

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

Facilities Committee

Monday, May 16, 2022, at 9:30 a.m.

1810 Liacouras Walk, 5th Floor / Video Conference

MINUTES

PUBLIC SESSION

PARTICIPANTS

Trustees:

Michael E. Breeze
Joseph F. Coradino, Chair
Deborah M. Fretz
Christopher W. McNichol
Mitchell L. Morgan
Phillip C. Richards
Charles E. Ryan

President: Dr. Jason Wingard

University Secretary: Michael B. Gebhardt

University Counsel: Cameron J. Etezady

Administration and Staff:

Martin M. Droz, AVP, Facilities Management
Kenneth H. Kaiser, Chief Operating Officer
Gennaro J. Leva, VP Planning & Capital Projects
Gregory N. Mandel, Provost
Joseph Monahan, AVP, Facilities Management
William J. Wilkinson, Senior AVP Finance/Administration

Non-Voting Representatives

Michael Schirmer, Faculty Rep.

Mr. Coradino, Chair of the Facilities Committee, called the meeting to order.

Approvals

Item 1. Facilities Committee minutes, from March 14, 2022

Upon a motion duly made and seconded, the minutes were approved.

Item 2. HSC Central Steam Plant Boiler Replacement (Amendment)

Mr. Monahan explained that the request for amending an existing CER was not because of a cost overrun, but that the CER scope was not fully designed at the time of the original request. Following discussion, the committee agreed with the recommendation.

Upon motion duly made and seconded, the Facilities Committee recommended to the Board of Trustees that the officers be authorized to proceed with the HSC Central Steam Plant Boiler Replacement (Amendment) project at a cost not-to-exceed \$17,500,000; reflecting an increase of \$4,500,000 with the funding and financing sources being the Plant Development Funds (#800000-80220-7385-07; \$4,000,000); (#800000-80220-7385-01; \$500,000)

Item 3. Lewis Katz School of Medicine Technology Upgrade

Mr. Monahan explained that the technology in the educational space in the Lewis Katz School of Medicine is not compliant with the standard of Temple University's current "smart" classrooms. In addition, the existing analog technology would not support needed upgrades. Following discussion, the committee agreed with the recommendation.

Upon motion duly made and seconded, the Facilities Committee recommended to the Board of Trustees that the officers be authorized to proceed with the Lewis Katz School of Medicine Technology Upgrade project at a cost not-to-exceed \$1,971,752, with the funding and financing source being the Auxilary Fund (#101012-06200-7730-04; \$1,971,752).

Item 4. Lease at 1432 Cecil B. Moore Avenue

Mr. Kaiser and Mr. Droz explained in detail the lease agreement with Glu Hospitality to open an upscale restaurant/bar in the location of the former Draught Horse. Mr. Kaiser described the lack of dinning on main campus.

Mr. McNichol express concern whether the restaurant would be of value to the community at large, and there could be some push back.

Mr. Kaiser explained that there would be numerous cost options and the restaurant would bring jobs to the community.

Mr. Morgan thought the lease proposal was professionally done, and he is looking forward to the campus moving in a new direction.

Upon motion duly made and seconded, the Facilities Committee recommended to the Board of Trustees that the officers be authorized to proceed with the lease agreement at 1432 Cecil B. Moore Avenue (former Draught Horse location) with Glu Hospitality at a gross rent of \$200,000 for year one which will increase 2% annually. Additionally, Temple University is entitled to additional rent of 6% of gross sales over \$3.3M.

Reports for Information

As set forth in R-1 through R-4.

Chair Coradino asked if there were any questions regarding the reports for information, as set forth in Agenda Reference R1 – R4. No questions were presented.

The meeting was adjourned at approximately 10:09 a.m.