

**RBA Remodel Scope of Work**  
**Fayetteville/Little Rock Market**  
**DRAFT – TEST AGREEMENT**

Revised 05 26 2020

**Exterior:**

Site:

1. Pole or Monument Signage
  - a. Replace pole or monument signs with new logos to current spec
  - b. For locations where we would lose signage size if we replace, replace faces and components to new colors
  - c. For locations where we would lose sign size if we touch, we will leave and perform what maintenance code allows
2. Directional
  - a. Replace faces to current spec
  - b. Paint cabinets
  - c. Square up pole and cabinets
  - d. Re-lamp to LED
  - e. For locations where we would lose directional if refaced, paint cabinets, square them up and clean
3. Menu Boards
  - a. Ops to Touch up existing cabinet and frames
    - i. Replace face plex
    - ii. Replace menu panels if in poor shape
    - iii. Replace damage hardware
  - b. Install new Inspire speaker post and canopy
  - c. Remove headache or height detector bars
  - d. Add 2" conduit from building to menu boards for future digital menu boards
4. Site Lights
  - a. Re-lamp heads to LED or replace with new LED heads
  - b. Square up poles
  - c. Touch up paint poles
  - d. Touch up concrete bases
5. Parking lot
  - a. Should be part of Op Capex work, but can be scheduled during remodel with coordination with GC
  - b. Crack fill and sealcoat lot
  - c. Restripe parking lot
  - d. Perform asphalt and concrete failure repairs
  - e. Review ADA parking and ramps for compliance
    - i. Correct as required

6. Sidewalks
  - a. Review for ADA compliance
    - i. Correct as required
    - ii. Review ADA signs
      1. Replace if damaged
  - b. Replace broken and damaged walks and curbs
7. Landscape
  - a. Ops to Address landscaping as needed
    - i. Cut back over grown trees and bushes
    - ii. Replace dead plants and grass
    - iii. Refresh or replace mulch/stone
8. Trash Enclosure
  - a. Repair or replace gates and hardware
  - b. Repair or replace damaged walls
  - c. Repair or replace concrete pad and approach apron
  - d. Repaint gates and walls
9. Bollards and Railings
  - a. Square them up
  - b. Replace damaged sections or bollards
  - c. Repaint bollards and railing red
10. Remove and dispose of patio furniture

## Building Exterior

1. Remove existing old graphic signage and replace with new
  - a. Includes Hat Logo and Arby's lettering
  - b. Look at potential better placement
  - c. If we lose signage area keep existing and work around
  - d. Replace interior gut with LED if possible
2. Install red metal band as required Should this be revised per the RBA spec (i.e. returning the band 2-feet down each site)?
3. Touch up existing surfaces that will remain
4. Rework surfaces that will change material types or appearances
5. Reconfigure towers to eliminate Pinnacle look
  - a. Full – Square Off towers, remove pinnacle peak
  - b. Medium – Infill glass and EIFS over, keep pinnacle peak
  - c. Light – Paint existing element, keep pinnacle peak
6. Repaint building to new Inspire color scheme
  - a. No additional EIFS scoring or pattern changes. Just paint as is.
    - i. Repair as necessary
7. Replace existing wall sconces
8. Remove Awnings
9. Review Drive Thru window for brand compliance
  - a. Replace if required
10. Review entry door operation and hardware. Address as needed
  - a. Replace worn door handles and pulls
  - b. Remove large Arby's exterior pulls

## Building Interior

1. Dining Room
  - a. Remove all seating and décor
  - b. Remove all wall and floor finishes
    - i. Repair damaged walls as required
  - c. Ceiling to remain
    - i. Replace damage tiles
    - ii. Replace with like tile
    - iii. Investigate and water leaks and address
    - iv. Repaint existing and new ceiling tile to new color
  - d. Floor tile and base to be replace with new
    - i. There are a few locations due to current tile installed that is an approved option or lower sales volume that we are not replacing floor tile
  - e. Install new MRO panel wall tile look wainscot
    - i. Same criteria as above existing some stores
  - f. Install new wood trim and wall planking
  - g. Install new wall vinyl's
  - h. Install new subway look wall panels at bev station and around front counter
  - i. Paint and stains as required
  - j. Install new lighting package
  - k. Install new ceiling clouds, wood and red, trellis elements
    - i. Some elements maybe eliminated as cost saving or if layout does not work with existing ceiling and soffit configurations
  - l. Install new bev station counters tops and doors
    - i. Reusing existing base if in good condition
  - m. Schedule Coke and Ice machine de and re installs
  - n. Install new booth, hub table and chairs
  - o. Install new trash units
2. Front counter
  - a. Install new front countertop
  - b. Use MRO tile panels in lieu of subway tile on counter, side wall and menuboard header
  - c. Install new digital menu boards
  - d. Update POS and IT as required
3. Restrooms
  - a. Evaluate for ADA compliance
    - i. Correct non-compliant issues
      1. May require fixture elimination or relocation
  - b. Retile floor and base to match dining
  - c. Install red wall panel tile on one wall
    - i. Using MRO tile panels
  - d. Existing wall tile may remain if spec acceptable
  - e. Clean or replace restroom fixtures, partitions and accessories
    - i. Ops to supply new paper products accessories
  - f. Secure ADA bars as required
  - g. Evaluate partitions and replace if marred or rusted
  - h. Install Sani grasp door handles and in use locks
  - i. Repaint ceilings
  - j. Replace or refinish doors as required

## **Miscellaneous Items**

1. Required CapEx work that will be done during remodels must be previously coordinated
2. All work scheduled during the remodels other than remodel scope requiring permits, city or other agency approvals must be in hand prior to remodel start