



University of Pittsburgh Board of Trustees

**Public Meeting
of the
Property and Facilities Committee
November 10, 2022
10:10 a.m. – 10:30 a.m.**

Agenda

1. Welcome and Approval of the [Minutes from the September 13, 2022](#)
Public Meeting of the Property and Facilities Committee **Varischetti**

2. Review of Proposed Project **DeJong**
 - A. [Cathedral of Learning Domestic Water System Replacement](#)
 - B. [Arena and Sports Performance Center](#)
 - C. [Alan Magee Scaife Hall Renovation – WISER Expansion](#)
 - D. [Renovation of Litchfield Towers – The Eatery](#)
 - E. [University Club – Convert Former Family House Space to Student Housing](#)

3. Review of Proposed Property Acquisition **DeJong**
 - A. [Acquisition of NexTier Bank Property – 3455 Forbes Avenue](#)

4. New Business/Adjournment **Varischetti**

Minutes from the September 13, 2022 Public Meeting of the Property and Facilities Committee

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

September 13, 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 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 Tuesday, September 13, 2022 at 11:55 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 April 29, May 23, and June 17, 2022 Public Meetings of the Property and Facilities Committee were approved.

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

1. Resolution approving the Posvar Chilled Water Plant Upgrades.

The University proposes upgrades to the Posvar Chilled Water Plant to support planned campus growth; address aging equipment; expand and upgrade campus chilled water distribution systems; and capture and reuse stormwater to reduce the University's impact on the City's stormwater infrastructure, including: (i) renovation and upgrades to three of the existing Posvar plant cooling tower cells; (ii) piping modifications to provide for more efficient plant operations; (iii) purchase of two new 2,250-ton chillers; (iv) installation of new underground chilled water distribution and stormwater piping with connection to new piping installed as part of the Bigelow Boulevard renovation project; (v) installation of a 250,000-gallon underground stormwater collection tank; and (vi) potential purchase of an

additional chiller to complete the buildout of the plant. The University is requesting project approval at a total cost of \$18.8 million.

Upon motion duly made and seconded, the Committee approved the Resolution Approving the Posvar Chilled Water Plant Upgrades. A copy of the Resolution is included as page 4 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
_____, 2022.

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

Cathedral of Learning Domestic Water System Replacement

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING THE CATHEDRAL OF LEARNING
DOMESTIC WATER SYSTEM REPLACEMENT**

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 replace the 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; (ii) installation of new main supply risers feeding upward and vertical distribution piping feeding downward; 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 \$7,300,000;

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.

Arena and Sports Performance Center Resolution

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING CONSTRUCTION OF 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 construct 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; and

WHEREAS, 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; (v) student-athlete lounge space; (vi) sports nutrition; (vii) a weight room with space dedicated to sports science; and (viii) a sports medicine facility; 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 \$240,000,000;

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.

Alan Magee Scaife Hall Renovation – WISER Expansion Resolution

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
AMENDING THE APPROVAL FOR THE
ALAN MAGEE SCAIFE HALL IMPROVEMENT – PHASE 2 (RENOVATION)
FOR THE WISER EXPANSION**

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, at a public meeting held on July 8, 2021, the Property and Facilities Committee passed a resolution approving Phase 2 of the Alan Magee Scaife Hall Improvements (“the Project”) in the amount of \$30,000,000; and

WHEREAS, the University proposes to amend the scope of the Project to include expanded space for the Wisser Institute, which is dedicated to the advancement of healthcare simulation and education to improve patient safety, education, mentorship, systems design and research to enhance the high-quality delivery of healthcare; and

WHEREAS, 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

WHEREAS, the 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; and

WHEREAS, the cost of this additional scope of renovations, which is estimated at \$2,000,000, and which will bring the total cost of the Project to \$32,000,000, has been carefully reviewed by the Property and Facilities Committee;

NOW THEREFORE BE IT RESOLVED, that the Property and Facilities Committee hereby approves the additional scope of work to support expansion of the WISER Institute;

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.

Renovation of Litchfield Towers – The Eatery Resolution

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING THE RENOVATION OF LITCHFIELD TOWERS – THE EATERY**

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 redesign the structure of the University’s highest student-density residential dining location known as “The Eatery”, located in the Litchfield Towers, to move culinary innovation to the forefront and provide diversity and elasticity to enhance the dining program; and

WHEREAS, the Project will (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; 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 \$27,500,000;

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.

University Club – Convert Former Family House Space to Student Housing Resolution

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING THE CONVERSION OF THE FORMER UNIVERSITY CLUB
FAMILY HOUSE SPACE TO STUDENT HOUSING**

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 Club building, which serves as the University's primary conference and event facility, also includes 17,000 square feet of residential space located on floors 5 through 8 that was previously occupied by Family House Pittsburgh but was vacated in March 2022; and

WHEREAS, the University has experienced recent increases in student enrollment and previous studies have projected additional enrollment growth, requiring additional student bed capacity; and

WHEREAS, the proposed project (the "Project") will (i) convert the former Family House 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; (iv) provide students with easy access to campus dining, educational, recreational and support services; 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 \$5,100,000;

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.

Acquisition of NexTier Bank Property – 3455 Forbes Avenue Resolution

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING THE ACQUISITION OF THE NEXTIER BANK PROPERTY
3455 FORBES AVENUE**

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 NexTier Bank property located at 3455 Forbes Avenue, Pittsburgh PA 15213; and

WHEREAS, the property includes a 15,000 square foot lot including a single-story bank building with drive through and rooftop parking; and

WHEREAS, the current owner, NexTier Bank, N.A, 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;

NOW THEREFORE BE IT RESOLVED, that the Property and Facilities Committee hereby approves the acquisition of the property located at 3455 Forbes Avenue, Pittsburgh, PA 15213, consisting of Parcels 28-F-161 and 28-F-166 at a purchase price of \$6,237,500 for the property, plus miscellaneous transfer and closing costs estimated at \$325,000, 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 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.