

UNIVERSITY OF ALABAMA SYSTEM  
BOARD RULE 415  
BOARD SUBMITTAL CHECKLIST CRITERIA

BOARD SUBMITTAL CHECKLIST NO. 4  
CAPITAL PROJECT - STAGE IV SUBMITTAL <sup>1</sup>  
(Construction Contract Award)

CAMPUS: The University of Alabama, Tuscaloosa, AL

PROJECT NAME: Kappa Sigma Fraternity House New Construction

MEETING DATE: November 2 - 3, 2023

- 1. Board Submittal Checklist No. 4
- 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 Construction Contract Award, Construction Budget and Project Budget by the Board of Trustees
- 4. Executive Summary of Proposed Capital Project with final Contract Construction Budget and Project Budget (include all proposed project funding for movable equipment and furnishings) <sup>2</sup>
- 5. Tabulation of competitive bids – certified by Project Architect/Construction Manager
- 6. Recommendations for Contract Award by Architect/Construction Manager
- 7. Campus Map(s) showing project site
- 8. Final Business Plan (if applicable) <sup>3</sup>

Prepared by: Lane Weaver

Approved by: *Tim leopard*

<sup>1</sup> Reference Tab 3I - Board Rule 415 Instructional Guide

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

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



Office of the  
President

October 2, 2023

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 IV submittal for the Kappa Sigma Fraternity House New Construction project.

The resolution requests authorization to award the construction contract and approval of the revised and reallocated project budget and funding.

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 2 -3, 2023.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart R. Bell".

Stuart R. Bell  
President

Enclosure



## THE UNIVERSITY OF ALABAMA

**RESOLUTION**APPROVAL OF THE REVISED PROJECT BUDGET;  
AUTHORIZATION TO EXECUTE A CONSTRUCTION CONTRACT FOR  
THE 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 its 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, the 2017 Campus Master Plan did not indicate a facility at this site, and on September 16, 2022, the Board approved a Campus Master Plan Amendment to reflect the change of use of the site as the proposed location is appropriate given the intended use and will yield the lowest development costs for the University; and

WHEREAS, on November 4, 2022, in accordance with Board Rule 415, the Board authorized The University of Alabama (“University”), to negotiate for architectural services to be provided by Payne Design Group (“Payne Design”), of Montgomery, Alabama; and

WHEREAS, upon completion of negotiations with Payne Design, the University established a final design fee of 5.9% of the costs of construction, plus \$10,200 for additional services; and

WHEREAS, the Chapter desires to increase the square footage of the House from the originally programmed concept to better accommodate the space and utilization needs of the members from 28,000 to 29,000 gross square feet; and

WHEREAS, on June 9, 2023, the Board approved a Budget Revision from \$15,176,000 to \$15,676,000 to reflect the final design fee and square footage increase and associated revisions to soft costs; and

WHEREAS, on June 9, 2023, the Board approved the Stage III submittal for the Project; and

WHEREAS, to mitigate scheduling impacts of long-lead equipment items, the University is requesting the approval of an Owner Furnished Contractor Installed Equipment package in the amount of \$269,932; and

WHEREAS, on September 21, 2023, pursuant to Title 39, Public Works provisions of the Code of Alabama, competitive bids were received for Kappa Sigma Fraternity House New Construction, and J.T. Harrison Construction Co., Inc. of Tuscaloosa, Alabama (“Harrison Construction”), was declared the lowest responsive and responsible bidder with an adjusted base bid in the amount of \$14,492,000, as referenced on the certified bid tab, for the work related to the Project; and

WHEREAS, the University, on behalf of the chapter, desires to accept Alternate #1: New exterior canopies and steel columns to match base bid canopies in the amount of \$191,000; and

WHEREAS, the University desires to accept post bid negotiations executed in accordance with Title 39-2-6 of the Code of Alabama to reduce costs in the amount of \$340,000; and

