



SCOPE OF WORK

Project Name: HallandAle Brewing Company/Brewery/Restaurant/Tap Room

Proposed project is divided into three segments

1. Interior Improvements & Interior Brewery, Tap Room, and Kitchen
2. Exterior General/Facade Improvement
3. Equipment Purchasing and Installation/Construction

The following description of scope of work is based on experience, and existing field conditions. Final plans and scope may vary pending final selection and approvals, attached cost breakdown.

1. Interior Improvements

Provide all labor, materials, and equipment necessary to the construct and renovate the space as intended for Brew Pub use and as per the following scope of work:

Demolition:

Remove existing flooring and demolishing existing bathroom walls, west side masonry beer garden walls, south side masonry beer garden walls, east side masonry patio wall, trenching for drainage and new plumbing

Construction:

Install and finish water sprinklers. Finish men and women bathroom walls and doors. Finish glass garage doors placement and installation on south side beer garden walls. Finish window installation on west side beer garden wall. Finish patio windows, and glass door. Finish brewery flooring, kitchen flooring, and tap room flooring. Relocate and add lighting per plan. Refinish wood ceiling. Open and relocate back door. Painting of interiors.

Plumbing:

Install brewery, kitchen, and restrooms water and waste lines. Install reverse osmosis treatment. Install grease trap. Install bar and kitchen sinks.

Electrical:

Increase panel capacity to accommodate needs. Install all receptacles for bar kitchen and brewing equipment. Install all lighting

Mechanical:

Install new ductwork per plans. Install new 20 ton/16 seer unit.

Total Proposed:	HABC Construction	\$111,755.00
	COHBCRA	<u>\$ 90,000.00</u>
	Total	\$201,755.00

2. Exterior General/Façade Improvements

Adding lighting to front of building, installing wood façade at entrance, install metal awning in front doorway, glass garage doors, impact resistance windows westside fermentation room, patio lighting, patio ceiling installation, patio flooring installation, patio beer garden flooring, beer garden AstroTurf installation, landscaping, building façade painting.

Total Proposed:	HABC Construction	\$ 10,000.00
	Mural/Art	\$ 5,000.00
	COHBCRA	<u>\$100,000.00</u>
	Total	\$115,000.00

3. Equipment Purchasing and Installation/Construction

Equipment will be purchased and installed by independent contractor or the factory installers. Costs in scope also include construction fees due to installation or necessary buildouts pertaining to installation.

Provide all labor and equipment to construct production brewery, working kitchen, and tap room in the proposed space per preliminary plans.

Demolition:

Cut existing concrete for all underground piping, drainage, grease traps, and water lines.

Construction:

Patch concrete floor. Provide and install non slip flooring in kitchen and brewery. Install exhaust channel for brew kettle.

Plumbing:

Install grease trap, mop sinks, tankless hot water tanks, floor drains, install reverse osmosis water treatment. Install sinks in kitchen, bar and brewery. Connect water and sewer lines, backflow preventer, hookup equipment

Electrical:

Install brewhouse control panel, install fermentation vessel control panel, modify power panels to handle voltage for kitchen, brewery, and bar, provide outlets and switches throughout the building, install lighting.

Mechanical:

Install hood, provide air and venting systems in kitchen and brewery, install walk-in cooler and walk-in freezer.

Fire Suppression System:

Provide and install fire suppression system to hood and grill areas.

• Brewery equipment purchase and installation	\$106,524.00
• Glycol Chiller equipment purchase and installation	\$22,000.00
• Glycol Piping equipment purchase and installation	\$13,400.00
• Reverse Osmosis System equipment purchase and installation	\$12,550.00
• Bar equipment purchase and installation	\$8,700.00
• Kitchen equipment purchase and installation	\$46,000.00
• Kitchen Hood purchase and installation	\$21,000.00
• Walk-in cooler equipment purchases and installation	\$11,600.00
• Draft System purchase and installation	\$9,900.00
• Electrical	\$18,300.00
• Contractor Fees and contingency	\$67,494.00

Total Proposed:	HABC	\$ 37,467.00
	COHBCRA	<u>\$300,000.00</u>
	Total	\$337,467.00

Total Cost for Three Segments **\$654,222.00**

Including FF&E HABC \$ 25,800.00

Grand Total proposed for the project **\$680,022.00**

Note: Landlord Josh Wasser will be providing us with his wholesale cost on all furniture and fixture. This will allow us to provide a more elevated look without going over budget.