



Travis County Commissioners Court Agenda Request

Meeting Date: September 25, 2012

Prepared By/Phone Number: John Carr, 854-4772

Dept. Head: Roger El Khoury, M.S., P.E., Director, FMD, 854-4579

County Executive: Leslie Browder, Planning and Budget, 854-9106

Sponsoring Court Members: County Judge Samuel T. Biscoe

Roger El Khoury
HB

AGENDA LANGUAGE:

Receive an update, and consider and take appropriate action regarding the 700 Lavaca Building cafeteria.

BACKGROUND/SUMMARY OF REQUEST:

This agenda item provides follow-up information to Agenda Item #21 from the August 21, 2012 Voting Session. As requested by the Commissioners Court, a panel of County employees and a representative of Sentinel Real Estate, as well as Dietician Margaret Gumto conducted a taste test of entrees, side dishes and desserts from the two candidate vendors, Hoover's Cooking and Luby's Cafeteria. As requested, each restaurant brought three entrees, three side dishes and two desserts as samples of their menu items. Although both Hoovers's and Luby's offer healthy and vegetarian items, they were instructed to bring dishes that would be most appealing to all participants. The tabulated results of this blind taste test (vendors items were not identified to the tasters) are in Attachment Six. The tasting results show an average overall preference from the tasting panel for Luby's Cafeteria for all three categories; entrees, side dishes and desserts.

Dietician Margaret Gumto thought it would be best to discuss specific menu items after the cafeteria operator was selected. She thought both restaurants could provide a healthier menu for County employees. Both Hoover's and Luby's are very enthusiastic about the 700 Lavaca cafeteria opportunity and either is capable of providing tasty, healthy and economical menu options for breakfast and lunch.

In June 2012, Sentinel Real Estate (Sentinel) initiated research of central area restaurants that might be prospects to operate the new cafeteria based upon location, pricing, type of food and ability to transport food to the location. When vendors indicated interest, Sentinel would then send out an

information package describing the services being requested, and describing the hours, location and equipment being provided for the cafeteria operator (Attachment One). The interested vendors then came by to visit the building and the cafeteria set-up, after which they provided their proposals. In July 2012, Sentinel also advertised in the Austin Business Journal for vendors interested in providing cafeteria services in a downtown office building (Attachment Two). This advertisement did not result in any additional contacts from interested vendors.

Attachment Three is a summary showing the vendors that were contacted and/or that responded with interest in the advertisement. One criterion to be met was that the successful vendor must agree to cover the operating expenses and taxes associated with the cafeteria space in the building, which are estimated to be \$1,500 per month. Only two vendors, Hoover's Cooking and Luby's Cafeteria have indicated that they would be able to provide the services and also meet this threshold requirement of \$1,500 per month as a base payment.

The proposed menu offerings and pricing for Hoover's and Luby's are provided in Attachment Four and Attachment Five, respectively.

Once the preferred vendor has been approved by the Commissioners Court, Sentinel will execute the appropriate one-year service contract, which will include an annual renewal option. The contract will be between Sentinel and the vendor. The County Attorney's Office will review the contract for appropriateness.

STAFF RECOMMENDATIONS:

Based on tasting results, Facilities Management Department recommends the Commissioners Court select Luby's Cafeteria as the vendor for cafeteria services at the 700 Lavaca Building and requests that the Court provide direction to Sentinel to proceed with a service contract.

ISSUES AND OPPORTUNITIES:

With direction from the Commissioners Court, Sentinel can finalize the service contract and cafeteria services could begin in October 2012. Doris Zagst, Sentinel Property Manager, will be available to answer questions.

FISCAL IMPACT AND SOURCE OF FUNDING:

None to General Fund, revenue will flow into the 700 Lavaca account.

ATTACHMENTS/EXHIBITS:

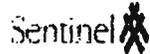
1. 700 Lavaca Cafeteria Information
2. Austin Business Journal Advertisement
3. Summary of Vendors
4. Hoover's Menu Offerings and Pricing
5. Luby's Menu Offerings and Pricing
6. (New) Cafeteria Food Tasting Survey Summary

REQUIRED AUTHORIZATIONS:

N/A

Sentinel Real Estate
Corporation

700 Lavaca St., Suite 900
Austin, TX 78701
Telephone: 512-708-0700
Fax: 512-708-0712



700 Lavaca Cafeteria Information

Location: Lower Level of the 315,000 SF office building located at 700 Lavaca St. on the block bordered by Lavaca and Guadalupe Streets and 7th and 8th Streets in downtown Austin.

Owner: 700 Lavaca office building and garage was purchased by Travis County in June 2010 as the site of its general government departments. The Travis County Commissioners and Commissioners Court will be relocating to 700 Lavaca in August 2012.

Occupancy: In August 2012, there will be approximately 600 private and County office tenants at 700 Lavaca, with additional County offices relocating in 2012 and 2013. Weekly Commissioners Court public meetings each Tuesday will bring additional people to the building.

