

# Brack Shop Tavern - Downtown Los Angeles

## Restaurant Planning and Construction Case Study

### Challenge

Jack Kozakar was selected by a group of investors to transform a decrepit 7<sup>th</sup> St. store front circa 1917 into a fixture restaurant and beer hall in the LA bars scene. Trading his planning and organization skills for a piece of the restaurant, Jack evaluated the building's structure and infrastructure and working with the investors envisioned how to maximize what could be done with the limited space. Jack helped the team mix in some inner-city grit by exposing the bones of a great old building, adding in deep textures of wood, steel and brick and creating a unique space in DTLA.



Planning included custom steel storefront and doors that opened the entire space to the street; along with custom furniture, lighting and bar. Jack figured out how to work in a basement with 30 refrigerated kegs, a basement office, a "secret" mezzanine meeting space, and a complete commercial kitchen.

Establishing a new restaurant in Los Angeles requires working with many elements of the private and public sectors. Jack worked with the neighborhood council, mayor's office, city planning, building & safety, water & power, public works; as well as the county health department. Jack amalgamated the requirements of the building owner with the needs of the adjacent tenants and land owner to satisfy the needs of all stakeholders.

### Results

**Cost** – Jack brought in the project on-budget. This project budget was driven by the counterbalancing typical factors of investor excitement and fear. Jack provided a transparent cost reporting system that brought investors together and gave them a reason to believe in the project, leading to excellent investor involvement.

**Schedule** – Jack was able to drive the project to completion ahead of the investor's goal for a pre-summer grand opening and preview.

**Quality** – Described by customers on Social Media as, "Fresh", "Chill", "Cute", "Clean", "Nicely Decorated", "Really Nice With Big High Ceilings", "A Great Spot".

### Project Profile

<b>Square Footage:</b>	<b>4,508 SF</b>
<b>Design and Const.:</b>	<b>\$1,200,000</b>
<b>Project Duration:</b>	<b>16 months</b>
<b>Financial Savings - Capital Investment, RFP Process Re-bid, Value Engineering, Contractor &amp; Subcontractor Negotiations</b>	<b>\$158,000</b>

**Project Savings over PM fees: 3x**

#### Services Provided

- Reporting to Remove Executives
- Capital Participation
- Capital Planning
- Cash Flow Modeling
- Project Visioning
- Renderings
- Project Planning
- Design-Build and Engineered Project Segments
- Permit Management
- Government Relations
- Entitlement
- RFP Process Management
- Contract Negotiations
- Team Selection
- Start Up Funding Management
- Aggressive Counter Bidding
- Value Engineering
- Construction Management

For more information, contact

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