

**Facilities Committee
Of
THE BOARD OF TRUSTEES
Temple University – Of The Commonwealth System of Higher Education**

MEETING

Monday, March 13, 2017 at 11:00 a.m.

Room 200, Sullivan Hall, Liacouras Walk and Polett Walk

MINUTES

Secretary's Note: The trustees met first in Executive Session.

PUBLIC SESSION

PARTICIPANTS

Trustees: James F. Cawley, IV, Joseph F. Coradino, Solomon C. Luo, Christopher W. McNichol, Mitchell L. Morgan, Patrick J. O'Connor, Daniel H. Polett, Phillip C. Richard

President: Richard M. Englert

Secretary: Anne K. Nadol

University Counsel: Michael B. Gebhardt

Administration and Staff: Gregory Anderson, Kevin G. Clark, JoAnne A. Epps, Dozie A. Ibeh, Kenneth H. Kaiser, Larry R. Kaiser, Gennaro J. Leva, Joseph D. Monahan, William J. Wilkinson

Non-Voting Advisory Members: Aron Cowen

Mr. Coradino, Vice Chair of the Facilities Committee, called the Public Session to order.

Approval of Minutes – December 12, 2016

The minutes of the meeting of December 12, 2016 were approved as distributed to members.

RECOMMENDATIONS FOR ACTION:

1. Master Lease Agreement with Beech International, LLC

Upon motion duly made and seconded, the Facilities Committee recommended to the Board of Trustees that the officers be authorized to enter into a master lease agreement with Beech International, LLC, in connection with the Student Referral and Limited Occupancy Guarantee Agreement approved by the Board of Trustees (6/17/2010), for all units in the building for the remainder of the Occupancy Guarantee, (6/30/2021). There are 201 beds in the building and the average cost per bed in year one will be \$680 per month for a total first year lease cost of \$1,640,160. The rental costs will escalate 3% per annum for a total cost

not-to-exceed \$6,861,818 with the funding and financing source being University Housing (#100000-50320-7520-10).

2. Amendment to Master Lease Agreement with Broad Residential Partners, LP

Upon motion duly made and seconded, the Facilities Committee recommended to the Board of Trustees that the officers be authorized to enter into an amendment to the master lease agreement with Broad Residential Partners, LP for 764 beds on the 2nd through 8th floors of The Edge at Avenue North at a rent not-to-exceed \$4,839,200 with the funding and financing source being the University Housing (#100000-50320-7520-10).

3. 1810 Liacouras Walk Relocation – Phase 2

Upon motion duly made and seconded, the Facilities Committee recommended to the Board of Trustees that the officers be authorized to proceed with the 1810 Liacouras Walk Relocation – Phase 2 at a cost not-to-exceed \$3,700,000 with the funding and financing sources being the Student Health Services Carryover (#103069-37400-05; \$950,000), Counseling Services (#100000-37430-05; \$250,000), CFO (#800034-66000-07; \$1,000,000), Fox Business School (#100000-15010-04; \$500,000), Plant Development Fund (#100000-80220-7385-07; \$1,000,000).

4. Weiss Hall TUBRIC and Plaza Replacement

Upon motion duly made and seconded, the Facilities Committee recommended to the Board of Trustees that the officers be authorized to proceed with the Weiss Hall TUBRIC and Plaza Replacement at a cost not-to-exceed \$3,261,400 with the funding and financing sources being the FMRI Match Provost (#167098-18110-02; \$2,085,000) and Plant Development Fund (#100000-80220-7385-07; \$1,176,400).

5. Founders Garden and Polett Walk Landscape Improvements

Upon motion duly made and seconded, the Facilities Committee recommended to the Board of Trustees that the officers be authorized to proceed with the Founders Garden and Polett Walk Landscape Improvements at a cost not-to-exceed \$2,900,000 with the funding and financing source being the Plant Development Fund (#100000-80220-7385-07; \$2,900,000).

6. Weiss Tunnel Repairs

Upon motion duly made and seconded, the Facilities Committee recommended to the Board of Trustees that the officers be authorized to proceed with the Weiss Tunnel Repairs at a cost not-to-exceed \$1,656,000 with the funding and financing source being the Plant Development Fund (#100000-80220-7385-07; \$1,656,000).