WHEREAS, the items included in the post bid negotiations were carefully reviewed with the Architect, user and facilities teams and do not materially alter the scope or nature of the work and are in the best interest of the University and public; and

WHEREAS, the University is requesting approval to award the construction contract for Kappa Sigma Fraternity House New Construction to Harrison Construction in the amount of \$14,343,000 inclusive of the adjusted Base Bid, Alternate #1 and the aforementioned post bid negotiations; and

WHEREAS, the University is requesting approval for a Budget Revision from \$15,676,000 to \$16,967,000 and a Budget Reallocation to reflect the Construction Contract total and related adjustments to soft costs; and

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 the Chapter Payables in the amount of \$12,021,035 which will be in the form of a loan to Kappa Sigma, and Chapter Funds (House Equity) of \$4,945,965, which the University has verified; and

WHEREAS, Kappa Sigma has agreed to repay the \$12,021,035 to the University and has shown through its Business Plan the ability to repay the loan; and

WHEREAS, the revised and reallocated budget for the Project is as stipulated below:

<b>BUDGET:</b>	<b>REVISED</b>
Construction	\$ 14,343,000
Landscaping (bid with construction)	\$ 0
Owner Furnished Contractor Installed Equipment	\$ 296,932
Furniture, Fixtures and Equipment	\$ 15,000
Security/Access Control	\$ 75,000
Telecommunication/Data	\$ 75,000
Contingency* (5%)	\$ 731,997
UA Project Management Fee** (3%)	\$ 461,158
Architect/Engineer Fee*** (5.8%)	\$ 859,316
Commissioning	\$ 25,000
Other****	\$ 84,597
<b>TOTAL PROJECT COST</b>	<b>\$ 16,967,000</b>

\*Contingency is based on 5% of the costs of Construction, Landscaping, and Owner Furnished Contractor Installed Equipment.

\*\*UA Project Manager Fee is based on 3% of the costs of Construction, Landscaping, Owner Furnished Contractor Installed Equipment and Contingency.

\*\*\*Architect/Engineer Fee is based on an updated percentage of 5.8% of the costs of Construction, Landscaping and Owner Furnished Contractor Installed Equipment plus \$10,200 for additional services.

\*\*\*\*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

1. The Budget Revision and Reallocation for the Project are approved as stipulated above.
2. The Revised Funding for the Project is approved as stipulated above.

BE IT FURTHER RESOLVED, 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 for and on behalf of the Board of Trustees of The University of Alabama to execute the aforementioned contract with J.T. Harrison Construction Co., Inc., Tuscaloosa, Alabama, for the Project in accordance with Board Rule 415.

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

**MEETING DATE:** November 2 – 3, 2023

**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:** Payne Design Group Architects, LLC

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	September 16, 2022
<input type="checkbox"/> Stage II	November 4, 2022
<input type="checkbox"/> Campus Master Plan Amendment	September 16, 2022
<input type="checkbox"/> Stage III	June 9, 2023
<input checked="" type="checkbox"/> Stage IV	

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input checked="" type="checkbox"/> Building Construction	Fraternity	~100%	29,000
<input type="checkbox"/> Building Addition			
<input type="checkbox"/> Building Renovation			
<input type="checkbox"/> Equipment			
<b>TOTAL</b>		<b>100%</b>	<b>29,000</b>

<b>BUDGET</b>	<b>CURRENT</b>		<b>REVISED</b>	
Construction	\$	13,250,000	\$	14,343,000
Landscaping (bid with construction)	\$	109,000	\$	0
Owner Furnished Contractor Installed Equipment	\$	0	\$	296,932
Furniture, Fixtures and Equipment	\$	92,000	\$	15,000
Security/Access Control	\$	75,000	\$	75,000
Telecommunication/Data	\$	75,000	\$	75,000
Contingency* (5%)	\$	667,950	\$	731,997
UA Project Management Fee** (3%)	\$	420,809	\$	461,158
Architect/Engineer Fee*** (5.8%)	\$	798,381	\$	859,316
Commissioning	\$	25,000	\$	25,000
Other****	\$	162,860	\$	84,597
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>15,676,000</b>		<b>16,967,000</b>
<b>Construction Cost per square foot: \$505</b>				

\*Contingency is based on 5% of the costs of Construction, Landscaping, and Owner Furnished Contractor Installed Equipment.