Hours of Operation: The cafeteria would serve breakfast and lunch, Monday through Friday.

Other Food Service: Murphy's Deli operates a deli on the first floor with hours from 7:30 AM to 3:00 PM, Monday through Friday.

Food Service Equipment: Travis County is constructing the cafeteria space and providing the equipment per attached plans and equipment schedule. There is no cooking equipment. Food will need to be transported to the cafeteria from a licensed and inspected facility or prepared on-site. The wash area is located down the corridor by the loading dock.

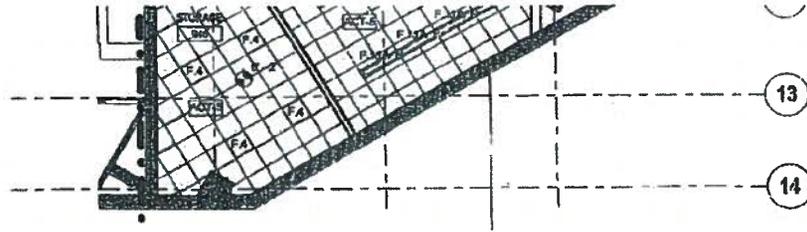
Vendor Agreement: The cafeteria will be operated under a vendor agreement with Sentinel Lavaca Management Corp. as Managing Agent for Travis County based on a percentage of sales.

Management Contact:

Doris Zagst
Property Manager
(512) 708-0700 ext. 3
Email: srec700@sbcglobal.net



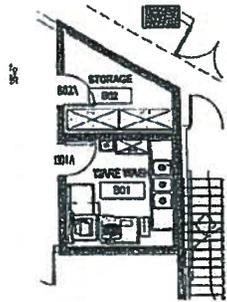
BASEMENT WARE WASH - RCP
1/8" = 1'-0"



