

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

Facilities Committee

Tuesday, July 12, 2022, at 10:30 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

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
Jonathan C. Reiter, AVP, Finance

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

Approvals

Item 1. Facilities Committee minutes, from May 16, 2022

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

Item 2. FY23 Exterior Renewal: Façade Repairs / Roof Replacements

Mr. Kaiser introduced and Mr. Leva explained the request for various building façade repairs and roof replacements per a completed structural survey and to remain in compliance with City of Philadelphia building ordinance. 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 FY23 Exterior Renewal: Façade Repairs / Roof Replacements project at a cost not-to-exceed \$4,211,300; with the funding and financing source being the FY23 Plant Development Funds (#800000-80220-7385-07; \$4,211,300); as set forth in Agenda Reference 2.

Item 3. Mazur/Gladfelter Restroom Upgrades – (Phase 2 of 3) Amendment

Mr. Leva explained the long overdue need to upgrade the plumbing fixtures and finishes, in Mazur/Gladfelter restrooms. 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 Mazur/Gladfelter Restroom Upgrades (Phase 2 of 3) project at a cost not-to-exceed \$2,000,000, with the funding and financing source being the Plant Development Fund (#100000-80220-7385-07; \$2,000,000), as set forth in Agenda Reference 3.

Item 4. Campus Master Plan Update (Design Services Only)

Mr. Kaiser explained that the University was due for a fresh campus master planning effort, to encompass buildings, open spaces, and use of undeveloped properties both on the Main and Health Sciences campuses. 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 Campus Master Plan Update (Design Services Only) project at a cost not-to-exceed \$1,650,000 with the funding and financing source being the Plant Development Fund (#100000-66009-06; \$1,650,000), as set forth in Agenda Reference 4.

Item 5. Bio-Life Building Capital Improvements – (Phase 3 of 4) Amendment

Mr. Leva explained that many spaces in the Bio-Life Building have original features and fixtures that are long past their recommended lifespan. The building needs modernization and code-related 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 Bio-Life Building Capital Improvements (Phase 3 of 4) project at a cost not-to-exceed \$1,500,000, with the funding and financing source being the Plant Development Fund (#800000-80220-7385-07; \$1,500,000), as set forth in Agenda Reference 5.

Item 6. Main Campus Central Steam Plant Fuel Oil Conversion – Amendment

Mr. Leva explained the need for the fuel oil conversion to comply with the City of Philadelphia amended ordinance regarding the sale and use of fuel oil.

Upon motion duly made and seconded, the Facilities Committee recommended to the Board of Trustees that the officers be authorized to proceed with the Main Campus Central Steam Plant Fuel Oil Conversion – Amendment #1 project at a cost not-to-exceed \$500,000, with the funding and financing source being the FY23 Plant Development Fund (#800000-80220-7385-07; \$500,000), as set forth in Agenda Reference 6.

Item 7. Development of 1518-1528 N. Broad Street

Mr. Reiter explained in detail including a slide presentation for the joint venture agreement between Goodman Properties and Temple with respect to adjacent property owned by each on North Broad adjacent to campus. The development of the combined properties is intended to provide retail space and student housing. 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 project to create a joint venture with Goodman Properties which will combine Temple University owned property (1518-1526 N. Broad Street) and Goodman property (1528 N. Broad Street). The combined property will be leased to Landmark Properties, who will develop the property for retail and student housing, with the funding and financing source being the Real Estate Income (#100000-84120-563-07; \$0), as set forth in Agenda Reference 7.

Reports for Information

As set forth in R-1 through R-2.

Chair Coradino asked if there were any questions regarding the reports for information, as set forth in Agenda Reference R1 – R2. No questions were presented.

Item R-3. Capital Project Updates

Mr. Droz briefed the committee on the university's capital projects, future designs and recently completed projects.

Mr. Droz answered questions from committee members and discussion ensued.

The meeting was adjourned at approximately 11:25 a.m.