

## **Rusty's Remodel**

### **Scope of Work – REVISED 10-30-12**

#### **Phase I construction**

**Front façade** - Patio enclosure, including creation of dining balcony above (without access for dining until Phase II), marquee and signage, and new deck.

**Kitchen remodel** - Expand hood; install 2<sup>nd</sup> line position.

**HVAC** – Install two new 5-ton units; ducts to new mezzanine and rear; kitchen swamp cooler.

**Roof repair** – Repairs as required on behalf of Landlord, as per Landlord's inspection report (to be determined).

#### **Phase II construction** (Start date November 2013 at earliest – January 2014 target date.)

**Restroom remodel** - Relocate and remodel; add one toilet and one sink to women's and one urinal and one sink to men's. (Low-flow urinals, hands-free lights, faucets and soap, air dry hand driers.)

**Kitchen remodel** – relocate ice machine, create keg cooler, install new equipment, expand food pass-through window.

**Create floor manager office on ground floor** - including secondary safe for cash check-outs.

**Relocate stage** - Remove partial wall at ground floor, open ceiling to rafters above new stage location, rewire sound and lighting, R&M dining wall treatment, relocate sound booth.

**Relocate management offices from above stage**- Demo and relocate existing office; create secondary kitchen/storage area/kitchen office at 2<sup>nd</sup> floor.

**Create mezzanine** - Build out office and dining areas, add unisex toilet, and relocate sound booth, lighting and stage storage.

**Rebuild bar** - Demo existing to install columns and stairs.

**Misc.** - Roof vents for new/expanded kitchen exhaust; wall unit in office; fire bowls in columns; and new fireplaces; wall and floor surface treatments; internal A/V system.

**Back Patio** – R&R back patio enclosure and cover, with covered dining terrace above.

**R&R doors and windows at front and rear façade** – All new wood doors and windows to match Landmark's recent approval of Al Mare.

## **Rusty's Remodel**

### **Preliminary Timeline – REVISED 10-30-12**

#### **Lease Agreement**

|                       |                   |
|-----------------------|-------------------|
| Business terms agreed | November 1, 2012  |
| Council approval      | November 27, 2012 |

#### **Design and Engineering**

**Design and engineering of both Phases has been underway since August 15, 2012.**

#### **Submittals**

##### **Phase I**

|           |                   |
|-----------|-------------------|
| Landmarks | December 1, 2012  |
| Coastal   | December 1, 2012  |
| Health    | December 15, 2012 |

##### **Phase II**

|            |                |
|------------|----------------|
| CUP        | March 1, 2013  |
| Coastal    | March 1, 2013  |
| Health/ABC | August 1, 2013 |
| Landmarks  | August 1, 2013 |

#### **Construction**

|                            |  |
|----------------------------|--|
| <b>Start Phase I</b>       | January 14, 2013                           |
| <b>Completion Phase I</b>  | March 15, 2013 (Easter Sunday is March 31) |
| <b>Start Phase II</b>      | October 1, 2013                            |
| <b>Completion Phase II</b> | April 1, 2014 (Easter Sunday is April 20)  |

## **Rusty's Remodel**

### **Preliminary Construction Budget\* – REVISED 10-30-12**

#### **Phase I**

|                                 |                      |
|---------------------------------|----------------------|
| Design, engineering and permits | \$ 50,000            |
| Leasehold improvements          | \$ 150 – 250,000     |
| FF&E, Small wares, Signage      | \$ 100,000 – 150,000 |
| Contingency                     | \$ 20,000            |

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|                                      |                             |
|--------------------------------------|-----------------------------|
| <b>RUSTY'S EXPENDITURES, Phase I</b> | <b>\$ 320,000 – 470,000</b> |
|--------------------------------------|-----------------------------|

|              |                          |
|--------------|--------------------------|
| TI Allowance | { \$ 160,000 - 235,000 } |
|--------------|--------------------------|

#### **Phase II**

|                                 |                      |
|---------------------------------|----------------------|
| Design, engineering and permits | \$ 50,000 - 75,000   |
| Leasehold improvements          | \$ 300,000 – 400,000 |
| FF&E, Small wares, Signage      | \$ 50,000 – 75,000   |
| Contingency                     | \$ 50,000            |

|                                       |                             |
|---------------------------------------|-----------------------------|
| <b>RUSTY'S EXPENDITURES, Phase II</b> | <b>\$ 450,000 - 600,000</b> |
|---------------------------------------|-----------------------------|

|              |                       |
|--------------|-----------------------|
| TI Allowance | { \$90,000 - 15,000 } |
|--------------|-----------------------|

|  |                               |
|--|-------------------------------|
| <b>Total Rusty's expenditures Phase I and II</b> | <b>\$ 770,000 – 1,070,000</b> |
|--|-------------------------------|

#### **Tenant credits due**

|                |           |
|----------------|-----------|
| Rent abatement | \$50,000  |
| TI allowance   | \$250,000 |

\*Note: Figures shown do not include roof repairs to be undertaken by Tenant on Landlord's behalf.