

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

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

CAMPUS: University of Alabama

PROJECT NAME: Kappa Sigma Fraternity House New Construction

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 ^{/2}
- ☒ 5. Executive Summary – Architect, Engineer, Selection Process (include Interview Outline). ^{/3, /4, /5}
- ☒ 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 ^{/6}
- ☒ 7. Preliminary Business Plan (if applicable) ^{/7}
- ☒ 8. Campus map(s) showing project site

Prepared by: Lane Weaver

Approved by:

Tim Leopard
MP

^{/1} Reference Tab 3H – Board Rule 415 Instructional Guide

^{/2} Reference Tab 3E – Board Rule 415 Instructional Guide

^{/3} Reference Tab 3K – Board Rule 415 Instructional Guide

^{/4} Reference Tab 3L – Board Rule 415 Instructional Guide

^{/5} Reference Tab 3M – Board Rule 415 Instructional Guide

^{/6} Reference Tab 3N – Board Rule 415 Instructional Guide

^{/7} Reference Tab 3V – Board Rule 415 Instructional Guide

^{/8} 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 30, 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 Kappa Sigma Fraternity House New Construction project.

The resolution requests authorization to negotiate an Owner Designer Agreement with Payne Design Group, of Montgomery, 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.

Please contact us if you have questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "SRB", written over the printed name "Stuart R. Bell".

Stuart R. Bell
President

Enclosure



RESOLUTION

KAPPA SIGMA FRATERNITY HOUSE NEW CONSTRUCTION

WHEREAS, on September 16, 2022, in accordance with Board Rule 415, the Board of Trustees of The University of Alabama (“Board”) approved a Stage I and Campus Master Plan Amendment submittal for the Kappa Sigma Fraternity House New Construction project (“Project”) to be located at 282 University Boulevard; and

WHEREAS, Kappa Sigma applied through the University’s competitive process and was awarded a lot for a new fraternity house; and

WHEREAS, the Project entails the construction of a new chapter house for Kappa Sigma, which will allow the relocation of the chapter from their current location at 521 Jefferson Ave and for growth for another chapter by occupying Kappa Sigma’s existing house following completion of this Project; and

WHEREAS, the new house will provide Kappa Sigma the ability to host and house the current fraternity and have space available for future growth in membership and appropriate space for chapter meetings, board and officer meetings and dining for the Chapter; and

WHEREAS, on September 16, 2022, the Board approved a Campus Master Plan Amendment to reflect the change of use of the site as the 2017 Campus Master Plan does not indicate a facility at the proposed location and this proposed location is appropriate given the intended use, which is consistent with the area and will yield the lowest development costs for the University; and

WHEREAS, the Consultant Selection Committee, appointed by The University of Alabama (“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. Payne Design Group, Montgomery, AL
2. Cole & Cole, Montgomery, AL
3. Seay Seay & Litchfield Architects P.C., Montgomery, AL

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

WHEREAS, the Project will be funded from a Chapter Payable in the amount of \$10,638,035 which will be in the form of a loan to Kappa Sigma, and Chapter Funds (House Equity) of \$4,537,965, which the University has verified; and

WHEREAS, Kappa Sigma has agreed to repay the \$10,638,035 to the University and has shown through its Business Plan the ability to repay the loan; and

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

BUDGET:	CURRENT
Construction	\$ 12,750,000
Landscaping	\$ 150,000
Furniture, Fixtures and Equipment	\$ 110,000
Security/Access Control	\$ 75,000
Telecommunication/Data	\$ 75,000
Contingency* (5%)	\$ 645,000
UA Project Management Fee** (3%)	\$ 406,350
Architect/Engineer Fee*** (5.9%)	\$ 761,100
Commissioning	\$ 23,000
Other****	\$ 180,550
TOTAL PROJECT COST	\$ 15,176,000

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

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

***Architect/Engineer Fee is based on 5.9% of the costs of Construction and Landscaping.

****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 of Alabama be, and each hereby is, authorized to act for and on behalf of the Board of Trustees to execute an owner designer agreement with Payne Design Group of Montgomery, Alabama, for design services in accordance with Board Rule 415 for this Project.

EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT
BOARD OF TRUSTEES SUBMITTAL

MEETING DATE: November 3 – 4, 2022

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: Kappa Sigma Fraternity House New Construction

PROJECT NUMBER: 946-23-3078

PROJECT LOCATION: 282 University Boulevard lot between Sigma Phi Epsilon and Pi Kappa Alpha

ARCHITECT: Requesting This Submittal

THIS SUBMITTAL:

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

PREVIOUS APPROVALS:

September 16, 2022

September 16, 2022

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input checked="" type="checkbox"/> Building Construction	Fraternity	~100%	28,000
<input type="checkbox"/> Building Addition			
<input type="checkbox"/> Building Renovation			
<input type="checkbox"/> Equipment			
TOTAL		100%	28,000

BUDGET	Current
Construction	\$ 12,750,000
Landscaping	\$ 150,000
Furniture, Fixtures and Equipment	\$ 110,000
Security/Access Control	\$ 75,000
Telecommunication/Data	\$ 75,000
Contingency* (5%)	\$ 645,000
UA Project Management Fee** (3%)	\$ 406,350
Architect/Engineer Fee*** (5.9%)	\$ 761,100
Commissioning	\$ 23,000
Other****	\$ 180,550
TOTAL PROJECT COST	\$ 15,176,000
Construction Cost per square foot: \$478	

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

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

***Architect/Engineer Fee is based on 5.9% of the costs of Construction and Landscaping.

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

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:	
(Utilities, Housekeeping, Maintenance, Insurance, Other)	
0 sf x ~\$0.00/sf	\$ N/A
Total Estimated Annual O&M Costs:	\$ N/A*

*O & M costs will be funded by the chapter from rental income and other charges to fraternity members

FUNDING SOURCE:	
Capital Outlay:	
Chapter Funds (House Equity)	\$ 4,537,965
Chapter Payables	\$ 10,638,035
O & M Costs:	N/A
NEW EQUIPMENT REQUIRED	
Total Equipment Costs:	N/A

PROJECT SCOPE:

The preliminary project scope includes the construction of a new Chapter house for the Kappa Sigma fraternity. The house will be located between Sigma Phi Epsilon and Pi Kappa Alpha and will be approximately 28,000 square feet, consisting of two floors, including a main level for dining and gathering spaces and a second level for member sleeping rooms.

The massing, architecture and materials of the house will be consistent with the other Chapters in that area of University Boulevard.

PROJECT STATUS

SCHEMATIC DESIGN:	Date Initiated	September 2022
	% Complete	50%
	Date Completed	October 2022
PRELIMINARY DESIGN:	Date Initiated	November 2022
	% Complete	0%
	Date Completed	March 2023
CONSTRUCTION DOCUMENTS:	Date Initiated	April 2023
	% Complete	0%
	Date Completed	August 2023
SCHEDULED BID DATE:		September 2023

**N/A on Stage I Projects*

RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS

A new chapter house will allow the chapter to comfortably accommodate the projected chapter size and the growing Greek community.

This proposed project will enhance the living experience for existing student members as well as future members. Bed capacity will increase from 27 to approximately 40 and seating for dining and Chapter meetings will increase from 60 to approximately 125.

The facility will provide space more appropriate to current trends in Greek life and will enhance both functional and programmatic use.



September 28, 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 14th Street, East
 Tuscaloosa, AL 35404

RE: Consultant Selection Process – Part 1
 Kappa Sigma Fraternity New Construction
 UA Project No: 946-23-3078

Dear Dr. Keith and Trustee Brooks,

Pursuant to Board Rule 415, on September 16, 2022, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Kappa Sigma Fraternity New Construction Project (“Project”) to be located at 282 University Blvd at a preliminary total Project budget amount of \$15,176,000.

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 September 9th, 2022.

