



# University of Pittsburgh Board of Trustees

**Public Meeting  
of the  
Property and Facilities Committee  
April 29, 2022  
3:50 p.m. – 4:00 p.m.**

## Agenda

1. Welcome and Approval of [Minutes of the November 19, 2022 Public Meeting](#) **Varischetti**
2. Review of Proposed Projects **DeJong**
  - A. [Campus Recreation and Wellness Center – Early Package](#)
  - B. [Fifth and Halket Core and Shell Construction](#)
3. Review of Proposed Property Acquisition **DeJong**
  - A. [Acquisition of 3607-3611 Forbes Avenue \(Strand Building\)](#)
4. New Business/Adjournment **Varischetti**

# **Property and Facilities Public Meeting Minutes - 11.19.2021**

*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**

**November 19, 2021**

*Committee Members Present*

Peter C. Varischetti, Committee Chairperson  
Patrick Gallagher, Chancellor  
John A. Barbour  
Vaughn S. Clagette  
Jay Costa Jr.  
Deborah J. Gillotti  
John P. Gismondi  
Sy Holzer

*Other Trustees Present*

Lisa A. Golden

*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  
Debora Miller, Vice Dean, School of Health and Rehabilitation Sciences, and Professor  
Daniel Temmallo, Student

*University Staff Present*

David N. DeJong, Committee Liaison, Senior Vice Chancellor for Business and Operations  
Scott Bernotas, Vice Chancellor for Facilities Management  
Christine A. Chapman, Senior Associate Secretary of the Board of Trustees  
Ann E. Cudd, Provost and Senior Vice Chancellor  
Kris Davitt, Senior Vice Chancellor for Philanthropic and Alumni Engagement  
Dustin Gray, Executive Associate Athletic Director for Administration  
Rosalyn E. Jones, Vice Chancellor and Secretary of the Board of Trustees  
Julie LaBar, Director of Communications, Business and Operations  
William Madden, Vice Chancellor for Finance and Administration, Health Sciences  
Julie Manko, Manager, Capital Accounting  
Daniel Marcinko, Assistant Vice Chancellor, Administration for Facilities Management  
Rob A. Rutenbar, Senior Vice Chancellor for Research  
Narahari Sastry, Senior Vice Chancellor and Chief Financial Officer  
Amy E. Service, Senior Associate Secretary of the Board of Trustees  
Aurora Sharrard, Director of Sustainability

Matthew Sterne, Vice Chancellor for Business and Auxiliary Services  
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 Friday, November 19, 2021 at 11:45 a.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 motion duly made and seconded, the minutes of the July 8, 2021 Public Meeting of the Property and Facilities Committee were approved.

**Review of Proposed Projects.** Committee Chairperson 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 Renovation of 3512 Fifth Avenue for Pitt Information Technology.**

The University proposes the renovation of a University-owned property at 3512 Fifth Avenue to enable relocation of the University's Information Technology department. The project will include: (i) space reconfiguration to provide hoteling stations, limited offices and conference spaces in support of a new hybrid work environment; (ii) upgrades to the building's façade; (iii) new finishes, furnishings and equipment; (iv) upgrades to mechanical, electrical and plumbing systems; and (v) elevator upgrades. The University is requesting project approval at a total cost of \$5.5 million.

*Upon motion duly made and seconded, the Committee approved the Resolution Approving Renovation of 3512 Fifth Avenue for Pitt Information Technology. A copy of the Resolution is included as page 4 of these minutes.*

**2. Resolution Approving the Renovation of Cathedral of Learning 7th Floor.**

The University proposes the continued floor-to-floor renovation of the Cathedral of Learning by renovating approximately 15,700 square feet of space on the 7th 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. The University is requesting project approval at a total cost of \$8 million.