13

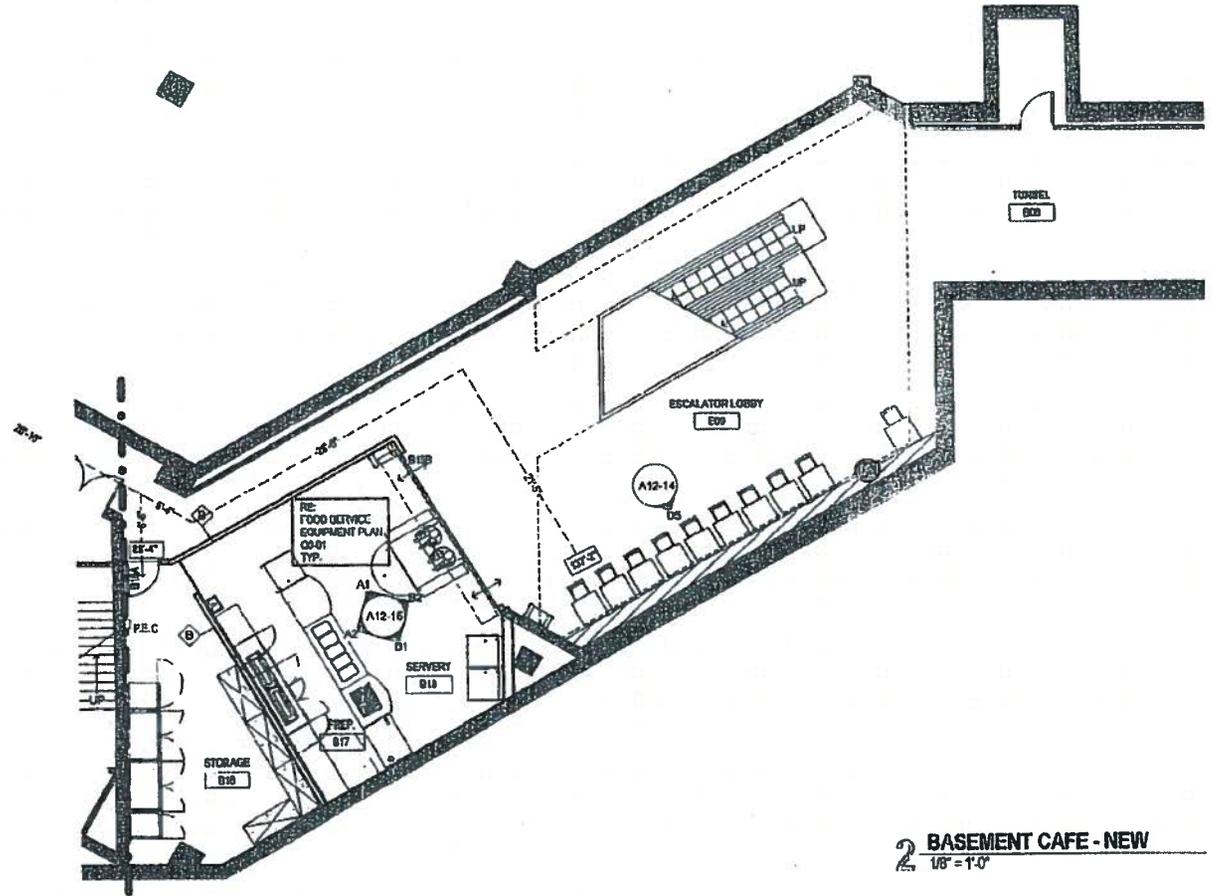
14

3 BASEMENT CAFE - RCP
1/8" = 1'-0"

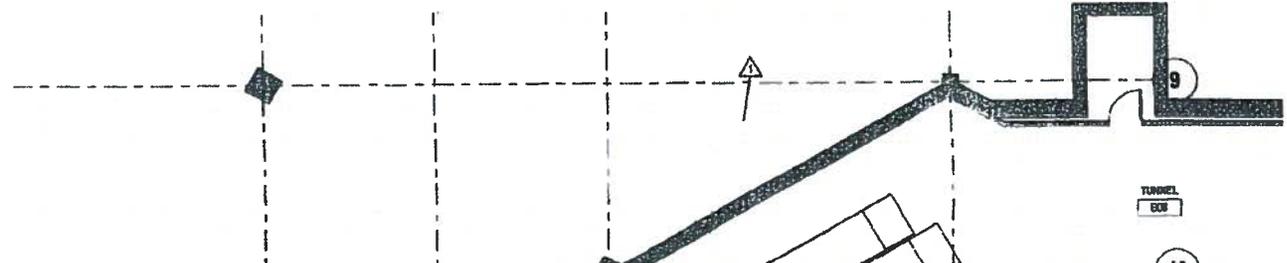


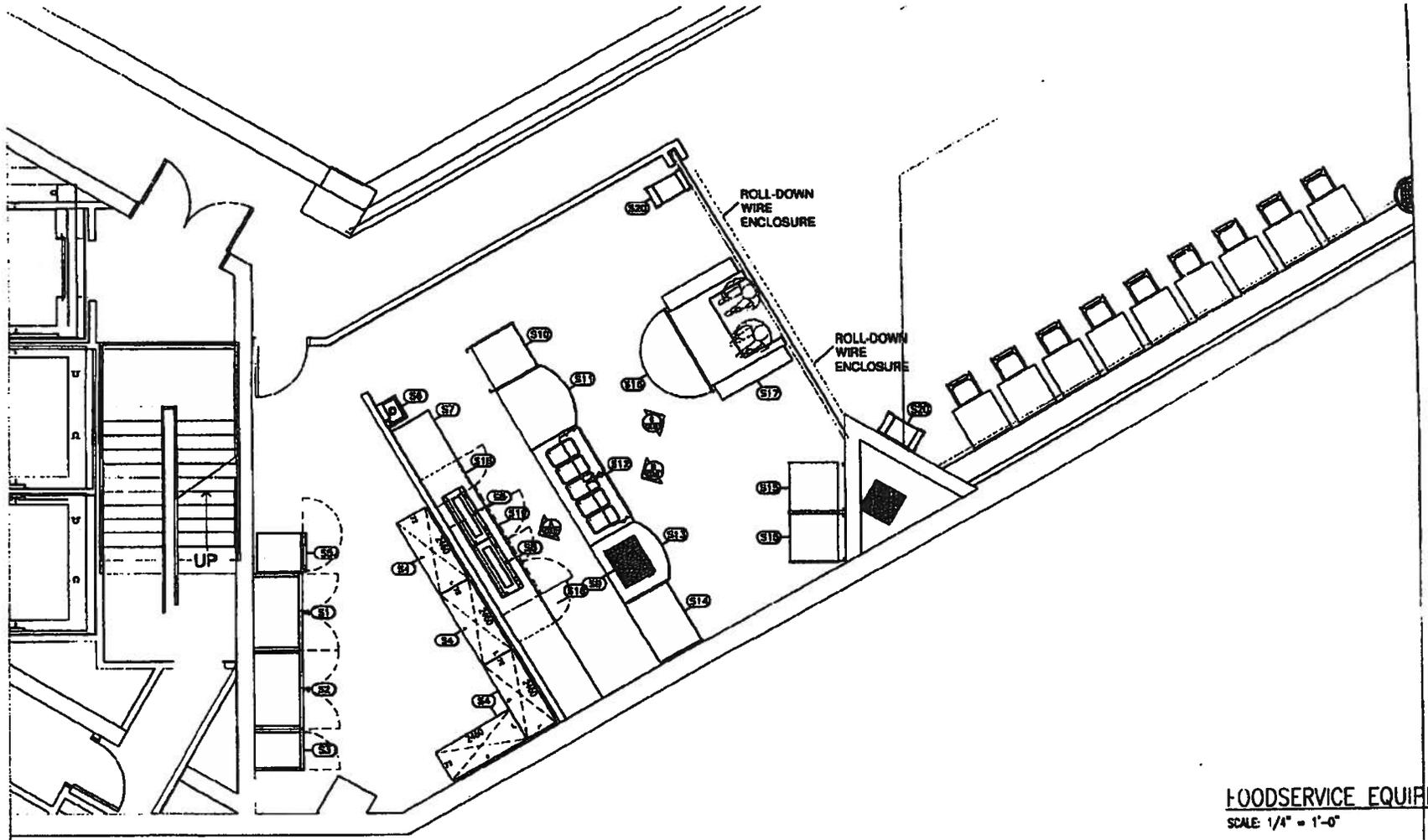
RE:
FOOD SERVICE
EQUIPMENT PLAN
CD-01
TYP.

