



University of Pittsburgh Board of Trustees

Public Meeting
of the
Property and Facilities Committee
May 16, 2023
2:45 p.m. – 3:00 p.m.

Agenda

1. Welcome and [Approval of the Minutes from the February 23, 2023 Public Meeting of the Property and Facilities Committee](#) Varischetti
2. Review of Proposed Projects DeJong
 - A. [Hillman Library Renovation – Phase 4](#)
 - B. [Renovation of the Regional Biocontainment Lab \(RBL\) in the Biomedical Science Tower 3](#)
 - C. [Thaw Hall Roof Replacement](#)
 - D. [Upgrades to the Bradford Campus Kessel Athletic Complex](#)
3. Review of Proposed Lease DeJong
 - A. [Lease at UPMC Mercy Pavilion for the School of Medicine](#)
4. New Business/Adjournment Varischetti

**Approval of the Minutes from the February 23, 2023
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**

February 23, 2023

Committee Members Present

Peter C. Varischetti, Committee Chair
Robert O. Agbede
John A. Barbour
Jay Costa Jr.
Deborah J. Gillotti
John P. Gismondi
Jeffrey D. Martchek
John H. Pelusi Jr.

Other Trustees Present

Patrick D. Gallagher, Chancellor and Chief Executive Officer
Douglas M. Browning, Chair, Board of Trustees
Lisa A. Golden
Robert Ritson
Roberta A. Luxbacher

Community Representatives Present

Kevin Wade

Other Representatives Present

Pete Chambers, Director of Shared Research Support Services for the Kenneth P. Dietrich
School of Arts & Sciences
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
Todd A. Brownfield, Senior Associate Legal Council
Jamie R. 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, Manager, Office Operations & Trustee Engagement, Office of the Secretary
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
Heather Lyke, Director of Athletics
William Madden, Vice Chancellor for Finance and Administration, Health Sciences
Julia Manko, Manager, Capital Accounting
Daniel Marcinko, Assistant Vice Chancellor, Administration for Facilities Management
Matthew Melchert, Executive Support Team Supervisor, Pitt IT
Claudia Newell, Office of the Secretary
Aaron O’Data, Associate Chief of Staff, Philanthropy and Alumni Engagement
Tyler Puhatch, Executive Support Consultant, Pitt IT
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
Carolyn Verga, Assistant Vice Chancellor for Campus Planning
Carlos A. Villamarin, Staff Administrator, Office of the Secretary
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 on Thursday, February 23, 2023 at 10:20 a.m. as a hybrid meeting with both in-person and remote attendees.

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 10, 2022 and December 21, 2022 Public Meetings 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 Heinz Chapel Spire Repairs.

The University proposes repairs to the Heinz Chapel spire which was found to have significant deterioration of the underlying structural steel, requiring repairs or replacement. The project will: (i) remove the copper panels covering the structural steel and transport to an off-site location for inspection and repair; (ii) repair or replace the damaged and corroded structural steel; (iii) sandblast the structural steel; (iv) coat the structural steel with an epoxy coating to prevent corrosion; (v) replace the copper panels;

(vi) replace the slate roof with the original historic slate; and (vii) remove scaffolding and restore any damaged landscaping. The University is requesting project approval at a total cost of \$11.5 million.

Upon motion duly made and seconded, the Committee approved the Resolution Approving the Heinz Chapel Spire Repairs. A copy of the Resolution is included as page X of these minutes.

2. **Resolution Approving New Home for 7-T MRI.**

The University proposes the construction of a 7-Tesla (7-T) Magnetic Resonance Imaging (MRI) suite within the existing Magnetic Resonance (MR) Research Center on the 8th floor of UPMC Presbyterian, as the existing 7-T MRI located in the Biomedical Science Tower 3 is approaching the end of its useful life and a replacement MRI has been purchased. The project will enable patient evaluation and basic, translational and clinical research as part of a collective with UPMC, in addition to building on and leveraging the University's core strengths and mutual adjacencies by expanding on existing 7-T related research projects. The University is requesting project approval at a total cost of \$6.6 million.

Upon motion duly made and seconded, the Committee approved the Resolution Approving a New Home for the 7-T MRI. A copy of the Resolution is included as page X of these minutes.

Review of Proposed Lease. Dr. DeJong presented the New Lease at The Box Office at SouthSide Works for the School of Health and Rehabilitation Sciences for approval by the Committee:

3. **Resolution Approving New Lease at The Box Office at SouthSide Works for the School of Health and Rehabilitation Sciences.**

The University proposes leasing 23,321 square feet of space in the SouthSide Works Box Office facility, located at 2751 Sidney Street, Pittsburgh, PA 15203, from PITTSBURGH – SSW2 NOTE OWNER LLC for the School of Health and Rehabilitation Sciences. The University is requesting authorization to lease the space for a 91-month term at an initial base rent of \$320,663.75 annually, with base rent for the subsequent full year at \$784,984.86, increasing 2% annually along with escalations for the prorated share of increases in operating expenses and real estate taxes over base year 2023.

Upon motion duly made and seconded, the Committee approved the Resolution Approving the New Lease at The Box Office at SouthSide Works for the School of Health and Rehabilitation Sciences. 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.

David N. DeJong, Senior Vice Chancellor
for Business and Operations

The foregoing minutes were reviewed and approved
by the Property and Facilities Committee on
May 16, 2023.

