

*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 10, 2022**

*Committee Members Present*

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

*Community Representatives Present*

Kevin Wade

*Other Trustees Present*

Douglas M. Browning, Chair, Board of Trustees  
Eva T. Blum  
Lisa A. Golden  
Jeffrey D. Martchek  
Adam Walker

*Other Representatives Present*

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  
Isabel Lam, Student Representative  
Sarah Malone, Student Representative

*University Staff Present*

David N. DeJong, Committee Liaison, Senior Vice Chancellor for Business and Operations  
Scott Bernotas, Vice Chancellor for Facilities Management  
Jamie Cerilli, Associate Vice Chancellor for Strategic Space Planning and Management,  
Health Sciences  
Kris Davitt, Senior Vice Chancellor for Philanthropic and Alumni Engagement  
Emily Gavin, Treasury Manager  
Dustin Gray, Executive Associate Athletic Director for Administration, Athletics

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  
Heather Lyke, Director of Athletics  
William Madden, Vice Chancellor for Finance and Administration, Health Sciences  
Julie Manko, Manager, Capital Accounting  
Daniel Marcinko, Assistant Vice Chancellor, Administration for Facilities Management  
Lucy Sankey Russell, Vice Provost and Chief of Staff  
Rob A. Rutenbar, Senior Vice Chancellor for Research  
Melony Sacopulos, Associate Vice Chancellor for Capital Financial Management  
Narahari Sastry, Senior Vice Chancellor and Chief Financial Officer  
Aurora Sharrard, Executive Director of Sustainability  
Anantha Shekhar, Senior Vice Chancellor for the Health Sciences and Dean, School of Medicine  
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 Thursday, November 10, 2022 at 10:32 a.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 September 13, 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 the Cathedral of Learning Domestic Water System Replacement.**

The University proposes replacement of the Cathedral of Learning's existing domestic water gravity system with a pumped and pressurized distribution system, including (i) removal of the existing pumped water storage tanks and vertical water risers; and (ii) installation of new main supply risers feeding upward and vertical distribution piping feeding downward. The University is requesting project approval at a total cost of \$7.3 million.

*Upon motion duly made and seconded, the Committee approved the Resolution Approving the Cathedral of Learning Domestic Water System Replacement. A copy of the Resolution is included as page X of these minutes.*

**2. Resolution Approving Construction of the Arena and Sports Performance Center.**

The University proposes construction of a new Arena and Sports Performance Center which will (i) provide a hub for Sports Medicine, Athletic Training, and Strength and Conditioning for 16 of 19 athletic programs; (ii) provide new competition and practice

venues for the wrestling, volleyball, gymnastics, and cheer/dance/mascot programs; (iii) construct a new arena with approximately 2,500 seats; and (iv) serve as the gateway to Victory Heights. The planned 240,000 gross square foot building will be located at the former site of Pitt Stadium, adjacent to the Petersen Events Center, and will include (i) a competition venue; (ii) spectator facilities; (iii) food service and service operation facilities; (iv) team practice facilities and locker rooms; (iv) student-athlete lounge space; (v) sports nutrition; (vi) a weight room with space dedicated to sports science; and (vii) a sports medicine facility. The University is requesting project approval at a total cost of \$240 million.

*Upon motion duly made and seconded, the Committee approved the Resolution Approving the Construction of the Arena and Sports Performance Center. A copy of the Resolution is included as page X of these minutes.*

**3. Resolution Amending the Approval for the Alan Magee Scaife Hall Improvement – Phase 2 (Renovation) for the WISER Expansion.**

The University proposes amending the scope of the Alan Magee Scaife Hall Improvement – Phase 2 (Renovation) project approved on July 8, 2021 to include expanded space for the WISER Institute. The planned expansion will include the creation of (i) an ultrasound/flex laboratory; (ii) ultrasound skills laboratory; (iii) Objective Structured Clinical Examinations (OSCE) space to accommodate 20 students; (iv) simulation server room; and other support spaces; and location within Alan Magee Scaife Hall will support the School of Medicine’s planned curriculum and its vision to consolidate programs for the six schools of the health sciences. As the cost of this additional scope of renovations is \$2 million, the University is requesting amending the project approval to a total cost of \$32 million.

*Upon motion duly made and seconded, the Committee approved the Resolution Amending the Approval for the Alan Magee Scaife Hall Improvement – Phase 2 (Renovation) for the WISER Expansion. A copy of the Resolution is included as page X of these minutes.*

**4. Resolution Approving the Renovation of Litchfield Towers – The Eatery.**

The University proposes redesigning the structure of the University’s highest student-density residential dining location known as The Eatery, located in the Litchfield Towers, to (i) diversify food offerings with 10 unique venues; (ii) modernize the full back of house kitchen, storage and dishwashing areas; (iii) remove the “basement feeling” of the space with a new entrance on Forbes Avenue; (iv) reconfigure the space to maximize seating; (v) add technology enhancements including mobile and kiosk ordering and a frictionless market; (vi) bring chefs to concepts, where cooking and interaction with student will occur; (vii) build community strength through mixed seating, community tables, soft seating and collaborative spaces; and (viii) support the University’s Sustainability Plan and celebrate the diversity of the University community. The University is requesting project approval at a total cost of \$27.5 million.

*Upon motion duly made and seconded, the Committee approved the Resolution Approving the Renovation of Litchfield Towers – The Eatery. A copy of the Resolution is included as page X of these minutes.*

**5. Resolution Approving the Conversion of the Former University Club Family House Space to Student Housing.**

The University proposes conversion of the 17,000 square feet of residential space located on floors 5 through 8 of the University Club building, previously occupied by Family House Pittsburgh, to student housing. The planned conversion will (i) convert the space to provide 48 new student rooms and private restrooms with capacity for 81 students; (ii) upgrade finishes, HVAC, electrical, plumbing, security hardware and wireless capabilities; (iii) provide amenities including a social lounge, laundry room, kitchen and study space; and (iv) provide students with easy access to campus dining, educational, recreational and support services. The University is requesting project approval at a total cost of \$5.1 million.

*Upon motion duly made and seconded, the Committee approved the Resolution Approving the Conversion of the Former University Club Family House Space to Student Housing. A copy of the Resolution is included as page X of these minutes.*

**Review of Proposed Real Estate Acquisition.** Dr. DeJong presented the acquisition of the NexTier Bank Property located at 3455 Forbes Avenue for approval by the Committee:

**6. Resolution Approving the Acquisition of the NexTier Bank Property 3455 Forbes Avenue.**

The University proposes the acquisition of the NexTier Bank Property located at 3455 Forbes Avenue, described as a 15,000 square foot lot including a single-story bank building with drive through and rooftop parking, consisting of Parcels 28-F-161 and 28-F-166. 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 \$6,237,500, plus miscellaneous transfer and closing costs estimated at \$325,000, subject to completion of any final due diligence.

*Upon motion duly made and seconded, the Committee approved the Resolution Approving the Acquisition of the NexTier Bank Property at 3455 Forbes Avenue. A copy of the Resolution is included as page X 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  
February 23, 2023.

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