



Introducing: The Making of Yvo's Orlando Living Room



Ghirardelli Chocolate Soda Fountain Fast-track Remodel
Downtown Disney, Lake Buena Vista, Florida

A Power of Presence Marketing Presentation by Sandra Warmoth



Repairing exterior wood rot
on the building's envelope





Replacing brittle shingles throughout the building's exterior



Setting up the Dust Screen



Storing materials and establishing work spaces behind the Dust Screen, which encompasses half of the building's envelope



The demolition process was executed in various degrees throughout the building. Portions of the die wall came down readily as expected -- its weakened state revealed during our earlier emergency repair work. On the other hand, the extraction of the stainless steel cabinetry behind the Service Line, which followed, put up a bit of a fight.



Tearing up the floor throughout the structure



Demolition to the slab in preparation for the New Addition in the Front of the House. Close-up work follows with a hand-held chop saw. This slab varied in thickness -- from 10 to 12 inches. More Front-of-the-House concrete work follows, as part of the additional scope.



Pictured Left: Demolition at the Back of the House by the Storage Room. A new slab follows, which is an additional scope item.

Pictured Right: Breaking down the Dish Wash Area





Installing a waterproof membrane at the baseline, which also received one-foot-deep concrete edging between the studs throughout the Dish Wash Area



Sheathing the walls with plywood above the Permabase after taking remediation measures throughout the Dish Wash Area



Readying the Back of the House for FRP. Ceiling repairs follow.



Running electrical wires to Disney's new water meter located inside the Boiler Room behind the structure -- an additional scope item



Pictured Left: Temporary walls erected to open the Retail Area early

Pictured Right: Getting the floor of the Service Line ready for a pour after installing multiple floor sinks -- another add-on to the project's original scope



Redirecting the soda chase to enable it to come up underneath a relocated soda tower



This concrete pour is for the Service Line and Point of Service Areas -- the latter area having received new electrical floor boxes as part of the additional scope items



Installing a waterproof membrane behind the Service Line



Remediation measures taken where necessary behind the Service Line, followed by insulation and Permapase



Re-working the wall by the Pass-Thru and Vestibule Areas leading to the Restrooms



Hanging Permabase, setting ceramic and quarry tile, and repairing walls in the Men's and Women's Restrooms. Wallcovering followed.



Working on the Storage Room at the back of the building



Pictured Left: Tile was set in most areas throughout the structure. Certain areas re-grouted as part of the additional scope.

Pictured Right: Freshly set tile. This was followed by remediation measures and associated wall repairs behind the ice machine -- an additional scope item.





**Building the New Addition at the
Front of the House**



Looking over the specialty hardwoods for the trim work, which include Maple, Mahogany, and Sapele. The latter two wood species will be dressed on site.



Installing Maple bead board throughout the public areas of the interior space. The base board and chair-rail are done in Sapele, which is a cost effective way of extending the Mahogany look originating from the windows.



Pictured Left: Implementing Jason's idea of adding Maple bead board to the face of the die wall instead of plastic laminate, thus greatly enhancing the nostalgic old fashioned soda fountain look -- an additional scope item

Pictured Right: The cap of the die wall gets Sapele



Replacing Mahogany window trim with the same



Interior and exterior doors throughout the building refreshed and replaced accordingly -- some were additional scope items



Staying on top of the action as the scope of the project continues to expand: After adding new floor sinks, the plumber focuses on terminating the water coolers to ready the space for a condiment station.



Electricians keeping abreast of the changes to the scope, including adding a new sub-panel, emergency lighting and air curtains

