



University of Pittsburgh Board of Trustees

**Public Meeting
of the
Property and Facilities Committee
November 19, 2021
11:45 a.m. – 12:00 p.m.**

Agenda

1. Welcome and Approval of Minutes of the July 8, 2021 Public Meeting **Varischetti**
2. Review of Proposed Projects **DeJong**
 - A. Renovation of 3512 Fifth Avenue for Pitt Information Technology
 - B. Renovation of Cathedral of Learning 7th Floor
3. Review of Proposed Real Estate Acquisition **DeJong**
 - A. Acquisition of Marriott Residence Inn University Medical Center
4. New Business/Adjournment **Varischetti**

Public minutes - 7-8-21

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**

July 8, 2021

Committee Members Present

Peter C. Varischetti, Committee Chairperson
Patrick Gallagher, Chancellor
Mary Ellen Callahan, Vice Chairperson of the Board
Robert O. Agbede
John A. Barbour
SaLisa L. Berrien
Jay Costa Jr.
John P. Gismondi
Sy Holzer
William K. Lieberman
John H. Pelusi Jr.

Other Trustees Present

Lisa Golden

University Staff Present

David DeJong, Committee Liaison
Scott Bernotas, Vice Chancellor for Facilities Management
Jamie Cerilli, Associate Vice Chancellor for Strategic Space Planning and Management
Health Sciences
Owen Cooks, Assistant Vice Chancellor for Planning
Ann E. Cudd, Provost and Senior Vice Chancellor
Emily Gavin, Treasury Manager
Dustin Gray, Executive Associate Athletic Director for Administration
Rosalyn E. Jones, Vice Chancellor and Secretary to the Board of Trustees
Julie La Bar, Director of Communications, Business and Operations
Paul Lawrence, Treasurer and Interim Chief Investment Officer
Gretchen Linsenbigler, Executive Assistant
William Madden, Vice Chancellor for Finance and Administration, Health Sciences
Julie Manko, Manager, Capital Accounting
Daniel Marcinko, Assistant Vice Chancellor, Administration, Office of Facilities Management
Rebecca Roadman, Chief of Staff, Business and Operations
Rob A. Rutenbar, Senior Vice Chancellor for Research
Lucy Sankey Russell, Vice Provost and Chief of Staff
Narahari Sastry, Senior Vice Chancellor and Chief Financial Officer
Amy Service, Senior Associate Secretary of the Board of Trustees

Stephen Wisniewski, Vice Provost for Budget and Analytics
Laura Zullo, Director of Administration, Business and Operations

A public meeting of the Property and Facilities Committee of the Board of Trustees was held on Thursday, July 8, 2021, at 3:23 p.m. Due to restrictions in place in response to the COVID-19 pandemic, the meeting was held remotely.

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 June 17, 2021 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 Bradford Campus Engineering and Information Technologies Building.** The University proposes the construction of a new 39,500 gross square foot standalone building on the Bradford campus to house two new Engineering Technology programs and the relocated Computer Information Systems and Technology Program to include: (i) engineering labs; (ii) engineering shops; (iii) computer labs; (iv) campus data center; (v) active large group classrooms; and (vi) relocation, adjustment, and tie-ins to existing campus utilities. The University is requesting project approval at a total cost of \$24,500,000.

Upon motion duly made and seconded, the Committee approved the Resolution Approving the Bradford Campus Engineering and Information Technologies Building. A copy of the Resolution is included as page 3 of these minutes.

2. **Resolution Approving the Greensburg Campus Life Sciences Building.** The University proposes the construction of a new 32,000 gross square foot two-story Life Sciences Building on the Greensburg campus. The building will have a corridor connection to the existing Smith Hall to create a new unified Life Sciences Complex, including: (i) a nursing clinical lab; (ii) simulation suites; (iii) chemistry and biology lab and support spaces; (iv) a computer lab; (v) a nursing administration suite; and (vi) student lounge space and support space. The University is requesting project approval at a total cost of \$19,280,000.

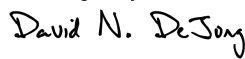
Upon motion duly made and seconded, the Committee approved the Resolution Approving the Greensburg Campus Life Sciences Building. A copy of the Resolution is included as page 4 of these minutes.

3. Resolution Approving the Alan Magee Scaife Hall Improvements – Phase 2

(Renovation). The University proposes the second of two major phases to upgrade and modernize Alan Magee Scaife Hall, modernizing approximately 47,400 square feet of space on four floors on the west side of the existing building. Teaching and support spaces will be re-configured and consolidated; modern lecture halls, laboratories, and group study spaces will be constructed to support team-based learning and student interaction; 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. The University is requesting project approval at a total cost of \$30,000,000.

