

**THE PENNSYLVANIA STATE UNIVERSITY  
BOARD OF TRUSTEES**

**COMMITTEE ON FINANCE, BUSINESS AND CAPITAL PLANNING  
MINUTES OF MEETING  
VOLUME FBCP 6**

**March 19, 2015**

A meeting of the Committee on Finance, Business & Capital Planning was held in Empire A of The Hershey Lodge, Hershey, Pennsylvania, beginning at 9:00 a.m.

The following committee members, constituting a quorum, were present: Mark Dambly, Clifford Benson, Barbara Doran, Abraham Harpster, and William Oldsey.

Ex officio member Keith Masser, Faculty Representative Jonna Kulikowich, Student Representative Danielle Rhubarb, and the following administration members were also present: Eric Barron, Madeline Cantu, Joseph Doncsecz, Jennifer Eck, David Gray, Frank Guadagnino, Nicholas Jones, Donna Newburg, Greg Scott, Rachel Smith, and Ford Stryker.

The meeting was called to order by Chairman Dambly. Chair Dambly advised the Committee that actions and recommendations by the Committee would be reported to the full Board of Trustees for their consideration at the March 20, 2015 meeting.

The Committee unanimously approved the minutes of the January 15, 2015 meeting of the Committee.

The Committee reviewed the following consent agenda items and unanimously approved the two action items: Summary of Revised Funds; Summary and Acknowledgment of New Funds and Major Commitments.

**1) Discussion of Consent Agenda Items Provided for Information or Approval of the Committee on Finance, Business and Capital Planning:**

Information Items –

- a) Greenhouse Infrastructure Renovation, University Park
- b) Beaver Stadium Press Box Improvements, University Park
- c) Lasch Football Building Nutrition Bar and Video Wall, University Park
- d) Services Road Improvements, University Park
- e) University Drive Extension Improvements, University Park
- f) Bigler Road Stormwater Management Improvements, University Park
- g) East Parking Deck Rehabilitation, University Park
- h) Breazeale Reactor HVAC Upgrades, University Park
- i) Mushroom Research Building Addition, University Park
- j) Atherton Hall Restroom Renovations, University Park
- k) Nittany Apartment Renovations, University Park
- l) Hail Damage Repair, Penn State Berks

- m) Administrative Offices and Egress Corridor Relocation, The Milton S. Hershey Medical Center
- n) Gift Shop Relocation, The Milton S. Hershey Medical Center
- o) Pastoral Services Offices Relocation, The Milton S. Hershey Medical Center
- p) Naming of the Hershey Data Center the "University Technology Center," The Milton S. Hershey Medical Center
- q) Naming of Rooms, Portions of Buildings, and Plazas
- r) Status of Major Construction Programs and Borrowing
- s) Investment Review of Endowment
- t) Summary and Designation of Gifts Received

Action Items –

- u) Summary of Revised Funds
- v) Summary and Acknowledgement of New Funds and Major Commitments

The proposed naming of the Blue Band Building, the "O. Richard Bundy Blue Band Building" at University Park was presented. The Committee unanimously approved the following resolutions:

RESOLVED, That the Blue Band Building at University Park is named "O. Richard Bundy Blue Band Building."

The proposed appointment of an Architect for the Chemical and Biomedical Engineering Building at University Park was presented by Ford Stryker. The Committee unanimously approved the following resolution:

RESOLVED, That the Officers of the University are authorized to employ HOK of New York City, New York, to design the Chemical and Biomedical Engineering Building at University Park.

The proposed appointment of an Architect for the Lacrosse Facility Upgrades at University Park was presented by Ford Stryker. The Committee unanimously approved the following resolution:

RESOLVED, That the Officers of the University are authorized to employ AP Architects of State College, Pennsylvania, to design Lacrosse Facility Upgrades at University Park.

The proposed Final Plans and Authorization to Expend Funds for the Visual Arts Building HVAC Replacement at University Park was presented by Ford Stryker. The Committee unanimously approved the following resolutions:

RESOLVED, That the Officers of the University are authorized to employ Trefz Engineering, Inc. of Horsham, Pennsylvania, to design the Visual Arts Building HVAC Replacement at University Park.