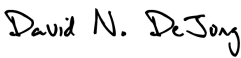
*Upon motion duly made and seconded, the Committee approved the Resolution Approving the Renovation of Cathedral of Learning 7th Floor. A copy of the Resolution is included as page 5 of these minutes.*

**Review of Proposed Real Estate Acquisition.** Dr. DeJong presented the acquisition of the Marriott Residence Inn University Medical Center for approval by the Committee:

- 3. Resolution Approving the Acquisition of the Marriott Residence Inn University Medical Center.** The University proposes the acquisition of the Marriott Residence Inn University Medical Center property located at 3896 Bigelow Boulevard, described as Unit 1 in the Schenley Center Condominium. The property consists of 89 efficiency apartments, 73 one-bedroom apartments and 9 two-bedroom apartments, as well as a 172-space parking garage, lounge, fitness facility, outdoor patio and outdoor basketball court. 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. The University is requesting authorization to acquire this property at a total purchase price of \$32 million, subject to completion of any final due diligence.

*Upon motion duly made and seconded, the Committee approved the Resolution Approving the Acquisition of the Marriott Residence Inn University Medical Center. A copy of the Resolution is included as page 6 of these minutes.*

**New Business/Adjournment.** There being no additional 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  
\_\_\_\_\_, 2022.

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

# Resolution - Campus Recreation and Wellness Center

**RESOLUTION OF THE  
PROPERTY AND FACILITIES COMMITTEE  
APPROVING CONSTRUCTION OF THE  
CAMPUS RECREATION AND WELLNESS CENTER (EARLY PACKAGE)**

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 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; and

WHEREAS, the Project will be awarded in multiple stages due to market escalation concerns, with the next stage addressing several early construction packages, including: (i) foundations; (ii) structural steel; (iii) curtain wall; (ii) mechanical, electrical and plumbing package; and (iii) design, contingency, and other project costs totaling approximately \$169,000,000, has been carefully reviewed by the Property and Facilities Committee; and

WHEREAS, the administration will present the remainder of the project for review and approval at the June meeting of the Property and Facilities Committee;

NOW THEREFORE BE IT RESOLVED, that the Property and Facilities Committee hereby approves the Project’s Early Package at an estimated cost of \$169,000,000;

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 - Fifth and Halket Core and Shell



**RESOLUTION OF THE  
PROPERTY AND FACILITIES COMMITTEE  
APPROVING THE FIFTH AND HALKET  
CORE AND SHELL CONSTRUCTION**

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 acquired property located at the west-side intersection of Fifth Avenue and Halket Street, including: (i) the property; (ii) a completed core and shell design for a new structure; (iii) previously installed deep-caisson foundations; and (iv) associated structural steel to frame the building's core and shell; and

WHEREAS, the proposed project (the "Project") will complete core and shell construction for a 306,000 gross square foot building including 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; and

WHEREAS, the core and shell construction will be designed to offer flexibility to meet the needs of multiple University programs under consideration for the building; and

WHEREAS, commencement of the core and shell construction is advisable in the near future to reduce the construction schedule, maintain site integrity, and help to avoid additional cost escalation;

NOW THEREFORE BE IT RESOLVED, that the Property and Facilities Committee hereby approves the core and shell construction for the Fifth and Halket property at an estimated cost of \$154,000,000;

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 - Acquisition of 3607-3611 Forbes Avenue (Strand Building)**

**RESOLUTION OF THE  
PROPERTY AND FACILITIES COMMITTEE  
APPROVING THE ACQUISITION OF  
3607-3611 FORBES AVENUE (STRAND 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 has an opportunity to acquire the Strand building located at 3607-3611 Forbes Avenue, Pittsburgh PA 15213; and

WHEREAS, the five-story property consists of approximately 39,000 square feet of multi-use, space including (i) ground floor retail spaces; (ii) office space; and (iii) 20 residential apartments; and

WHEREAS, the site owner, 3609 Forbes Oakland Partners, L.P., a Pennsylvania limited partnership, desires to sell the property, together with all its rights, title, and interests, to the University; and

WHEREAS, the property is situated in a strategic location in the heart of Oakland and is aligned with the University's real estate strategy; 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 Real Estate Debt;

NOW THEREFORE BE IT RESOLVED, that the Property and Facilities Committee hereby approves the acquisition of the property located at 3607-3611 Forbes Avenue, consisting of Block number 28-B Lot 138 at a purchase price of \$17,000,000 for the property, plus miscellaneous transfer and closing costs estimated at \$925,000, 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.