\*\*UA Project Management Fee is based on 3% of the costs of Construction, Landscaping, Owner Furnished Contractor Installed Equipment, and Contingency.

\*\*\*Architect/Engineer Fee is based on an updated percentage of 5.8% of the costs of Construction, Owner Furnished Contractor Installed Equipment, and Landscaping, plus \$10,200 for additional services.

\*\*\*\*Other fees and 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)		
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) \$ 4,945,965

Chapter Payables \$ 12,021,035

O &amp; M Costs:

N/A

**NEW EQUIPMENT REQUIRED****Chiller and AHU****Switchgear****Total Equipment Costs: \$ 296,932****PROJECT SCOPE:**

The 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 29,000 square feet (increased from an original 28,000 square foot programmed space), 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	100%
	Date Completed	October 2022
PRELIMINARY DESIGN:	Date Initiated	November 2022
	% Complete	100%
	Date Completed	March 2023
CONSTRUCTION DOCUMENTS:	Date Initiated	April 2023
	% Complete	100%
	Date Completed	August 2023
BID DATE:		September 21, 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 44 (previously designed as 40 plus study spaces) 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.

TABULATION OF BIDS



Project Name  
Kappa Sigma Fraternity

Bid Due  
September 21, 2023 4:00 p.m. local time


Architect/Engineer  
Payne Design Group Architects, LLC  
1 Court Square, Suite 322  
Montgomery, AL 36104  
phone (334) 272-2180

UA Project No.  
946-23-3078

Bid Location  
405 Cahaba Circle  
Tuscaloosa, Alabama 35404

FUNDS AVAILABLE: Thirteen million, fifty thousand dollars and 00/100 (\$13,050,000.00)  
 BIDS SHALL BE VALID FOR: Sixty (60) Days  
 CONSTRUCTION DURATION: Project Completion: November 30, 2024

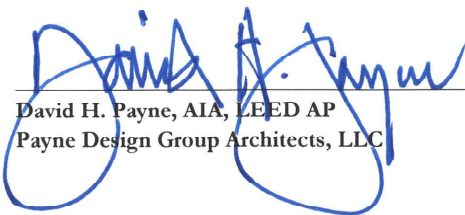
CONTRACTOR	J. T. Harrison Construction Co., Inc.	WAR Construction, Inc.
		P. O. Box 21300 Tuscaloosa, AL 35402 (205) 333-1120 GC Lic. #20245
Addenda ONE - FOUR	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
LICENSE # ON ENVELOPE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
BONDING COMPANY OR BID DEPOSIT	Travelers Casualty & Surety Co. of America	Cincinnati Insurance Co.
UNIT PRICE #1 <i>Description on back of page</i>	\$ 30.00	\$ 30.00
UNIT PRICE #2 <i>Description on back of page</i>	\$ 2,100.00	\$ 2,000.00
UNIT PRICE #3 <i>Description on back of page</i>	\$ 400.00	\$ 300.00
UNIT PRICE #4 <i>Description on back of page</i>	\$ 6,500.00	\$ 6,415.00
UNIT PRICE #5 <i>Description on back of page</i>	\$ 10.00	\$ 17.00
BASE BID ON PROPOSAL	\$ 16,000,000.00	\$ 15,000,000.00
ENVELOPE ADJUSTMENT	(1,508,000.00)	(440,000.00)
ADJUSTED BASE BID	14,492,000.00	14,560,000.00
ALTERNATE #1 <i>Description on back of page</i>	191,000.00	190,000.00
ENVELOPE ADJUSTMENT	-	(3,800.00)
Subtotal	14,683,000.00	14,746,200.00
ALTERNATE #2 <i>Description on back of page</i>	154,000.00	190,000.00
ENVELOPE ADJUSTMENT	-	(53,000.00)
Subtotal	14,837,000.00	14,883,200.00
ALTERNATE #3 <i>Description on back of page</i>	190,000.00	160,000.00
ENVELOPE ADJUSTMENT	-	(20,000.00)
Subtotal	15,027,000.00	15,023,200.00

