

**UNIVERSITY OF ALABAMA SYSTEM  
BOARD RULE 415  
BOARD SUBMITTAL CHECKLIST CRITERIA**

**BOARD SUBMITTAL CHECKLIST NO. 2  
CAPITAL PROJECT - STAGE II SUBMITTAL <sup>/1</sup>  
(Architect Ranking, Project Scope and Project Budget) <sup>/8</sup>**

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama

**PROJECT NAME:** University Boulevard Drive-Through Retail

**MEETING DATE:** November 3-4, 2022

- ☒ 1. Board Submittal Checklist No. 2
- ☒ 2. Transmittal Letter to Chancellor from Campus President requesting project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) Meetings
- ☒ 3. Proposed Board Resolution requesting approval of Stage II Submittal (Architect Ranking, Project Scope and Project Budget; authority to proceed with Owner/Architect contract negotiations) by the Board of Trustees
- ☒ 4. Executive Summary – Proposed Capital Project <sup>/2</sup>
- ☒ 5. Executive Summary – Architect, Engineer, Selection Process (include Interview Outline). <sup>/3, /4, /5</sup>
- ☒ 6. Campus letter requesting approval of the ranking of firms and authority to Submit to the Physical Properties Committee for approval – signed by Chair of the Physical Properties Committee and UA System Senior Vice Chancellor for Finance and Administration <sup>/6</sup>
- ☒ 7. Preliminary Business Plan (if applicable) <sup>/7</sup>
- ☒ 8. Campus map(s) showing project site

Prepared by: Brittany Kyles

Approved by:

*Tim Lepand*  
*MA*

<sup>/1</sup> Reference Tab 3H – Board Rule 415 Instructional Guide

<sup>/2</sup> Reference Tab 3E – Board Rule 415 Instructional Guide

<sup>/3</sup> Reference Tab 3K – Board Rule 415 Instructional Guide

<sup>/4</sup> Reference Tab 3L – Board Rule 415 Instructional Guide

<sup>/5</sup> Reference Tab 3M – Board Rule 415 Instructional Guide

<sup>/6</sup> Reference Tab 3N – Board Rule 415 Instructional Guide

<sup>/7</sup> Reference Tab 3V – Board Rule 415 Instructional Guide

<sup>/8</sup> After Completion of negotiations on Owner/Architect Agreement, provide notification to Chair of Physical Properties Committee and Senior Vice Chancellor for Finance & Administration, Reference Tab 3-O-Board Rule 415, Instructional Guide



Office of the  
President

September 28, 2022

Chancellor Finis E. St. John IV  
The University of Alabama System  
500 University Boulevard East  
Tuscaloosa, Alabama 35401

Dear Chancellor St. John,

I am pleased to send to you for approval under Board Rule 415 the attached documents for a Stage II submittal for the University Boulevard Drive-Through Retail project.

The resolution requests authorization to negotiate an Owner Designer Agreement with CMH Architects of Birmingham, Alabama, as the principal design firm for the project.

The item has been thoroughly reviewed and has my endorsement. With your concurrence, I ask that it be added to the agenda for The Board of Trustees at their regular meeting on November 3-4, 2022.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart R. Bell". The signature is stylized with a large "S" and "R".

Stuart R. Bell  
President

Enclosure



## RESOLUTION

### UNIVERSITY BOULEVARD DRIVE-THROUGH RETAIL

WHEREAS, on April 8<sup>th</sup>, 2022, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved a Stage I submittal for the University Boulevard Drive-Through Retail project (“Project”) to be located at 225 University Boulevard East, Tuscaloosa, AL; and

WHEREAS, the Project will allow The University of Alabama (“University”) to better serve the growing University community with drive-through only retail service, located in a highly accessible and trafficked area of campus; and

WHEREAS, the existing lot is accessible and vacant, and the proposed use is deemed the most appropriate and is consistent with the retail and commercial nature of the area; and

WHEREAS, the Consultant Selection Committee, appointed by the University has completed Part 1 of the Consultant Selection Process in accordance with Board Rule 415 and negotiations for the Project will be conducted with the top ranked firm following Board approval as follows:

Ranking of Top Firms:

