



Public Meeting of the
Property and Facilities Committee

July 8, 2021

3:30 p.m. - 4:00 p.m.



Public Meeting of the Property and Facilities Committee

Agenda

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| 1. Welcome and Approval of Minutes | Varischetti |
| Minutes of the June 17, 2021 Public Meeting | |
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| 2. Review of Proposed Projects | DeJong |
| A. Bradford Campus Engineering and Information Technologies Building | |
| B. Greensburg Campus Life Sciences Building | |
| C. Alan Magee Scaife Hall Improvements – Phase 2 (Renovation) | |
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- | | |
|-----------------------------|-------------|
| 3. New Business/Adjournment | Varischetti |
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The minutes of all information meetings are confidential

**MINUTES OF THE PUBLIC MEETING
OF THE PROPERTY AND FACILITIES COMMITTEE
OF THE BOARD OF TRUSTEES
OF THE UNIVERSITY OF PITTSBURGH**

June 17, 2021

A public meeting of the Property and Facilities Committee of the Board of Trustees was held on Thursday, June 17, 2021, at 10:15 a.m. Due to restrictions in place in response to the COVID-19 pandemic, the meeting was held remotely. Property and Facilities Committee members in attendance were Peter C. Varischetti (Committee Chairperson), John A. Barbour, SaLisa L. Berrien, Eva Tansky Blum, Jay Costa Jr., Patrick Gallagher (Chancellor and Chief Executive Officer), John P. Gismondi, Sy Holzer, William K. Lieberman, and John H. Pelusi Jr.. In attendance as a non-voting representative to the Committee was Amanda Leifson (Student Representative). University staff in attendance were David N. DeJong (Committee Liaison), Scott Bernotas, Dan Camarda, Jamie Cerilli, Owen Cooks, Ann E. Cudd, Kris Davitt, Emily Gavin, Kathy W. Humphrey, Rosalyn E. Jones, Julie LaBar, Paul Lawrence, Gretchen Linsenbigler, Julie Manko, Daniel Marcinko, Beth McGrew, Rebecca Roadman, Rob A. Rutenbar, Lucy Sankey-Russell, Narahari Sastry, Aurora Sharrard, Matthew Sterne, Kevin Washo, and Laura Zullo.

Welcome and Approval of Minutes. Committee Chairperson Peter C. Varischetti convened the public meeting of the Property and Facilities Committee. He announced that the meeting had been duly advertised as a public meeting in accordance with the Sunshine Act and was, therefore, open to the public as observers. A quorum of members of the Property and Facilities Committee was present for the transaction of business.

Approval of Minutes. On a motion duly made and seconded, the minutes of the November 16, 2020 Public Meeting of the Property and Facilities Committee were approved.

Review of Proposed Projects. Committee Chairperson Varischetti introduced David N. DeJong, Senior Vice Chancellor for Business and Operations, who presented the following projects for approval by the Committee:

- 1. Resolution Approving The Renovation of Hillman Library Phase 3.** The University proposes a continuation of the floor to floor renovation of Hillman Library by renovating approximately 40,000 square feet of space on the first and second floors in Phase 3, to include: (i) new finishes, furnishings, and reconfiguration of space to support new library programs and services; (ii) a new stair tower addition connecting floors one through four; (iii) replacement of the occupied roof paver system on the first floor; (iv) a new accessibility ramp to connect the Forbes Avenue sidewalk with the first-floor plaza; (v) continued infrastructure work to include mechanical system upgrades, new fireproofing, energy efficient lighting, and new power and data distribution; and (vi) replacement of perimeter single-pane windows. The University is requesting project funding approval at a total cost of \$34,000,000.

Upon motion duly made and seconded, the Committee approved the Resolution Approving The Renovation of Hillman Library Phase 3. A copy of the Resolution is included as page 4 of these minutes.

2. **Resolution Approving the Construction of a New Upper Campus Chilled Water Plant and Distribution.** The University proposes the construction of a new chilled water plant and distribution system on the upper campus with an initial cooling capacity of 7,500 tons and the ability to expand to 15,000 tons. The new plant will support campus chilled water growth and resiliency through connection with planned new construction projects on the upper campus and the University's existing chilled water network, a new electrical substation will be provided to serve the new plant as well as future electrical growth and redundancy on the upper campus, and it will provide a significant stormwater reuse system that will capture stormwater on the upper campus and send it back to the new chilled water plant for reuse. The University is requesting project funding approval at a total cost of \$117,000,000.

Upon motion duly made and seconded, the Committee approved the Construction of a New Upper Campus Chilled Water Plant and Distribution. A copy of the Resolution is included as page 5 of these minutes.

Review of Proposed Real Estate Acquisitions. Dr. DeJong presented the following proposed real estate acquisitions for approval by the Committee:

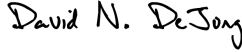
3. **Resolution Approving the Acquisition of Fifth Avenue and Halket Street (3396 Fifth Avenue).** The University proposes the acquisition of a site at the corner of Fifth Avenue and Halket Street consisting of 0.7713 acres of land with a buildable footprint of 33,598 square feet. The site owner, a limited partnership controlled by Walnut Capital, has offered the University the improved site. The purchase would include land acquisition, site improvements, and personal property, including (i) demolition; (ii) entitlements and permits; (iii) completed architectural, engineering, and traffic plans and studies; (iv) excavation; (v) shoring; (vi) caissons; and (vii) structural steel. The University is requesting purchase approval at a total cost of \$19,519,165.

