AE WORKS

Dining Master Plan
Final Presentation

Presented to: Appalachian State University, Board of Trustees

07.31.25

Agenda

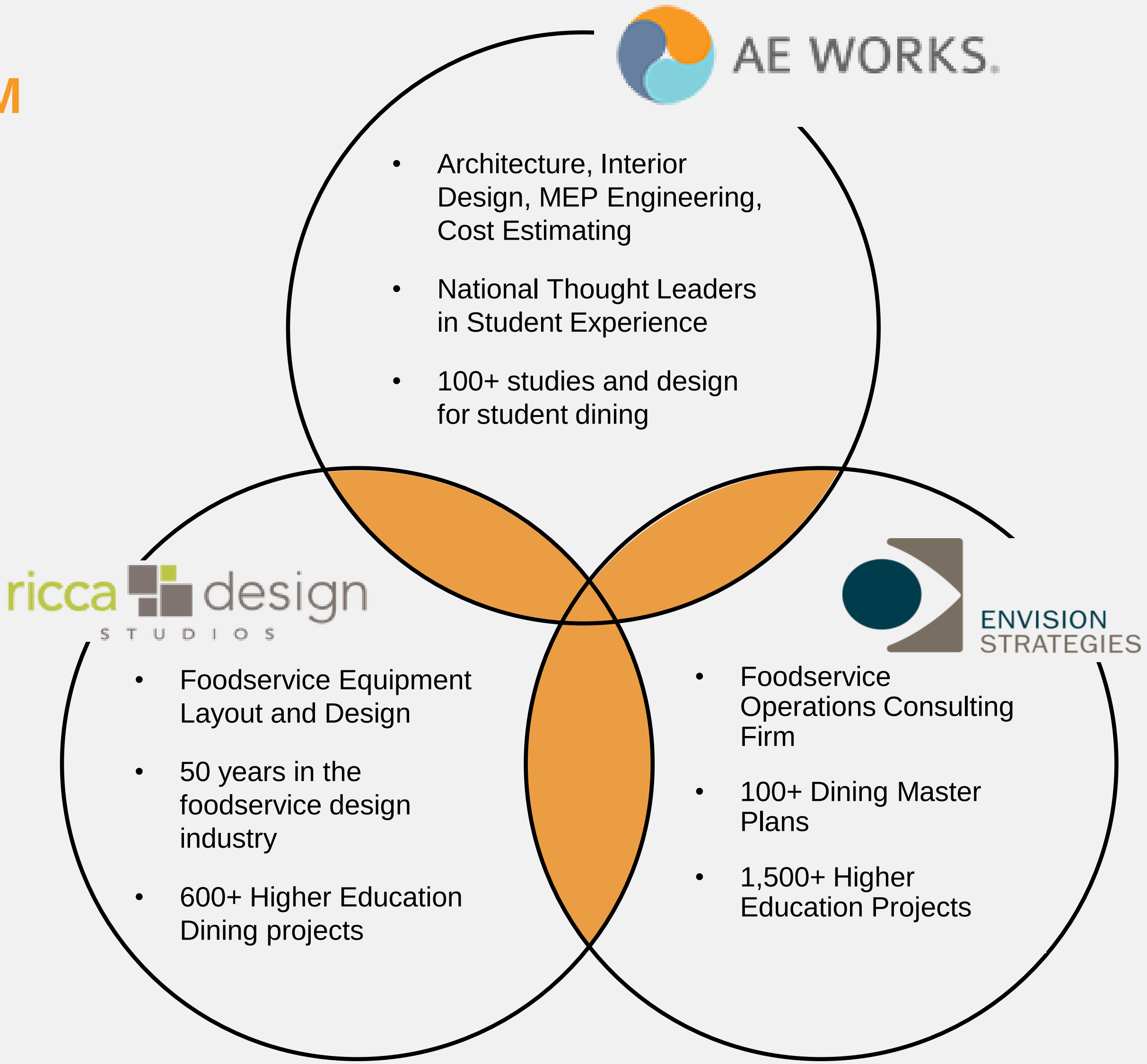
FINAL PRESENTATION

- Dining Master Plan Team and Process
- 2025 Dining Master Plan Goals and Projects
- 2025 Dining Master Plan Summary
- Phasing Strategy
- Venue Review in Phasing Order

Team

STEERING COMMITTEE + CONSULTANT TEAM

Name	Campus Role
Elizabeth Riede	Project Manager, Planning, Design & Construction
Jacki McGuire	Project Manager, Planning, Design & Construction
Matt Dull	Associate Vice Chancellor, Finance & Operations
Jim Greene	Director, Student Union
Brandon Nelson	Director, Housing
Ben Tugwell	SGA & SOUL (NMFE)
Anna Slough	Campus Dining Advisory Board (Student)
Taylor Borders	Campus Dining Student Manager (Student)
Sarah Garrow	New Mountaineer & Family Engagement
Katie Grubb	Director of Brand Management
Joshua Bolick	Sr. Director, Finance & Systems
Jules Bott	Campus Dining Executive Chef
Charlie Wallin	Director of Retail Dining
Nicole Tran	Student
Courtney Castellow	Student



Process

DINING MASTER PLAN

ANALYSIS & UNDERSTANDING
Explore Existing Conditions
Collect Input & Establish Goals

Late March – Mid April

PLAN TESTING & REFINEMENT
Explore Solutions & Opportunities
Refine Layouts to Align with Goals

Mid April - May

IMPLEMENTATION STRATEGY
Solution Details and Equipment
Solution Cost Estimates, Phasing & Strategy

June - July

2025 Dining Master Plan

STEERING COMMITTEE GOALS

- Encourage students and campus community to ‘eat in person’
- Build community - Provide places for students, faculty, and staff to interact and engage
- Balance dining access across campus
- Maintain competitive price point
- Plan has to be implementable, achievable, and financially sound

2025 Dining Master Plan

IDENTIFIED SCOPE

Central Dining Hall

- Sanford Commons Renovation – Servery & Dining Areas
- Rivers Street Dining Room Updates
- Commissary Kitchen (Backfill)

Plemmons Student Union

- Crossroads Coffee Update
- Re-concept and Open Cascades into Rotunda Seating

Trivette Hall

- Park Place at the Pond – Kitchen Update, Dishroom Relocation, and Seating Expansion
- Re-concept Trivette Market with Meals to Go
- Develop Café and Seating in Trivette Lower Level