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

Hillman Library Renovation – Phase 4 Project Resolution

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING PHASE 4 OF THE HILLMAN LIBRARY RENOVATION**

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, Hillman Library, the University's largest library and student study space, is in the midst of a comprehensive renovation consisting of four phases; and

WHEREAS, phases 1 through 3 of the renovation have been completed and are in use, with the progress to date providing a significantly improved student experience; and

WHEREAS, the renovation is reinventing the building's organization and services, providing a range of new work environments with extensive collaborative space, a redefined building entry, and visible and intuitive interior circulation; and

WHEREAS, the fourth and final phase of the renovation (the "Project") will complete the comprehensive building renovation by (i) upgrading approximately 100,000 square feet of ground floor space; (ii) constructing a new entry atrium at the northeast corner of the building; (iii) create a new stair connecting the ground and first floor levels; (iv) upgrading the building core, including all restrooms and elevators; (v) providing new finishes, furniture and space reconfiguration to support library programs; (vi) completing infrastructure improvements including upgrades to mechanical, electrical, data, lighting, and data distribution systems; 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 \$69,000,000;

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.

Renovation of the Regional Biocontainment Lab (RBL) in the Biomedical Science Tower 3 Project Resolution

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING UPGRADES TO THE BIOMEDICAL SCIENCE TOWER 3
REGIONAL BIOCONTAINMENT LABORATORY**

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 Regional Biocontainment Laboratory (“RBL”) within the Center for Vaccine Research (“CVR”) is a hub for infection biology at the University established in 2008; and

WHEREAS, the CVR brings together infection biologists and clinicians from varied disciplines with a common goal of investigating the evolution and pathogenesis of emerging infectious diseases and biodefense pathogens, and is an essential element to the translational research ecosystem in Pennsylvania and beyond; and

WHEREAS, over the last 14 years, the infrastructure and facilities in the RBL have begun to degrade, with some reaching the end of their useful life; and

WHEREAS, the University is now focusing on modernization of the RBL through upgrades and renovations designed to allow for continuing cutting-edge research on infectious agents of pandemic concern for many years to come; and

WHEREAS, the proposed upgrades to the RBL (the “Project”) will (i) enhance RBL safety and longevity through upgrades to exhaust systems, biocontainment flooring, equipment and controls, fire protection, and security systems; (ii) enhance efficiency of RBL operations through installation of energy efficient lighting and space reconfigurations; and (iii) enhance RBL research capacity through casework reconfigurations and rack systems; 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 \$7,480,000;

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.

Thaw Hall Roof Replacement Project Resolution

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING REPLACEMENT OF THE THAW HALL ROOF**

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, Thaw Hall is the oldest standing building designed and built for the University and has been named a historic landmark by the Pittsburgh History and Landmarks Foundation; and

WHEREAS, during a recent laboratory renovation, significant deterioration was found in the original concrete roof deck that supports the building's copper roof, requiring replacement of the roof and cornice; and

WHEREAS, the proposed project (the "Project") will (i) replace the concrete deck with a steel deck structure, finished with a copper exterior; (ii) remove the original terracotta cornice, salvage the cornice to the greatest extent possible, and reinstall to its original configuration; (iii) replace unsalvageable sections of the cornice with a molded replica; (iv) remove and replace the metal soffit; and (v) inspect the granite fascia stone and repair as required; 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 \$14,000,000;

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.

Upgrades to the Bradford Campus Kessel Athletic Complex Project Resolution

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING UPGRADES TO THE
BRADFORD CAMPUS KESSEL ATHLETIC COMPLEX**

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-Bradford's Kessel Athletic Complex is a 30-acre site located approximately one mile northeast of the campus, consisting of 8 tennis courts, a baseball field, softball field, two soccer fields, and ancillary support facilities; and

WHEREAS, the University proposes upgrades to the complex provide a venue compliant with NCAA, Division III regulations and comparable to other institutions within the Allegheny Mountain Collegiate Conference; and

WHEREAS, the proposed upgrades will feature space for practice, competition, intramural and club sports while providing a valuable tool for recruiting and retaining student-athletes, an important factor in campus enrollment; and

WHEREAS, the proposed project (the "Project") will (i) replace the main multipurpose, natural turf field with a new synthetic turf field complete with a sand/rubber infill system, gravel base and full underdrainage system; (ii) complete general construction and site work; (iii) install storm water collection and retention systems and potable water infrastructure; (iv) add new site walkways, fencing and field lighting; and (v) expand the parking lot; 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 \$6,500,000;

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.

UPMC Mercy Pavilion for the School of Medicine Lease Resolution

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING THE LEASE BETWEEN
THE UNIVERSITY OF PITTSBURGH
AND UPMC MERCY
FOR THE SCHOOL OF MEDICINE**

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 desires to lease approximately 110,000 rentable square feet (rsf) of space from UPMC MERCY (Landlord) in the UPMC MERCY PAVILION, having an address of 1622 Locust Street, Pittsburgh, PA 15219, for the School of Medicine; and

WHEREAS, the new space will support the Departments of Ophthalmology and Physical Medicine and Rehabilitation by enhancing the translational research mission, promoting operational efficiencies, and expanding research capabilities within state-of-the-art facilities; and

WHEREAS, the term is for 10 years beginning on August 1, 2023, with a total term rent of approximately \$92 million, and the University will seek to secure options for renewal suitable to both parties; and

WHEREAS, the lease is a full-service, gross lease except that the Tenant will be responsible for janitorial and maintenance services on one floor of core research space;

NOW THEREFORE BE IT RESOLVED, that the Property and Facilities Committee hereby approves the lease between the University of Pittsburgh and UPMC MERCY, as described herein;

AND BE IT FURTHER RESOLVED, that the Senior Vice Chancellor for Business and Operations and the Vice Chancellor for Real Estate 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.