  
Initial

Project Name: Kappa Sigma Fraternity  
 UA Project No.: 946-23-3078

CONTRACTOR	J. T. Harrison Construction Co., Inc.	WAR Construction, Inc.
ALTERNATE #4 <i>Description on back of page</i>	56,500.00	38,000.00
ENVELOPE ADJUSTMENT	-	-
<b>Subtotal</b>	<b>15,083,500.00</b>	<b>15,061,200.00</b>
ALTERNATE #5 <i>Description on back of page</i>	22,500.00	22,000.00
ENVELOPE ADJUSTMENT	-	-
<b>Subtotal</b>	<b>15,106,000.00</b>	<b>15,083,200.00</b>
ALTERNATE #6 <i>Description on back of page</i>	(6,100.00)	(6,500.00)
ENVELOPE ADJUSTMENT	-	-
<b>Subtotal</b>	<b>15,099,900.00</b>	<b>15,076,700.00</b>
ALTERNATE #7 <i>Description on back of page</i>	32,000.00	31,000.00
ENVELOPE ADJUSTMENT	-	-
<b>Subtotal</b>	<b>15,131,900.00</b>	<b>15,107,700.00</b>
ALTERNATE #8 <i>Description on back of page</i>	7,200.00	4,900.00
ENVELOPE ADJUSTMENT	-	-
<b>Subtotal</b>	<b>15,139,100.00</b>	<b>15,112,600.00</b>
ALTERNATE #9 <i>Description on back of page</i>	(14,000.00)	(15,000.00)
ENVELOPE ADJUSTMENT	-	-
<b>TOTAL BID W/ ALTERNATES</b>	<b>\$ 15,125,100.00</b>	<b>\$ 15,097,600.00</b>

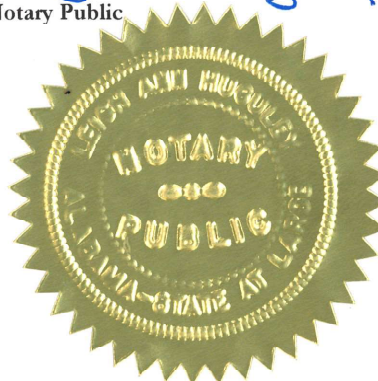
I CERTIFY THAT THE ABOVE BIDS WERE RECEIVED SEALED AND WERE PUBLICLY OPENED AND READ ALOUD AT THE TIME AND PLACE INDICATED AND THAT THIS IS A TRUE AND CORRECT TABULATION OF ALL BIDS RECEIVED FOR THIS PROJECT. I RECOMMEND AWARD OF THE CONTRACT FOR CONSTRUCTION TO THE LOWEST RESPONSIBLE AND RESPONSIVE BIDDER AS SHOWN ABOVE, AS DETERMINED BY THE AVAILABLE FUNDS AND SUBJECT TO THE INSTRUCTIONS TO BIDDERS AND ANY APPLICABLE LAW.

  
 David H. Payne, AIA, LEED AP  
 Payne Design Group Architects, LLC

Sworn to and subscribed before me this 21<sup>st</sup> day of September, 2023.

  
 Leigh Ann Huggoley  
 Notary Public

April 4, 2027  
 My Commission Expires



**Unit Price Descriptions:**

- Unit Price #1:** Removal and replacement of unsuitable/unconsolidated materials. Price per CYIP.
- Unit Price #2:** In-place reinforcing steel in concrete slabs, footings, etc. Price per TIP.
- Unit Price #3:** In-place concrete. Price per CYIP.
- Unit Price #4:** In-place structural steel. Price per TIP.
- Unit Price #5:** In-place steel angle. Price per LFIP.