Upon motion duly made and seconded, the Committee approved the Acquisition of Fifth Avenue and Halket Street (3396 Fifth Avenue). A copy of the Resolution is included as pages 6-7 of these minutes.

4. **Resolution Approving the Acquisition of Bates Street Assemblage.** The University proposes the acquisition of an assemblage of parcels bounded by Bates Street, Boulevard of the Allies, and Zulema Street, consisting of a total area of approximately 18,517 square feet on twelve lot/block parcels. Walnut Capital has secured the acquisition opportunity for the Bates Street assemblage and has offered to acquire the property, demolish the structures, and then transfer the property to the University. The University is requesting a purchase approval at a total cost of \$5,600,000, plus approximately \$399,125 in reimbursable costs, demolition expenses, and transactional costs.

Upon motion duly made and seconded, the Committee approved the Acquisition of Bates Street Assemblage. A copy of the Resolution is included as pages 8-9 of these minutes.

New Business/Adjournment. There being no further business to come before the Committee, Committee Chairperson Varischetti adjourned the meeting.

DocuSigned by:

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David N. DeJong, Senior Vice Chancellor
for Business and Operations

The foregoing minutes were reviewed and approved
by the Property and Facilities Committee on
_____, 2021.

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING THE CONSTRUCTION OF A NEW
BRADFORD CAMPUS ENGINEERING AND
INFORMATION TECHNOLOGIES BUILDING**

WHEREAS, the Board of Trustees has delegated authority 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 proposed project (the "Project") will construct a new standalone building to house two new Engineering Technology programs and the relocated Computer Information Systems & Technology Program and academic support space for increased student enrollment; and

WHEREAS, the new 39,500 gross square foot building will be programmed to include engineering labs, engineering shops, computer labs, campus data center and active large group classrooms, as well as relocation, adjustment, and tie-ins to existing campus utilities; and

WHEREAS, the Project, estimated to have a total project cost of \$24,500,000, has been carefully reviewed by the Property and Facilities Committee;

NOW THEREFORE BE IT RESOLVED, that the Property and Facilities Committee hereby approves the Project;

AND BE IT FURTHER RESOLVED, that the proper officers of the University shall be and hereby are authorized to execute all agreements, documents, certificates, forms, 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;

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 THE CONSTRUCTION OF A NEW
GREENSBURG CAMPUS LIFE SCIENCES BUILDING**

WHEREAS, the Board of Trustees has delegated authority 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 at Greensburg seeks to support increased enrollment in academic nursing program offerings in Westmoreland County in response to increased demand and rapidly changing needs in the health care industry; and

WHEREAS, the proposed project (the "Project") will construct a new two-story Life Sciences Building with a corridor connection to the existing Smith Hall to create a new unified Life Sciences Complex; and

WHEREAS, the new 32,000 gross square foot building will be programmed to include a nursing clinical lab, simulation suites, chemistry and biology lab and support spaces, a computer lab, a nursing administration suite, student lounge space and support space; and

WHEREAS, the Project, estimated to have a total project cost of \$19,280,000, has been carefully reviewed by the Property and Facilities Committee;

NOW THEREFORE BE IT RESOLVED, that the Property and Facilities Committee hereby approves the Project;

AND BE IT FURTHER RESOLVED, that the proper officers of the University shall be and hereby are authorized to execute all agreements, documents, certificates, forms, 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;

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 ALAN MAGEE SCAIFE HALL IMPROVEMENTS
PHASE 2 (RENOVATION)**

WHEREAS, the Board of Trustees has delegated authority 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 proposed project (the “Project”) is the second of two major phases to upgrade and modernize Alan Magee Scaife Hall and will modernize approximately 47,400 square feet of space on four floors on the west side of the existing building to provide quality teaching and student spaces designed to attract top students, faculty and staff; and

WHEREAS, teaching and support spaces will be re-configured and consolidated, and modern lecture halls, laboratories, and group study spaces will be constructed to support team-based learning and student interaction; and

WHEREAS, the existing classrooms will be reoriented to serve as a hub for the six schools of the Health Sciences, and the building’s west-side mechanical, electrical, and plumbing infrastructure will be updated to support modern requirements; and

WHEREAS, the Project, estimated to have a total project cost of \$30,000,000, has been carefully reviewed by the Property and Facilities Committee;

NOW THEREFORE BE IT RESOLVED, that the Property and Facilities Committee hereby approves the Project;

AND BE IT FURTHER RESOLVED, that the proper officers of the University shall be and hereby are authorized to execute all agreements, documents, certificates, forms, 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;

AND BE IT FURTHER RESOLVED, that the Property and Facilities Committee shall inform the Budget Committee of this action.