

Towers Residential Suites and Café Dining Addition

Recommendation

It is recommended that the Board of Governors authorize the President, or his designee, to award contracts to build an addition to the Towers Residential Suites and Café Dining Facility for a project cost not to exceed \$2,150,000.00. Funding will be provided from the Residential Dining Operating Fund.

Background and Project Description

The Towers Residential Suites and Towers' Café were built in 2005 on 655 W. Kirby and houses dining, residential, retail, and office space. The building contains the Towers Café which is one of two residential dining facilities on campus.

The Towers Café currently serves a variety of cuisine to over 2000 meal plan holders and guests each day, seven days a week. The current capacity is challenged by the growing number of required and commuter plans being purchased each year. Any special event on campus that brings groups to the Towers Café such as admissions programs and orientation, AP Day, and summer camps and conferences create a seating crunch. With the renovation of Chatsworth Apartments into Chatsworth Suites with 360 more required meal plans beginning fall 2020, additional seating is required in the Towers' Café. (The current back-of-house kitchen and storage are sufficient to handle this increased seating.)

The proposed 5,500 square foot addition will expand into the adjacent courtyard and add over 300 seats as well as an outdoor patio. The patio seating will be accessible from the outside and will be available to everyone. This addition will also be able to be separated from the rest of the dining room and used for special events. The addition will tie into the existing building's gas and electrical feeds but will have a dedicated HVAC system.

This addition is being designed with the demolition of the DeRoy building and the creation of the new green space in mind. The expansion will visually stand out from the existing building and offers South and East views to its occupants.

All contracts for this project will be awarded in accordance with University policies and procedures, and with a focus on sustainability.

Project Budget

Funding Sources		Projected Balance of Reserve Account
Residential Dining Operating Fund	\$2,150,000.00	\$156,000.00
TOTAL Sources	\$2,150,000.00	
Expenditures Plan		
Design Fees	\$177,000.00	
Construction	\$1,600,000.00	
Project Management and Contingency	\$373,000.00	
TOTAL Expenditures	\$2,150,000.00	

The Towers Residential Hall