BASEMENT WARE WASH - NEW
1/8" = 1'-0"



2 BASEMENT CAFE - NEW
1/8" = 1'-0"

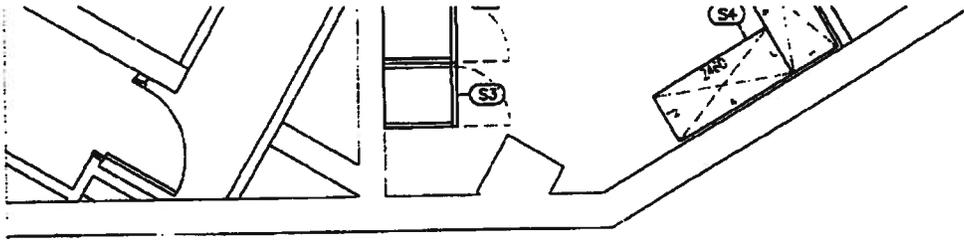




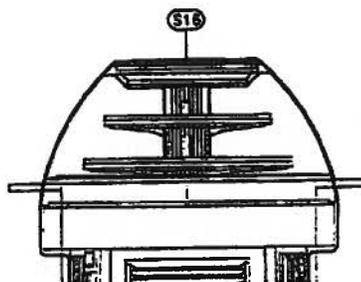
FOODSERVICE EQUIP
 SCALE 1/4" = 1'-0"

EQUIPMENT SCHEDULE

ITEM NO	QUAN	DESCRIPTION	MANUFACTURE	MODEL
W1	1	CLEAN DISH TABLE	ADVANCE TABCO	DTC-S30-38R



EQUIPMENT SCHEDULE				
ITEM NO	QUAN	DESCRIPTION	MANUFACTURE	MODEL
W1	1	CLEAN DISH TABLE	ADVANCE TABCO	DTC-S30-36R
W2	1	DISH MACHINE	HOBART	AM15VL-2
W3	1	SOILED DISH TABLE	ADVANCE TABCO	DTS-S30-48L
W4	1	SPRAY RINSE	T & S	B-0133-B
W5	1	DISPOSER	SALVAJOR	200-SA-ARSSLD
W6	1	THREE COMPARTMENT SINK	ADVANCE TABCO	94-3-54-24RL
W7	1	CHEMICAL SHELF	AMCO	
W8	1	HAND SINK	ADVANCE TABCO	7-PS-80
W9	LOT	STORAGE SHELVING	AMCO	
S1	1	HOT FOOD CABINET	DELFIELD	SAH2-S
S2	1	REFRIGERATOR	DELFIELD	SAR2-S
S3	1	STORAGE FREEZER	DELFIELD	SAF1-S
S4	LOT	STORAGE SHELVING	AMCO	
S5	1	HOT FOOD CABINET, PORTABLE	CRES-COR	H-137-UA-12D
S6	1	HAND SINK	ADVANCE TABCO	7-PS-80
S7	1	BACK COUNTER	CUSTOM FABRICATED	
S8	2	RETHEMALIZER	HATCO	TFWM-3939
S9	1	ROLL-A-GRILL	APW	HR-45
S10	1	DISPLAY REFRIGERATOR	STRUCTURAL CONCEPTS	CO3680R
S11	1	SERVING COUNTER	DELFIELD	DCBU-48R
S12	1	HOT FOOD COUNTER	DELFIELD	DC-H5
S13	1	SERVING COUNTER	DELFIELD	DCBU-48R
S14	1	DISPLAY REFRIGERATOR	STRUCTURAL CONCEPTS	HMCB4
S15	2	GRAB-N-GO CABINETS	STRUCTURAL CONCEPTS	CO3680R
S16	1	FEATURED COLD DISPLAY	STRUCTURAL CONCEPTS	FSE65R
S17	1	CASHIER COUNTER	CUSTOM FABRICATED	
S18	2	PORTABLE FOOD WARMERS	ALTO SHAAM	1000-S
S19	1	UNDERCOUNTER REFRIGERATOR	DELFIELD	18691BUCM
S20	2	TRAY DISPENSERS	DELFIELD	T1418



Advertising Deadlines: Space reservation and ad change deadline is noon on Thursday, eight days prior to the date of publication. Proof corrections and camera-ready art deadlines are Tuesday by noon. Holidays may affect deadlines.

Payment Terms: We accept pre-payment in full unless credit authorization has been established. Payment is by cash, check, Visa, MasterCard or American Express. No agency commissions on classified advertising.

