



M.L. WARWICK, INC.
GENERAL CONTRACTORS
3441 LAWRENCEVILLE SUWANEE ROAD
SUITE C
SUWANEE, GA 30024

Proto-Type Scope of Work

Tropical Smoothie Café

General Requirements: for entire job

- **Supervision-** Job will be supervised day in and out from start to finish with main superintendent. Includes coordinating inspections for each trade to C/O.
- **Per Diem-** Includes all gas, food and hotel.
- **General Clean-up-** Keeping job cleaned during and final clean-up.
- **Temp Toilet-** Restroom for workers.
- **Dumpsters-** Onsite dumpster.
- **Equipment/Tools-** Equipment rental for jack-hammering concrete and jack lift for freezer install. Includes misc other rentals.
- **Office-** All office work and paper work on job.

Concrete:

- **Concrete cutting-** Cutting existing slab for plumbing and electrical lines.
- **Haul-off-** Cut concrete.
- **Re-pour-** After rough plumbing is done and inspections are completed. *All material and labor self is performed by M.L. WARWICK, INC

Drywall:

- **Framing-** All interior walls. Including: bathrooms, kitchen walls, soffits, office, knee wall and demise walls if not white boxed and hung to ceiling deck.
- **Drywall-** Hung, sanded, and finished. Including: partition walls, soffit over sales area, both bathroom ceilings. If not white boxed, includes demise walls hung, taped, and fire taped to ceiling deck. *All material and labor is self performed by M.L. WARWICK, INC.

Acoustics:

- **2 x 2 Adobe-** Ceiling turn on 45 degree angle. Includes: all track and wall angles, plus waste. *All material and labor is self performed by M.L. WARWICK, INC.
- **2x4 Kitchen Vinyl-** Vinyl coated tiles. Includes: track and wall angles, plus waste. *All material and labor is self performed by M.L. WARWICK, INC.

Carpentry/Millwork:

- **Safari products-** Includes all wainscot, bamboo chair-rail, thatch panel roofing over beverage counter, glue and delivery. *All material and labor is self performed by M.L. WARWICK, INC.
- **1x4 Base-** Wood stain base in entire dining area, hallway, over safari wainscot, top cap for bar areas and casing for door ways. *All material and labor is self performed by M.L. WARWICK, INC.
- **Almond 4x10 FRP-** Entire kitchen and behind the walk-in freezer and refrigerator, including delivery. *All material and labor is self performed by M.L. WARWICK, INC.

- **Shelving-** Install shelving supplied by TSC. *All material and labor is self performed by M.L. WARWICK, INC.
- **Cabinets-** Sales counter area which are standard cabinets with no doors and beverage station which are maple cabinets with flat panel door. *Installed by M.L. WARWICK, INC.
- **Swing Door-** For sales area. *Done by cabinet supplier and installed by M.L. WARWICK, INC.
- **Corian Tops**—Mandarin Orange counter-tops. Includes fabricated by local DuPont supplier and installed by supplier per Tropical Smoothie requests.
- **Delivery charges-** Included in price of Safari Products, Cabinets and FRP.
- **OPTIONAL: Window behind sales area-** 4 x 4 tempered glass showing blender station area plus install.

Doors/Hardware:

- **Doors-** 3 Birchwood doors including metal frams. *All material and labor is self performed by M.L. WARWICK, INC.
- **Hardware-** All passage door locks, door stops, door closers and hinges. *All material and labor is self performed by M.L. WARWICK, INC.

Toilet Accessories: included for both men and women

Below is all supplied and installed by M.L. WARWICK, INC. Unless noted otherwise.

- **Grab Bars**
- **Paper Holders**
- **Towel Dispenser**
- **Framed Mirror**
- **Restroom signs**
- **Baby Changing station-** Supplied by Café Concepts. Women bathroom only.

Ceramic Tile:

M.L. WARWICK, INC orders all tile from Tropical Smoothie vendor. Labor completed by local sub.

- **Floor Tile-** FT-1 tile for dining area, hallway, bathrooms and under cabinets.
- **Wall Tile-** Both bathrooms up to certain height and behind sales area wall.

Paint:

- **Paint-** All walls in dining area. *All material and labor is self performed by M.L. WARWICK, INC.

Floor covering:

M.L. WARWICK, INC orders all tile from Tropical Smoothie vendor. Labor completed by local sub.

- **Quarry Tile-** 6x6 quarry tile in entire kitchen plus 5 inch base.

Grease Trap:

- **Grease Trap-** 39-40 gallon in floor grease trap.

Equipment:

- **Equipment-** M.L. WARWICK, INC accepts all deliveries, unloads truck, unpacks and sets into place all equipment per plans, including setting the freezer and walk-ins. Each item will be checked for damage.
- **Furniture/Décor-** M.L. WARWICK, INC accepts all deliveries, unloads truck, unpacks and sets all furniture into place per plans, including booths, tables, chairs, paintings, menu boards, etc.

Roofing:

- **Curb and Vent-** When installing HVAC ducts inside store and bathroom vents, a roof penetration is done. At this time you have to use the Landlord's qualified roofing contractor to make the repair to avoid warranty issues. Coordinated by M.L. WARWICK, INC.

HVAC:

This is TBD on an individual basis depending on if HVAC is provided by Landlord or needs to be supplied.

Plumbing:

All rough in and final connections as per plans. Provide schedule 40 PVC for all underground waste piping.

NOTE: If above ground vent piping is cast iron, the cost is more expensive than PVC.

Also provided is: 1 hot water heater, copper tubing for domestic water lines, air gaps, shock arrestors, trap primers, both bathroom sinks and toilets with seat covers, floor cleanouts, mop sink with faucet, 2 floor sinks, 1 white sink with lavatory sink including carrier. *Coordinated by M.L. WARWICK, INC.

****Does not include**—Grease trap or install, water meter and meter pit.

Sprinkler:

Design and installation per local code. Relocate existing 1inch drops for new ceiling design for fire marshal. All pipe, fittings, hangers, and sprinkler heads, shop drawings for approval. *Coordinated by M.L. WARWICK, INC.

Electrical:

All electrical, including all rough out and final connections. This includes lights, outlets, wiring, conduit for POS system only, duct smoke detectors with remote test stations. All done to code and standard practices.

*Coordinated by M.L. WARWICK, INC.

NOTE: TSC National Rep to install POS System.

Low Voltage:

Run wire and hook up for: 2 phone lines, 2 internet locations (office and dining area), POS system wires, cable for 1 TV and up to 8 cameras.

NOTE: Fire Alarm and Exit signs all depend on Landlord responsibilities in original contract.