3,080.00												
X-302	Desk Lamp	Each	1	\$49.00	\$ 49.00	1	\$49.00	\$ 49.00	1	\$49.00	\$ 49.00	1	\$49.00	\$ 49.00	1	\$49.00	\$ 49.00	\$4,116.00												
X-303	Floor Lamp	Each	1	\$90.00	\$ 90.00	1	\$90.00	\$ 90.00	1	\$90.00	\$ 90.00			\$ -			\$ -	\$7,200.00												
X-400	Bath Ceiling Light	Each	1	\$43.00	\$ 43.00	1	\$43.00	\$ 43.00	1	\$43.00	\$ 43.00	1	\$43.00	\$ 43.00	1	\$43.00	\$ 43.00	\$3,612.00												
X-401	Entry Ceiling Light	Each	1	\$43.00	\$ 43.00	1	\$43.00	\$ 43.00	1	\$43.00	\$ 43.00	1	\$43.00	\$ 43.00	1	\$43.00	\$ 43.00	\$3,612.00												
X-402	Vanity Wall Sconce	Each	2	\$23.00	\$ 46.00	2	\$23.00	\$ 46.00	2	\$23.00	\$ 46.00	2	\$23.00	\$ 46.00	2	\$23.00	\$ 46.00	\$3,864.00												
X-403	Suites Wall Sconce	Each			\$ -			\$ -	1	\$43.75	\$ 43.75			\$ -			\$ -	\$350.00												
X-404	Double Wall Sconce (QQ Rooms)	Each			\$ -	1	\$55.00	\$ 55.00			\$ -			\$ -	1	\$55.00	\$ 55.00	\$2,200.00												
Artwork/Mirrors																														
X-500	Artwork (Headboard) - Standard King	Each	1	\$46.25	\$ 46.25			\$ -	1	\$46.25	\$ 46.25	1	\$46.25	\$ 46.25			\$ -	\$2,035.00												
X-501A, B	Artwork (Headboard) - Standard Queen	Each			\$ -	2	\$37.75	\$ 75.50			\$ -			\$ -	2	\$37.75	\$ 75.50	\$3,020.00												
X-502A-E	Artwork (Above Sofa)	Each			\$ -			\$ -	1	\$35.75	\$ 35.75			\$ -			\$ -	\$286.00												
X-503	Mirror - Vanity	Each	1	\$23.25	\$ 23.25	1	\$23.25	\$ 23.25	1	\$23.25	\$ 23.25	1	\$23.25	\$ 23.25	1	\$23.25	\$ 23.25	\$1,953.00												
X-504	Mirror - Full Length	Each	1	\$48.95	\$ 48.95	1	\$48.95	\$ 48.95	1	\$48.95	\$ 48.95	1	\$48.95	\$ 48.95	1	\$48.95	\$ 48.95	\$4,111.80												
Electronics/Appliances																														
X-600	Television - 40"	Each	1	\$449.00	\$ 449.00	1	\$449.00	\$ 449.00	1	\$449.00	\$ 449.00	1	\$449.00	\$ 449.00	1	\$449.00	\$ 449.00	\$37,716.00												
X-601	Media Board	Each	1	\$185.00	\$ 185.00	1	\$185.00	\$ 185.00			\$ -	1	\$185.00	\$ 185.00	1	\$185.00	\$ 185.00	\$14,060.00												
X-602	Micro Fridge Unit	Each			\$215.00			\$ -	1	\$215.00	\$ 215.00			\$215.00			\$ -	\$1,720.00												
X-603	Media Board w/ Articulating Arm	Each			\$ -			\$ -	1	\$375.00	\$ 375.00			\$ -			\$ -	\$3,000.00												
Subtotal FF&E per key																														
					\$ 4,180						\$ 4,548						\$ 6,068						\$ 4,228						\$ 4,424	\$ 380,791
Keys					34						38						8						2						2	84
Total FF&E					\$ 142,123						\$ 172,819						\$ 48,544						\$ 8,456						\$ 8,849	\$ 380,791.00