A Consultant Selection Committee, appointed by the University in accordance with the provisions of Board Rule 415, reviewed the submitted brochures and on September 27, 2022, interviewed the following architectural firms:

- Payne Design Group, Montgomery, Alabama
- Seay Seay & Litchfield, Montgomery, Alabama
- Cole & Cole, Montgomery, Alabama

Kappa Sigma Fraternity New Construction
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The Consultant Selection Committee then determined the following ranking for the firms deemed most qualified for the Project:

1. Payne Design Group, Montgomery, Alabama
2. Cole & Cole, Montgomery, Alabama
3. Seay Seay & Litchfield, Montgomery, Alabama

The primary selection criteria used in the ranking of the firms included the following:


1. The firms represented a clear understanding of the Project program and goals and a design approach or methodology and standard of care necessary with Greek housing projects.
2. The firms presented the most 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 firms are familiar with the University facilities standards and the regulatory requirements for the design of the project.
4. The firms are committed to using Alabama-based consultant engineers and architects for the Project.

Approval is hereby requested for:

1. The ranking of consultant firms listed hereinbefore.
2. Approval to submit these rankings 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/rc

Attachment

pc/atchmt: Michael Rodgers
Lane Weaver

Tim Leopard
Vince Dooley

Kappa Sigma Fraternity New Construction
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The above listing of 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:

C91D5FAE117445D...
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

Project Name: Kappa Sigma Fraternity House New Construction

UA Project #: 946-23-3078

Project Location: 282 University Boulevard

Prepared By: Vince Dooley/Lane Weaver Date: September 28, 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	\$	to	\$ 12,750,000
<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 checked="" type="checkbox"/> Apartments and Dormitories	100 %
<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 type="checkbox"/> Institutional Dining Halls	_____ %
<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 Division of Construction Management
<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. Lane Weaver, Project Manager
2. Vince Dooley, Architectural Design Coordinator
3. Jason Bigelow, University Architect
4. Susanna Johnson, Director, Furnishings and Design
5. Lee Orr, Asst. Director Construction Operations
6. Rick Burch, Kappa Sigma
7. Bill McGuire, Kappa Sigma
8. Seth Newton, Kappa Sigma

Qualified Firms/Companies Submitted:

1. Payne Design Group, Montgomery, AL
2. Cole & Cole Architects, Montgomery, AL
3. Seay, Seay & Litchfield, Montgomery, AL
4. KSQ Design, Tulsa, OK

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

1. Payne Design Group, Montgomery, AL
2. Cole & Cole Architects, Montgomery, AL
3. Seay, Seay & Litchfield, Montgomery, AL

Reviewed and approved by:

DocuSigned by:

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Chairman of Consultant Selection Committee



