



Public Meeting of the
Property and Facilities Committee

November 16, 2020

9:30 am - 10:00 am

Via Zoom: <https://pitt.zoom.us/j/94597646272>

Meeting Password: 011087

For Audio Only: 8778535247,,94597646272#



Public Meeting of the Property and Facilities Committee - November 16, 2020

Agenda

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1. Welcome and Approval of the Minutes Varischetti
 - A. Public Meeting of September 24, 2020 - Page 3

 2. Review of Proposed Project DeJong
 - A. Resolution Approving A Scope Expansion for the Renovation of Salk Hall - Page 7

 3. New Business/Adjournment Varischetti

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

September 24, 2020

A public meeting of the Property and Facilities Committee of the Board of Trustees was held on Thursday, September 24, 2020, at 9:08 a.m. Due to governmental 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, Robert O. Agbede, SaLisa L. Berrien, Eva Tansky Blum (Immediate Past Chairperson of the Board), Patrick Gallagher (Chancellor and Chief Executive Officer), John P. Gismondi, Dawne S. Hickton, Sy Holzer, William K. Lieberman, John H. Pelusi Jr., and Marna Cupp Whittington. In attendance as non-voting representatives to the Committee were Peter Adams (Staff Representative), Debora L. Miller (Faculty Representative), Victoria Chuah (Student Representative), and Amanda Leifson (Student Representative). University Officers and the Committee Liaison in attendance were David N. DeJong (Acting Committee Liaison), Kathy W. Humphrey (Secretary of the Board of Trustees), Paul Lawrence, Rob A. Rutenbar, and Narahari Sastry. Staff in attendance were Scott Bernotas, Jodi Cardone, Jaime Cerilli, Judith DeLeo, Lina Dostilio, Emily Gavin, Julie LaBar, Daniel Marcinko, Mary Beth McGrew, Susan Mesick, Lucy Sankey-Russell, Amy E. Service, Matthew Sterne, Paul Supowitz, 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 motion duly made and seconded, the minutes of the June 25, 2020 Public Meeting of the Property and Facilities Committee were approved.

Review of Proposed Project Contribution and Proposed Lease Renewal. Mr. Varischetti introduced David N. DeJong, Acting Senior Vice Chancellor for Business and Operations, who presented the following proposed project contribution and lease for approval by the Committee:

1. **Resolution Approving the University's Contribution to the Development of the Community Engagement Center in the Hill District - New Granada Theater and Addition.** The University desires to enter into planned leases for space in the historic New Granada Theater Building located in the Hill District neighborhood of the City, as well as a proposed new adjoining building, to be developed by the Hill Community Development Corporation. The University plans to occupy approximately 20,000 square feet of the development, to be known as New Granada Square Development, for a new Community Engagement Center; thereby making a catalytic community development investment in this historically significant African American neighborhood.

The University's investment in this development is to be structured as a lease (or leases) with a maximum project contribution of \$6 million. Anticipated lease terms are for ten years at

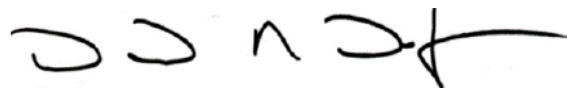
\$1.00 per year with renewal rights thereafter at fair market rates. The Hill Community Development Corporation is leading this development and will be responsible for all design and construction prior to the University's occupancy. The University is requesting authorization to finalize negotiations on the terms of the leases and the investment in the development at a maximum project contribution of \$6,000,000, and to execute all necessary agreements or other instruments. Trustee John A. Barbour abstained from voting.

Upon motion duly made and seconded, the Committee approved the Resolution Approving the University's Contribution to the Development of the Community Engagement Center in the Hill District New Granada Theater and Addition. A copy of the Resolution is included as page 3 of these minutes.