Cancellations: Cancellations of ads must be authorized in writing and received by the standard deadline of the issue in which advertising is to be published. Advertising canceled after the deadline will be billed at the appropriate rate.

MARKETPLACE

For more information contact Katherine Sheeley at 512 494-2531 or email her at ksheeley@bizjournals.com

PRIVATE LENDER

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CONTACT
Vince DiMare
512.732.8338
vdimare@equitysecured.com

LEGAL MALPRACTICE

Law Offices of Eric G. Olsen

Plaza 7000, 2nd Floor
7000 North Mopac Expressway
Austin, Texas 78781
Tel: 512.201.4348
ego@egolaw.com
(reviewing cases in Texas and Florida)

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CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. D-1- GN-12-001875

To: MAXINE SUTTON MANOR, TIFFINEY ROGERS, F/K/A TIFFINEY AMON, ELSIE TOLIVER, F/K/A ELSIE GIL, UNKNOWN HEIRS OF LUCIOUS MANOR Defendant(s), in the hereinafter styled and numbered cause: YOU (AND EACH OF YOU) HAVE BEEN SUED. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of 42 days from the date of issuance hereof, that is to say at or before 10 o'clock A.M. of Monday the AUGUST 13, 2012, and answer the ORIGINAL PETITION of Plaintiff(s), filed in the 261ST JUDICIAL DISTRICT COURT of Travis County, Texas, on JUNE 29, 2012, a default judgment may be taken against you. Said suit being number D-1-GN-12-001875, in which MARIA DELORES VASQUEZ ANALIZ PHELAN, F/K/A VERNON MANOR, MAXINE SUTTON MANOR, TIFFINEY ROGERS, F/K/A TIFFINEY AMON, ELSIE TOLIVER, F/K/A ELSIE GIL, UNKNOWN HEIRS OF LUCIOUS MANOR Defendant(s), and the nature of which said suit is as follows: LOT NO. NINE (9) IN BLOCK NO EIGHT (8) IN THE A.K. BLACK ADDITION NO. 1 OUT OF A PART OF LOT NO. FIFTEEN (15) OF THE FITSHUGH SUBDIVISION OUT OF THE J.P. WALLACE LEAGUE, TRAVIS COUNTY, TEXAS AS PER PLAT RECORDED

IN PLAT BOOK NO. 4, PAGE 184 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PART OF THE IDENTICAL PROPERTY CONVEYED BY DEED OF DATE MARCH 28TH, 1945 FROM REECE MEADOR TO ANNIE PAGE, TO ALL OF WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES, TOGETHER WITH ALL IMPROVEMENTS THEREON, ALL OF WHICH MORE FULLY APPEARS FROM PLAINTIFF'S ORIGINAL PETITION ON FILE IN THIS OFFICE, AND WHICH REFERENCE IS HERE MADE FOR ALL INTENTS AND PURPOSES. Issued and given under my hand and the seal of said court at Austin, Texas, July 02, 2012. REQUESTED BY: MAURA PHELAN, 700 LAVACA ST STE 1030, AUSTIN, TX 78701. BUSINESS PHONE: (512) 472-2300 FAX: (512) 472-2303. AMALIA RODRIGUEZ-MENDOZA, Travis County District Clerk, Travis County Courthouse, 1000 Guadalupe, P.O. Box 679003 (78767) Austin, Texas 78701. By MESCHER MARIA, Deputy.

NOTICE TO CREDITORS. Notice is hereby given that original Letters Testamentary for the Estate of HENRY EDWARD HILL, SR., Deceased, were issued on May 16, 2012, under Docket No. 10,171 pending in the County Court of Bastrop County, Texas, to ARVIL WILLIAM HILL AND HENRY EDWARD HILL, JR. Claims may be presented in care of the attorney for the estate, addressed as follows: ARVIL WILLIAM HILL AND HENRY

EDWARD HILL, JR., C/O Mike Manos, Attorney, 1601 Rio Grande, Ste 520, Austin, TX 78701. All persons having claims against this estate, which is currently being administered, are required to present them within the time and in the manner prescribed by law. Dated this 16TH day of July, 2012. By Mike Manos (512) 476-9698, (512) 476-9918 FAX. SB No. 12954000.

NOTICE TO CREDITORS. Notice is hereby given that original Letters Testamentary for the Estate of REONETTA MARIE HILL, Deceased, were issued on May 16, 2012, under Docket No. 10,172 pending in the Probate Court of Bastrop County, Texas, to ARVIL WILLIAM HILL and HENRY EDWARD HILL, JR. Claims may be presented in care of the attorney for the estate, addressed as follows: ARVIL WILLIAM HILL and HENRY EDWARD HILL, JR., C/O: Mike Manos, Attorney, 1601 Rio Grande, Ste 520, Austin, TX 78701. All persons having claims against this estate, which is currently being administered, are required to present them within the time and in the manner prescribed by law. Dated this 16TH day of July, 2012. By Mike Manos (512) 476-9698, (512) 476-9918 FAX. SB No. 12954000.