Vice President for Finance and Operations and Treasurer

**KAPPA SIGMA
BETA CHAPTER
ESTABLISHED 1899**

	2024-25	2025-26	2026-27	2027-28	2028-29	2053-54
House Income:						
Room Rent	\$ 372,000.00	\$ 383,200.00	\$ 394,720.00	\$ 406,560.00	\$ 418,720.00	\$876,706.69
Meals	\$ 645,000.00	\$ 664,350.00	\$ 661,471.15	\$ 657,821.65	\$ 653,357.86	\$1,367,986.28
Parlor Fees (non-residents)	\$ 209,000.00	\$ 215,380.00	\$ 211,680.00	\$ 207,600.00	\$ 203,110.00	\$ 425,267.24
House Fund (all members)	\$ 255,000.00	\$ 262,800.00	\$ 261,580.00	\$ 260,120.00	\$ 258,390.00	\$ 541,011.28
Total Income	\$ 1,481,000.00	\$ 1,525,730.00	\$ 1,529,451.15	\$ 1,532,101.65	\$ 1,533,577.86	\$ 3,210,971.49
Operating Costs:						
Food Service	\$ 387,000.00	\$ 398,610.00	\$ 396,882.69	\$ 394,692.99	\$ 392,014.72	\$ 820,791.77
Payroll & Payroll Taxes	\$ 65,000.00	\$ 66,950.00	\$ 68,958.50	\$ 71,027.26	\$ 73,158.07	\$153,176.76
Utilities	\$ 50,000.00	\$ 51,500.00	\$ 53,045.00	\$ 54,636.35	\$ 56,275.44	\$ 117,828.28
Cable & Internet	6,933.00	\$ 7,140.99	\$ 7,355.22	\$ 7,575.88	\$ 7,803.15	\$ 16,338.07
Repairs & Maintenance	\$ 30,000.00	\$ 30,900.00	\$ 31,827.00	\$ 32,781.81	\$ 33,765.26	\$ 70,696.97
Property Management	\$ 18,000.00	\$ 18,540.00	\$ 19,096.20	\$ 19,669.09	\$ 20,259.16	\$ 42,418.18
Insurance	\$ 25,000.00	\$ 25,750.00	\$ 26,522.50	\$ 27,318.18	\$ 28,137.72	\$58,914.14
Accounting & OH	\$ 44,430.00	\$ 45,771.90	\$ 45,883.53	\$ 45,963.05	\$ 46,007.34	\$96,329.14
Miscellaneous Expenses	\$ 44,430.00	\$ 45,771.90	\$ 45,883.53	\$ 45,963.05	\$ 46,007.34	\$ 96,329.14
Total Operating Costs	\$ 670,793.00	\$ 690,934.79	\$ 695,454.18	\$ 699,627.64	\$ 703,428.20	\$ 1,472,822.44
Net Income Before Debt	\$ 810,207.00	\$ 834,795.21	\$ 833,996.97	\$ 832,474.01	\$ 830,149.66	\$ 1,738,149.05
Add: Cash Reserves						
Debt	\$ 543,614.31	\$ 724,819.09	\$ 724,819.09	\$ 724,819.09	\$ 724,819.09	\$ 724,819.09
Less: Renewals and Replacement Reserves	\$ 44,430.00	\$ 45,771.90	\$ 45,883.53	\$ 45,963.05	\$ 46,007.34	\$ 96,329.14
Principal Reduction						
Net Income (Loss)	\$ 222,162.69	\$ 64,204.22	\$ 63,294.35	\$ 61,691.87	\$ 59,323.24	\$ 917,000.81
Cumulative Net Income (Loss)	\$ 222,162.69	\$ 286,366.91	\$ 349,661.26	\$ 411,353.13	\$ 470,676.37	

Assumptions

Approximate GSF of New House: 28,000

Estimated project cost: \$ 15,176,000.00
 Chapter Funds (House Equity) \$ (4,537,965.00)
 Chapter Payable: \$ 10,638,035.00

Interest on loan is 5.50%. Term of loan is 30 years.

Assumes spaces to be on line August 2024.

Rental Income is computed using a bed capacity of 40 at \$4,650 per semester, with a 3% annual increase.

Meals are charged to all members at a rate of \$2,150 per semester, with a 3% annual increase.

Parlor Fees are charged non-resident members at a rate of \$950 per semester with a 3% annual increase.

House Fund Fees are charged to all members at a rate of \$850 per semester with a 3% annual increase

Membership is based on 150 members initially with reductions for the expected decline
 in high school graduates.

Fall 2022 Membership: 172

Plan for Reserves:

Current Beds: 27

3% of Gross Revenue Set Aside for Reserve Fund

Current GSF: 26,000

Cumulative profits to be used as long term reserve funds

Operations:

Occupancy is projected at a level of 100% for each year. The undergraduate chapter will be charged for any vacancies.

Expenses:

Property insurance reflects rate for a 'new sprinkled property', increasing at 5% each year.

Accounting and OH is calculated as 3% of all income.

Miscellaneous Expenses are calculated as 3% of all income.

All other expenses increase at a rate of 3% per year.

-Maintenance

In addition to building a reserve to cover long-term repairs, the operating budget reflects a line item for maintenance-buildings and
 equipment. This line item is intended to cover minor repairs and unexpected defects.

KAPPA SIGMA FRATERNITY HOUSE NEW CONSTRUCTION

LOCATION MAP