**Alternate Descriptions:**

- Alternate #1:** Add exterior canopies and decorative steel columns to match Base Bid Canopies.
- Alternate #2:** Add interior walls, all finishes, all MPE and FP work at Chapter Room 302, Mechanical 301, Vestibules 303 and 305, and Storage 307 and 325.
- Alternate #3:** Add interior walls, all finishes, equipment, fixtures, MPE and FP work, at Fellowship 119, Vestibule 110, Custodial 111, Women 112, Men 115, AV 116, and Vestibule 118.
- Alternate #4:** Delete fiberglass shingles at low roofs below height of 16 ft. A.F.F., and install standing seam metal roofing to match standing seam roofing at Chapter Room.
- Alternate #5:** Substitute pre-engineered pre-finished wood flooring for LVT flooring at First Floor only.
- Alternate #6:** In lieu of spray foam insulation at all exterior walls provide 6" thick foil faced fiberglass batt insulation.
- Alternate #7:** In lieu of pre-cast concrete provide Alabama Limestone or Indiana Limestone.
- Alternate #8:** Provide blue stone slate at Front Porch in lieu of brick pavers.
- Alternate #9:** Provide LVT flooring in lieu of porcelain tile flooring and R2 rubber base in lieu of porcelain tile base, and delete partial porcelain tile wainscots at all "Bath" rooms on the Second and Third Floors.