Belk Library

- Wired Scholar Re-brand & Renovation

Mountaineer Hall

- Upper West Side Dining Concept with Seating

Thunder Hill Hall

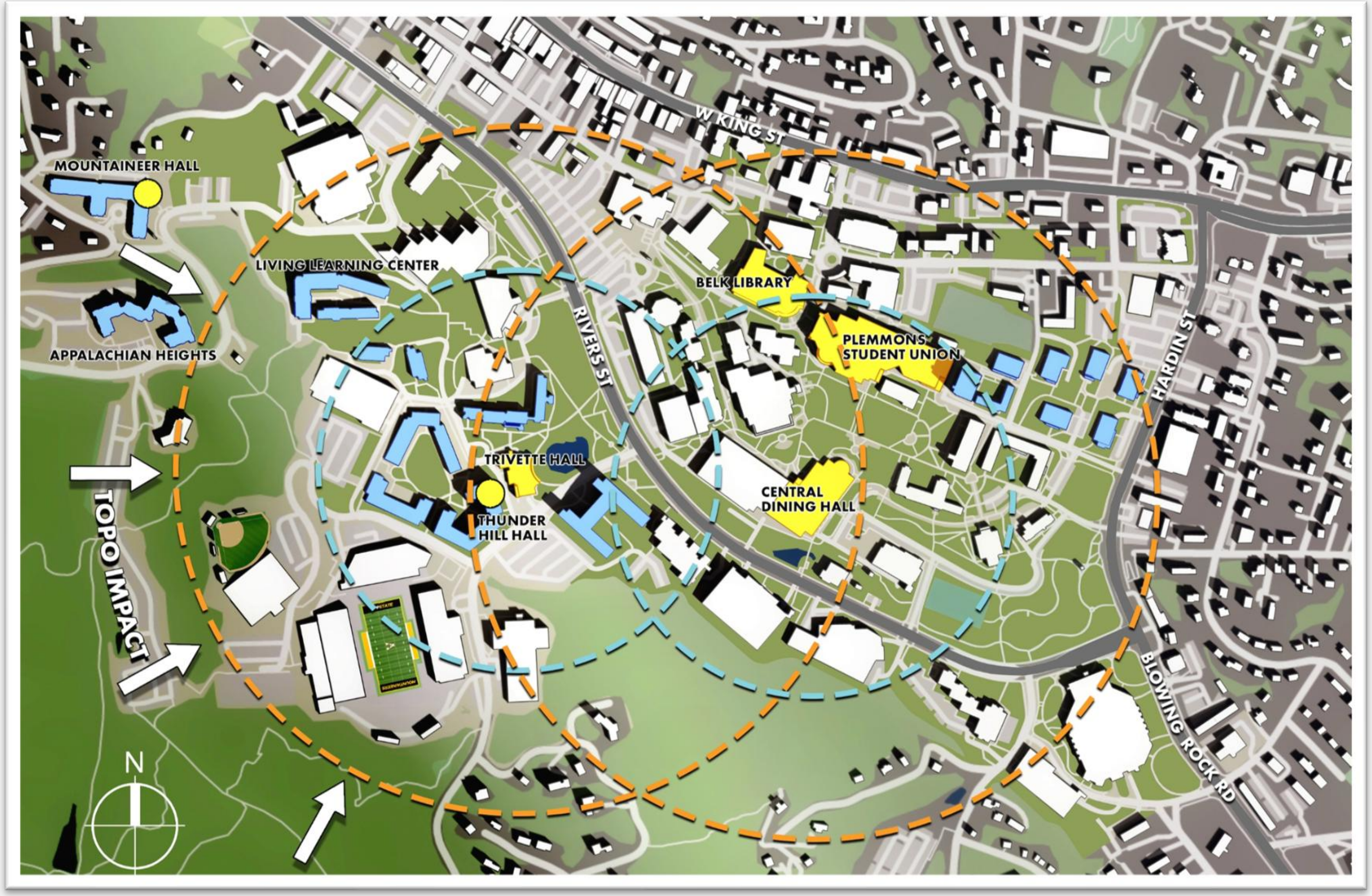
- Develop C-Store in First Floor Space

2025 Dining Master Plan

SITE PLAN

- NEW RESIDENTIAL SUPPORT VENUE AT MOUNTAINEER HALL
- NEW VENUE ADDED AT LOWER LEVEL OF TRIVETTE
- NEW MARKET AT THUNDER HILL HALL
- NO DINING ADDED TO OTHER ASU BUILDINGS

DINING
HOUSING
~3 MIN WALK FROM AYCTE DINING
~5 MIN WALK FROM AYCTE DINING



2025 Dining Master Plan

SUMMARY

TIMEFRAME
- First Project Starts Design Fall 2025
- Last Project Opens Fall 2030

ESTIMATES
- Construction + FFE
- Range $500K to $5M per project
- Grand Total $19M to $23M

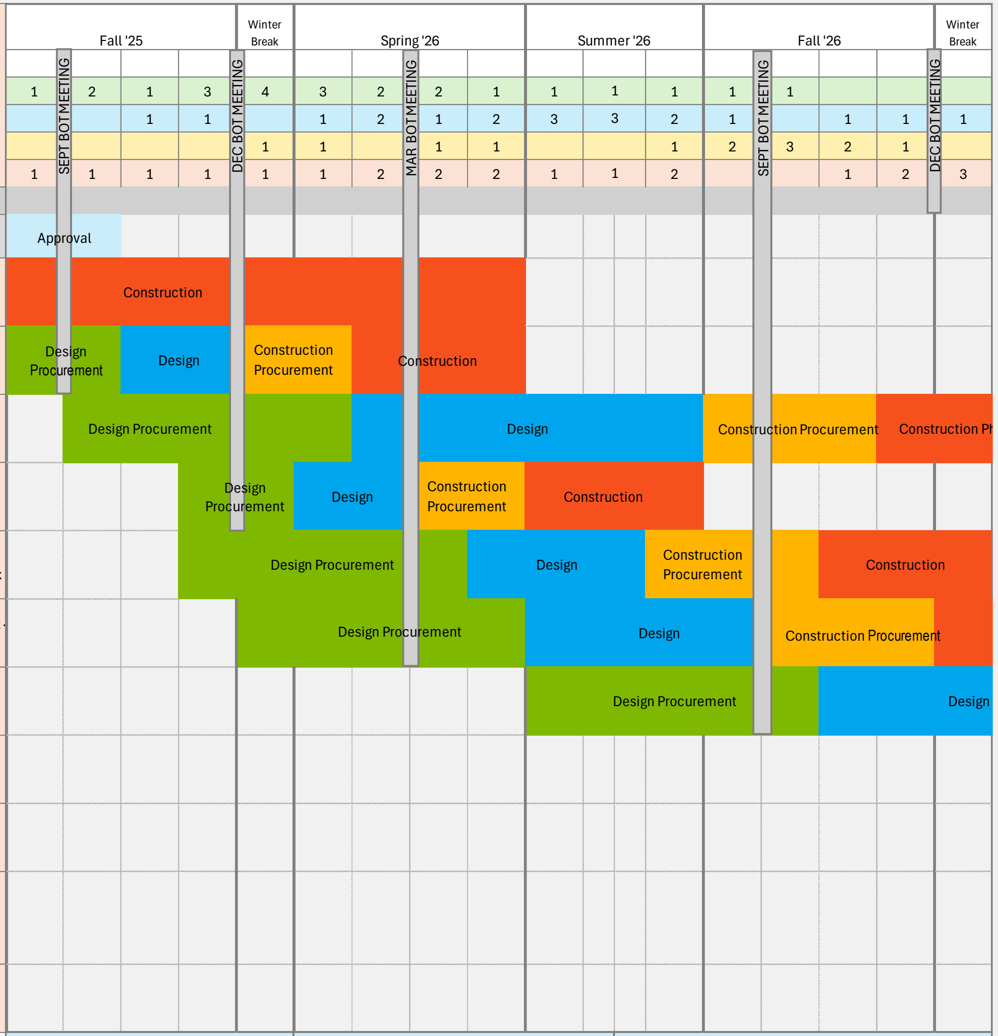
KITCHEN SPACE
- Existing Retail Servery spaces become smaller and more efficient
- Back of House support space maintained or enlarged.
- Increase in storage where needed