Upon motion duly made and seconded, the Committee approved the Resolution Approving the Alan Magee Scaife Hall Improvements – Phase 2 (Renovation). A copy of the Resolution is included as page 5 of these minutes.

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

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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.

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

3512 Fifth Avenue Renovation

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING THE RENOVATION OF 3512 FIFTH AVENUE FOR PITT IT**

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 renovate a property at 3512 Fifth Avenue to enable relocation of the University’s Information Technology department (“PittIT”), including: (i) space reconfiguration to provide hoteling stations, limited offices, and conference spaces in support of a new hybrid work arrangement; (ii) upgrades to the building’s facade; (iii) new finishes, furnishings and equipment; (iv) upgrades to mechanical, electrical and plumbing systems; and (v) elevator upgrades; and

WHEREAS, the Project, estimated to have a total project cost of \$5,500,000, 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.

Cathedral 7th Floor Renovation

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING THE RENOVATION OF THE CATHEDRAL OF LEARNING 7TH FLOOR**

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 the Cathedral of Learning by renovating approximately 15,700 square feet of space on the seventh floor to support new space for the Office of the Senior Vice Chancellor for Research, Office of the Provost, and Pitt Information Technology, including: (i) upgrades to finishes, furnishings, and reconfiguration of the space, including accessibility improvements; (ii) updates to the lobby and restrooms; (iii) replacement of the perimeter steam heating system with new hot water heating system; (iv) replacement of the mechanical systems to include central air conditioning; (v) reopening of previously closed elevator door openings to provide direct access to the floor; and (vi) new energy efficient lighting; and

WHEREAS, the Project, estimated to have a total project cost of \$8,000,000, 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.

Acquisition of Marriott Residence Inn University Medical Center

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING THE ACQUISITION OF
MARRIOTT RESIDENCE INN UNIVERSITY MEDICAL CENTER**

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 the Marriott Residence Inn University Medical Center property located at 3896 Bigelow Boulevard, Pittsburgh PA 15213, more particularly described as Unit 1 in the Schenley Center Condominium; and

WHEREAS, the property consists of 89 efficiency apartments, 73 one-bedroom apartments, and 9 two-bedrooms apartments, as well as a 172-space parking garage, lounge, fitness facility, outdoor patio and outdoor basketball court; and

WHEREAS, the site owner, Schenley Center Associates, a Pennsylvania limited partnership desires to sell the property, together with all of the Seller's right, title, and interests, to the University; and

WHEREAS, the University has identified a need for near-term expansion in student housing capacity, particularly in apartment-style units situated near campus, and the proposed location and potential use align with the University's real estate strategy; and

WHEREAS, the purchase would include the land, all buildings and other improvements situated on the land, all appurtenant rights, personal property, contracts, licenses, intangible property, condominium documents, parking and other property; 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 Auxiliary Debt;

NOW THEREFORE BE IT RESOLVED, that the Property and Facilities Committee hereby approves the acquisition of the property located at 3896 Bigelow Boulevard, consisting of Block number 26-R Lot 152 at a purchase price of \$32,000,000 for the property, including all improvements and personal property as described herein, subject to completion of any final due diligence and in agreement with all 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.

The minutes of all information meetings are confidential

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

July 8, 2021

Committee Members Present

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Mary Ellen Callahan, Vice Chairperson of the Board
Robert O. Agbede
John A. Barbour
SaLisa L. Berrien
Jay Costa Jr.
John P. Gismondi
Sy Holzer
William K. Lieberman
John H. Pelusi Jr.

Other Trustees Present

Lisa Golden

University Staff Present

David DeJong, Committee Liaison
Scott Bernotas, Vice Chancellor for Facilities Management
Jamie Cerilli, Associate Vice Chancellor for Strategic Space Planning and Management
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Owen Cooks, Assistant Vice Chancellor for Planning
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Stephen Wisniewski, Vice Provost for Budget and Analytics
Laura Zullo, Director of Administration, Business and Operations

An information meeting of the Property and Facilities Committee of the Board of Trustees was held on Thursday, July 8, 2021 at 3:00 p.m. Due to restrictions in place in response to the COVID-19 pandemic, the meeting was held remotely.

Welcome. Committee Chairperson Peter C. Varischetti convened the information meeting of the Property and Facilities Committee and stated that no vote or action would be taken, nor would deliberation be conducted for the purpose of taking a vote or action. He reminded those in attendance that all materials provided and matters discussed in the meeting are strictly confidential.