FURTHER BE IT RESOLVED, That the final plans for the Visual Arts HVAC Replacement, as designed by Trefz Engineering, Inc., are approved.

FURTHER BE IT RESOLVED, That authorization to expend funds to accomplish the project is approved in the amount of \$8,000,000.

The proposed Final Plans and Authorization to Expend Funds for the Data Center at University Park was presented by Ford Stryker. The Committee unanimously approved the following resolutions:

RESOLVED, That the final plans for the Data Center at University Park, as designed by IDC Architects, are approved.

FURTHER BE IT RESOLVED, That authorization to expend funds to construct the project is approved at a cost of \$58,000,000.

The proposed Final Plans and Authorization to Expend Funds for the Water Treatment Plant and Distribution Upgrades at University Park was presented by Ford Stryker. The Committee unanimously approved the following resolutions:

RESOLVED, That the final plans for the Water Treatment Plant and Distribution Upgrades, as designed by Buchert Horn, Inc. of York, Pennsylvania, are approved.

FURTHER BE IT RESOLVED, That authorization to expend funds to accomplish the project is approved in the amount of \$62,000,000.

The proposed Final Plans and Authorization to Expend Funds for the Student Enrichment Center at Harrisburg was presented by Ford Stryker. The Committee unanimously approved the following resolutions:

RESOLVED, That the final plans for the Student Enrichment Center, as designed by Bohlin Cywinski Jackson of Pittsburgh, Pennsylvania, are approved.

FURTHER BE IT RESOLVED, That authorization to expend funds to accomplish the project is approved in the amount of \$30,000,000.

The proposed Changes in Room and Board Charges for the 2015-16 Academic Year for The Pennsylvania State University was presented by Gail Hurley. The Committee unanimously approved the following resolutions:

RESOLVED, That room and board charges at all locations be increased as shown on Schedules I through IV attached hereto and which are a part of this resolution.

Chair Dambly noted that the proposed Approval of Penn State Health/Pinnacle Merger which would be considered by the full Board at their March 20, 2015 meeting had already been approved by the Finance Business and Capital Planning Committee at their January 15, 2015 meeting.

The Conflict of Interest – Approval of Lease with PSRP Developers, Inc. at Innovation Park was presented. The Committee unanimously approved the following resolution:

RESOLVED, That the proposal to enter into a three-year lease, with 5 one-year options, for Suite 314 at 101 Innovation Boulevard (Lubert Building) with PSRP Developers, Inc., totaling 3,346 square feet at a current annual cost of \$55,209.

A report on the Status of the Commonwealth Appropriations Request was given by Rachel Smith.

A Risk Oversight Briefing on Operational Safety Risks was presented by Gary Langsdale, Ford Stryker, and Steve Shelow.

A Photo Report on Selected Construction Projects was presented by Ford Stryker.

The public session of the Committee on Finance, Business & Capital Planning was adjourned at 10:45 a.m.

The Committee then went into executive session to discuss property matters.

Respectfully submitted,

Donna J. Newburg  
Assistant Secretary  
Board of Trustees

## Proposed Room and Board Rates 2015–2016

The Pennsylvania State University  
Effective Fall 2015

### Undergraduate Residence Hall Room

#### Rates/Person/Semester

(Meal Plan Required)

Room Description	Number of Occupants	Current Rate	Proposed Rate	Proposed Increase
Standard Double	2	\$2,730	\$2,860	\$130
Standard Double/Bath	2	2,880	3,010	130
Renovated Double	2	2,955	3,100	145
Small Double	2	2,045	2,145	100
Triple	3	2,455	2,575	120
Triple/Bath	3	2,730	2,860	130
Quad	4	2,455	2,575	120
Quad/Bath	4	2,730	2,860	130
Quad as Triple	3	2,730	2,860	130
Standard Single	1	3,715	3,900	185
Standard Single/Bath	1	3,780	3,975	195
Renovated Single	1	3,780	3,975	195
Eastview Single/Bath	1	4,720	4,960	240
Eastview Large Single/Bath	1	5,075	5,330	255
RA Rate	1	1,795	1,855	60
Standard Double Suite	2	3,220	3,375	155
Standard Double Suite as Triple	3	2,730	2,850	120
Standard Single Suite	4	3,755	3,945	190
Double Suite	2	3,460	3,625	165
Single Suite	1	4,550	4,780	230