1. CMH Architects, Birmingham, Alabama

WHEREAS, the Project location and program have been reviewed and are consistent with the University Campus Master Plan, University Design Standards, and the principles contained therein; and

WHEREAS, the Project will be funded from the University Food Service Reserves in the amount of \$2,500,000; and

WHEREAS, the budget for the Project remains as stipulated below:

<b>BUDGET:</b>	<b>CURRENT</b>
Construction- Site Package	\$ 350,000
Construction- Building Package	\$ 1,273,377
Landscaping	\$ 50,000
Furniture, Fixtures and Equipment	\$ 350,000
Security/Access Control	\$ 35,000
Telecommunication/Data	\$ 50,000
Contingency* (5.0%)	\$ 83,669
UA Project Management Fee** (3.0%)	\$ 52,711
Architect/Engineer Fee*** (7.0%)	\$ 122,993
Other ****	\$ 132,250
<b>TOTAL PROJECT COST</b>	<b>\$ 2,500,000</b>

\*Contingency is based on 5.0% of the costs of the Construction packages and Landscaping.

\*\*UA Project Management Fee is based on 3.0% of the costs of the Construction packages, Landscaping and Contingency.

\*\*\*Architect/Engineer Fee is based on 7.0% of the costs of the Construction packages and Landscaping, plus \$5,857 in reimbursable expenses.

\*\*\*\* Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that Stuart R. Bell, President; Matthew M. Fajack, Vice President for Finance and Operations and Treasurer; or those officers named in the most recent Board Resolutions granting signature authority for the University be, and each hereby is, authorized to act for and on behalf of the Board to negotiate an owner designer agreement with CMH Architects, Birmingham, Alabama, for architectural services in accordance with Board Rule 415 for this Project.



**EXECUTIVE SUMMARY**  
**PROPOSED CAPITAL PROJECT**  
**BOARD OF TRUSTEES SUBMITTAL**

<b>MEETING DATE:</b>	November 3-4, 2022
<b>CAMPUS:</b>	The University of Alabama, Tuscaloosa, Alabama
<b>PROJECT NAME:</b>	University Boulevard Drive-Through Retail
<b>PROJECT NUMBER:</b>	339-22-2964
<b>PROJECT LOCATION:</b>	225 University Boulevard East, Tuscaloosa, AL
<b>ARCHITECT:</b>	To Be Determined

**THIS SUBMITTAL:**

- ☐ Stage I
- ☒ Stage II
- ☐ Campus Master Plan Amendment
- ☐ Stage III
- ☐ Stage IV

**PREVIOUS APPROVALS:**

April 8, 2022

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	General Use Facilities	~ 100%	1,000
<input type="checkbox"/> Building Addition	<b>TOTAL</b>	<b>100%</b>	<b>1,000</b>
<input type="checkbox"/> Building Renovation			
<input type="checkbox"/> Equipment			

<b>BUDGET</b>	<b>Current</b>
Construction- Site Package	\$ 350,000
Construction- Building Package	\$ 1,273,377
Landscaping	\$ 50,000
Furniture, Fixtures and Equipment	\$ 350,000
Security/Access Control	\$ 35,000
Telecommunication/Data	\$ 50,000
Contingency* (5%)	\$ 83,669
UA Project Management Fee** (3%)	\$ 52,711
Architect/Engineer Fee*** (7%)	\$ 122,993
Other ****	\$ 132,250
<b>TOTAL PROJECT COST</b>	<b>\$ 2,500,000</b>
<b>Construction Cost per square foot: \$1,707</b>	

\*Contingency is based on 5% of the costs of Construction Packages and Landscaping.

\*\*UA Project Management Fee is based on 3% of the costs of the Construction packages, Landscaping, and Contingency.

\*\*\*Architect/Engineer Fee is based on 7% of the costs of the Construction packages and Landscaping, plus \$5,857 in reimbursable expenses.

\*\*\*\* Other expenses include Geotech, Construction Materials Testing, Inspections, Advertising, Printing, and other associated project costs, as applicable.

