



University of Pittsburgh Board of Trustees

Public Meeting
of the
Property and Facilities Committee
June 21, 2022
2:30 p.m. – 3:00 p.m.
Via YouTube: <https://pi.tt/youtube>

Agenda

1. Welcome and approval of the minutes from the [April 29, 2022](#) and [May 23, 2022](#) Public Meetings of the Property and Facilities Committee **Varischetti**
2. Review of Proposed Project **DeJong**
 - A. [Enabling Work for Arena and Sports Performance Center](#)
3. New Business/Adjournment **Varischetti**

Property and Facilities Public Meeting Minutes - April 29, 2022

**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 June 17,
2022.

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

Property and Facilities Public Meeting Minutes - May 23, 2022

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

May 23, 2022

Committee Members Present

Peter C. Varischetti, Committee Chair
John A. Barbour
SaLisa L. Berrien
Deborah J. Gillotti
John P. Gismondi
William K. Lieberman

Community Representatives Present

Kevin Wade

Other Trustees Present

Patrick Gallagher, Chancellor

Other 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

University Staff Present

David N. DeJong, Committee Liaison, Senior Vice Chancellor for Business and Operations
Todd A. Brownfield, Associate Legal Counsel
Jamie Cerilli, Associate Vice Chancellor for Strategic Space Planning and Management,
Health Sciences
Jeffer Choudhry, Chief Investment Officer
Ann E. Cudd, Provost and Senior Vice Chancellor
Emily Gavin, Treasury Manager
Dawn Gould, Executive Assistant to the Secretary of the Board of Trustees
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
Julie Manko, Manager, Capital Accounting
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
Narahari Sastry, Senior Vice Chancellor and Chief Financial Officer

Additional Attendees Present

Michael Kostiew, Partner at Reed Smith

A public meeting of the Property and Facilities Committee of the Board of Trustees was held remotely on Monday, May 23, 2022 at 10:30 a.m.

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

1. **Resolution Approving the Acquisition of Bridgeside Point II.** The University proposes the acquisition of the property located at 450 Technology Drive, consisting of approximately 161,669 square feet of office and laboratory space currently fully occupied by the University of Pittsburgh School of Medicine. The property is situated in a strategic location 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 \$81 million for the property, plus miscellaneous transfer and closing costs estimated at \$3 million, subject to completion of any final due diligence.

Upon motion duly made and seconded, the Committee approved the Resolution Approving the Acquisition of Bridgeside Point II. A copy of the Resolution is included as page 3 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 June 17,
2022.

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

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING THE ACQUISITION OF
BRIDGESIDE POINT II**

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 Bridgeside Point II property located at 450 Technology Drive, Pittsburgh PA 15213; and

WHEREAS, the property consists of approximately 161,669 square feet of office and laboratory space currently fully occupied by the University of Pittsburgh School of Medicine; and

WHEREAS, BPA II, LTD, which currently holds the property pursuant to a financing master lease from the Port of Pittsburgh Commission with rights to acquire and sell it, 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 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 450 Technology Drive, Pittsburgh, PA 15213, consisting of Parcel 29-B-301 at a purchase price of \$81M for the property, plus miscellaneous transfer and closing costs estimated at \$3M, subject to satisfactory 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 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.

Enabling Work for Arena and Sports Performance Center

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING ENABLING WORK FOR THE
ARENA AND SPORTS PERFORMANCE 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 proposed project (the "Project") will complete enabling work for the planned Arena and Sports Performance Center, including (i) creation of a roadway for emergency and public utility vehicles; (ii) procurement of long-lead shoring systems necessary for the construction; and (iii) excavation within the "bowl" site next to the Petersen Events Center; and

WHEREAS, the enabling work is critical to maintaining the planned schedule for construction of the planned Arena and Sports Performance Center, which will be presented for approval at a future meeting of the Property and Facilities Committee; and

WHEREAS, the Project 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 at an estimated cost of \$15,000,000;

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.