



Lulo's
COFFEE CO.
EST. 2017

MCDC

Infrastructure
Improvement
Proposal

Strictly Private Information

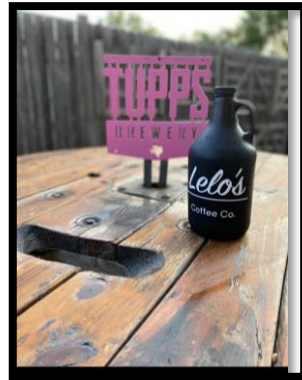
History

- Lelo's Coffee Co. was formed in 2017 as start-up coffee roasting company, and operated on a part-time basis until late 2020 we began the transition into full-time coffee roasting manufacturer.
- 2017-2018 we began partnering with TUPPS brewery to provide coffee for their various beers, starting with their Man-Child from their abundantly popular Full Grown Man series. We also started to develop a flavored coffee whiskey with Iron Root Distillery in Denison, TX
- Prior to the pandemic we had partnered with TUPPS brewery to acquire a space on their upcoming expansion into the Grain Mill. When the pandemic hit we were forced to hold off on expanding into a brick and mortar, and move our operations into a mobile food trailer.
- 2020 was our break-out year with a partnership with the a major restaurant group, Front Burner, which own the very popular Whiskey Cake restaurants in Plano and Las Colinas, TX,
- 2021 we secured a partnership with 33 Restaurant Group's Union Bear, providing coffee for beer, and nitro cold brew.
- 2022 we reopened our project with Tups Brewery to open our flagship Coffee Roastery and start our journey into becoming the biggest coffee manufacturing company in McKinney, and working on our Phase 1 Ramp-Up to provide coffee to surround grocery stores, restaurants, and cafes.
- We are currently in the process of doubling our wholesale business with another 3 restaurants in the Front Burner restaurant group (Haywire Plano, Haywire Uptown, and The Ranch Las Colinas), and we project that our wholesale manufacturing will grow exponentially after our flagship Coffee Roastery opens in December of this year. The storefront will allow us the opportunity to move into different markets in the area, and create more jobs.

Ready for the next step!



We have had consistent positive growth over the past 4 years. Though in 2020, the Covid-19 pandemic limited our wholesale ability, we were nevertheless able to keep positive growth by attending events, and providing coffee. Once retailers were able to open fully 2021 was our best year due to acquiring the majority of our local wholesale accounts. Once open, this project will take us even further.



Infrastructure Improvements needed

- Electrical connection to the Coffee house and silo.
- Plumbing connected to the coffee house and silo. Including drainage to the city sew with a grease trap in line, and connection to city water.



Front



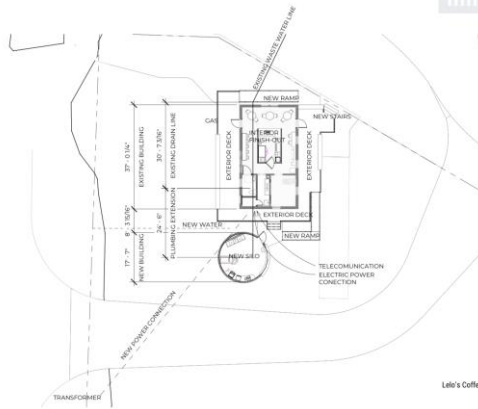
Silo



Front from Corner

Lelo's Coffee

EXTERIOR 3D VIEWS



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1 INFRASTRUCTURE UPGRADES
1/16/21-07

Lelo's Coffee

INFRASTRUCTURE UPGRADES DIAGRAM

Project number: 22-01

Date: 1-18-23

Scale: 1/8" = 1'-0"

A-1.00

NOT FOR CONSTRUCTION PERMIT USE
REGULATORY APPROVAL

Quote for Infrastructure Improvements



Coffee House Budget Estimate
7/1/2022

	High	Low	
00 Design	\$ 40,000.00	\$ 25,000.00	Design from architect and engineers for permitting
00 Permits	\$ 30,000.00	\$ 5,000.00	Permitting and tap and impact fees will vary a lot depending on what the final code requirements are
00 General Contractor	\$ 80,000.00	\$ 30,000.00	
06 Exterior Trim	\$ 20,000.00	\$ 5,000.00	replace soffit, siding and fascia where rotted, possibly need ADA Ramp wood, concrete would be more expensive
06 Interior Millwork	\$ 20,000.00	\$ 5,000.00	New bar and counter top
07 Roofing	\$ 20,000.00	\$ 15,000.00	New roof
07 Insulation	\$ 15,000.00	\$ 5,000.00	New insulation in roof and walls, may not have to have depending on energy code interpretation for building
08 Doors/ Windows	\$ 10,000.00	\$ 2,000.00	New doors and windows depending on selections
09 Drywall and Paint	\$ 20,000.00	\$ 5,000.00	new paint and sheetrock
09 Flooring	\$ 15,000.00	\$ 2,000.00	new flooring or patch and repair existing
21 Fire Protection	\$ 25,000.00	\$ -	New fire protection system, may not be needed
22 Plumbing	\$ 80,000.00	\$ 20,000.00	New drains for coffe roaster, worse case street cut and new sanitary sewer tap, added RPZ, added grease trap
23 Mechanical	\$ 15,000.00	\$ 12,000.00	new heating and airconditioning
26 Electrical	\$ 65,000.00	\$ 25,000.00	New Transformer, new panels, added outlets, and electrical
32 Landscaping	\$ 10,000.00	\$ -	New landscaping, or no landscaping, really all depends
33 Utilities	\$ 30,000.00	\$ -	New Water meter may be needed depending on total water usage
Contingency	\$ 55,000.00	\$ 173,333.00	Contingency for unforeseen items figured at 10%
	\$ 550,000.00	\$ 173,333.00	

*Excludes furniture and equipment installation and final connections