



Meeting Book - Public Meeting of the Property and Facilities Committee - June  
17, 2021

Agenda

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| 1. Welcome and Approval of Minutes from the<br>November 16, 2020 Public Meeting             | Varischetti |
| Minutes of the November 16, 2020 Public Meeting of<br>the Property and Facilities Committee |             |
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| 2. Review of Proposed Projects  | DeJong      |
| A. Hillman Library Renovation Phase 3   |             |
| B. New Upper Campus Chilled Water Plant and<br>Distribution                                 |             |
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| 3. Review of Proposed Real Estate Acquisitions  | DeJong      |
| A. Fifth Avenue and Halket Street   |             |
| B. Bates Street Site Assemblage   |             |
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| 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**

**November 16, 2020**

A public meeting of the Property and Facilities Committee of the Board of Trustees was held on Monday, November 16, 2020, at 9:30 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), Robert O. Agbede, John A. Barbour, Eva Tansky Blum, Patrick Gallagher (Chancellor and Chief Executive Officer), John P. Gismondi, Sy Holzer, William K. Lieberman, and John H. Pelusi, Jr. In attendance as non-voting representatives to the Committee were Peter Adams (Staff Representative) and Amanda Leifson (Student Representative). University Officers and the Committee Liaisons in attendance were David N. DeJong (Acting Committee Liaison), Ann E. Cudd, Kathy W. Humphrey (Secretary of the Board of Trustees), Rob A. Rutenbar, and Narahari Sastry. Staff in attendance were Scott Bernotas, Emily Gavin, Kimberly L. Honath, Julie LaBar, William Madden, Daniel Marcinko, Mary Beth McGrew, Susan Mesick, Rebecca Roadman, Lucy Sankey-Russell, Matthew Sterne, Paul Supowitz, 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 September 24, 2020 Public Meeting of the Property and Facilities Committee were approved.

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

1. **Resolution Approving A Scope Expansion for the Renovation of Salk Hall.** At a public meeting held on September 27, 2018, the Property and Facilities Committee passed a resolution approving a \$69 million renovation project of the historic Salk Hall. The University proposes an expansion of the project scope to include renovation of a portion of the sixth floor previously excluded from the original project award. This expansion will allow for the complete renovation of the sixth floor to include additional classrooms and an improved office layout for the School of Dental Medicine. The University is requesting approval to increase project funding by \$3 million to complete the additional project scope, bringing the total cost of the project to \$72 million. The renovation is currently underway and scheduled for completion in August 2021.

*Upon motion duly made and seconded, the Committee approved the Resolution Approving a Scope Expansion for the Renovation of Salk Hall. A copy of the Resolution is included as page 3 of these minutes.*

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

DocuSigned by:

David N. DeJong

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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.

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

**RESOLUTION OF THE  
PROPERTY AND FACILITIES COMMITTEE  
APPROVING THE RENOVATION OF HILLMAN LIBRARY PHASE 3**

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 continue the floor to floor renovation of Hillman Library by renovating approximately 40,000 square feet of space on the first and second floors, 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; and

WHEREAS, the Project, estimated to have a total project cost of \$34,000,000, 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.

**RESOLUTION OF THE  
PROPERTY AND FACILITIES COMMITTEE  
APPROVING THE CONSTRUCTION OF A NEW  
UPPER CAMPUS CHILLED WATER PLANT AND DISTRIBUTION**

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 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; and

WHEREAS, 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; and

WHEREAS, 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

WHEREAS, the Project 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, thus lessening the University’s impact on the City of Pittsburgh stormwater infrastructure; and

WHEREAS, the Project, estimated to have a total project cost of \$117,000,000, 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.

**RESOLUTION OF THE  
PROPERTY AND FACILITIES COMMITTEE  
APPROVING THE ACQUISITION OF  
FIFTH AVENUE AND HALKET STREET (3396 FIFTH AVENUE)**

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 has an opportunity to acquire a site at the corner of Fifth Avenue and Halket Street (new address to be 3396 Fifth Avenue) consisting of 0.7713 acres of land with a buildable footprint of 33,598 square feet; and

WHEREAS, the planned development of the site has been approved by the City of Pittsburgh for a structure of up to 285,125 gross square feet with 1.5 stories of parking; and

WHEREAS, the site owner, a limited partnership controlled by Walnut Capital (“Walnut”) has offered to the University the improved site, zoned and originally assembled for a commercial life science development; and

WHEREAS, the University has identified a need for near-term expansion in multiple health science programs ideally suited to this location due to its adjacency with the University’s research enterprises and UPMC, and the proposed location and potential use align with the University’s real estate strategy; and

WHEREAS, 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; and

WHEREAS, the University will engage in further programmatic need review and design and subsequently seek separate approval for construction of a suitable building at a future meeting of the Property and Facilities Committee; and

WHEREAS, the Administration has reviewed the value of the property and has determined that the price for the property is fair and reasonable; and

WHEREAS, a recommendation has been made by the Administration to the Property and Facilities Committee for the acquisition of the property with the purchase price to be funded by E&G Debt;

NOW THEREFORE BE IT RESOLVED, that the Property and Facilities Committee hereby approves the acquisition of the property located at 3396 Fifth Avenue, consisting of Lot/Block number 28-E-19 (consolidated parcel consisting of former lot/block numbers 28-E-19, 28-E-25, 28-E-26, 28-E-28, 28-E-29, and 28-E-30) at a purchase price of \$19,519,165 for the land plus site improvements and personal property as described herein, subject to completion of any final due

diligence and the preparation and execution of a definitive purchase and sales agreement with such terms and conditions as determined to be satisfactory to the Senior Vice Chancellor for Business and Operations in consultation with the 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 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 ACQUISITION OF  
BATES STREET SITE ASSEMBLAGE**

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 has an opportunity to acquire 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 (12) lot/block parcels (collectively, the “Bates Street Site”); and

WHEREAS, Walnut Capital (“Walnut”) has secured the acquisition opportunity for the Bates Street Site via the purchase of the mortgage loan and deed-in-lieu of foreclosure of the property, which currently includes a set of condemned townhouses; and

WHEREAS, Walnut has offered to acquire the property, demolish the structures and then transfer the property to the University, with the University’s commitment to reimbursement of Walnut’s costs and expenses; and

WHEREAS, the property sits at an important and highly visible juncture for the University and acquisition will enhance a key campus gateway, and

WHEREAS, the Administration has reviewed the value of the property and has determined that the price for the property is fair and reasonable; and

WHEREAS, a recommendation has been made by the Administration to the Property and Facilities Committee for the acquisition of the property with the purchase price to be funded by the Property Acquisition Account;

NOW THEREFORE BE IT RESOLVED, that the Property and Facilities Committee hereby approves the acquisition of the property located at 3401 to 3421 Bates Street and 392 Coltart Street, consisting of Lot/Block numbers 28-R-353, 28-R-354, 28-R-355 28-R-356, 28-R-357, 28-R-358, 28-R-359, 28-R-360, 28-R-361, 28-R-362, 28-L-5, and 28-L-7 at a purchase price of \$5,600,000 plus approximately \$399,125 in reimbursable costs, demolition expenses and transactional costs (which estimate may be adjusted within the administration’s discretion as the exact amount of the reimbursable costs and expenses are ascertained), subject to completion of any final due diligence and the preparation and execution of a definitive purchase and sales agreement with such terms and conditions as determined to be satisfactory to the Senior Vice Chancellor for Business and Operations in consultation with the 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 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.