

Project Location:

SWTHZ Sugar House
1138 Wilmington Ave
Salt Lake City, UT 84106

Project Description:

Interior renovation/build-out to accommodate a new SweatHouz franchise location

Franchisor Required Vendors

- **Tile Supplier:** Wall tile
- Floor & Décor Contact: Nationalaccounts@flooranddecor.com
- **Plumbing Supplier:** Shower fixtures, restroom fixtures, pocket door hardware
- Ferguson Contact: Bruce Wood
 - (770) 780-8225
 - bruce.wood@ferguson.com
- **Lighting Supplier:** Lighting & mirrors
- Regency Lighting Contact: Nicole Sheppard
 - (516) 652-1663
 - nicoles@regencysupply.com
- **Pocket Door Frame Supplier:** Pocket door frame & accessories
- Eclipse Contact: Jenny Womack
 - (800) 614-1474
 - Jenny@eclissena.com
- **Millwork:** Front desk, beverage counter, benches, refrigerators
 - o 3C
 - o Contact: Logan Davidson
 - ldavidson@3cstorefixtures.com

Notes:

- Tenant and LL will use the same GC for the entire project. Include in bid all items of LL's responsibility and breakout cost, including demising wall and other items located in LL Work Letter below
- Millwork order form to be supplied by Franchisee (filled out and submitted by GC)
- Saunas supplied by Franchisee (Assembled & Installed by GC)
- Plunges supplied by Franchisee (Received & placed by GC)
- For access to the space contact Franchisee:

Keaton Hyde

keaton.hyde@sweathouz.com

801-989-6510

- Tile material takeoff should be sent to Floor & Décor as soon as possible for quote
- Millwork order form should be submitted as soon as possible for quote

LL Work Letter:

HVAC: Landlord will provide and install a complete HVAC system.

Roof-top or split HVAC systems. Landlord will provide and install a new rooftop or new split heating and cooling system. Minimum capacity of the system will be one (1) ton per 200 SF of space. System to include the following:

- (a) Main trunk duct drop
- (b) All distribution to be completed by Tenant at Tenant's cost

ELECTRICAL: Landlord will provide and install complete electrical service system to the Premises. Service to be 400 amp/220V, 3-phase 4 wire, including but not limited to the following:

- (1) CT block, meter base and meter located per Tenants' plans and specifications.
- (a) 400 amp panel OR (b) 200 amp panels
- (2) Main feeders from service point to panel. Main breaker and main disconnect to be

dedicated for Tenant's use only.

(3) All required permits, inspections and approvals.

PLUMBING: Landlord will provide and install the following:

(1) 4" minimum sanitary waste line brought within demised space as suitable depth to drain per local code from any location within the demised premises.

(2) 1.5" minimum cold water supply line with a minimum of 40 PSI to the demised premises; pressure reducing valve set at a maximum 70 PSI; and gate valve. (Verification needed)

(3) 4" vent located above proposed ceiling brought within the demised space to tenant specified location from properly flashed vent through roof.

(4) 1" water line feed and hose bib (recessed) to the demised premises.

(5) Minimum 300,000 BTU gas line (2") with meter to the demised premises. (Verification needed)