7. Pearson Hall Basement Classroom Labs

Upon motion duly made and seconded, the Facilities Committee recommended to the Board of Trustees that the officers be authorized to proceed with the Pearson Hall Basement Classroom Labs at a cost not-to-exceed \$1,602,480 with the funding and financing source being the Provost (#100000-09070-7730-01; \$1,602,480).

8. 1700 N. Broad Street Fire Protection/Sprinkler System Infrastructure

Upon motion duly made and seconded, the Facilities Committee recommended to the Board of Trustees that the officers be authorized to proceed with the 1700 N. Broad Street Fire Protection/Sprinkler System Infrastructure at a cost not-to-exceed \$1,450,000 with the funding and financing source being the Plant Development Fund (#100000-80220-7385-07; \$1,450,000).

9. Kresge Hall/Medical Research Building Façade Repairs

Upon motion duly made and seconded, the Facilities Committee recommended to the Board of Trustees that the officers be authorized to proceed with the Kresge Hall/Medical Research Building Façade Repairs at a cost not-to-exceed \$811,000 with the funding and financing source being the Plant Development Fund (#100000-80220-7385-07; \$811,000).

10. Architecture Building Acoustic Upgrades

Upon motion duly made and seconded, the Facilities Committee recommended to the Board of Trustees that the officers be authorized to proceed with the Architecture Building Acoustic Upgrades at a cost not-to-exceed \$660,000 with the funding and financing source being the Plant Development Fund (#100000-80220-7385-07; \$660,000).

11. Mitten Hall Steam Vault Repair

Upon motion duly made and seconded, the Facilities Committee recommended to the Board of Trustees that the officers be authorized to proceed with the Mitten Hall Steam Vault Repair at a cost not-to-exceed \$600,000 with the funding and financing source being the Plant Development Fund (#100000-80220-7385-07; \$600,000).

12. Tomlinson/Annenberg Façade Repairs

Upon motion duly made and seconded, the Facilities Committee recommended to the Board of Trustees that the officers be authorized to proceed with the Tomlinson/Annenberg Façade Repairs at a cost not-to-exceed \$595,000 with the funding and financing source being the Plant Development Fund (#100000-80220-7385-07; \$595,000).

13. Amendment to Indoor Recreation, Athletics and College of Public Health Facility

Upon motion duly made and seconded, the Facilities Committee recommended to the Board of Trustees that the officers be authorized to proceed with the amendment Indoor Recreation, Athletics and College of Public Health Facility at a cost not-to-exceed \$568,080 with the funding and financing source being the Provost (#103006-09010-7730-04; \$568,080).

14. Anderson Gladfelter Weiss Restroom Design and Renovations

Upon motion duly made and seconded, the Facilities Committee recommended to the Board of Trustees that the officers be authorized to proceed with the Anderson Gladfelter Weiss Restroom Design and Renovations at a cost not-to-exceed \$429,960 with the funding and financing source being the Plant Development Fund (#100000-80220-7385-07; \$429,960).

15. College of Education Renovations (Design Services Only – Phase 1)

Upon motion duly made and seconded, the Facilities Committee recommended to the Board of Trustees that the officers be authorized to proceed with the College of Education Renovations (Design Services Only – Phase 1) at a cost not-to-exceed \$395,000 with the funding and financing source being the College of Education (#100000-19080-7730-07; \$395,000).

The following REPORTS FOR INFORMATION were accepted as presented:

R-1. <u>HSC Student Faculty Center Freight Elevator Upgrades</u>	\$300,000
R-2. <u>Oakwood Housing (Los Angeles) – Summer 2017</u>	\$275,000
R-3. <u>Speakman Hall Room 207 Renovations (Management Information Systems)</u>	\$267,100
R-4. <u>Dental School Orthodontics Suites Renovations</u>	\$228,000
R-5. <u>College of Engineering: New Faculty Offices, 6th Floor</u>	\$190,000
R-6. <u>Main-Bell Chiller #6 Overhaul</u>	\$150,000
R-7. <u>Parkinson 7 New Faculty Offices Renovation</u>	\$140,000
R-8. <u>MERB BSL2+ Neuroscience Laboratory Expansion</u>	\$135,000
R-9. <u>PAHB – Façade Restoration (Contingency) Amendment</u>	\$122,000
R-10. <u>Renovations to Weiss Hall Rooms 604, 607, 656, 657 and Common Hallways</u>	\$70,760
R-11. <u>Parkinson 5 New Faculty Offices Renovation</u>	\$52,000