SEATING
- Increased area or New seating at almost all Retail Dining Venues
- Slight Decrease at Residential Dining Venues to improve variety or improve support space

VENUES OVERALL
- Maintain two residential AYCTE dining facilities
- Add two residential quick service facilities
- Change two “corral” retail venues to provide seven separate retail stations
- Increase from two retail cafes to three
- Maintain two staffed retail markets

Phasing Strategy

Building	Project Name	ROM Estimate, Escalated (6% per year)	ROM Estimate, Escalated (6%), Contingency (20%)	Estimated Design Fees (10%)	Design Procurement	Design	Const. Procurement	Construction
	Design Procurement							
	Design							
	Construction Procurement							
	Construction							
Building	Project Name	Budget Range						
	DINING MASTER PLAN							
Plemmons Union	COMMISSARY							Fall '25 - Spring '26
Thunder Hill Hall	DEVELOP C-STORE IN FIRST FLOOR SPACE	$510,000	$612,000	$51,000	Fall '25	Fall '25	Winter Break - Spring '26	Spring '26
Central Dining	SANFORD COMMONS RENOVATION - SERVERY & DINING AREAS	$4,500,000	$5,400,000	$450,000	Fall '25 - Winter Break	Spring - Summer '26	Fall '26	Fall '26 - Summer '27
Mountaineer	UPPER WEST SIDE RETAIL CONCEPT WITH SEATING	$660,000	$792,000	$66,000	Fall '25 - Winter Break	Spring '26	Spring '26	Summer '26
Trivette	RE-CONCEPT TRIVETTE MARKET WITH MEALS TO GO	$1,425,000	$1,710,000	$142,500	Fall '25 - Spring '26	Spring - Summer '26	Summer - Fall '26	Fall '26 - Winter Break
Trivette	DEVELOP CAFÉ AND SEATING IN TRIVETTE LOWER LEVEL	$1,150,000	$1,380,000	$115,000	Winter Break - Spring '26	Summer - Fall '26	Fall '26	Winter Break - Spring '27
Plemmons Union	CROSSROADS COFFEE UPDATE	$1,675,000	$2,010,000	$167,500	Summer - Fall '26	Fall '26 - Spring '27	Spring '27	Summer - Fall '27
Belk Library	WIRED SCHOLAR RE-BRAND & RENOVATION	$1,340,000	$1,608,000	$134,000	Summer - Fall '27	Fall '27 - Winter Break	Spring '28	Summer '28
Plemmons Union	RE-CONCEPT AND OPEN CASCADES INTO ROTUNDA SEATING	$1,575,000	$1,890,000	$157,500	Summer - Fall '27	Fall '27 - Winter Break	Spring '28	Summer '28
Trivette	PARK PLACE AT THE POND - KITCHEN UPDATE, DISHROOM RELOCATION, AND SEATING EXPANSION	$3,930,000	$4,716,000	$393,000	Winter Break - Spring '28	Summer - Fall '28	Fall '28 - Winter Break	Spring - Summer '29
Central Dining	RIVERS STREET DINING ROOM UPDATES	$2,000,000	$2,400,000	$200,000	Fall '29 - Winter Break	Spring '30	Spring '30	Summer '30
	GRAND TOTALS	$18,765,000	$22,518,000	$1,876,500				



	Fall '25 – Winter Break	Spring '26 – Summer '26	Fall '26 – Winter Break
DESIGN FEE ESTIMATE TOTAL, PER PERIOD	$51,000	$716,000	$141,250
CONSTRUCTION ESTIMATE TOTAL, PER PERIOD	Half Commissary Construction Cost	$1,000,000 + Half Commissary Construction Cost	$3,306,000

Phasing Strategy

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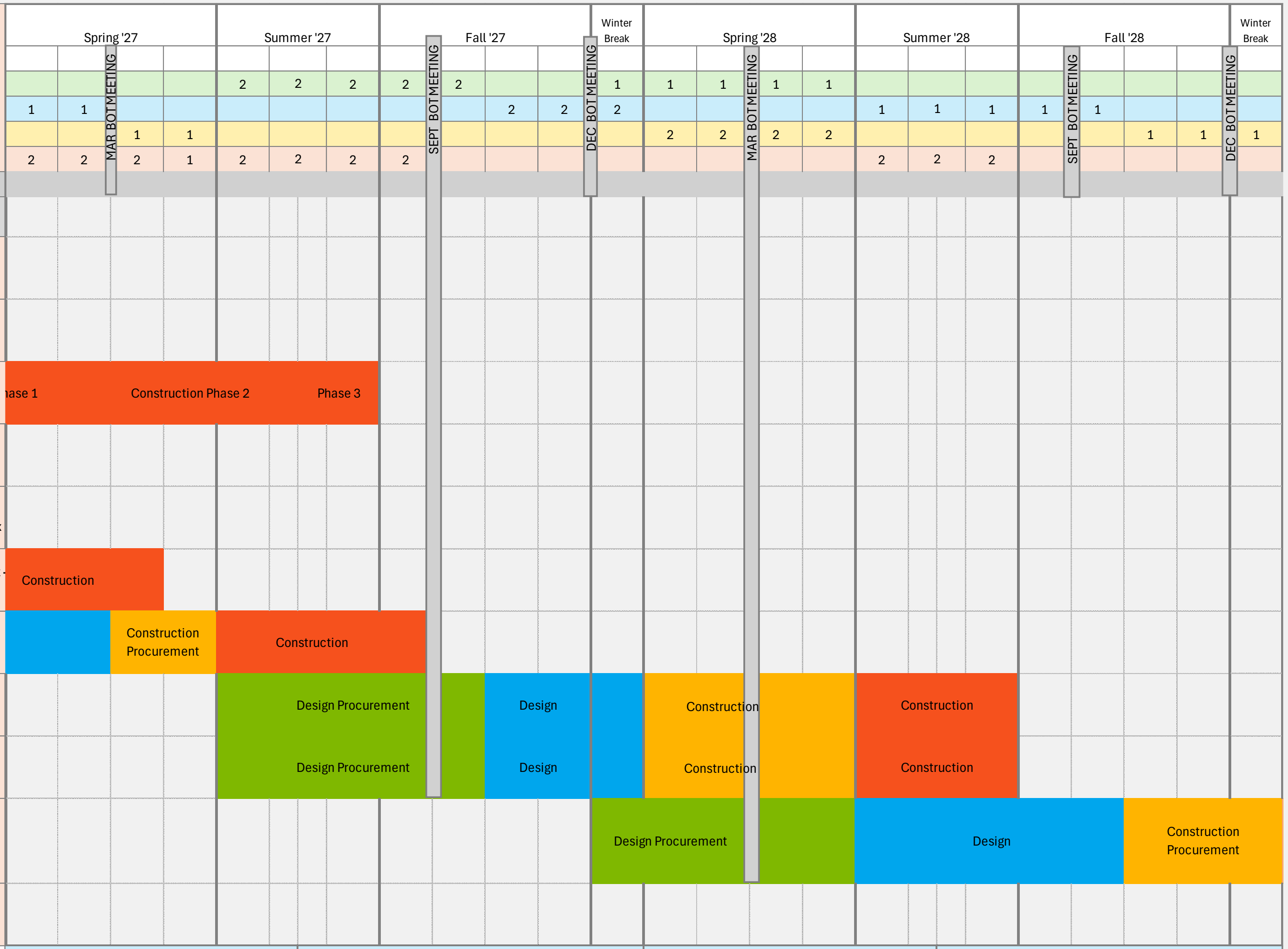

