



CORRIDOR BEAUTIFICATION PARTNERSHIP

Application Program Performance

1. Project Summary:

The submitted project for Shipwreck Grill is an extensive remodel of the current building and restaurant, Amico Nave Ristorante with it transforming into the “New” Shipwreck Grill. The project involves a complete renovation to the outside structure /façade including updated and new signage and upgrades to the parking lot that provide increased aesthetics to the property as well as increasing safety and access to and from Villa Maria. The “New building” is an upgrade to both the current Shipwreck Grill building at 206 E. Villa Maria as well as to the current Amico Nave building at 203 E. Villa Maria. The overall project will greatly beautify the existing corridor.

2. Project Need:

With the current economy and current economics in the restaurant industry as a whole, this project is a costly endeavor for a small business that is still suffering the effects of COVID and experiencing decreasing revenues and increasing costs. Although we are moving/upgrading an established concept, it still involves large risks. Just the road construction and installation of medians in an area recently have created a huge challenge to revenues and profits. The possibility of Grant funding helps us to make the investment and shows a partnership with the City of Bryan to beautify the area and provide residents in both Bryan and College Station with an amazing restaurant. Overall public participation is crucial to the project and will lead to its future success.

3. Project Impact

- a. The total cost of the project including necessary fixtures, furniture and equipment to operate a new restaurant is \$797,622 in hard costs. In addition to these costs are the costs associated with closing the current business to upgrade and renovate the building and the lost revenues for the 4-month construction period. In addition, we have the soft costs of staffing, training and opening a “New” restaurant. The ratio of requested funding (If asking for ½ the total dollars for the proposed qualified improvements) would be 15.9% of the total project costs if we were to get “Full” funding.
- b. In addition to increases in property taxes with the updates and renovation, the new Shipwreck Grill is projected to increase taxable revenues by an estimated \$1,089,813 per year versus the current annual revenues of Amico Nave Ristorante. I have included 2023 annual revenues for Amico Nave and the projected 2025 revenues (Full Year) of the newly renovated Shipwreck Grill.

- c. The property for the submitted grant is located on a major Bryan transportation corridor on Villa Maria. The building has excellent street visibility by being on the corner of Crane Ave. and being set-back on the and where the building is placed on the site. The building is very visible to the heavy traffic passing by, as well as visible to traffic at the Villa Maria and S. College intersection.
- d. The overall project helps to avoid a vacant building at the current address (Upon closing Amico Nave Ristorante) and adds significant jobs overall. We estimate the creation of 3-5 full-time and 15-20 part-time jobs upon opening the restaurant versus the current staff that is employed to operate Amico Nave Ristorante.
- e. Although the current property is a sound structure and in good "Working" condition, it is completely outdated (Built in the 1970s) and does not represent the Mid Town Corridor or the City of Bryan well. In addition, with the upgrades to the new Travis /Mid-Town Park and the addition of Legends Event Center, it is important that the closest restaurant in the immediate area represents the City of Bryan well. In addition, to the increase in beautification to the building, the project offers increases in safety along Villa Maria and building safety with changes to the outside/façade of the building.
- f. The current building is out of compliance with both TXDOT and the City of Bryan interns of entrances/exits to the site. One of the current entrances is located too close to Crane Ave to be within code. Just the change in the site plan/parking lot and the new access from Villa Maria will make the area a safer place to travel and enter and exit the establishment.

4. Program and Objectives

- a. The project is a great example of both improving the image and aesthetics of the property as well as business vitality going forward. With the current state of restaurant economics both locally and nationally, we will continue to see small "Mom and Pop" restaurants fail. Without significant volume, it is almost impossible to make a profit. Having an updated restaurant with a larger seating capacity than the current Shipwreck Grill (Or Amico Nave) will help ensure the vitality of the business and property in the long term. In addition, the attachments show the amazing difference in image and modern perception of the new restaurant. Overall, it will become a restaurant/property that Bryan can be proud to have both in the corridor as well as the city as a whole.
- b. Upgrades to current businesses and properties in the Mid-Town Corridor will lead directly to increased private investment in commercial businesses. The City of Bryan is making the same type of investment in the Travis/Mid-Town Park and any and all businesses that upgrade and improve the image and the public perception of the area will encourage others to invest and build in the area as well.
- c. Overall, the entire project works to eliminate blight along a major corridor at the same time as adding value and revenues to the City of Bryan.
- d. A more successful restaurant/business in the area will encourage other businesses to invest in their current properties and help to bring in new businesses into the area. Because the current property is very visible and prominent to the corridor and will be occupied by a business with a 15-year track record of success, it adds even more value to stimulating and

encouraging further business in the area and increased sales tax revenues and property values.