NOTICE TO CREDITORS. Notice is hereby given that original Letters Testamentary for the Estate of Charles E. Ross, Deceased, were issued on July 17, 2012 in Cause No. C-1-PB-12-001078, pending in the Probate Court No. 1 of Travis County, Texas, to Dennis Ross, Independent Executor. The residence of

Dennis Ross, Independent Executor, is in Austin, Travis County, Texas. The post office address for the Estate is: ESTATE OF CHARLES E. ROSS, DECEASED, DENNIS ROSS, INDEPENDENT EXECUTOR, c/o Mitchell S. Block, DE LEON & WASHBURN, P.C., 901 S. Mopac Expressway, Barton Oaks Plaza V, Suite 230, Austin, Texas 78746. All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law. Dated the 17th day of July, 2012. DE LEON & WASHBURN, P. C., 901 S. Mopac, Barton Oaks Plaza V, Suite 230, Austin, Texas 78746. (512) 478-5308. (512) 482-8628 Telecopier. By/s/ Mitchell S. Block, ATTORNEYS FOR DENNIS ROSS INDEPENDENT EXECUTOR ESTATE OF CHARLES E. ROSS Deceased.

NOTICE TO CREDITORS. Notice is hereby given that original Letters Testamentary for the Estate of CARMEN L. MALDONADO JONES were issued on July 12, 2012, under Docket No. C-1-PB-12-000716 pending in the Probate Court No. 1 of Travis County, Texas to KRISTIN RENFRO SALTER. Claims may be presented in care of the attorney for the Estate addressed as follows: Estate of Carmen L. Maldonado Jones, c/o Thomas F. Virr, Blazier, Christensen, Bigelow & Virr, P.C., 221 W. Sixth Street, Ste. 2000, Austin, Texas 78701. All persons having claims against this Estate which is currently



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being administered are required to present them within the time and in the manner prescribed by law. Dated this 16th day of July, 2012. Blazier, Christensen, Bigelow & Virr, P.C. Thomas F. Virr, Attorney for the Estate.

NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF PATSY PATTISON ROSE, DECEASED. On July 17, 2012, letters testamentary as Independent Executor for the Estate were issued to Howard Vance Rose, Jr., by the Probate Court No. One of Travis County, Texas, in Cause Number C-1-PB-12-001071 pending upon the Probate Docket of said Court. All persons having claims against this Estate, which is currently being administered, should present those claims within the time prescribed by law to: H. David Hughes, Attorney for Howard Vance Rose, Jr., Independent Executor, 401 Congress Avenue, Suite 2424, Austin,

Texas 78701-3711.

NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF GAIL MYRICK, DECEASED. Notice is hereby given that original Letters Testamentary for the Estate of Gail Myrick, Deceased, were issued on July 17, 2012, in Cause No. C-1-PB-12-001070 in Probate Court No. One, Sitting in Matters Probate, Travis County, Texas, to Barry Myrick. The post office address for mailing of claims is: Barry Myrick, Executor, c/o Rash, Chapman, Schreiber, Leaverton & Morrison, L.L.P., 2112 Rio Grande, Austin, TX 78705. 512/477-7543 (PHONE), 512/474-0954 (FAX). All persons having claims against this Estate, which is currently being administered, are required to present them within the time and in the manner prescribed by law. Dated July 17, 2012. By: Mark B. Schreiber, Attorney for the Estate.

Summary of Vendors

700 Lavaca Cafeteria	8/8/12	Sentinel Real Estate Corp.
June 2012 Contacts		Doris Zagst
<p><i>Assume initial one year service contract with renewal options. Cafeteria operators will require employee parking in the garage at no cost.</i></p>		
Restaurant Operator	Comments	
Hoover's - Hoover Alexander, Skip Walker	<p><i>Proposed 10% monthly percentage rent assuming \$715 or more daily sales. 7/18- \$1,500/month percentage rent is acceptable.</i></p>	
Luby's Cafeteria - Jeff Sewick, Division VP - Ed Davis, Regional Operations	<p><i>Proposed 2% after Luby's profit. Estimated \$228,375 in annual sales (\$4,567 annual percentage rent) 7/23- Revised to \$1,500/month per County requirement</i></p>	
Hyon Lee - Franchisee of 700 Lavaca Murphy's Deli <i>(Would operate individually)</i>	<p><i>Proposed 4% monthly percentage rent under \$10,000 sales & 5% percentage rent over \$10,000 monthly sales. 8/8- Revised monthly percentage to 6% under \$10,000 sales & 8% over \$10,000 sales</i></p>	
The RK Group - Neil Fuselier <i>(Cafeteria operator of Capitol Grille, UT Alumni Center and Bob Bullock Museum)</i>	<p><i>Declined. Not interested in additional retail outlets at this time.</i></p>	
Threadgill's - David Whitney	<p><i>No response</i></p>	
Chuy's - Ted Zapp, VP Operations	<p><i>Not interested</i></p>	
Shady Grove - John Zapp (Original owner of Chuy's, Hula Hut, Romeo's)	<p><i>Not interested</i></p>	
Kerbey Lane Café - Karli Isiyel, Marketing Coordinator	<p><i>Interested until they knew they could not cook on-site</i></p>	
Whole Foods - Michael Hruska	<p><i>No response</i></p>	

Hoover's Cooking

Hoover's Cooking Presents Our "Good Food on the Move" Menu

We have cooked up a special menu featuring our honest-to-goodness, from-scratch Texan home cooking with "grab & go" convenience in mind, and priced and portioned accordingly to compete with fast food and factory-made meals.