DESIGN FEE ESTIMATE TOTAL, PER PERIOD	$83,750	$291,500	$98,250	$294,750
CONSTRUCTION ESTIMATE TOTAL, PER PERIOD	$5,283,000	$1,407,000	$1,749,000	$1,749,000

Phasing Strategy

Building	Project Name	ROM Estimate, Escalated (6% per year)	ROM Estimate, Escalated (6%), Contingency (20%)	Estimated Design Fees (10%)	Design Procurement	Design	Const. Procurement	Construction	Spring '29	Summer '29	Fall '29	Winter Break	Spring '30	Summer '30
	Design Procurement								MAR BOT MEETING		SEPT BOT MEETING 1	DEC BOT MEETING 1	MAR BOT MEETING	
	Design												1 1	
	Construction Procurement												1 1	
	Construction								1 1 1 1	1 1 1				1 1 1
Building	Project Name	Budget Range												
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	GRAND TOTALS	$18,765,000	$22,518,000	$1,876,500	DESIGN FEE ESTIMATE TOTAL, PER PERIOD				$0		$0		$200,000	$0
					CONSTRUCTION ESTIMATE TOTAL, PER PERIOD				$3,065,400		$1,650,600		$1,200,000	$1,200,000

THUNDER HILL HALL

PROJECT SUMMARY – NEW RETAIL

Develop C-Store in First Floor Space

Estimated Cost	$500-615K
Projected Start	Fall 2025
Projected Completion	Summer 2026

Repurpose Meeting Room

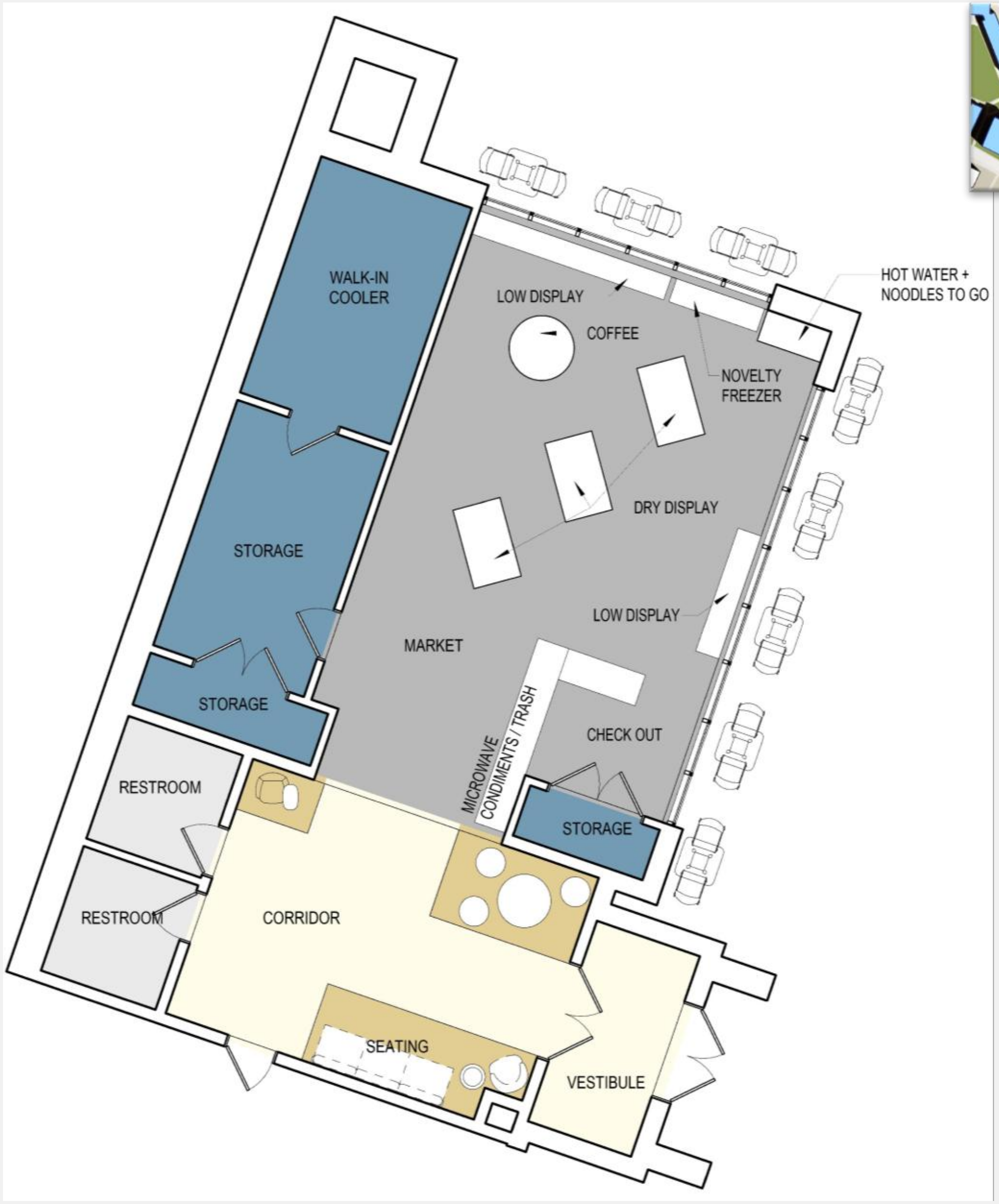
Grab and Go Items

Cold and Reheatable

Support West Side Residents

Proximate to Stadium

SEATING	129 SF	CURRENT SEATS	0
SERVERY	782 SF		
BACK OF HOUSE	374 SF	PROPOSED SEATS	24



PROPOSED FLOOR PLAN

SANFORD COMMONS

PROJECT SUMMARY – RENOVATE RETAIL

Servery Re-concept & Renovation
Redevelop Dining Area

Estimated Cost	$ 4.5-5.4M
Projected Start	Fall 2025
Projected Completion	Summer 2027

