

April 15, 2016

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

Mayor and City Council:

Big D Barbecue 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 of front windows to create 2 opening glass doors to create a patio environment
- Relocation of bar and keg coolers
- Relocation of stage area with lighting

We have projected the improvements noted will increase occupancy. We will be moving our bar area against the south wall and moving the stage area to the southeast corner. In doing this, we will be able to add 8 more standup tables, increasing our occupancy by 32. Each seat in our restaurant generates about \$11,000 per year. Increasing the seats by 32 would increase yearly revenue by \$352,000. The garage doors will go on the west side of the building (entrance side) and will be replacing the 2 6x6 windows we currently have. We will be placing a smaller, folding bar top rail so people can use during our busy hours. The standing room this will provide has yet to be determined. This plan will also create an atmosphere the people of Mansfield have been asking from Big D Barbecue. Unfortunately, we do not have the room outside for a patio. This plan will allow us to bring the patio atmosphere indoors.

Since our opening in 2013, we have doubled our revenue and project to hit \$1,000,000 this year with these improvements. Your assistance with this project is detrimental to our continued success in the Historic District of Mansfield.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Jordy Jordan", written over a horizontal line.

Jordy Jordan  
President, Big D Barbecue, LLC

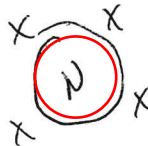
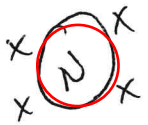
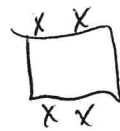
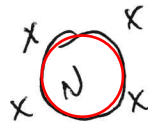
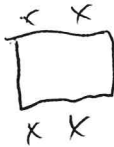
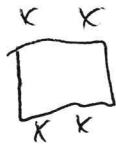
Office

Storage

BR

BR

Stage




BAR Key Coolers

RAIL

RAIL

Rolling  
Doors

Rolling  
Doors

 NEW TABLES

FRONT

Table 1

SOW	Price					
<b>Ask from City</b>	<b>\$19,550.00</b>					
<b>Dock Equipment/ Doors</b>	\$8,500.00	2 new glass coiling doors				
<b>Tape/Bed/Paint</b>	\$1,250.00					
<b>Carpet/VCT/Base</b>	\$800.00	Patch Flooring after demo				
<b>Ceilings</b>	\$1,500.00	Demo Ceilings and frame openings				
<b>Drywall</b>	\$1,500.00	Patch sheetrock and reframe				
<b>Wood/Plastics/ Millwork</b>	\$2,500.00	Relocate bar/stage				
<b>Sitework/Demo</b>	\$500.00	Remove windows and framing				
<b>Cleaning</b>	\$500.00	General and final cleaning				
<b>Permit Fees</b>	<u>\$2,500.00</u>	Permits				
<b>Total</b>	<u><b>\$19,550.00</b></u>					
<b>Big D Barbecue</b>	\$13890.39					
<b>General Conditions</b>	\$1,550.00	Supervision, dumpster, ins., etc				
<b>HVAC</b>	\$900.00	2 air curtains				
<b>Tables/Chairs</b>	\$3,000.00					
<b>Keg Coolers</b>	\$6,400.00					
<b>Sales Tax</b>	<u>\$2,040.39</u>					
<b>Total</b>	<b>\$13890.39</b>					

## Proposal

To: Big D BBQ Attn: Jordy Jordan Project Name: BIG D Glass Doors Project Address: 226 N. Walnut Creek Mansfield, TX		Construction Type: Remodel Architect Name: N/A Plan Date: N/A Plan Numbers: N/A
Item	Cost	Comments
General Conditions	\$ 1,550	Supervision, dumpster, insurance, clerical, etc.
Permit Fees	\$ 2,500	Includes drawings for permit, asbestos survey and permit
Sitework/Demolition	\$ 500	Remove windows and framing at new door locations
Cleaning	\$ 500	General and final cleaning
Misc Concrete	\$ -	
Metals/Handrails/Fencing	\$ -	
Structural Steel	\$ -	
Wood/Plastics/Millwork	\$ 2,500	Relocate existing bar
Roofing	\$ -	
Pinweld Insulation	\$ -	
Interior Doors	\$ -	
Glass/Glazing	\$ -	
Drywall	\$ 1,500	Patch sheetrock and re-frame openings
Ceilings	\$ 1,500	Demo ceilings and frame openings for doors, support for air curtains
Carpet/VCT/Base	\$ 800	Patch flooring after wall demo
Tape/Bed/Painting	\$ 1,250	
Wallcovering	\$ -	
Restroom Partitions/Accessories	\$ -	
Dock Equipment/Doors	\$ 8,500	2 new full vision tempered glass coiling doors with chain hoists
Mini-Blinds	\$ -	
Special Construction	\$ -	
Plumbing	\$ -	
HVAC	\$ 900	2 new 60" air curtains
Fire Protection	\$ -	
Electrical	\$ 900	Relocate outlets, power for air curtains
Fire Alarm	\$ -	
Subtotal	\$ 22,900.00	
Overhead & Profit	\$ 1,832.00	
Sales Tax	\$ 2,040.39	
Total Base Bid	\$ 26,772.39	Price quoted is good for 30 days

