



Public Meeting of the Property and Facilities Committee - June 25, 2020

Agenda

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| 1. Welcome and Approval of the Minutes | Barbour |
| A. Public Meeting of February 27, 2020 | |
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| 2. Review of Proposed Property Disposition | DeJong |
| A. Resolution Approving the Sale of the UPMC Presbyterian
D Wing to UPMC | |
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| 3. Review of Proposed Agreements | DeJong |
| A. Agreements for Supplemental Student Housing for
Academic Year 2021 | |
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| 4. New Business/Adjournment | Barbour |

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING THE SALE OF
UPMC PRESBYTERIAN D WING TO UPMC**

WHEREAS, the Board of Trustees has delegated authority and responsibility to the Property and Facilities Committee to review and approve: (i) acquisitions or dispositions, in whole or in part, of real property; (ii) lease arrangements; and (iii) new and/or renovation construction projects undertaken by the University or entities under its control; and

WHEREAS, The University of Pittsburgh currently owns the “D Wing” property of UPMC Presbyterian Hospital located at Desoto Street (Lot/Block 28-B-215 and 28-B-215-1) and has leased the space to UPMC since 1990; and

WHEREAS, UPMC desires to purchase the D Wing, consisting of a 21,977 square foot parcel of land, which includes an 85,295 square foot, 13-story wing of UPMC Presbyterian Hospital; as well as a nearby 13,617 square foot, L-shaped parcel of land located at Lothrop Street (Lot/Block 28-B-300), which is also owned by the University; and

WHEREAS, the University Administration has reviewed the value of the property and has determined that the sale price for the property is fair and reasonable and recommends that the Property and Facilities Committee approve the sale of the property to UPMC; now therefore be it

RESOLVED, that the Property and Facilities Committee hereby approves the sale of the D Wing property at a sale price of \$17,500,000, and the L-shaped parcel at a sale price of \$1,240,000, subject to completion of any final due diligence and the preparation and execution of a definitive sales and purchase agreement with such terms and conditions as determined to be satisfactory to the Senior Vice Chancellor for Business and Operations in consultation with Senior Vice Chancellor and Chief Legal Officer; and be it further

RESOLVED, that the proper officers of the University shall be and hereby are authorized to execute and deliver in the name and on behalf of the University any and all documents necessary in order to effect the sale of the property as contemplated herein; and be it further

RESOLVED, that the Property and Facilities Committee shall inform the Budget Committee of this action.

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING AGREEMENTS FOR SUPPLEMENTAL STUDENT HOUSING
ACADEMIC YEAR 2021**

WHEREAS, the Board of Trustees has delegated authority and responsibility to the Property and Facilities Committee to review and approve (i) acquisitions or dispositions, in whole or in part, of real property, (ii) lease arrangements, and (iii) new and/or renovation construction projects undertaken by the University or entities under its control; and

WHEREAS, in response to the COVID-19 pandemic and in accordance with associated guidelines from the Commonwealth of Pennsylvania and the U.S. Centers for Disease Control and Prevention, the University of Pittsburgh intends to implement certain de-densification protocols in its facilities for the 2021 Academic Year; and

WHEREAS, such de-densification protocols will reduce available capacity in existing University-owned student housing facilities; and

WHEREAS, the University desires to occupy rooms in multiple hotel properties in or near the Oakland campus to provide supplemental student housing for Academic Year 2021, at an estimated total cost of \$22,000,000 (the “Agreements”); now therefore be it

RESOLVED, that the Property and Facilities Committee hereby approves the occupancy of said hotel space to provide supplemental student housing for Academic Year 2021, as described herein; and be it further

RESOLVED, that the proper officers of the University shall be and hereby are authorized to finalize negotiations and execute the Agreements at an estimated total cost of \$22,000,000; and be it further

RESOLVED, that the proper officers of the University shall be and hereby are authorized to execute such agreements, leases, assignments, declarations, plans, permits, certificates, or other instruments and to take any and all such actions as may be required or which they may deem necessary or appropriate in order to accomplish the foregoing.