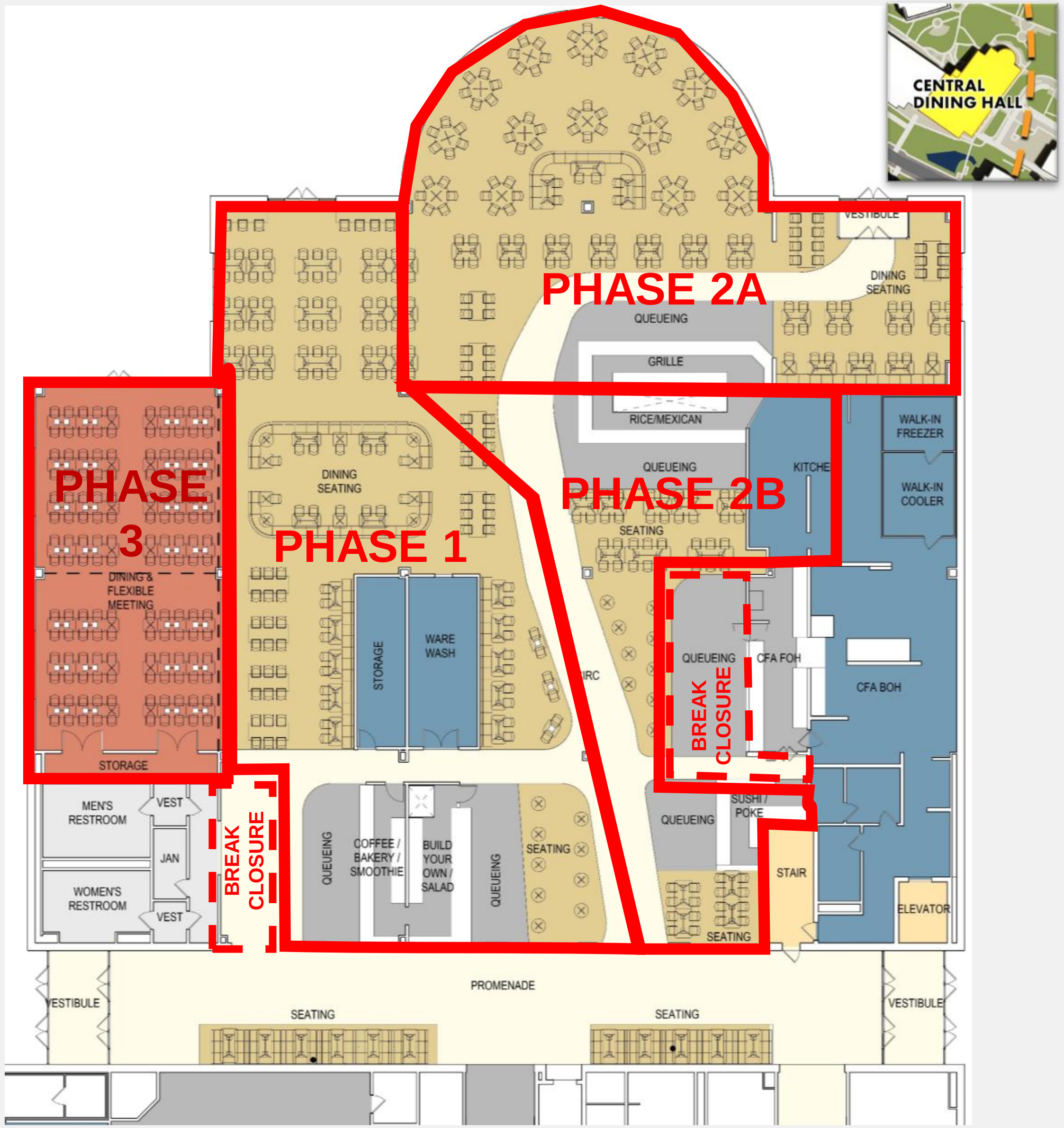
5 Redeveloped Stations and Existing Chick-Fil-A

Flexible Meeting Space

Seating Integrated Among Stations

Updated Queuing and Circulation

SEATING	9,111 SF	INCREASED	CURRENT SEATS	750
SERVERY	3,340 SF	DECREASED	SEATING DEMAND	276
BACK OF HOUSE	3,069 SF	INCREASED	PROPOSED SEATS	609
FLEXIBLE MEETING	2,218 SF	NEW		



PROPOSED FLOOR PLAN

SANFORD COMMONS

RENDERING EXPLORATION

RENDERING EXPLORATION

SANFORD COMMONS

RENDERING EXPLORATION

MOUNTAINEER

PROJECT SUMMARY – NEW RESIDENTIAL

Upper West Side Dining Concept

Estimated Cost	$660-790K
Projected Start	Fall 2025
Projected Completion	Summer 2026

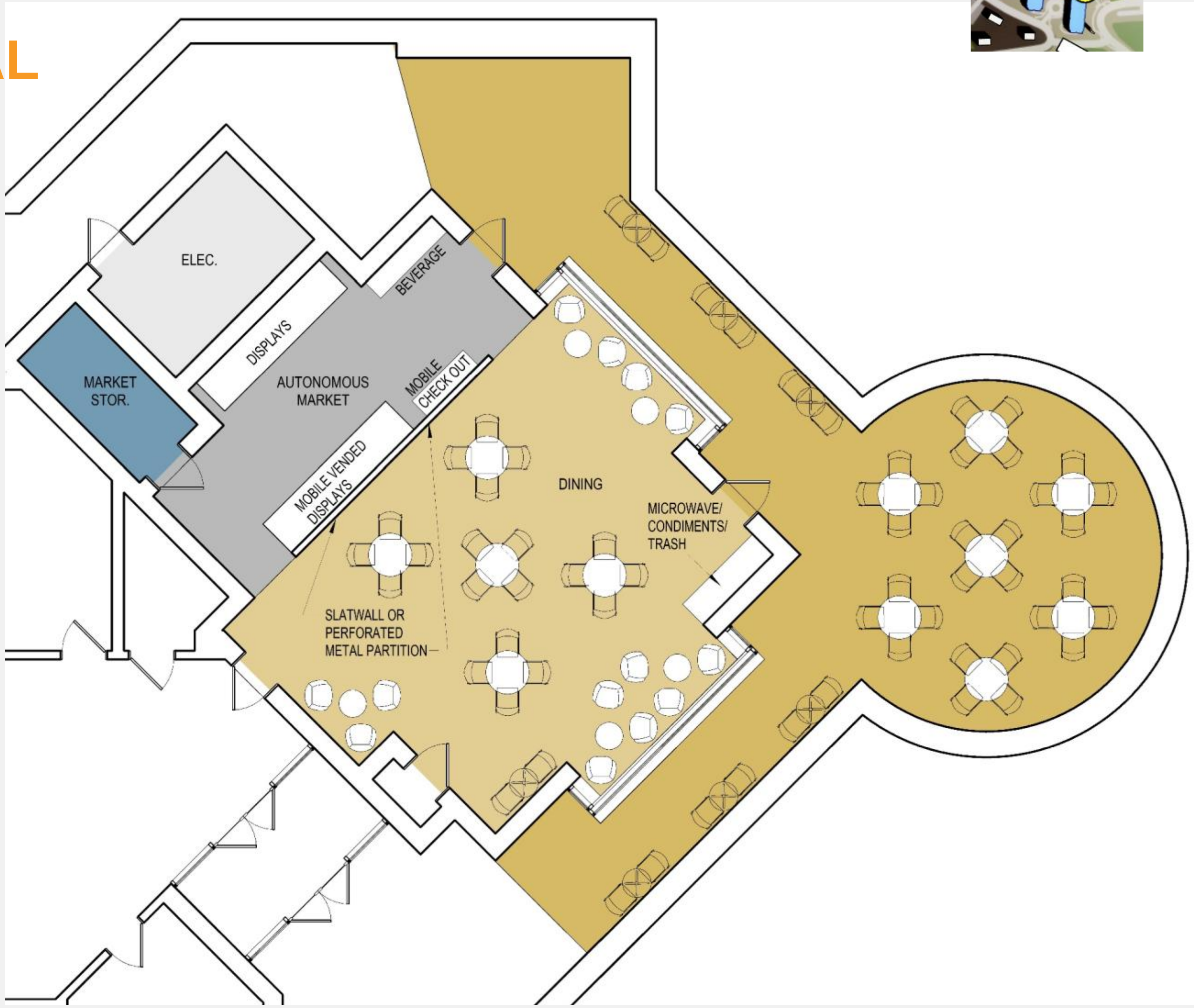
Packaged Meals - Cold and Reheatable

Autonomous Equipment

Opportunity for Staffed Programs

Community Dining Space – In and Out

SEATING	766 SF (INSIDE)	CURRENT SEATS	20
SERVERY	310 SF		
BACK OF HOUSE	68 SF	PROPOSED SEATS	74 (IN AND OUT)