# KAPPA SIGMA FRATERNITY HOUSE NEW CONSTRUCTION

Approved June 9, 2023



# KAPPA SIGMA FRATERNITY HOUSE NEW CONSTRUCTION

## LOCATION MAP



**KAPPA SIGMA  
BETA CHAPTER  
ESTABLISHED 1899**

	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2053-54</b>
<b>House Income:</b>						
<i>Room Rent</i>	\$ 484,000.00	\$ 498,520.00	\$ 513,480.00	\$ 528,880.00	\$ 544,720.00	\$ 1,140,522.71
<i>Meals</i>	\$ 828,750.00	\$ 853,612.50	\$ 852,167.93	\$ 849,868.42	\$ 846,664.00	\$ 1,772,726.40
<i>Parlor Fees (non-residents)</i>	\$ 145,200.00	\$ 149,556.00	\$ 147,784.00	\$ 145,632.00	\$ 143,312.00	\$ 300,063.50
<i>House Fund (all members)</i>	\$ 243,750.00	\$ 251,225.00	\$ 250,740.00	\$ 250,100.00	\$ 249,275.00	\$ 521,926.49
<b>Total Income</b>	<b>\$ 1,701,700.00</b>	<b>\$ 1,752,913.50</b>	<b>\$ 1,764,171.93</b>	<b>\$ 1,774,480.42</b>	<b>\$ 1,783,971.00</b>	<b>\$ 3,735,239.11</b>
<b>Operating Costs:</b>						
<i>Food Service</i>	\$ 497,250.00	\$ 512,167.50	\$ 511,300.76	\$ 509,921.05	\$ 507,998.40	\$ 1,063,635.84
<i>Payroll &amp; Payroll Taxes</i>	\$ 65,000.00	\$ 66,950.00	\$ 68,958.50	\$ 71,027.26	\$ 73,158.07	\$ 153,176.76
<i>Utilities</i>	\$ 60,000.00	\$ 61,800.00	\$ 63,654.00	\$ 65,563.62	\$ 67,530.53	\$ 141,393.93
<i>Cable &amp; Internet</i>	\$ 6,933.00	\$ 7,140.99	\$ 7,355.22	\$ 7,575.88	\$ 7,803.15	\$ 16,338.07
<i>Repairs &amp; Maintenance</i>	\$ 30,000.00	\$ 30,900.00	\$ 31,827.00	\$ 32,781.81	\$ 33,765.26	\$ 70,696.97
<i>Property Management</i>	\$ 18,000.00	\$ 18,540.00	\$ 19,096.20	\$ 19,669.09	\$ 20,259.16	\$ 42,418.18
<i>Insurance</i>	\$ 25,000.00	\$ 25,750.00	\$ 26,522.50	\$ 27,318.18	\$ 28,137.72	\$ 58,914.14
<i>Accounting &amp; OH</i>	\$ 51,051.00	\$ 52,587.41	\$ 52,925.16	\$ 53,234.41	\$ 53,519.13	\$ 112,057.17
<i>Miscellaneous Expenses</i>	\$ 51,051.00	\$ 52,587.41	\$ 52,925.16	\$ 53,234.41	\$ 53,519.13	\$ 112,057.17
<b>Total Operating Costs</b>	<b>\$ 804,285.00</b>	<b>\$ 828,423.30</b>	<b>\$ 834,564.49</b>	<b>\$ 840,325.70</b>	<b>\$ 845,690.56</b>	<b>\$ 1,770,688.23</b>
<b>Net Income Before Debt</b>	<b>\$ 897,415.00</b>	<b>\$ 924,490.20</b>	<b>\$ 929,607.43</b>	<b>\$ 934,154.72</b>	<b>\$ 938,280.44</b>	<b>\$ 1,964,550.89</b>
<b>Add: Cash Reserves</b>						
<b>Debt</b>	\$ 558,008.33	\$ 744,011.11	\$ 744,011.11	\$ 744,011.11	\$ 744,011.11	\$ 744,011.11
<b>Less: Renewals and Replacement Reserves</b>	\$ 51,051.00	\$ 52,587.41	\$ 52,925.16	\$ 53,234.41	\$ 53,519.13	\$ 112,057.17
<b>Principal Reduction</b>						
<b>Net Income (Loss)</b>	<b>\$ 288,355.67</b>	<b>\$ 127,891.69</b>	<b>\$ 132,671.17</b>	<b>\$ 136,909.20</b>	<b>\$ 140,750.20</b>	<b>\$ 1,108,482.60</b>
<b>Cumulative Net Income (Loss)</b>	<b>\$ 288,355.67</b>	<b>\$ 416,247.36</b>	<b>\$ 548,918.52</b>	<b>\$ 685,827.72</b>	<b>\$ 826,577.93</b>	

<b>Assumptions</b>	
Estimated project cost	\$ 16,967,000.00
Chapter Funds (House Equity)	\$ (4,945,965.00)
Chapter Payable	\$ 12,021,035.00
Interest on loan is 5.50%. Term of loan is 40 years.	
Assumes spaces to be on line August 2024.	
Rental Income is computed using a bed capacity of 44 at \$5,500 per semester, with a 3% annual increase.	
Meals are charged to all members at a rate of \$2,550 per semester, with a 3% annual increase.	
Parlor Fees are charged non-resident members at a rate of \$600 per semester with a 3% annual increase.	
House Fund Fees are charged to all members at a rate of \$750 per semester with a 3% annual increase	
Total chapter membership based on 170 for the first two years and then 165,155,150, and 145.	Fall 2023 membership: 176
	Current Beds: 27
	Current GSF: 26000
<b>Plan for Reserves:</b>	
3% of Gross Revenue Set Aside for Reserve Fund	
Cumulative profits to be used as long term reserve funds	
<b>Operations:</b>	
Occupancy is projected at a level of 100% for each year. The undergraduate chapter will be charged for any vacancies.	
<b>Expenses:</b>	
Property insurance reflects rate for a 'new sprinkled property', increasing at 5% each year.	
Accounting and OH is calculated as 3% of Room Rent, Meals, Parlor Fees, and House Fund Revenues.	
Miscellaneous Expenses are calculated as 3% of Room Rent, Meals, Parlor Fees, and House Fund Revenues.	
All other expenses increase at a rate of 3% per year.	