Approval of Minutes. On motion duly made and seconded, the minutes of the June 9, 2021 and June 17, 2021 Information Meetings of the Property and Facilities Committee were approved.

Review of Proposed Projects. David N. DeJong, Senior Vice Chancellor for Business and Operations, reviewed the following proposed projects: (i) Bradford Campus Engineering and Information Technologies Building; (ii) Greensburg Campus Life Sciences Building; and (iii) Alan Magee Scaife Hall Improvements – Phase 2 (Renovation).

Dr. DeJong stated that contractors have expressed hesitancy in holding bids. He reviewed price volatility in raw materials, including lumber, adding that there are currently many eager contractors and firms.

He then provided background on two projects designed to assist regional campuses in recruiting students and bolstering employment in their regions through Science, Technology Engineering, and Mathematics (STEM) programming investments.

Dr. DeJong commented that over the past ten years, the University has seen significant full-time enrollment decreases at Bradford, Greensburg and Johnstown campuses; however, enrollment data suggests STEM has a positive impact, citing significant investments in the Johnstown campus STEM programming and associated 9% growth in STEM majors at the campus during this period.

Ann E. Cudd, Provost and Senior Vice Chancellor, remarked that there is a clear national trend of moving into STEM majors; however, the Greensburg campus is concerning because the trend is not reflective there. She added that the University can make a gain in enrollment with a focus on STEM at this campus, addressing this need through the new Life Sciences Building project, and she emphasized that the investment in both Bradford and Greensburg campuses are needed to keep pace with peer institutions.

Bradford Campus Engineering and Information Technologies Building. Dr. DeJong presented the Bradford Campus Engineering and Information Technologies Building project, describing it as a 39,500 square foot stand-alone building for the campus' new Engineering Technology programs that will include engineering labs, engineering shops, computer labs, campus data center and active large group classrooms. With Committee approval, the University will begin construction in August 2021 with scheduled completion in August 2022. Dr. DeJong reviewed funding sources at a total cost of \$24,500,000, stating that estimates were below comparable peer projects on a per square foot basis.

Greensburg Campus Life Sciences Building. Dr. DeJong presented the Greensburg Campus Life Sciences Building project, explaining it will be the first building people encounter on the campus. He provided background that this project will address the significant shortfall of nursing professionals in western Pennsylvania. Dr. DeJong described the project as a two-story, 32,000 square foot stand-alone building with a corridor connection to the existing Smith Hall. The building will create a unified Life Sciences Complex that will be tailored to nursing students, including a nursing clinical lab, simulation suites, chemistry and biology lab and support spaces, a computer lab, and a nursing administration suite. With Committee approval, the University will begin construction in August 2021 with scheduled completion in October 2022. Dr. DeJong reviewed funding sources at a total cost of \$19,280,000, stating this estimate is comparable to investments in Bradford and to other regional nursing building projects on a per square foot basis.

Alan Magee Scaife Hall Improvements – Phase 2 (Renovation). Dr. DeJong presented Phase 2 of the Alan Magee Scaife Hall project, stating that a recent School of Medicine accreditation study cited the need for facility improvements and was a driver in recommending upgrades. He provided background on Phase 1 of the project (a West Wing addition) that is currently under construction. He then reviewed the plans for Phase 2, the second of two major phases to upgrade and modernize the facility, which will include the renovation of four floors on the west side of the existing building, as well as infrastructure upgrades to the building's mechanical, electrical, and plumbing systems. Dr. DeJong stated that the project came in at \$518 per square foot which is comparable to recent peer medical school projects, at a total cost of \$30,000,000. Regarding timing, he commented that, while construction will begin a year from now, the University thought it was important to bring the project forward at this time due to current price volatility in the market. He added that Phase 1 is tracking on time and on budget.

Dr. DeJong stated that, collectively across the three projects, 356 construction jobs and 142 support jobs will contribute to regional economic activity.

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

Attachments. Copies of the following documents are filed with the official minutes of this meeting.

- Read-Ahead from David N. DeJong, Senior Vice Chancellor for Business and Operations
- Supplemental Materials:
 - Appendix A: 12-Month Property and Facilities Committee Look-Ahead Schedule
 - Appendix B: Status Report on Property and Facilities Committee Approved Projects
 - Appendix C: Status Report on Fiscal Years 2019-2021 Capital Budget Commitments
 - Appendix D: Property and Facilities Committee Work Plan
 - Appendix E: Report of Real Property Transactions, Leases or Projects between \$2 million and \$5 million

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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.

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