PROPOSED FLOOR PLAN

TRIVETTE MEALS TO GO

PROJECT SUMMARY – RENOVATE RESIDENTIAL

Trivette Market

Estimated Cost	$ 1.4-1.7M
Projected Start	Fall 2025
Projected Completion	Fall 2026

Meals-To-Go in Market Space

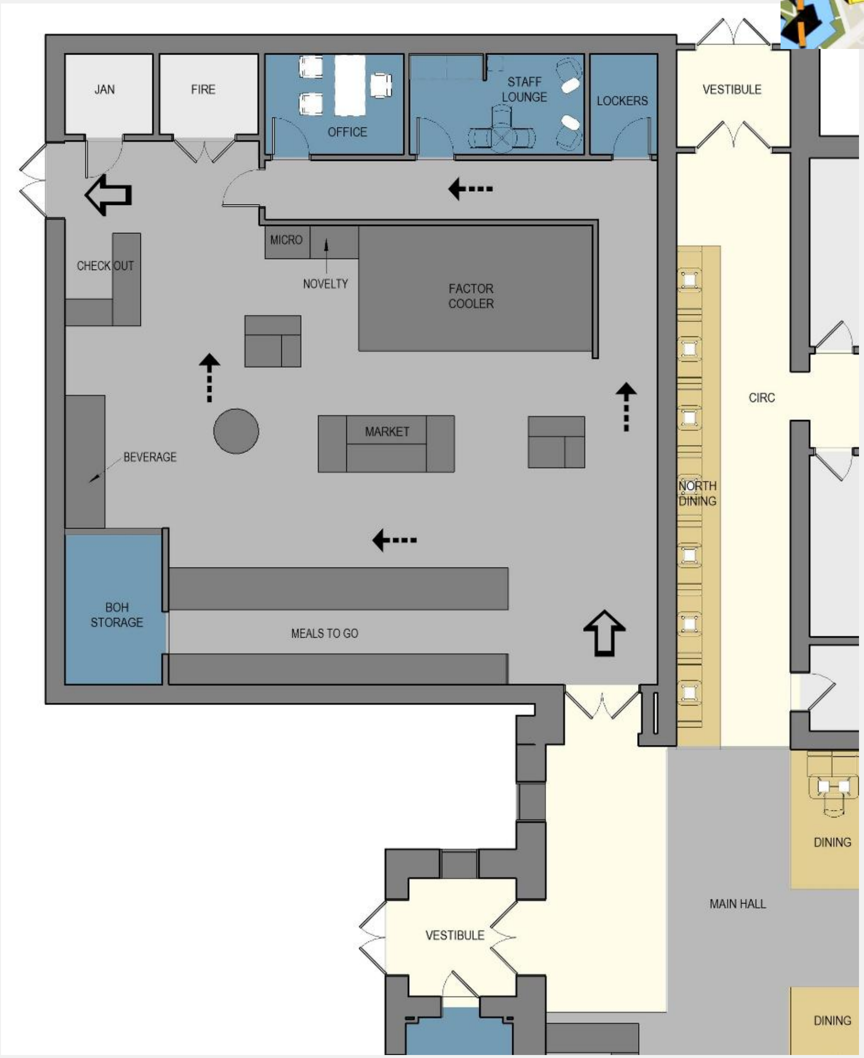
Reheatable Meals and Grab’n Go

Relocate Office and Staff Space

Add Storage

Improve Entry / Exit Sequence

SERVERY	1,764 SF	DECREASED
BACK OF HOUSE	351 SF	NEW



PROPOSED FLOOR PLAN

TRIVETTE LOWER LEVEL

PROJECT SUMMARY – NEW RETAIL

Develop Trivette Basement

Estimated Cost	$ 1.1-1.3M
Projected Start	Spring 2026
Projected Completion	Spring 2027

Café with Clean and Unique Campus Options

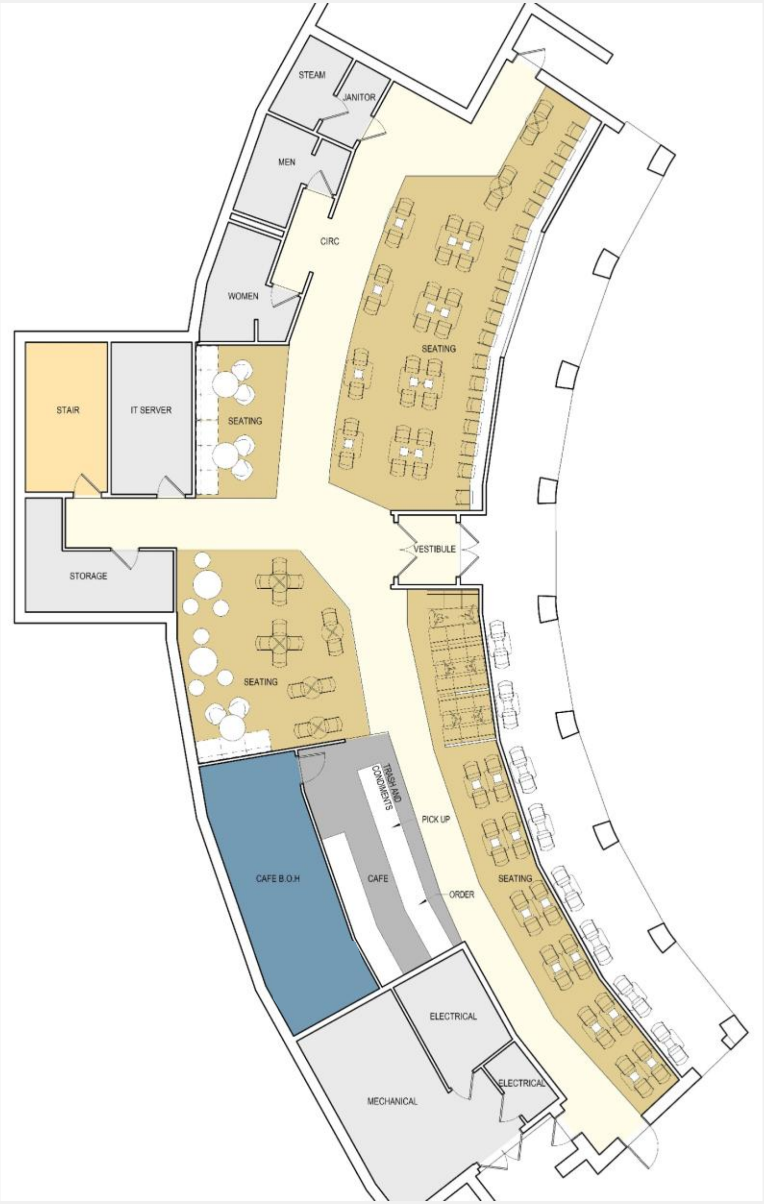
Grab and Go Offerings

West Side Venue with Community Seating

Pond Views and Outdoor Seating

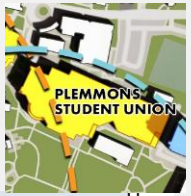
	AVAILABLE	PROPOSED
SEATING	3,788 SF	1,784 SF
SERVERY		294 SF
BACK OF HOUSE		336 SF