- e. The proposed improvements will allow both patrons and employees safer access to the property and will allow the business to operate in a more efficient manner. In addition, the building provides an upgraded facility/kitchen for Shipwreck Grill for producing food and continuing to provide food safety at the highest level to our guests.



City of Bryan Corridor Beautification Partnership
Grant Budget Worksheet

Improvement: Facade Improvement

Cost Estimate #1: ^{\$} 218,111.63

Contractor: Sanchez Construction, Wade Beckman, PACT Design

Cost Estimate #2: ^{\$} 263,404

Contractor: Caffey + Sons

Funding Request (50% of lower bid): \$ 109,055.00

Improvement: Parking, Circulation, Access

Cost Estimate #1: ^{\$} 22,500

Contractor: Sanchez Construction, Wade Beckman, PACT Design

Cost Estimate #2: ^{\$} 33,450

Contractor: Textline Construction, LLC

Funding Request (50% of lower bid): \$ 11,250

Improvement: Signage

Cost Estimate #1: ^{\$} 11,479.41

Contractor: Humble Sign Co

Cost Estimate #2: Fast Signs Bryan ^{\$} 14,236.03

Contractor: Fast Signs

Funding Request (50% of lower bid): \$ 5739.00

Construction: Lime Project/Shipwreck Grill

GENERAL REQUIREMENTS \$44,500.00

Pre-Construction Services/Architect	\$35,000.00
ADA Survey	\$1,500.00
Building Permit	\$5,000.00
Builder's Risk Insurance	\$2,500.00
General Liability Insurance	NA
Supervision	NA
Final Cleaning	\$500.00

Structural Construction to include the following \$160,000.00

Sanchez Construction

- All Demo and haul-off
 - Exterior and mansard roof as needed.
 - Interior and ceiling (Flooring, tiles, ALL Demolition)
 - Removal of all fixtures.
 - Capping all electrical as per electrician
 - keep plumbing, fixtures and wiring in good repair.
- Sitework (Labor and Materials)
 - Relocation of dumpster as per plans (Pad and fence)
 - Parking area concrete and site-work as per plans
 - ADA concrete work as per changes in entrances (4 Entrances)
 - Addition of pad for freezer and walk-in cooler
 - Concrete "Boat" (Framing and pouring)
 - Striping of parking area?
 - Additional concreted as needed at entrance to restaurant
- General Framing and sheetrock (Labor and Materials)
 - Interior walls and featured items (Bar, Dining, Back Room)
 - Bathrooms
 - Bar construction/framing (top, front and back)
 - Booth risers (Bar and New Deck Area)
 - Closing off roof-line to interior
 - All sheetrock as per plans (taped, floated and textured)
 - Raise bar area (6 inches)
 - Additional storage room off party room.
- Framing and roofing New "Additions" (Labor only)
 - Front addition to include deck, roof and "Window" framing.
 - Back covered area and "Fence"
 - Changing out shingles and "Roofing" mansard roof line.
- Spray foam/insulation to ceiling
 - Current building
 - New addition if required
- Painting (Time and materials)
 - All interior and exterior painting and staining
 - Ceiling, walls anywhere needed inside or out

- Trim work, FRP and wainscoting (Labor only)
 - All features and pony walls
 - Wood in party room
 - Tin on new deck
 - ALL trim work as per design
 - Bar and all dining areas as per renderings and plans (FRP Bar)
- Windows (Labor and Material)
 - Purchase and install all new windows as per plans
 - To include framing
- Doors / Walk-in / Deck "Windows" (Labor and framing materials)
 - Frame and install front glass doors.
 - Frame and install side party room door.
 - Frame and install sliding "Garage Doors" (Front of new deck)
 - Frame and install louvered windows on new deck
 - Frame and install new door to new "Deck"
 - Frame and install exit door to new deck
 - Frame and install "Secrete door" in party room
 - Laminate bathroom doors as needed.
- Tile and flooring (Labor only)
 - Polished concrete floors in dining area.
 - Restrooms as per renders and plans (Tile and Walls)
 - Installation of flooring in bar, back room and Foyer.
- Restroom (Labor only, plumbing not included)
 - Keep restroom functional for the majority of construction.
 - Construction of partitions as per renders and plans
 - Construction of "Pipe" vanities.
 - Installation of all bathroom hardware and décor hardware
- Installation and construction of all "Featured Items" (Labor Only)
 - Dock poles and Rope (Inside and out)
 - Build tables on new deck
 - "Boat" feature above the bar
 - All ceiling "Structures" and features
 - Hanging Signage (As needed)
 - Roof "Boat features" on exterior
- Installation of all "Décor" as needed (Labor only)
 - Captains Quarters (Back Room)
 - Barrels on new deck
 - "Rope" and "Sails"
 - Hanging anything needed
 - "Port Holes" on windows
- Building host stand and "Wait Station" (Labor only)
 - As per design agreed
 - Building of benches at front entrance

