



# Board of Trustees

TEMPLE UNIVERSITY—OF THE COMMONWEALTH SYSTEM OF HIGHER EDUCATION

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## Facilities Committee

### MEETING

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

Room 200, Sullivan Hall, Liacouras Walk and Polett Walk

### AGENDA

*Secretary's Note: The trustees will meet first in Executive Session.*

## PUBLIC SESSION

### Approval of Minutes – December 13, 2016

As distributed to members.

### RECOMMENDATIONS FOR ACTION:

#### 1. Master Lease Agreement with Beech International, LLC

Recommendation: That the Facilities Committee recommend 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 unit 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). (See Agenda Reference 1)

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

Recommendation: That the Facilities Committee recommend 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 8<sup>th</sup> 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). (See Agenda Reference 2)

**3. 1810 Liacouras Walk Relocation – Phase 2**

Recommendation: That the Facilities Committee recommend 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). (See Agenda Reference 3)

**4. Weiss Hall TUBRIC and Plaza Replacement**

Recommendation: That the Facilities Committee recommend 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). (See Agenda Reference 4)

**5. Founders Garden and Polett Walk Landscape Improvements**

Recommendation: That the Facilities Committee recommend 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). (See Agenda Reference 5)

**6. Weiss Tunnel Repairs**

Recommendation: That the Facilities Committee recommend 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). (See Agenda Reference 6)

**7. Pearson Hall Basement Classroom Labs**

Recommendation: That the Facilities Committee recommend 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). (See Agenda Reference 7)

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

Recommendation: That the Facilities Committee recommend 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). (See Agenda Reference 8)

**9. Kresge Hall/Medical Research Building Façade Repairs**

Recommendation: That the Facilities Committee recommend 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). (See Agenda Reference 9)

**10. Architecture Building Acoustic Upgrades**

Recommendation: That the Facilities Committee recommend 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). (See Agenda Reference 10)

**11. Mitten Hall Steam Vault Repair**

Recommendation: That the Facilities Committee recommend 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). (See Agenda Reference 11)

**12. Tomlinson/Annenberg Façade Repairs**

Recommendation: That the Facilities Committee recommend 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). (See Agenda Reference 12)

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

Recommendation: That the Facilities Committee recommend to the Board of Trustees that the officers be authorized to proceed with the 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). (See Agenda Reference 13)

**14. Anderson Gladfelter Weiss Restroom Design and Renovations**

Recommendation: That the Facilities Committee recommend 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). (See Agenda Reference 14)

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

Recommendation: That the Facilities Committee recommend 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). (See Agenda Reference 15)

**REPORTS FOR INFORMATION:**

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

**OLD BUSINESS  
NEW BUSINESS  
ADJOURNMENT**