<b>ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&amp;M) COSTS:</b>	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
1,000 sf x ~\$41.14/sf	\$ 41,143
<b>Total Estimated Annual O&amp;M Costs:</b>	<b>\$ *41,143</b>

\*this amount will be reimbursed to Dining Operations through the Aramark contract

<b>FUNDING SOURCE:</b>	
University Food Service Reserves \$ 2,500,000	
<b>O&amp;M Costs:</b>	Food Service Operations \$ 41,143

**PROJECT SCOPE:**

The retail facility on University Boulevard will consist of the construction of a new Starbucks drive-through facility to serve the University community.

This Project will be a 1,000 square foot Starbucks coffee facility, with drive-through service only. The building will be a one-story, traditional appearance Starbucks designed to serve customers through the drive-through window and with an alternative pick-up option for customers who choose to order via Starbucks mobile ordering app. There is no interior café.

The facility will include an appropriate surface lot, drive-through queueing, loading dock, and service facilities to support the venue.

The lot is currently vacant and highly accessible, and the proposed use is consistent with the retail and commercial nature of the area.

**PROJECT STATUS**

SCHEMATIC DESIGN:	Date Initiated	October 2022
	% Complete	0%
	Date Completed	November 2022
PRELIMINARY DESIGN:	Date Initiated	December 2022
	% Complete	0%
	Date Completed	January 2023
CONSTRUCTION DOCUMENTS:	Date Initiated	February 2023
	% Complete	0%
	Date Completed	April 2023
SCHEDULED BID DATE:		April 2023

*\*N/A on Stage I Projects*

**NEW EQUIPMENT REQUIRED**

<b>Total Equipment Costs:</b>	N/A
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**RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS**

The number of on and off campus students has increased the demand for a convenient beverage and snack option on the edge of campus near fraternity houses and campus buildings.

The Project will be strategically located near Newk's and Arby's. As these local restaurants are established, the existing clientele will benefit the new facility. The University Boulevard facility will have a higher morning demand, anticipated to reach up to 500 patrons a day. This addition will help lessen the overflow and traffic congestion at the existing Starbucks retail on Bryant Drive.



September 27, 2022

Dr. Dana S. Keith  
 Senior Vice Chancellor for Finance and Administration  
 Sid McDonald Hall  
 500 University Boulevard, East  
 Tuscaloosa, AL 35401

Trustee Karen Brooks  
 Chair, Physical Properties Committee  
 2555 14<sup>th</sup> Street, East  
 Tuscaloosa, AL 35404

RE: Consultant Selection Process – Part 1  
 University Boulevard Drive-Through Retail  
 UA Project #: 339-22-2964

Dear Dr. Keith and Trustee Brooks,

Pursuant to Board Rule 415, on April 8, 2022, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the University Boulevard Drive-Through Retail Project (“Project”) to be located at 225 University Boulevard East, Tuscaloosa, AL, at a preliminary total Project budget of \$2,500,000.

Pursuant to Board Rule 415, notifications for the Project, including a brief description of the Project location and preliminary budget were advertised, issued by email to Alabama-based firms and others in the consultant database and posted on The University of Alabama (“University”) campus web page. Firms desiring to be considered were requested to provide brochures to the University outlining their qualifications, relevant experience, and proposed team members by June 27, 2022.

A Consultant Selection Committee, appointed by the University in accordance with the provisions of Board Rule 415, reviewed the sole submitted brochure and on July 13, 2022, interviewed the following architectural firm:

- CMH Architects, Birmingham, Alabama

The University initially requested brochures on April 13<sup>th</sup>, but only CMH submitted at that time. The University then readvertised as detailed above and again only received one submittal. This Project was advertised at the same time as several other Request for Qualifications for other University projects. Participation was extremely limited due to the very limited scope of architecture within the project and the capacity of firms with previously committed work.

The Consultant Selection Committee verified the qualifications of the architectural firm using the following criteria:

1. The firm represented a clear understanding of the Project program and goals and a design approach or methodology and standard of care necessary with drive-through retail facilities.
2. The firm presented a favorable listing of qualified principals, staff, and associated engineers for the Project along with a commitment to meet the University's schedule for completion of design and construction of the Project.
3. The firm is familiar with the University facilities standards and the regulatory requirements for the design of the project.
4. The firm is committed to using Alabama-based consultant engineers and architects for the Project.

