



137 N. Main Street
Mansfield, Texas 76063
(817) 473-1989
www.marylous.net
contact@marylous.net

May 1, 2013

Re: Chapter 380 Program for Restaurants within the Historic Mansfield Reinvestment Zone

Mayor and City Council:

Marylou's Sandwich Shoppe meets the criteria of the program referenced above and is asking for \$20,000 to assist us with the expansion of our restaurant space and services that will enhance the property value and usability of our location.

Improvements and expansion include:

- Removal/relocation of existing walls to create new dinning space
- Improvements to restroom
- Addition of new sandwich serving area to include hot sandwiches
- Full service coffee house serving espresso and lattes, as well as coffee bean roasting
- Expanded hours from morning to evening

The proposed improvements will significantly increase the restaurant services and the occupancy allowed by Code from 15 to 42 patrons. The cost of the improvements is estimated at \$25,719 - \$26375. In addition to the cost of improvements, I will also have the cost of equipment required for the full service coffee bar, sandwich serving area and hot sandwiches. We will also be updating tables and chairs.

Since opening in August of 2012, MaryLou's Sandwich Shoppe has had significant growth. It is imperative that we increase the seating and serving capacity to meet the needs of our customers. Your help will enable us to increase our revenue and sales tax dollars for the city.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink that reads "Melisa Dalton Perez". The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Melisa Dalton Perez
Owner

Attachments:

Bids for the improvements

Existing and proposed floor plans





Quote

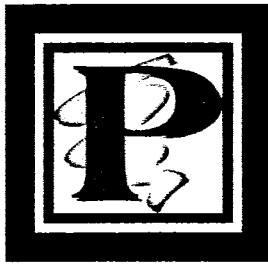
111 Walnut St., Ste B
Mansfield, TX 76063

Date	Quote #
4/24/2013	2653

Name / Address
MARY LOU'S 137 N. MAIN ST. MANSFIELD, TX 76063

CLAIM#	Rep

Description	Qty	U/M	Total
<p>SCOPE:</p> <p>DEMO WALL BETWEEN DINING ROOMS.</p> <p>CONSTRUCT WALLS FOR BATHROOM ADD ADA APPROVED DOOR</p> <p>CONSTRUCT WALL AND ADD DOOR FOR STORAGE ROOM</p> <p>ADD SHELVING IN STORAGE ROOM</p> <p>CUT OUT PASS THROUGH WINDOW FROM KITCHEN TO DINING ROOM</p> <p>INSTALL CABINET AND COUNTERTOP FOR DRINK STATION</p> <p>INSTALL VINYL FLOORING THROUGHOUT BOTH DINING ROOMS, KITCHEN & BATHROOM</p> <p>REMOVE & REPLACE ALL CROWN MOLDING AND BASEBOARDS</p> <p>REMOVE AND REPLACE FRONT ENTRY DOOR W/LEFT HAND SWING</p> <p>INSTALL "SALOON" TYPE PASSTHROUGH DOOR TO KITCHEN FROM MAIN DINING ROOM</p> <p>REMOVE EXISTING FLORESCENT LIGHTING IN DINING ROOMS REPLACE W/TRACK LIGHTING</p> <p>INSTALL 2 PENDANT LIGHTS IN FRONT WINDOWS</p> <p>INSTALL TWO CEILING FANS IN DINING AREAS</p> <p>CONSTRUCT CUSTOM 16' BENCH ALONG DINING ROOM WALL</p> <p>CONSTRUCT FUR DOWN WALL TO ENCASE EXPOSED A/C DUCT WORK</p> <p>MOVE AC RETURN UNIT TO FRONT OF HVAC CLOSET</p> <p>OUTSIDE - DEMO/RECONSTRUCT WALL ADDING SPACE TO KITCHEN FOR STOVE NEXT TO REFRIGERATOR.</p> <p>FLOORING, LIGHTING, CABINET AND COUNTERTOP SAMPLES TO BE PROVIDED MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION. PRICE SUBJECT TO CHANGE DEPENDANT ON FINAL FINISH PRODUCTS SELECTED.</p> <p>QUOTE VALID FOR 30 DAYS</p>			26,375.00
Total			\$26,375.00
Phone #	Fax #	E-mail	Web Site
682-518-0635	682-518-9235	karen@contactcapstone.com	www.contactcapstone.com



Posse Construction, LLC

A HUB Certified Company

PO Box 1927

Mansfield, Tx 76063

682-552-4374

www.posseconstruction.net

April 12, 2013

Daryl & Melisa Perez

Downtown - Mansfield, TX 76063

RE: Mary Lou's Remodel

The following proposal includes labor and material unless specifically noted otherwise.

PAINT-Paint interior walls, ceilings, and trim.

Color to be chosen by customer.

\$1,500

DEMO -Demo walls as indicated on plans.

\$1,000

FRAMING MATERIAL-As needed, does not include front door.

\$750

FRAMING-Frame new walls as indicated on plans. (labor only)

\$1,000

A/C-Move existing duct and redirect as needed with new vents.

\$1,500

ELECTRIC-Removing electrical in walls to be demoed.

\$1,000

DRYWALL & TBT-Provide and install drywall on all new walls

and hand texture new walls and ceilings.

\$1,950

FLOORING-Remove existing flooring and install ceramic tile throughout.

\$6,250

(a budget of \$2 per square ft. for tile to be chosen by customer)

BEVERAGE CABINET-

\$1,000

SHELVES-As discussed.

\$750

INSULATION- Blown in insulation for attic.

\$625

BENCH STOOL-Along wall as discussed .

\$750

LIGHTING-Adding can lights and pendant light.

\$1,500

NEW FRONT DOOR-Provide and install new front door, Jamb, Threshold.

\$1,000

MANAGEMENT AND CONSTRUCTION COST-

\$5,144

TOTAL:

\$25,719*

***Does NOT include stove and vent-a-hood, ceiling fans or pendant light.**

Exclusions

Any work not specifically stated above.

Terms

50% of total due on completion of demo. Balance due on completion.

Thank you and I look forward to working with you.

Stoney Short

682-552-4374

stoneyshort@posseconstruction.net