Sleep Inn

FF&E Breakdown



Public Space FF&E

FF&E	Public Space	Quantity	Unit	Unit Cost	Total
LOBBY					
LBY-200	Lobby Bench with integrated table and back panel (incl. upholstery)	1	each	\$1,560.00	\$1,560.00
LBY-200P-A	Accent Graphic Pillows (Sweet/Dreams)	2	each	\$34.98	\$69.96
LBY-200P	Accent Pillows	2	each	\$58.50	\$117.00
LBY-201	Lounge Chair (incl. upholstery)	2	each	\$407.00	\$814.00
LBY-202	Round Accent Table	2	each	\$152.00	\$304.00
LBY-300	Floor Lamp w/fauxwood shade	1	each	\$90.00	\$90.00
LBY-400	Pendant at Front Desk	1	each	\$530.00	\$530.00
LBY-500A, B, C	Lobby Artwork Flanking Front Desk	3	each	\$38.37	\$115.11
LBY-801	Signage Package - Front Desk Plaque	1	each	\$184.00	\$184.00
LOBBY TOTAL					\$3,784.07
BREAKFAST AREA					
X-100	Roller Shades	2	Window	\$171.00	\$342.00
BR-201	Lounge Chair (incl. upholstery)	4	each	\$407.00	\$1,628.00
BR-207	Settee w/fabric	3	each	\$1,211.00	\$3,633.00
BR-208	Dining chairs w/fabric	18	each	\$145.00	\$2,610.00
BR-209	Barstools @ Communal table & High top	8	each	\$145.00	\$1,160.00
BR-211	Accent Lounge Chairs w/fabric (estimated yardage 4)	4	each	\$397.00	\$1,588.00
BR-212	Breakfast Room Shelf	1	each	\$83.00	\$83.00
BR-202	Communal Table	1	each	\$1,317.00	\$1,317.00
BR-203	2-Top Dining Table w/base	3	each	\$119.00	\$357.00
BR-204	4-Top Dining Table w/base	2	each	\$135.00	\$270.00
BR-205	2 - Top Dining table w/base-Bar Height	1	each	\$185.00	\$185.00
BR-206	Table w/base @ Settee	3	each	\$221.00	\$663.00
BR-210	Round side Tables @ lounge Chairs	4	each	\$152.00	\$608.00
BR-400	Pendant @ Communal Table	1	each	\$279.00	\$279.00
BR-401	Pendant over coffee bar & business	2	each	\$35.00	\$70.00
BR-500 A-J	Galley Artwork over Settee (9 Pieces inc. wiring)	1	set	\$800.00	\$800.00
BR-501 A & B	Artwork @ Breakfast Buffet	3	each	\$75.00	\$225.00
BR-600	TV - 55"	1	each	\$899.00	\$899.00
DINING AREA TOTAL					\$16,717.00
BUSINESS CENTER					
BUS-200	Task Chair @ Business Center	1	each	\$115.00	\$115.00
BUSINESS CENTER TOTAL					\$115.00
PUBLIC RESTROOMS					
PBR-400	Vanity Light	2	each	\$44.00	\$88.00
PBR-500	Artwork	2	each	\$40.00	\$80.00
PBR-502	Vanity Mirror	2	each	\$30.00	\$60.00
PUBLIC RESTROOMS TOTAL					\$228.00
FITNESS CENTER					
EX-100	2" Faux Wood Blinds	2	each	\$110.00	\$220.00
EX-500A & B	Artwork	1	each	\$45.00	\$45.00
EX-600	TV - 32"	1	each	\$399.00	\$399.00
FITNESS CENTER TOTAL					\$664.00
FINISHES					
FLOORING					
CPT-001	Carpet - Lobby Inset (broadloom)	18	Sq yd	\$12.75	\$229.50
CPAD-003	Carpet Pad - Lobby inset	18	Lin ft	\$1.89	\$34.02
VT-001	Vinyl Flooring - Fitness Center	40	Sq ft	\$2.95	\$118.00
RCB-002	Vinyl Base - Fitness Center	90	Lin ft	\$0.75	\$67.50
FLOORING TOTAL					\$449.02
WALL COVERING					
VWC-004	Accent wall vinyl - Front Desk/Lobby Seating/Coffee Bar Accent	30	Lin yd	\$6.25	\$187.50
WG-001A-E	Vomela Graphic - Public Space Wall (assume 150 sf)	1	each	\$1,841.50	\$1,841.50
WALL COVERING TOTAL					\$2,029.00
Flooring Total					\$449.02
Wallcovering Total					\$2,029.00
Softgoods Total					\$13,856.96
Casegoods (and Other) Total					\$7,651.11
TOTAL					\$23,986.09

Sleep Inn

FF&E Breakdown



BY CHOICE HOTELS

Public Space Guestroom Support FF&E

FF&E	Public Space Guestroom Support	Quantity	Unit	Unit Cost	Subtotal
CORRIDORS					
COR-100	Sheer inc. fabrication	6	each	\$120.00	\$720.00
COR-400	Corridor Sconce	40	each	\$21.00	\$840.00
COR-502	Interior Signage 84 ROOM COUNT	1	set	\$6,000.00	\$6,000.00
CORRIDORS: FINISHES					
CPT-001	Carpet - Corridors (Broadloom)	375	Sq yd	\$12.75	\$4,781.25
CPTB-001	Carpet Base - Corridors (Broadloom)	1290	Lin ft	\$0.75	\$967.50
CPAD-002	Carpet Pad - Corridors	375	Sq yd	\$1.89	\$708.75
CORRIDOR TOTAL					\$14,017.50

Sleep Inn

FF&E Breakdown



BY CHOICE HOTELS

Public Space Back of House FF&E

FF&E	Public Space Back of House	Quantity	Unit	Unit Cost	Total
OFFICE					
OFF-101	Blinds	2	each	\$110.26	\$220.52
OFF-200	Ergo desk Chair	2	each	\$119.99	\$239.98
OFF-204	Office Guest Chair	4	each	\$41.00	\$164.00
OFF-201	Office Desk	2	each	\$334.56	\$669.12
OFF-202	Office Cabinet Base	2	each	\$132.62	\$265.24
OFF-203	Office Cabinet Hutch	2	each	\$89.27	\$178.54
OFF-300	Lamp	2	each	\$35.00	\$70.00
OFFICE TOTAL					\$1,807.40
EMPLOYEE LOUNGE					
EMP-201	Stacking Chairs	4	each	\$35.64	\$142.56
EMP-202	Table	1	each	\$116.00	\$116.00
EMPLOYEE LOUNGE TOTAL					\$258.56
FINISHES					
OFFICE FLOORING					
CPT-005	Carpet (Broadloom) - Offices	50	Sq yd	\$9.89	\$494.50
CPT-005B	Carpet Pad (Broadloom) - Offices	50	Sq yd	\$1.89	\$94.50
RCB-002	Vinyl Base - Offices	90	Lin ft	\$0.75	\$67.50
OFFICE FLOORING TOTAL					\$656.50
EMPLOYEE LOUNGE FLOORING					
			Lin ft		\$0.00
			Lin ft		\$0.00
EMPLOYEE LOUNGE TOTAL					\$0.00
Softgoods Total					\$767.06
Casegoods (and Other) Total					\$1,298.90
Flooring Total					\$656.50
BACK OF HOUSE TOTAL					\$2,722.46