CURRENT SEATS	0
SEATING DEMAND	??
PROPOSED SEATS	133



PROPOSED FLOOR PLAN

CROSSROADS COFFEE HOUSE



PROJECT SUMMARY – RENOVATE RETAIL

Crossroads Coffee Update

Estimated Cost	$ 1.6-2.0M
Projected Start	Summer 2026
Projected Completion	Fall 2027

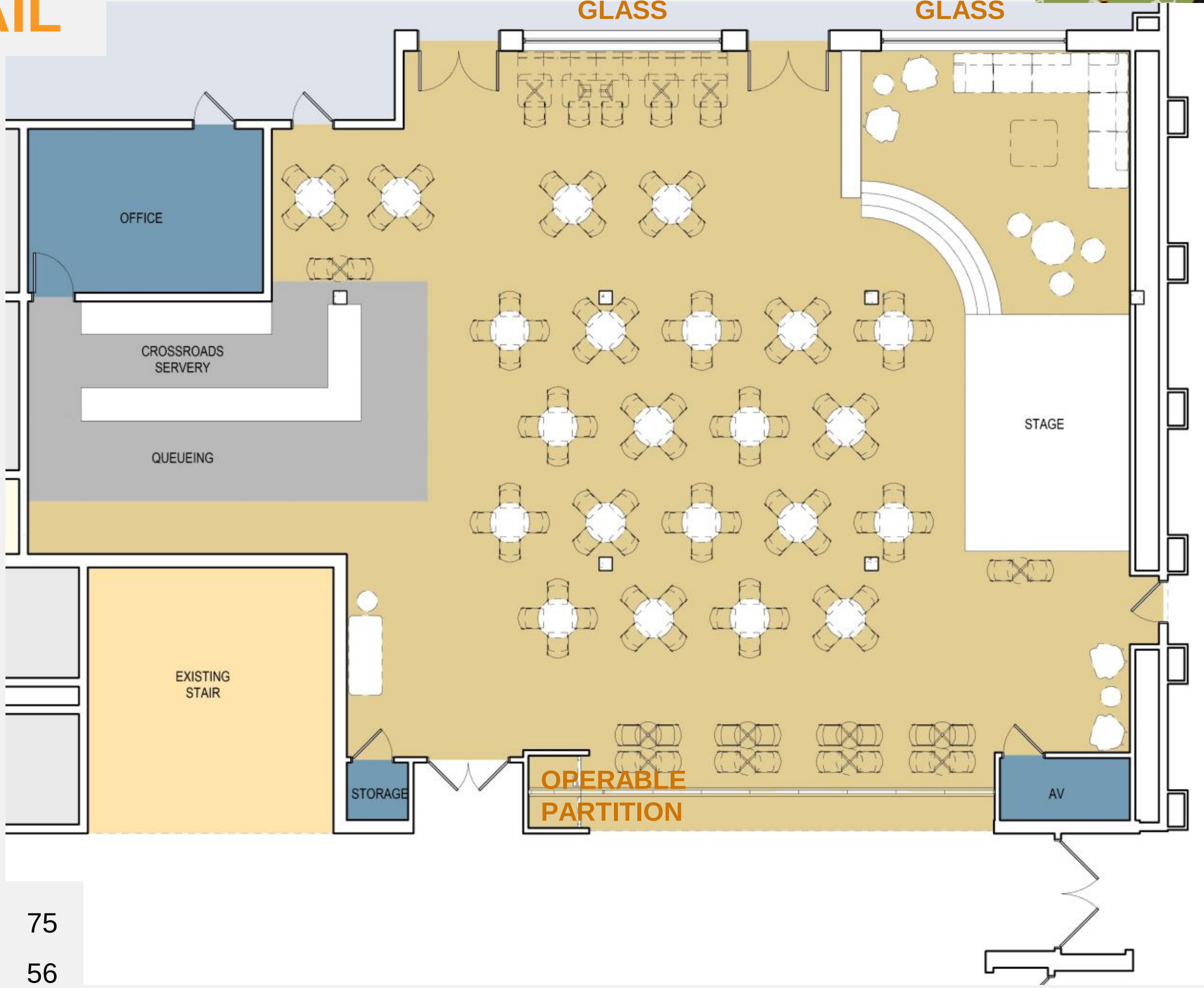
Move Café Engine

Visual Connection

Keep Stage & Support Event Seating

Menu Updates

Update finishes but Keep "Vibe"



SEATING	3,135 SF	INCREASED	CURRENT SEATS	75
SERVERY	470 SF	DECREASED	SEATING DEMAND	56
BACK OF HOUSE	285 SF	DECREASED	PROPOSED SEATS	132

PROPOSED FLOOR PLAN

WIRED SCHOLAR

PROJECT SUMMARY – RENOVATE RETAIL

Wired Scholar Re-brand & Renovation

Estimated Cost	$ 1.3-1.6M
Projected Start	Summer 2027
Projected Completion	Summer 2028