Approval is hereby requested for:

1. The ranking of the consultant firm listed hereinbefore.
2. Approval to submit this ranking to the Physical Properties Committee for consideration.

If you have any questions or concerns, please feel free to contact me.

Sincerely,



Matthew M. Fajack  
Vice President for Finance and Operations  
and Treasurer

MMF/lrc

Attachment

pc/atchmt: Michael Rodgers  
Brittany Kyles

Tim Leopard  
Vince Dooley



\*\*\*\*\*  
The above firms ranked as the most qualified for the Project are hereby approved and by forwarding this executed document to the Chancellor's office, the rankings are approved for inclusion in the Board materials to the November 3-4, 2022, Physical Properties Committee.  
\*\*\*\*\*

DocuSigned by:  
  
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Dr. Dana S. Keith: **Recommend for Approval**  
Senior Vice Chancellor for Finance and Administration

DocuSigned by:  
  
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Trustee Karen Brooks: **Approval Recommended**  
Chair of the Physical Properties Committee

## Part 1

## EXECUTIVE SUMMARY

## CONSULTANT SELECTION PROCESS

## BOARD OF TRUSTEES SUBMITTAL

Meeting Date: November 3-4, 2022

Campus: The University of Alabama, Tuscaloosa, Alabama

Project Name: University Boulevard Drive-Through Retail

Project Location: 225 University Boulevard East, Tuscaloosa, AL 35401

Prepared By: Vince Dooley/ Brittany Kyles Date: September 26, 2022

Project Type	Range of Construction Costs			
<input type="checkbox"/> Building Renovations	\$		to	\$
<input type="checkbox"/> Building Addition	\$		to	\$
<input checked="" type="checkbox"/> New Construction	\$	1,300,000	to	\$ 1,800,000
<input type="checkbox"/> Campus Infrastructure	\$		to	\$
<input type="checkbox"/> Equipment	\$		to	\$
<input type="checkbox"/> Other	\$		to	\$

Building Type – Group I	Percentage of Project
<input type="checkbox"/> Industrial Building Without Special Facilities	%
<input type="checkbox"/> Parking Structures/Repetitive Garages	%
<input type="checkbox"/> Simple Loft Type Structure	%
<input type="checkbox"/> Warehouses/Utility Type Buildings	%
<input type="checkbox"/> Other	%

Building Type – Group II	Percentage of Project
<input type="checkbox"/> Apartments and Dormitories	%
<input type="checkbox"/> Exhibit Halls	%
<input type="checkbox"/> Manufacture/Industrial Facilities	%
<input type="checkbox"/> Office Building (Without Tenant Improvements)	%
<input type="checkbox"/> Printing Plants	%
<input type="checkbox"/> Service Garage/Facility	%
<input type="checkbox"/> Other (Storm Shelter and Multi-Purpose Event)	%

Building Type – Group III		Percentage of Project
<input type="checkbox"/>	College Classroom Facilities	_____ %
<input type="checkbox"/>	Convention Facilities	_____ %
<input type="checkbox"/>	Extended Care Facilities	_____ %
<input type="checkbox"/>	Gymnasiums	_____ %
<input type="checkbox"/>	Hospitals	_____ %
<input checked="" type="checkbox"/>	Institutional Dining Halls	100 %
<input type="checkbox"/>	Laboratories	_____ %
<input type="checkbox"/>	Libraries	_____ %
<input type="checkbox"/>	Medical Schools	_____ %
<input type="checkbox"/>	Medical Office Facilities and Clinics	_____ %
<input type="checkbox"/>	Mental Institutions	_____ %
<input type="checkbox"/>	Office Buildings (with tenant improvements)	_____ %
<input type="checkbox"/>	Parks	_____ %
<input type="checkbox"/>	Playground and Recreational Facilities	_____ %
<input type="checkbox"/>	Public Health Centers	_____ %
<input type="checkbox"/>	Research Facilities	_____ %
<input type="checkbox"/>	Stadiums	_____ %
<input type="checkbox"/>	Central Utilities Plants	_____ %
<input type="checkbox"/>	Water Supply and Distribution Plants	_____ %
<input type="checkbox"/>	Sewage Treatment and Underground Systems	_____ %
<input type="checkbox"/>	Electrical Substations and Primary and Secondary Distribution Systems, Roads, Bridges and Major Site Improvements when performed as Independent projects	_____ %

