

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

April 29, 2022

Committee Members Present

Peter C. Varischetti, Committee Chair
Robert O. Agbede
John A. Barbour
Jay Costa Jr.
Deborah J. Gillotti
John P. Gismondi
Sy Holzer
William K. Lieberman
John H. Pelusi Jr.

Other Trustees Present

Patrick Gallagher, Chancellor

Representatives Present

James P. Cassaro, Professor and Head of the Theodore M. Finney Music Library
Pete Chambers, Director of Shared Research Support Services for the Kenneth P. Dietrich
School of Arts & Sciences
Kevin Wade, Community Representative

University Staff Present

David N. DeJong, Committee Liaison, Senior Vice Chancellor for Business and Operations
Scott Bernotas, Vice Chancellor for Facilities Management
Kenyon Bonner, Vice Provost for Student Affairs
Christine A. Chapman, Senior Associate Secretary of the Board of Trustees
Kris Davitt, Senior Vice Chancellor for Philanthropic and Alumni Engagement
Emily Gavin, Treasury Manager
Dawn Gould, Executive Assistant to the Secretary of the Board of Trustees
Richard Henderson, Associate Vice Chancellor for Finance Management, Health Sciences
Rosalyn E. Jones, Vice Chancellor and Secretary of the Board of Trustees
Anish Kumar, Vice Chancellor for Real Estate
Julie LaBar, Executive Director of Marketing and Communications, Business and Operations
Paul Lawrence, Treasurer and Interim Chief Investment Officer
Heather Lyke, Director of Athletics
Julie Manko, Manager, Capital Accounting
Daniel Marcinko, Assistant Vice Chancellor, Administration for Facilities Management

Mary Beth McGrew, Vice Chancellor for Planning, Design and Real Estate
Rob A. Rutenbar, Senior Vice Chancellor for Research
Lucy Sankey Russell, Vice Provost and Chief of Staff
Melony Sacopulos, Associate Vice Chancellor for Capital Financial Management
Hari Sastry, Senior Vice Chancellor and Chief Financial Officer
Amy E. Service, Senior Associate Secretary of the Board of Trustees
Aurora Sharrard, Executive Director of Sustainability
Matthew Sterne, Vice Chancellor for Business, Hospitality and Auxiliary Services
Kevin Washo, Senior Vice Chancellor for University Relations and Chief of Staff
Laura Zullo, Executive Director of Administration, Business and Operations

A public meeting of the Property and Facilities Committee of the Board of Trustees was held remotely on Friday, April 29, 2022 at 4:13 p.m..

Welcome and Approval of Minutes. Committee Chair 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 November 19, 2022 Public Meeting of the Property and Facilities Committee were approved.

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

1. Resolution Approving Construction of the Campus Recreation and Wellness Center.

The University proposes the construction of a nine-story Campus Recreation and Wellness Center with approximately 270,000 gross square feet of program space, including: (i) multiple gymnasiums and fitness areas; (ii) an aquatics center; (iii) a jogging track; (iv) space for a future wellness suite; (v) a recreation administrative suite; (vi) specialized activity spaces; and (vii) dining facilities. The University is requesting project approval at a total cost of \$255 million.

Upon motion duly made and seconded, the Committee approved the Resolution Approving Construction of the Campus Recreation and Wellness Center. A copy of the Resolution is included as page 4 of these minutes.

2. Resolution Approving the Fifth and Halket Core and Shell Construction.

The University proposes core and shell construction for the University-owned property located at the west-side intersection of Fifth Avenue and Halket Street. The 306,000 gross square foot building includes ten stories of programmable space including (i) laboratories; (ii) classrooms; (iii) offices; (iv) retail; (v) ancillary; and (vi) support spaces, as well as a parking garage that will occupy the lower level and a portion of the ground floor. The core and shell construction will be designed to offer flexibility to meet the needs of multiple

University programs under consideration for the building. The University is requesting project approval at a total cost of \$154 million.

Upon motion duly made and seconded, the Committee approved the Resolution Approving the Fifth and Halket Core Shell and Construction. A copy of the Resolution is included as page 4 of these minutes.

Review of Proposed Real Estate Acquisition. Dr. DeJong presented the acquisition of the Strand Building located at 3607-3611 Forbes Avenue for approval by the Committee:

3. **Resolution Approving the Acquisition of the Acquisition of 3607-3611 Forbes Avenue (Strand Building).** The University proposes the acquisition of the property located at 3607-3611 Forbes Avenue (Strand Building), described as a five-story building consisting of approximately 39,000 square feet of multi-use space including (i) ground floor retail spaces; (ii) office space; and (iii) 20 residential apartments. The property is situated in a strategic location in the heart of Oakland and is aligned with the University's real estate strategy. The University is requesting authorization to acquire this property at a total purchase price of \$17 million, plus miscellaneous transfer and closing costs estimated at \$925,000, subject to completion of any final due diligence.

Upon motion duly made and seconded, the Committee approved the Resolution Approving the Acquisition of 3607-3611 Forbes Avenue (Strand Building). A copy of the Resolution is included as page 5 of these minutes.

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

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

The foregoing minutes were reviewed and approved
by the Property and Facilities Committee on
September 13, 2022.

Rosalyn E. Jones, Vice Chancellor and Secretary of
the Board of Trustees