

Contact: Joan Racki

MINUTES OF OCTOBER 23, 2013, COMMITTEE MEETING

**BOARD OF REGENTS, STATE OF IOWA
PROPERTY AND FACILITIES COMMITTEE**

**SOUTH ROOM, IOWA MEMORIAL UNION
UNIVERSITY OF IOWA**

Committee Members Present

Regent Milt Dakovich, Chair

Doug True, University of Iowa Senior Vice President & Treasurer, Finance & Operations

Warren Madden, Iowa State University Senior Vice President for Business and Finance

Michael Hager, University of Northern Iowa Vice President for Administration & Financial Services

Committee Members Absent

Regent Larry McKibben

Presenters

Rod Lehnertz, University of Iowa Director of Planning, Design and Construction; Department of Facilities Management

David Kieft, University of Iowa Business Manager

Ken Fisher, University of Iowa Hospitals and Clinics Chief Financial Officer

John Staley, University of Iowa Hospitals and Clinics Senior Associate Director

Morris Mikkelsen, University of Northern Iowa, Associate Vice President Facilities Planning

Other Regents

Nicole Carroll, Robert Downer, Katie Mulholland, Hannah Walsh

Staff Members

Robert Donley, Patrice Sayre, Joan Racki, Sheila Doyle Koppin, Todd Stewart

Chair Dakovich called the meeting to order at 2:30 p.m.

Minutes of September 10, 2013, Committee Meeting

The minutes of the September 10, 2013, meeting as presented were accepted by General Consent.

Register of University of Iowa Capital Improvement Business Transactions

Senior Vice President Doug True and Senior Associate Director John Staley explained the proposed transaction, which included permission to proceed with project planning for the **Chronic Pain Clinic and Breast Imaging Center Relocations – 4 PFP** project. Associate Director Staley presented slides regarding the proposed project; he noted that the main driver for the project was the need to increase the size of operating rooms.

The Committee recommended to the Board by General Consent the following actions for the **Chronic Pain Clinic and Breast Imaging Center Relocations – 4 PFP** project, a major capital project as defined by Board policy:

1. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (Attachment A of the agenda item);
2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
3. Authorize permission to proceed with project planning and the selection of Bergland & Cram Architects of Mason City, IA as the design professional for the project.

Register of Iowa State University Capital Improvement Business Transactions

Senior Vice President Warren Madden presented the Register which included two projects to upgrade outside areas at the Knoll. He handed out images of walk areas which showed potential tripping and stumbling areas for the sidewalk areas. The second project included replacement of planting materials; he noted that a donor had expressed an interest in funding the project, with the potential of spring planting subject to approval of the project by the Board. He also noted that both projects would be funded by gifts to the ISU Foundation; no general university funds including state appropriations or student fees would be used to fund the projects. In response to a question from Chair Dakovich, Senior Vice President Madden noted that American with Disabilities Act issues would be addressed, including curb cuts.

The Committee recommended to the Board by General Consent approval of two project descriptions and budgets: **Lincoln Way, Union Drive, Knoll Sidewalk Paving Improvements** (\$110,000) and **Lincoln Way, Union Drive – Knoll Landscape Improvements** (\$95,000).

Emergency Steam Line Repair between UIHC and MRF (SUI)

Senior Vice President Doug True presented the item and noted that the construction work had been completed, but that Board ratification of the Executive Director's action was required by *Iowa Code*.

The Committee recommended to the Board by General Consent ratification of the Executive Director's actions related to the **Emergency Steam Line Repair between UIHC and MRF (Medical Research Facility)** at the University of Iowa.

Institutional Agreements, Leases, and Easements

Policy and Operations Officer Joan Racki introduced the agenda item. She noted that there was a request by the University of Iowa for approval to convey two permanent right of ways to the City of Coralville and a request to grant an easement to the Linn County Rural Electric Cooperative. There was a request by Iowa State University to grant an easement to Interstate Power and Light Company.

She then asked Senior Vice President Doug True to discuss the proposed lease with BSW Development for approximately 180,000 gross square feet of office space in a new facility to be constructed by BSW Development, LLC on Lots 4 and 5 of the Forevergreen Business Park in Coralville, IA. University of Iowa Hospitals and Clinics Chief Financial Officer Ken Fisher explained the need for the additional space for UIHC and the rationale for meeting the need through a lease. David Kieft, University Business Manager, noted that the proposed site was in a good location and there would be no option to purchase associated with the lease.

Iowa State University Senior Vice President Warren Madden discussed the proposed land lease and related easements with the United States Department of Energy for the benefit of the Ames Laboratory for construction of a Sensitive Instrument Facility. Senior Vice President Madden noted that the lease documents would reflect the pattern of other leases with the Department of Energy.

By General Consent, the Committee recommended to the Board approval of one lease, two permanent right of ways, and one easement for the benefit of the University of Iowa and one lease and one easement for the benefit of Iowa State University, subject to approval of the final documents by the Board Office and Attorney General's Office.

Campus Master Plans

Director Rod Lehnertz (SUI), Senior Vice President Madden (ISU), and Associate Vice President Mikkelsen (UNI) presented PowerPoints of their respective university's campus master plan. Written information on the plans was included in the agenda materials. Vice President Hager thanked Associate Vice President Mikkelsen for his leadership over the years, noting that many of the campus improvements in the plan were completed under Vice President Mikkelsen's leadership. He also noted that Vice President Mikkelsen would be retiring in September 2014.

The Committee received the presentations by General Consent.

University of Iowa Update of Flood Recovery Status

Senior Vice President Doug True presented the report on the University's Flood Recovery status. He noted that some archaeologist finds had been discovered on the School of Music site and that construction contracts had been awarded for two recovery and mitigation projects (Iowa Memorial Union and Theatre Building) since the September Board meeting. He thanked Associate Vice President Don Guckert and Director Lehnertz for their work in encouraging Iowa contractors to bid on the flood recovery and mitigation projects. He also thanked University staff for managing the FEMA financial reimbursements.

The Committee received the presentation by General Consent.

Discussion of Future Committee Agenda Items

Policy and Operations Officer Joan Racki noted that the Facilities Governance Report would be an agenda item for February and that only critical items should be included in the agenda for December since it would be a telephonic meeting.

OTHER BUSINESS

Chair Dakovich adjourned the meeting at 3:45pm.

The corresponding docket memorandum for each agenda item, an integral component of the minutes, is available on the Board of Regents website: <http://www.regents.iowa.gov/>. Copies of these memoranda can also be obtained from the Board Office by calling 515-281-3934.