Supplemental assignments will be priced at a 20 percent discount from the applicable suite or room rate.

Single occupancy of rooms intended for double occupancy will be priced at 25 percent more than the double occupancy rate for that room type.

## Proposed Room and Board Rates Continued

The Pennsylvania State University  
Effective Fall 2015

### University Park Nittany Apartment Rates/Person/Semester\*

Room Description	Number of Occupants	Current Rate	Proposed Rate	Proposed Increase
2 Bedroom Garden	4	\$3,300	\$3,460	\$160
4 Bedroom Garden	4	3,715	3,895	180
4 Bedroom Townhouse	4	3,850	4,035	185

*\*Room rate includes utilities.*

### Erie, Behrend Apartment Rates/Person/Semester\*

Room Description	Number of Occupants	Current Rate	Proposed Rate	Proposed Increase
2 Bedroom Garden	4	\$3,300	\$3,460	\$160

*\*Room rate includes utilities.*

### Harrisburg Apartment Rates/Person/Semester\*

Room Description	Number of Occupants	Current Rate	Proposed Rate	Proposed Increase
Apartments-Bedroom Single	4	\$3,950	\$4,140	\$190
Apartments-Bedroom Double	6	3,475	3,640	165
Apartments-Bedroom Triple	9	3,125	3,275	150

*\*Room rate includes utilities.*

## Proposed Room and Board Rates Continued

The Pennsylvania State University  
Effective Fall 2015

### University Park Graduate Family Apartment Rates/Month\*

Room Description	Number of Occupants	Current Rate	Proposed Rate	Proposed Increase
White Course 1 Bedroom	N/A	\$1,030	\$1,065	\$35
White Course 2 Bedroom	N/A	1,170	1,210	40
White Course 3 Bedroom	N/A	1,315	1,360	45
White Course 3 Bedroom w/Half Bath	N/A	1,330	1,375	45

\*Room rate includes utilities.

### University Park Graduate Apartment Rates/Person/Month\*

Room Description	Number of Occupants	Current Rate	Proposed Rate	Proposed Increase
White Course 4 Bedroom Apartment	4	\$815	\$850	\$35

\*Room rate includes utilities.

### Board Plan Rates/Semester

Meal Plan	Dining Dollars	Current Rate	Proposed Rate	Proposed Increase
Plan 1	\$735	\$2,005	\$2,065	\$60
Plan 2	825	2,095	2,155	60
Plan 3	885	2,155	2,215	60
Plan 4	1,010	2,270	2,340	70
Plan 5	1,095	2,355	2,425	70
Plan 6	1,270	2,530	2,600	70

## UNIVERSITY MANOR APARTMENTS

## CURRENT vs. PROPOSED MONTHLY RENTAL RATES

<u>Type Occupancy</u>	<u>No. Units</u>	<u>Current Rates Per Apt.</u>	<u>Proposed Rates Per Apt.</u>	<u>Amount Increase</u>
<b>University Manor East</b>				
1 Bedroom (with Washer/Dryer)	24	\$ 900	\$ 910	\$ 10
2 Bedroom (with Washer/Dryer)	208	\$ 1,060	\$ 1,080	\$ 20
3 Bedroom (with Washer/Dryer)	16	\$ 1,194	\$ 1,218	\$ 24
<b>University Manor West</b>				
4 Bedroom (furnished) *	31	\$ 2,120	\$ 2,168	\$ 48

\* NOTE: Proposed monthly increase per bedroom is \$12