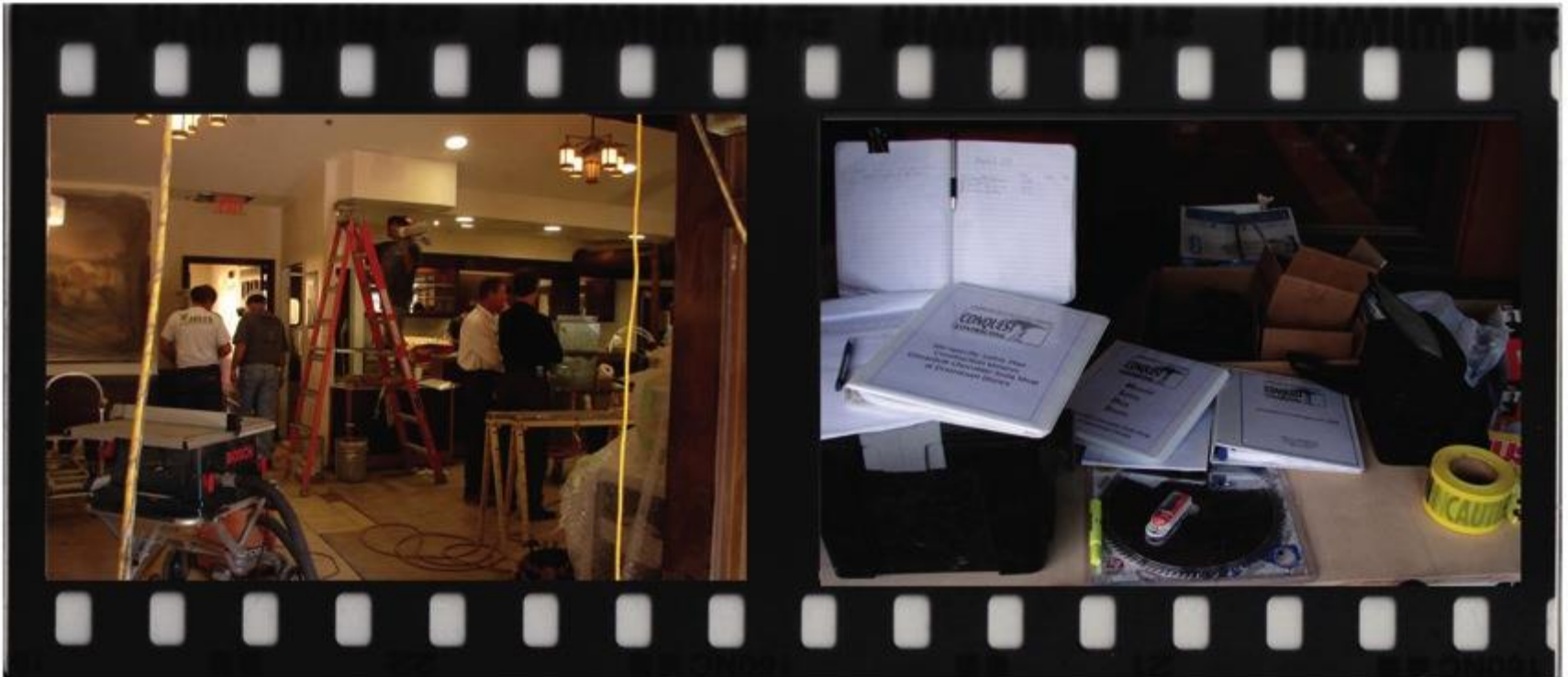


Drywallers and painters keeping up with the finishes from the original and additional scope items, as well as addressing a couple of mishaps along the way



The Theming crew working alongside our crew. Although a bit crowded at times, it was a genuine team effort, making for a pleasant and safe work environment.





**Keeping the job-site OSHA compliant on the ground
and in the books**



The stainless steel crew setting in their cabinetry



Re-installing the dish wash machine and shelf in the Dish Wash Area



Re-installing the Restroom partitions



Replacing the copper downspouts and/or their bands wherever necessary, and creating an antiqued look in keeping with the existing downspouts



Installing the sneeze guard, as well as glass shelving inside the wood cabinetry, which received a refreshed finish

Setting up the new Point of Service stations



Conferring with our Client



Meeting with a host of building officials and Disney managers



Putting the final touches on the job as opening day approaches

Being attentive to the needs of Ghirardelli management



John and Melissa preparing for the opening day of the Soda Fountain





Removing the Dust Screen

Doing a thorough clean-up around the building's exterior



Getting the interior ready to receive guests



**Pictured Left: Ed manning his post
on opening day
Pictured Right: Melissa receiving
flowers and congratulations**



**The doors open for business at the
Retail Area on April 11**

**The doors open for business at the Soda
Fountain on May 9**

2008

**Emergency repair work begins on February 15
The fast-track remodel begins the night of April 6**



**Serving up outstanding products
on the world's stage**





Conquest Contracting:
Stirring up the real pixie
dust behind the Disney
magic

Your Orlando Living Room, Yvo



James Hammett

THE BEST:

Perception

enables penetration

Image

wields influence

Communications

disarms competition