Building Type – Group IV		Percentage of Project
<input type="checkbox"/>	Aquariums	_____ %
<input type="checkbox"/>	Auditoriums	_____ %
<input type="checkbox"/>	Art Galleries	_____ %
<input type="checkbox"/>	College Buildings with special features	_____ %
<input type="checkbox"/>	Communications Buildings	_____ %
<input type="checkbox"/>	Special Schools	_____ %
<input type="checkbox"/>	Theaters and similar facilities	_____ %
<input type="checkbox"/>	Other	_____ %

Building Type – Group V	Percentage of Project
<input type="checkbox"/> Residences and Specialized Decorative Buildings	_____ %
<input type="checkbox"/> Other	_____ %

Repetitive Design or Duplication of Facilities	
Does the Building Program/Requirements support repetitive design or duplication of Facilities justifying an adjustment in A/E Design Fees?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Building Program Development	
Will the A/E Agreement require the Development of a Comprehensive Building/Design Program in lieu of one provided by Owner requiring an adjustment in A/E Fees?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Construction Consultant Services	
Will the University be utilizing a Construction Consultant who will perform some of the services normally provided by the Architect requiring an adjustment of A/E Fees?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Multiple Prime Trade Contracts	
Will the project be competitively bid and constructed using Multiple Trade Contracts requiring additional services from the A/E?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Design Build Services	
Will the University be using a Design/Build process, which will result in a reduction in contracted design services and a corresponding adjustment in A/E Fees?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Architect/Engineer Project Notifications	
<input type="checkbox"/> Advertised through State Building Commission	
<input type="checkbox"/> Local/State Trade Journals	
<input checked="" type="checkbox"/> Posted on Campus Web Pages	
<input checked="" type="checkbox"/> Direct Contact with A/E Companies/Firms	
<input checked="" type="checkbox"/> Other: Newspaper and email distribution list	

**Appointed Consultant Selection Committee (CSC): (Name and Title)**

1. Jason Bigelow, University Architect
2. Vince Dooley, Architectural Design Coordinator
3. Brittany Kyles, Project Manager
4. Susanna Johnson, Director of Furnishings and Design
5. Kristina Patridge, Director of University Dining Service

**Qualified Firms/Companies Submitted:**

1. CMH Architects, Birmingham AL\*
2. N/A
3. N/A

**Ranking of Most Qualified Firms to be submitted to the Physical Properties Committee**

1. Vice President, CMH Architects, Birmingham AL
2. N/A
3. N/A

\*This project was advertised and issued at the same time as several other Request for Qualifications for other University projects. Participation was extremely limited due to the very limited scope of architecture within the project and the capacity of firms with committed work.

Reviewed and approved by:

DocuSigned by:

Vince Dooley

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Chairman of Consultant Selection Committee

Vice President for Finance and Operations and Treasurer



**Business Plan for University Dining Service**  
**Starbucks on University Boulevard w/ Replacement & Refresh**  
**The University of Alabama**