We have mixed in some items from our Soular Food Garden Trailer that includes produce and eggs from some of Austin's own urban farms, and a few of our "veggie-centric" dishes that will provide flavorful options for customers seeking healthier vegan and gluten-free options.

We want to support other local businesses, so even our beverages and desserts will hail from Austin and the surrounding area. Hoover's will feature locally roasted coffees, bottled rainwater collected from the skies of Smithville, and desserts from local up & coming bakeries. These will complement our own homemade desserts, fresh-squeezed lemonade, and aqua frescas.

We are proposing to operate Monday through Friday from 7AM-3PM, serving breakfast 7-11AM and lunch 11-3PM.

In consideration for a contract to operate initially for 1 year, we are offering to pay 10% of our sales, net of sales tax. Additionally, we are requesting two parking spaces be provided for our employees, at no additional expense.

Hoover's Cooking

Breakfast

BREAKFAST TACOS

- Bacon, Egg, Potato \$2.00
- Sausage, Egg, Potato \$2.00
- Link Sausage, Egg, Potato \$2.00
- "Mexi-Cue" Brisket \$3.00

- Hoe Cake Sausage Wrap \$2.99
- Sausage Wrap (Flour Tortilla) \$2.69
- Homemade Granola \$
with Almond Milk \$
- Fruit Cups \$
- Juice \$
- Banana Nut Oat or Blueberry Bran Muffin \$
- Gluten Free Pita with Grilled Vegetables \$3.00

Homestyle food *with a twist.*

We call it

"veggie-centric"

(not exclusively vegetarian)

VEGGIE-CENTRICITIES

- Black Eyed Pea Collard Green Wraps (4) \$4.00
- Farm-to-Table Daily Special \$7.00
- rawBella Platter \$7.00
(medley of Black Eyed Pea-Collard Green wraps, Marinated Beets, and an assortment of raw veggies with a spinach hummus dip and smoked bell pepper tomato hummus dip)

Southern Comforts - \$7.00

Served w/2 housemates and choice of one bread
Meatloaf
BBQ Chicken
Hoover's Own Smoked Sausage

Daily Specials

Mon-Red Beans and Rice
with Earl Campbell Sausage
Tue- Smothered Pork Chops
Wed- Chicken 'n' Dumplins
Thu- Chop Steak w/ Mushroom Gravy
Fri- Baked Catfish, Lemon Pepper or Cajun

COLD WRAPS

Lettuce, Tomato and Spicy Garlic Buttermilk Dressing
Spinach Tortilla, Smoked Chicken Breast
with Spinach Hummus Sauce \$4.00

HOMEMADE SOUPS AND GUMBO

- Split Pea with Jerk Turkey \$4.00
- Garden Angel, Vegetarian Vegetable, nutritionally dense, low in calories, served hot or cold \$4.00
- Soup du jour \$4.00
- Chicken & Sausage Gumbo \$6.00

BEVERAGES

- Double Shot of Espresso \$2.00
- Espresso Drinks \$3.50
- TX Coffee Traders Coffee \$2.00
- Specialty Coffees \$3.00
- Specialty Teas (hot or cold) \$2.00
- Soular Foods Bottled Rain Water \$2.00
- Fresh Squeezed Lemonade \$2.00
- Agua Frescas, Pineapple-Cucumber, Melon \$3.00
(try our novelty flavor made with beets)
- Frozen Lemonade \$2.50

HOT SANDWICHES

Pulled Pork \$6.00
Chopped Beef \$7.00
Smoked Sausage \$5.50

Hoover's Cooking

Tomato Basil Tortilla, Smoked Chicken Breast,
with Smoked Bell Pepper Tomato Hummus Sauce \$4.00
Cajun Ham & Swiss \$6.00
Chipotle Chicken Salad \$6.00

Sausage Wrap \$2.69
Meatloaf \$6.00

HOUSEMATES

Ala Carte \$2.00
3 Veggie Plate \$4.99
4 Veggie Plate \$6.49
▲-Vegetarian
※- Gluten-Free
▲※ Mashed Potatoes
 ※ Green Beans
 ※ Mustard Greens
 Macaroni and Cheese
 ※ Black Eyed Peas
▲※ Okra 'n' Tomatoes
 ※ Cowboy Beans
▲※ Butter Beans
▲※ Cole Slaw
▲※ Candied Yams
▲※ Potato Salad
 Dinner Salad
▲※ Texas Caviar

