



Aroma Joe's Franchising

Allison Goodridge

352 Warren Ave, Unit 2

Portland, ME 04103

207-553-2975 ext 103

SCOPE OF WORK

USING PROVIDED FLOOR PLANS

This scope is not exhaustive. It is understood that this is a turn key contract. All construction is to be completed in accordance with the supplied plans dated 9/12/17.

General Requirements - Included

- Trash Removal, dumpster costs and associated fees
- Project management and site supervision
- Final Cleaning of building
- Equipment Rental
- Travel expenses

Demo

- All demo of existing, non-loadbearing walls, non-reusable walls.
- Removal of existing staircase.

Concrete

- Trenching of existing concrete for plumbing/electrical underground work.
- Pouring of concrete to fill trenches once underground work has been completed.

Wood & Plastics

- Wall framing for all interior walls.
- Blocking for cabinets, shelving, HVAC hoods, etc.
- Interior finish trim around the doors and windows ready for paint.
- Crown molding and baseboard to match Unit 8.
- Relocation of staircase.

Thermal & Moisture Protection

- Interior restroom sound insulation with R-11 Kraft face in the open wall cavities.
- 5/8" drywall all walls and ceilings smooth finish.

Doors & Windows

- Repair water damage from and replace existing skylight.
- Supply and install replacements for all existing windows, 4.



- Supply and install replacements for all exterior doors, 3.

Finishes

- ½” Gypsum wall board though-out finished and ready for paint.
- Karndean Van Gogh vinyl plank flooring to be installed throughout space in “Burnt Ginger.”
- Tile in restrooms, on floor and walls.
- Exterior and interior painting.
- Install provided wallcovering in kitchen area.

Equipment

- Receiving equipment and placing into temporary storage as it is delivered.
- Moving equipment from temporary storage into building, assembly as needed to move into place.
- Set up/start up assembly to be completed by certified technician.
- Supply and install bathroom accessories to include grab bars and mirror.

Furnishings

- Provide and install cabinetry per subcontractor design by WS Dennison Cabinets. Design to be reviewed by owner. This should include chair rail per standard Aroma Joe’s Specs in the kitchen area.
- Hang all wall art and acoustical tiles supplied by tenant.

Mechanical & Plumbing

- Under slab plumbing, drains, vents, domestic and filtered water lines.
- Provide and install 2 6” bathroom vents with quiet fan.
- ADA restroom toilet, sink and fixtures.
- Install supplied mop sink and triple bay sink.
- Provide and install water lines and drainage for all equipment that requires.
 - Ice Machine
 - The ice machine must have a dedicated, filtered waterline. An HF65-S filter from 3M should be used for the waterline. The waterline can be 1/2" if copper, but must be 3/4" if plastic. There should also be an indirect floor sink. Required water pressure range is 10-113psig.
 - Triple Sink
 - The triple bay sink needs a 1/2" hot and cold unfiltered waterline. Two bays must be hard plumbed and 1 bay must have an indirect drain.
 - Mop Sink
 - Must have 1/2" hot and cold waterlines and a hard-plumbed drain.
 - Frozen Fuel
 - Must have an indirect drain.
 - RUSH Fountain Equipment
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 - Ice Bin
 - Must have an indirect drain.
 - Sink



- The hot water line must be 1/2" nonfiltered. The cold-water line must have a 1/2" filtered waterline. Drains must be hard plumbed. The faucets are not to be used. Separately shipped Fisher faucets are to be used instead.
- Iced Coffee Brewer
 - The hot water line must be 1/2" nonfiltered. The cold-water line must have a 1/2" filtered waterline. Drains must be hard plumbed. The faucets are not to be used. Separately shipped Fisher faucets are to be used instead.
- Hot Coffee Brewer
 - Supplied by a 1/2" filtered waterline broken down to 3/8" water valves. (see specs). All counter penetration locations must be coordinated with all equipment installers, the owner, the GC, the electrician, the plumber, and the millworker. Required water pressure range is 20-90 psi.
- Espresso Machine
 - Supplied by 1/2" filtered waterline with 3/8" water valves (see specs). An indirect drain is required. Minimum incoming water flow rate of 35GPH and maximum line pressure of 70psi.
- Dishwasher
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- All required plumbing for bathrooms and upstairs kitchenette.
- Provide and install one 50-gallon energy efficient electric hot water heater
- Enlist HVAC Services or Two T's Services to supply and install two (2), three (3) ton Daikin dustless splits. One unit to be a heat pump.
- Two T's Services Inc to install and start up the ice machine.
- Bev Tech to install Espresso machine and Frozen Fuel machine.
- Install Aroma Joes supplied filtration system.

Electrical

- Coordinate with Jeff Newsky Electrical Contracting for labor and materials of the following electrical work:
 - Coordination and permit
 - Labor and materials to provide complete power and lighting for the building per provided plans, fixtures included. Recessed cans as needed
 - All lighting to be LED
 - Wiring and installation of audio cable speakers and volume controls.
 - Provide Cat 5 runs per plans.
 - Include terminations.
 - Supply and install switches for lighting and signage. Locations determined by Aroma Joes. Switches to have dimmers.
 - Install smoke detectors per code