2. **Resolution Approving the Lease Renewal of Bridgeside Point One – School of Health and Rehabilitation Sciences.** The University desires to renew a lease for the School of Health and Rehabilitation Sciences at Bridgeside Point One. The space is occupied by the School's Department of Physical Therapy, including the Doctor of Physical Therapy program, which was listed as number one in the nation in U.S. News and World Report's 2020 Ranking of Best Graduate Programs. The renewal is for 34,623 rentable square feet of space for a term of five years beginning on October 1, 2021. The annual base rent will be \$1,038,690 with full rental abatement for the first three months of the renewal term. The annual rent will increase by 2% per year for the remainder of the term, along with escalations for the prorated share of increases in operating expenses over base year 2021.

Upon motion duly made and seconded, the Committee approved the Resolution Approving the Lease Renewal of Bridgeside Point One for the School of Health and Rehabilitation Sciences. A copy of the Resolution is included as page 4 of these minutes.

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



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

The foregoing minutes were reviewed and approved
by the Property and Facilities Committee on _____,
_____, 2020.

Amy E. Service, Associate Secretary of the Board of
Trustees

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING THE UNIVERSITY OF PITTSBURGH'S
CONTRIBUTION TO THE DEVELOPMENT OF THE
COMMUNITY ENGAGEMENT CENTER IN THE HILL DISTRICT
NEW GRANADA THEATER AND ADDITION**

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 desires to enter into planned leases for space in the historic New Granada Theater Building, as well as a planned new adjoining building (the "Addition") to be developed by the Hill Community Development Corporation (HCDC); and

WHEREAS, the University wishes to occupy approximately 20,000 square feet of the development to serve as a new Community Engagement Center; thereby making a catalytic community development investment in one of Pittsburgh's most renowned African American communities; and

WHEREAS, the University plans to invest in this development with a maximum project contribution of \$6,000,000 to be applied to the HCDC's renovation and construction costs and base building improvements and premises buildout, including all soft costs, furnishings, fixtures, and equipment; now therefore be it

RESOLVED, that the proper officers of the University shall be and hereby are authorized to finalize negotiations on the terms of the leases and the University's investment in the development at a contribution of \$6,000,000; 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.

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING THE RENEWAL OF THE LEASE BETWEEN
THE UNIVERSITY OF PITTSBURGH
AND BRIDGESIDE PITT, LLC
(SCHOOL OF HEALTH AND REHABILITATION SCIENCES)**

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 desires to renew the lease for 34,623 rentable square feet (rsf) of space in Bridgeside Point One, located at 100 Technology Drive, Pittsburgh, PA 15219, for the School of Health and Rehabilitation Sciences; and

WHEREAS, the renewal term is for five years beginning on October 1, 2021 with an initial annual base rent of \$1,038,690 (\$30.00/rsf) and annual increases of 2% thereafter, with full rental abatement for the first three months of the renewal term, along with escalations for the prorated share of increases in operating expenses over base year 2021; now therefore be it

RESOLVED, that the Property and Facilities Committee hereby approves the renewal of the lease between the University of Pittsburgh and Bridgeside Pitt, LLC, as described herein; and be it further

RESOLVED, that the proper officers of the University be and hereby are authorized to execute all documents necessary to consummate the lease.

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING A SCOPE EXPANSION FOR
THE RENOVATION OF SALK HALL**

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, at a public meeting held on September 27, 2018, the Property and Facilities Committee passed a resolution approving a \$69,000,000 renovation of multiple floors of Salk Hall (“the Project”); and

WHEREAS, the University proposes to increase the scope of the Project to include renovation of a portion of the 6th floor that was not included in the original project award, including additional classrooms and an improved office layout for the School of Dental Medicine; and

WHEREAS, the cost of this additional scope of renovations, which is estimated at \$3,000,000, and which will bring the total cost of the Project to \$72,000,000, has been carefully reviewed by the Property and Facilities Committee; now therefore be it

RESOLVED, that the Property and Facilities Committee hereby approves the additional funding to expand the scope of the renovation of the 6th Floor of Salk Hall; and be it further

RESOLVED, that the proper officers of the University shall be and hereby are authorized to execute all 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.