



University of Pittsburgh Board of Trustees

**Public Meeting
of the
Property and Facilities Committee
February 23, 2023
10:00 a.m. – 10:30 a.m.
William Pitt Union Ballroom and
Via Zoom**

Agenda

1. Welcome and Approval of the [Minutes from the November 10, 2022](#) and [December 21, 2022 Public Meetings of the Property and Facilities Committee](#) **Varischetti**
2. Review of Proposed Projects **DeJong**
 - A. [Heinz Chapel Spire Repairs](#)
 - B. [Build New Home for 7-T MRI](#)
3. Review of Proposed Lease **DeJong**
 - A. [New Lease at The Box Office at Southside Works for the School of Health and Rehabilitation Sciences](#)
4. New Business/Adjournment **Varischetti**

Minutes from the November 10, 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**

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.

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.

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

Minutes from the December 21, 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**

December 21, 2022

Committee Members Present

Peter C. Varischetti, Committee Chair
Robert O. Agbede
John A. Barbour
Deborah J. Gillotti
John P. Gismondi
William K. Lieberman
John H. Pelusi Jr.

Community Representatives Present

Kevin Wade

Other Trustees Present

Patrick Gallagher, Chancellor and Chief Executive Officer
Douglas M. Browning, Chair, Board of Trustees
Eva T. Blum
Louis R. Cestello
Lisa A. Golden
Jeffrey D. Martchek
Larry J. Merlo

Other Representatives Present

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
Scott Bernotas, Vice Chancellor for Facilities Management
Kinsey Casey, Associate Vice Chancellor for Economic Development, Health Sciences
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
Evan Facher, Vice Chancellor for Innovation and Entrepreneurship
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
Paul Lawrence, Treasurer
Julie Manko, Manager, Capital Accounting
Daniel Marcinko, Assistant Vice Chancellor, Administration for Facilities Management
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
Matthew Sterne, Vice Chancellor for Business, Hospitality and Auxiliary Services
Paul Supowitz, Special Assistant for Strategic Initiatives
Carlos Villamarin, Staff Administrator, Office of the Secretary
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 Wednesday, December 21, 2022 at 9:30 a.m.

Welcome. 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.

Review of Proposed Property Acquisition. Committee Chair Varischetti introduced Dr. David N. DeJong, Senior Vice Chancellor for Business and Operations, who presented the property acquisition of “Lot 18” of the Hazelwood Green Property for BioForge for approval by the Committee:

1. Resolution Approving the Acquisition of “Lot 18” of the Hazelwood Green Property for BioForge.

The University proposes the acquisition of “Lot 18” within the Hazelwood Green Development, described as a to-be-formed subdivision of parcel 56-E-12 consisting of approximately 3 acres of land located along the Monongahela River. The planned development of the site includes construction of BioForge, a planned cell and gene therapy manufacturing facility to be constructed and owned by the University. The proposed purchase includes only land acquisition at this time. The University is requesting authorization to acquire this land at a total purchase price of \$10,000,000, plus miscellaneous transfer and closing costs, subject to completion of any final due diligence.

Upon motion duly made and seconded, one Committee member expressed opposition to the Resolution, citing a concern with the right of first offer included as a term of the land acquisition. The Committee member voiced support for the initiatives and programs to be associated with the acquisition, but thinks the right of first offer is problematic. The Committee then voted and approved the Acquisition of “Lot 18” of the Hazelwood Green Property for BioForge. 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
February 23, 2023.

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

Heinz Chapel Spire Repairs

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING THE HEINZ CHAPEL SPIRE REPAIRS**

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 Heinz Memorial Chapel is an irreplaceable treasure constructed in 1938 as a gift from the Heinz Family to the University as a tribute to Henry John Heinz and his mother Anna Margareta Heinz; and

WHEREAS, during a recent inspection, the Heinz Chapel spire was found to have significant deterioration of the underlying structural steel, requiring repairs or replacement in the very near future; and

WHEREAS, the proposed project (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; 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 \$11,500,000;

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.

Build New Home for 7-T MRI

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING A NEW HOME FOR THE 7-T MRI**

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 School of Medicine, in a joint effort with the Swanson School of Engineering, is planning to develop a Magnetic Resonance Imaging (MRI) suite within UPMC Presbyterian's Magnetic Resonance (MR) Research Center to enable patient evaluation and basic, translational and clinical research as part of a collective with UPMC; and

WHEREAS, the project will build on and leverage the University's core strengths and mutual adjacencies by expanding on the existing 7-Tesla (7-T) related research projects (currently valued at \$85 million); and

WHEREAS, this project proposes to build a framework for new transdisciplinary research and educational programs in neuro-related fields; and

WHEREAS, the existing 7-T MRI (located in the Biomedical Science Tower 3) is quickly approaching the end of its useful life and a replacement MRI has been purchased; and

WHEREAS, the proposed project (the "Project") will construct a new suite for the 7-T MRI within the existing MR Research Center on the 8th floor of UPMC Presbyterian; 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 \$6,600,000;

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.

New Lease at The Box Office at Southside Works for the School of Health and Rehabilitation Sciences

**RESOLUTION OF THE
PROPERTY AND FACILITIES COMMITTEE
APPROVING THE LEASE BETWEEN
THE UNIVERSITY OF PITTSBURGH
AND PITTSBURGH – SSW2 NOTE OWNER LLC
FOR THE SCHOOL OF HEALTH AND REHABILITATION SCIENCES**

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 23,321 rentable square feet (rsf) of space from PITTSBURGH - SSW2 NOTE OWNER LLC (Landlord) in the SouthSide Works Box Office, having an address of 2751 Sidney Street, Pittsburgh, PA 15203, for the School of Health and Rehabilitation Sciences; and

WHEREAS, the term is for 91 months beginning on Landlord's substantial completion of Landlord's work, with an initial base rent of \$320,663.75 annually, which includes a 7-month rent abatement. The base rent for the subsequent full year is \$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;

NOW THEREFORE BE IT RESOLVED, that the Property and Facilities Committee hereby approves the lease between the University of Pittsburgh and PITTSBURGH - SSW2 NOTE OWNER LLC, as described herein;

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.