Alternates	Description	Cost Including OH/P and Applicable Sales Tax
1		
2		
3		
4		
5		

General Exclusions: asbestos survey and/or removal, TAS compliance not noted on plans, TDLR plan review and inspection, overtime and weekend work, emergency lighting not shown on plans, phone and data cabling, removal of old phone and data cabling, certified air balance, furniture moving, modular furniture hook ups not shown on plans, fire alarm, power company charges and utilities during construction

Thank you for the opportunity to bid on this project. Should you have any questions or require further information concerning this proposal, please do not hesitate to call.

Respectfully Submitted By: Brad Russell  
Russell Commercial Services, Inc.

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_





AR Construction Services  
10533 Flagstaff Run  
Fort Worth, TX 76140

Proposal 16-085

## Proposal

Customer					
Name	Big D BBQ				
Address	226 N. Walnut Creek Dr.				
City	Mansfield	State	TX	Zip	76063
Phone					

Misc	
Date	4/10/2016

QTY	Description	Unit Price	Total
1	<u>Install Overhead doors in place of windows</u> Demo windows, framing, siding, ceiling work, patch and paint, floor repairs, cleaning, blowers above doors relocate bar (excludes keg/drink piping) Plans and Permit	\$30,000.00	30,000.00

Sub-Total	30,000.00
Tax	\$ 2,475.00
<b>TOTAL</b>	<b>\$ 32,475.00</b>

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_



From: **Tyson Vaughan** TysonV@missionrs.com   
Subject: Web pricing  
Date: April 17, 2016 at 10:37 AM  
To: **Jordy Jordan** jordy@bigdbarbecue.com

TV

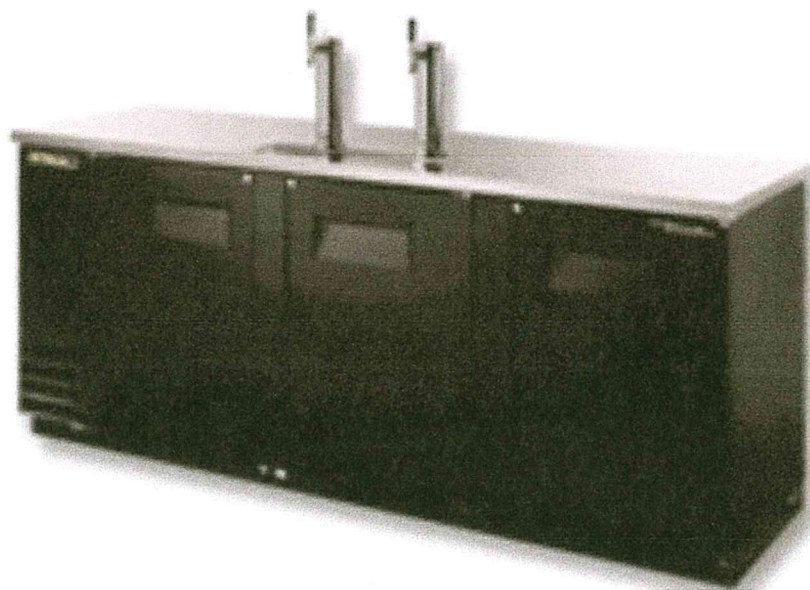
See below

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restaurant-supply.missionrs.com

PRODUCT FILTER



**TRUE MANUFACTURING TDD-4  
4 KEG DIRECT DRAW BEER DISPENSER,  
BLACK**

**\$3200.76 / Each**

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