DESSERTS

serving various desserts from:

- Thai Fresh Restaurant
- CinnaMan Desserts
- Sweet 'n' Dirty Bakery

We will also have additional items available for Grab 'n' Go such as Fresh Fruit, Chips,
homemade cookies, & soft drinks

Luby's

To: Doris Zagst
Subject: RE: Luby's Menu

From: Jeff G. Sewick <JSewick@lubys.com>
To: srec700@sbcglobal.net
Sent: Thu, July 12, 2012 1:07:21 PM
Subject: Fwd: 700 Lavaca Cafeteria

Here are some of our thoughts
Thanks
Jeff

From: Edward Davis
Sent: Thursday, July 12, 2012 12:53 PM
To: Jeff G. Sewick
Cc: Benjamin T. Coutee; Ken Warzecha; Austin #2
Subject: RE: 700 Lavaca Cafeteria

Jeff,

We are suggesting the following basic Breakfast options that we could easily execute. I am sure with your expertise and experience you have many more suggestions. After visiting Murphy;s Deli several times and getting their prices, we feel these are competitive and would give us a reasonable profit.

Option #1 – Sausage Biscuit & Coffee for \$2.39 = (28.5% Food Cost)

Option #2 - Sausage Biscuit, Hash Brown Patty, & Coffee for \$2.99 = (28.1 Food Cost)

Option #3 - Scrambled Eggs, Sausage or Bacon, Hash Brown Patty & Coffee for \$4.99 = (24.9 Food Cost)

Add .20 Up charge for Juice to each of the above.

Lunch Options:

Luby's

All combos \$5.99 (served in our normal child's plate 3 comp FTG container). These are just a few of the many items we can offer and be profitable.

Meatloaf

Baked Chicken

Teriyaki Chicken /rice

Chicken Tetrizzinni

Grilled Beef Liver and onions

Chopped Steak

Bacon and Cheese Chopped Steak

Baked Fish

Carved Roast Beef

Carved Turkey Breast

Italian Spaghetti (with sauce or meatballs)

Drink Prices:

Bottle Water = \$1.49

Fountain Drink = \$1.79 (20oz)

Coffee (12oz) = \$1.49

Orange Juice = \$1.79

8/31/12											
Cafeteria Food Tasting Survey Summary				Ratings: 1 to 10 (with 10 the best)							
Restaurant A - Hoover's	<u>Dietician</u>	<u>Employee</u>	<u>Employee</u>	<u>Employee</u>	<u>Employee</u>	<u>Employee</u>	<u>Sentinel</u>	AVERAGE	Sample Comments:		
		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>					
Entrees:											
Catfish	8	8	3	8	8	3	8	6.6	Spicy, not greasy, delicious, did not enjoy		
BBQ Chicken	8	6	5	7	7	-	8	6.8	Not too spicy, not greasy, tender & moist, delicious		
Meatloaf	8	6	7	7	5	-	9	7.0	Spicy, not greasy, homemade flavor, didn't like		
								6.8	Average Rating - Entrees		
Side Dishes:											
BBQ Beans	9	9	6	6	4	-	9	7.2	Good, tasty, yummy, homemade flavor		
Yams	9	7	7	7	10	6	7	7.6	Good, delicious, great, fair		
Creamed Spinach	7	3	1	6	7	3	8	5.0	Poor, bland, good, too runny, not flavorful		
								6.6	Average Rating - Side Dishes		
Desserts:											
Peach Cobbler	9	5.5	-	7	5	7	-	6.7	Good, nice flaky crust		
Chocolate Cream Pie	9	7	7	7	10	7	9	8.0	Good, favorite dessert, delicious		
								7.4	Average Rating - Desserts		
Restaurant B - Luby's											
Entrees:											
Roast Turkey & Dressing	10	9	8	8	5	-	7	7.8	Moist, flavorful, excellent, favorite item, too salty, tender		
Talapia	10	10	4	8	10	7	9	8.3	Moist, flavored well, very good, yummy, too bland, flaky		
Lemon Garlic Chicken	9	10	-	10	8	-	8	9.0	Good flavor, best item, tender & tasty		
								8.4	Average Rating - Entrees		
Side Dishes:											
Mac & Cheese	7	8	8	8	8	5	7	7.3	Good, a little salty, delicious, a little bland, average		
Roasted Mixed Vegetables	10	10	8	7	8	6	8	8.1	Very good, steamed perfectly, great, nutritious		
Garlic Green Beans	8	10	5	7	10	6	9	7.9	Good, healthy, fresh, need more garlic, well seasoned		
								7.8	Average Rating - Side Dishes		
Desserts:											
Pecan Pie	6	10	-	8	5	7	8	7.3	Good, so good I would tell guests I made it, very sweet		
German Chocolate Cake	9	9	6	10	5	7	9	7.9	Good, so good I would tell guests I made it, average		
								7.6	Average Rating - Desserts		