**All Construction Material/Fixture Costs
As Per Pac Design (See Attached)**

\$222,122.00

Plumbing: JBG Plumbing	\$15,000.00
Remove and Re-Install Restroom Fixtures	
Plumbing to attached all new bar equipment	
Drains to new walk-in and Freezer	
Reconfigure Gas as needed for new kitchen	
2 Tankless Water Heaters (Replace existing)	
Misc plumbing needs	
Electrical and Wiring: Elite Electric	\$30,000.00
As per plans	
No new service needed	
Reconfigure existing lighting and electrical to plans	
HVAC: Air Concepts	\$22,000.00
2 mini-split units for new patio	
Configure existing HVAC as needed to plans	
Replace existing 10 ton unit in dining area	
Landscaping	\$10,000.00
Total Construction	\$503,622.00
Audio Video:	\$26,000.00
Utilize and reconfigure existing AV system	
Add 6 flat screen televisions	
Banquet room AV system	
Replacement of all speakers	
SIGNAGE	\$14,000.00
2 Exterior signs	
Interior signs as needed	
FF&E	\$184,000.00
CONTINGENCY	\$70,000.00
Project Total	\$797,622.00

Equipment: Lime Project/Shipwreck Grill

Kitchen Equipment \$68,000.00

Tilt Skillet	Used	\$5,000.00
Outdoor Freezer (With Installation)		\$17,000.00
Walk-In Beer Cooler		\$17,000.00
36 inch Table Top Refrideration Unit	Used	\$1,000.00
8 Burner Oven Range	Used ?	\$4,000.00
Misc Equipment Kitchen		\$2,000.00
Stand up Ref One Door Unit	Used	\$2,000.00
Ice Machine (Options)	Used	\$5,000.00
Misc Equipment Kitchen/Contingency		\$15,000.00

Bar Equipment \$38,000.00

Marg Machine		\$6,000.00
Glass Chiller/Froster		\$2,000.00
Beer Tap System		\$5,000.00
Bar Fixtures		\$25,000.00

Smallwares \$8,000.00

Plate and Glassware		\$8,000.00
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Furniture \$70,000.00

Total Furniture Package		\$70,000.00
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Total

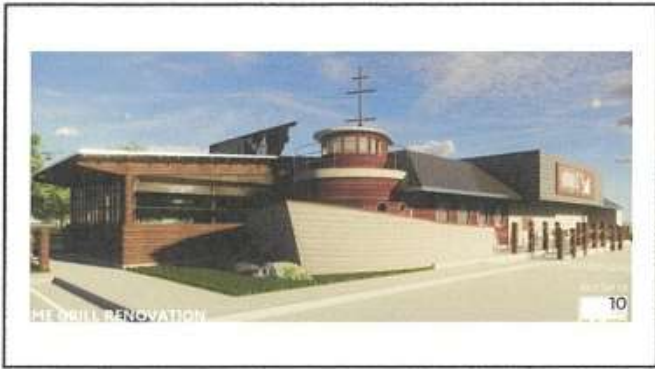
Total \$184,000.00

Existing Amico Nave Ristorante:



New Shipwreck Grill





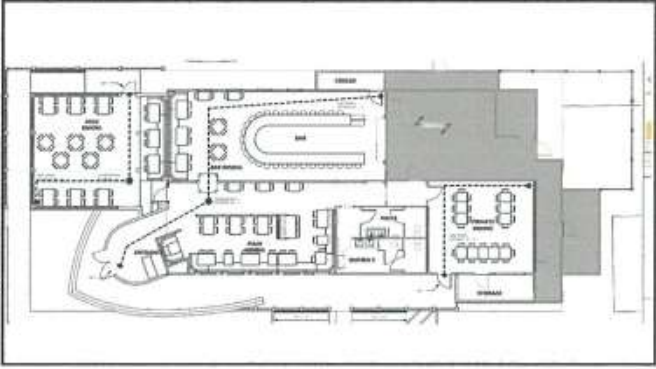
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