	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
Food Commission <sup>1</sup>	\$ 172,500	\$ 181,125	\$ 190,181	\$ 198,690	\$ 209,675	\$ 220,159	\$ 231,166	\$ 242,725	\$ 254,861	\$ 267,604
Utility Commission <sup>2</sup>	\$ 18,146	\$ 18,690	\$ 19,251	\$ 19,829	\$ 20,423	\$ 21,036	\$ 21,667	\$ 22,317	\$ 22,987	\$ 23,676
Maintenance Reimbursement <sup>3</sup>	\$ 10,320	\$ 10,630	\$ 10,948	\$ 11,277	\$ 11,615	\$ 11,964	\$ 12,323	\$ 12,692	\$ 13,073	\$ 13,465
Garbage Reimbursement <sup>4</sup>	\$ 8,772	\$ 8,947	\$ 9,126	\$ 9,309	\$ 9,495	\$ 9,685	\$ 9,879	\$ 10,076	\$ 10,278	\$ 10,483
Pest Control <sup>5</sup>	\$ 720	\$ 734	\$ 749	\$ 764	\$ 779	\$ 795	\$ 811	\$ 827	\$ 844	\$ 860
<b>Total Income</b>	<b>\$ 210,458</b>	<b>\$ 220,126</b>	<b>\$ 230,255</b>	<b>\$ 240,869</b>	<b>\$ 251,987</b>	<b>\$ 263,639</b>	<b>\$ 275,846</b>	<b>\$ 288,637</b>	<b>\$ 302,043</b>	<b>\$ 316,088</b>
Utilities	\$ 16,331	\$ 16,658	\$ 16,991	\$ 17,331	\$ 17,678	\$ 18,031	\$ 18,392	\$ 18,760	\$ 19,135	\$ 19,518
Maintenance (supplies/labor)	\$ 10,320	\$ 10,526	\$ 10,737	\$ 10,952	\$ 11,171	\$ 11,394	\$ 11,622	\$ 11,854	\$ 12,091	\$ 12,333
Garbage	\$ 8,772	\$ 8,947	\$ 9,126	\$ 9,309	\$ 9,495	\$ 9,685	\$ 9,879	\$ 10,076	\$ 10,278	\$ 10,483
Pest Control	\$ 720	\$ 734	\$ 749	\$ 764	\$ 779	\$ 795	\$ 811	\$ 827	\$ 844	\$ 860
Misc. Operating expenses	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412	\$ 5,520	\$ 5,631	\$ 5,743	\$ 5,858	\$ 5,975
<b>Total Expenses <sup>6</sup></b>	<b>\$ 41,143</b>	<b>\$ 41,965</b>	<b>\$ 42,805</b>	<b>\$ 43,662</b>	<b>\$ 44,535</b>	<b>\$ 45,425</b>	<b>\$ 46,335</b>	<b>\$ 47,260</b>	<b>\$ 48,206</b>	<b>\$ 49,169</b>
Debt Service <sup>67</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

<b>Net to UA After Expenses &amp; Debt Service</b>	<b>\$ 169,315</b>	<b>\$ 178,161</b>	<b>\$ 187,450</b>	<b>\$ 197,207</b>	<b>\$ 207,452</b>	<b>\$ 198,214</b>	<b>\$ 229,511</b>	<b>\$ 241,377</b>	<b>\$ 253,837</b>	<b>\$ 266,919</b>
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**Definitions and Assumptions:**

- 1

Food Commission is based on 11.5% of projected sales (\$1.5M) for Starbucks. A 5% increase is assumed each year. Projection based on Starbucks on Bryant actual sales:  
Drive-thru (1 register - 138,995 customers) \$1,169,808.95 (48.5%)  
Walk-up (3 registers - 166,092 customers) \$1,241,631.41 (51.5%)  
Total Sales for Starbucks on Bryant April 2020 - April 2021 = \$2,411,440.36

\$ 187,917 5 Year Initial Average NOI  
\$ 2,500,000 Total Project Costs  
\$ 1,132,857 Land Value  
7.517% CAP with Project Costs Only  
5.173% CAPS with Project + Land
- 2

Utility Commission is a part of the dining contract that provides a reimbursement for utility charges and increases annually, based on the board plan rate increase. A 3% increase assumed here.
- 3

The Maintenance reimbursement is a part of the dining contract that provides a reimbursement for maintenance charges and increases annually, based on the board plan rate increase. A 3% increase assumed here.
- 4

Atamark pays actual garbage charges. A 2% increase is assumed each year.
- 5

Atamark pays actual pest control charges. A 2% increase is assumed each year.
- 6

All expenses estimated are based on actual charges at Starbucks on Bryant and adjusted for the difference in square footage. Increase in 2028 due to potential equipment replacement /brand mandated renovation.
- 7

This project will be funded from departmental reserves, and no debt will be required.