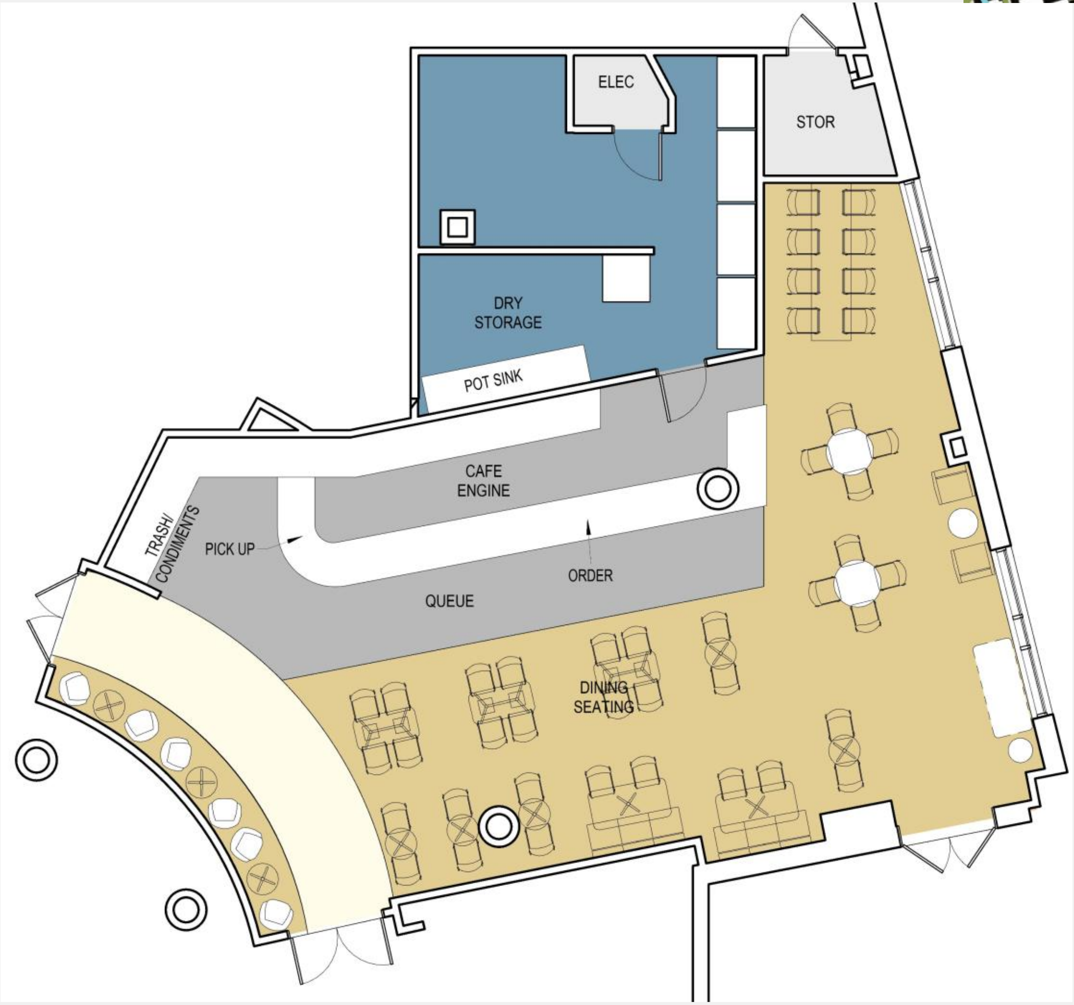
Improve storage efficiency

Unified serving area for better traffic flow

Maximize seating

Waiting area near circulation

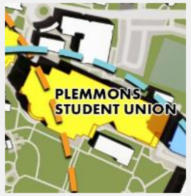
Add doors at main lobby



PROPOSED FIRST FLOOR

SEATING	900 SF	DECREASED	CURRENT SEATS	45
SERVERY	550 SF	DECREASED	SEATING DEMAND	19
BACK OF HOUSE	400 SF	INCREASED	PROPOSED SEATS	54

CASCADES



PROJECT SUMMARY – RENOVATE RETAIL

Re-concept and Expand Cascades Rotunda Seating

Estimated Cost	$ 1.5-1.9M
Projected Start	Summer 2027
Projected Completion	Summer 2028

Elevated Grab & Go

Pizza & Sandwich Station

Kiosks in flow of circulation

Opportunity to improve seating / gathering

PROPOSED FLOOR PLAN

SEATING	2,465 SF	INCREASED	CURRENT SEATS	98
SERVERY	1,056 SF	DECREASED	SEATING DEMAND	58
BACK OF HOUSE	1,246 SF	UNCHANGED	PROPOSED SEATS	100

PARK PLACE AT THE POND

PROJECT SUMMARY – RENOVATE RESIDENTIAL

Trivette Kitchen/Dish room Update
Park Place at the Pond Seating Expansion

Estimated Cost	$ 3.9-4.7M
Projected Start	Spring 2028
Projected Completion	Summer 2029

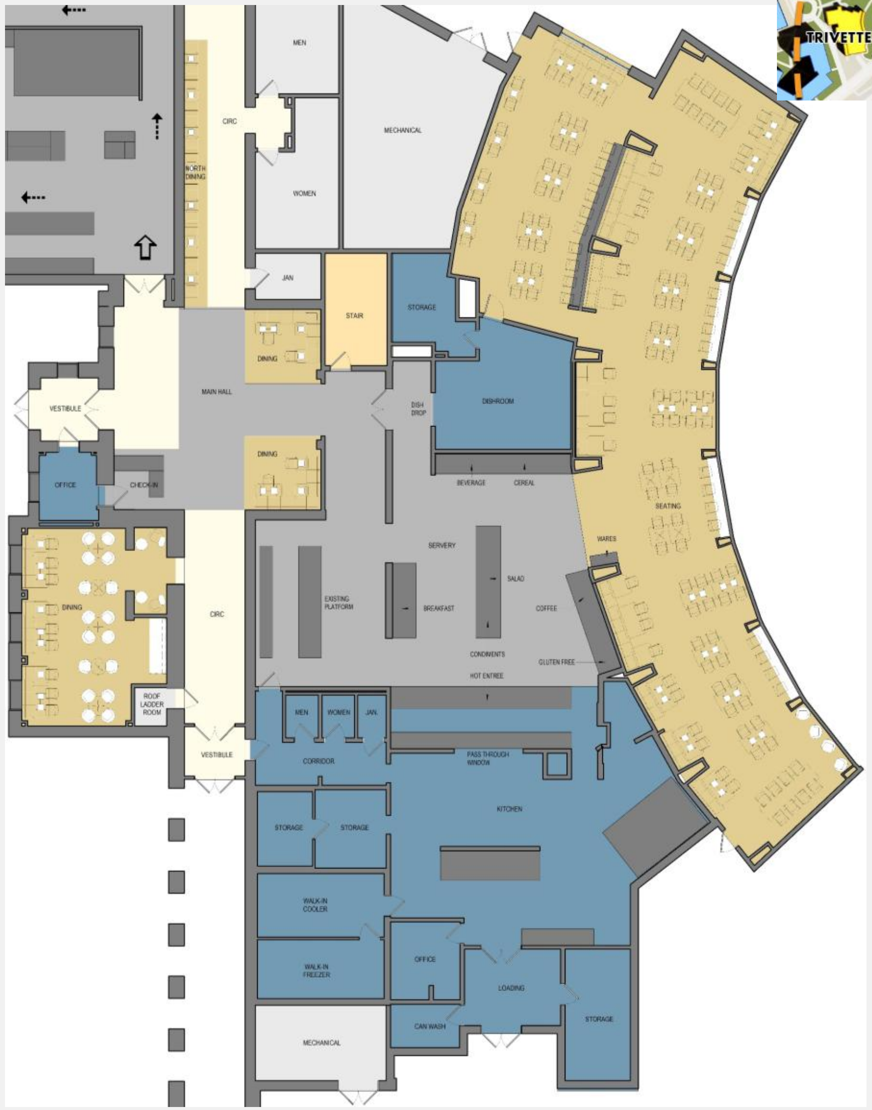
Dish Room Relocation to Seating / Circulation

Consolidate and Simplify Servery

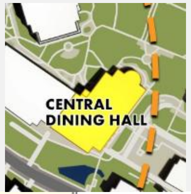
Add Walk-ins, Kettle, and other Equipment to Kitchen

Infill Recessed Seating at Windows

SEATING	4,408 SF	DECREASED	CURRENT SEATS	350
SERVERY	3,340 SF	DECREASED	SEATING DEMAND	252
BACK OF HOUSE	3,069 SF	INCREASED	PROPOSED SEATS	236



PROPOSED FLOOR PLAN



RIVERS STREET CAFE

PROJECT SUMMARY – RENOVATE RESIDENTIAL

Dining Room Update

Estimated Cost	$ 2.0-2.4M
Projected Start	Fall 2029
Projected Completion	Summer 2030

Improve Traffic Patterns at Tray Drop

Improve Circulation through Seating

Move Quiet Seating to Dining Room

Create Seating Neighborhoods

Add Technology to Support Patio Seating

PROPOSED FLOOR PLAN

SEATING	12,311 SF	UNCHANGED	CURRENT SEATS	900
SERVERY	6,091 SF		SEATING DEMAND	868
BACK OF HOUSE	3,926 SF		PROPOSED SEATS	864