# UNIVERSITY BOULEVARD DRIVE-THROUGH RETAIL



**SITE PLAN**

# UNIVERSITY BOULEVARD DRIVE-THROUGH RETAIL

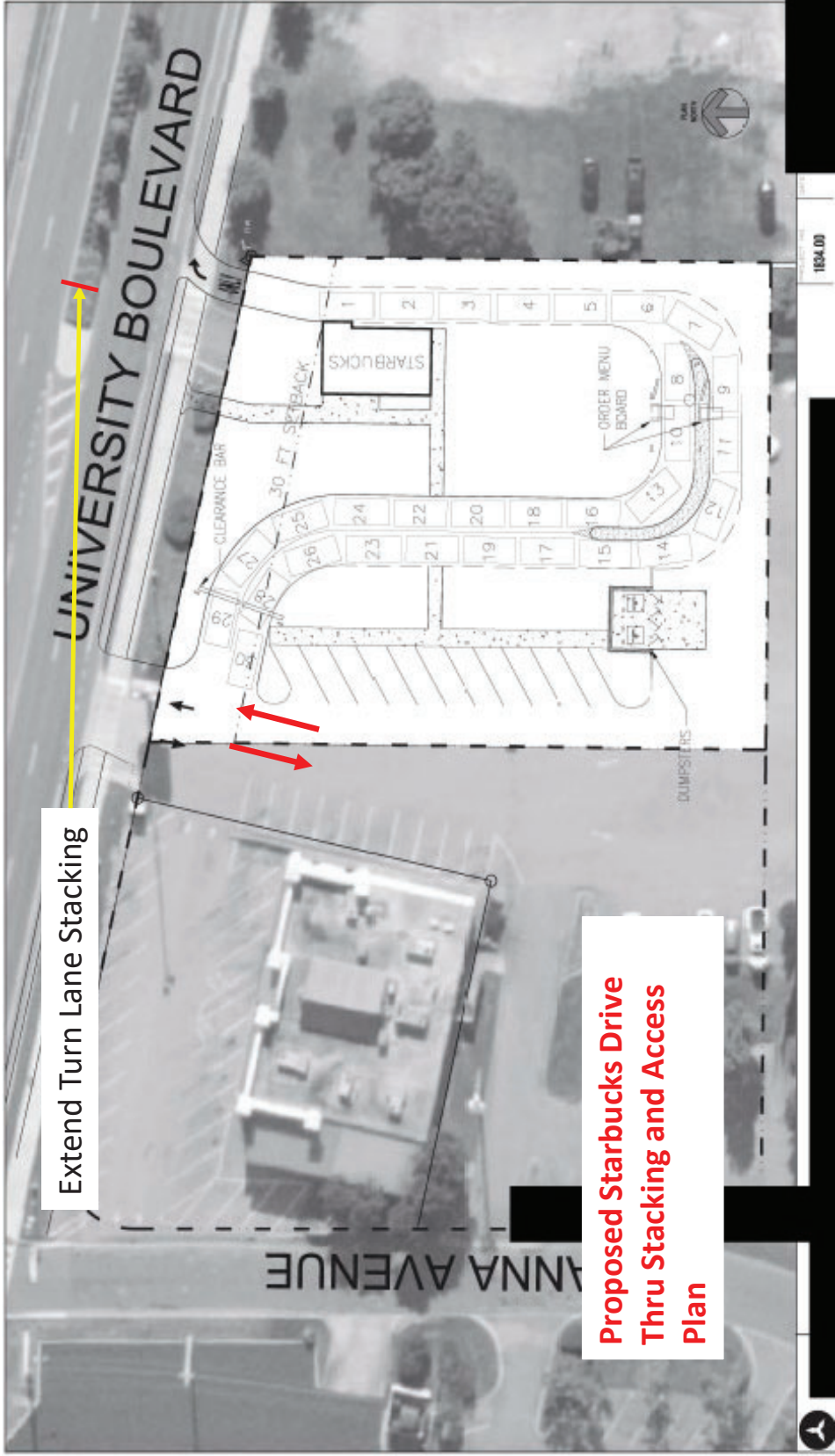
## SITE PHOTO





# UNIVERSITY BOULEVARD DRIVE-THROUGH RETAIL

## PRELIMINARY SITE ACCESS PLAN



# UNIVERSITY BOULEVARD DRIVE-THROUGH RETAIL

## LOCATION MAP

