

MINUTES OF DECEMBER 5, 2016 COMMITTEE MEETING

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

**OAK ROOM, MAUCKER UNION (TELEPHONIC)
UNIVERSITY OF NORTHERN IOWA
CEDAR FALLS, IOWA**

Committee Members Present

Regent Milt Dakovich, Chair

Regent Patricia Cownie (via phone)

Rod Lehnertz, University of Iowa Senior Vice President, Finance & Operations (via phone)

Kate Gregory, Iowa State University Senior Vice President for University Services (via phone)

Michael Hager, University of Northern Iowa Senior Vice President for Finance and Operations

Patrice Sayre, Board of Regents Chief Business Officer (via phone)

Presenters / Respondents

Joan Racki, Board of Regents Policy and Operations Officer

John Nash, Board of Regents Assistant Director of Facilities

David Kieft, University of Iowa Business Manager (via phone)

John Staley, University of Iowa Hospitals and Clinics Senior Associate Director (via phone)

Dr. Steven Leath, Iowa State University President (via phone)

Other Regents and Others in Attendance

President Pro Tem Katie Mulholland

Regent Sherry Bates

Regent Rachel Johnson

Regent Michael Richards

Executive Director Robert Donley

Chair Dakovich called the meeting to order at 7:58 a.m.

Agenda Item 1 - Minutes of October 19, 2016 Committee Meeting

The minutes of the October 19, 2016 meeting, as presented, were accepted by General Consent.

Agenda Item 2 – University of Iowa Capital Improvement Business Transactions

Senior Vice President, Finance & Operations Lehnertz presented the University's Register of Capital Improvement Business Transactions. He introduced Senior Associate Director Staley to present UIHC's four projects. Senior Associate Director Staley had two guests from the Department of Pathology, Dr. Matt Krasowski, Professor and Director of Clinical Laboratories and Rose Meyer, Clinical Department Administrator, to assist with any questions. In response to questions from Regent Cownie, Senior Associate Director Staley said the Center for Procedural Skills and Simulation, a future project that would occupy space vacated by the proposed UIHC

Consolidation of Staff Offices project, would train residents and medical students in medical procedures before they work in a procedure suite or an operating room. That training is currently on fourth floor of Boyd Tower and the west wing of General Hospital. In response to an additional question from Regent Cownie, Senior Vice President Lehnertz responded that the funding for the Steam Utility project would come from Utility System Revenue Bonds, and Renewal and Improvement Funds.

The Committee, by General Consent, recommended to the Board approval of the:

1. Following actions for the **Communications Center Renovation** project, a major capital project as defined by Board policy:
 - a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachment A of memorandum);
 - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
 - c. Authorize permission to proceed with project planning, including the design professional selection process.
2. Following actions for the **Pathology Core Lab Renovation - 6RCP, UIHC - Relocation of Neurology and Neonatology Faculty Offices, John Colloton Pavilion-Material Services, Processed Stores Relocation to Support Central Sterilization Services Expansion, Power Plant – Capacity Expansion, and John Pappajohn Business Building – Renovate Galleria and Library Spaces** projects; all major capital projects as defined by Board policy:
 - a. Acknowledge receipt of the University's final submissions of information to address the Board's capital project evaluation criteria (see Attachments B – F of memorandum);
 - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
 - d. Approve the schematic designs and project descriptions and budgets (\$20,058,000 = Pathology, \$5,670,000 = Neurology and Neonatology, \$5,000,000 = Material Services, \$49,500,000 = Power Plant, and \$3,125,000 = John Pappajohn Business) with the understanding that approval would constitute final Board approval and authorization to proceed with construction.
3. Project descriptions and budgets (\$4,582,000) **Hillcrest Residence Hall – Replace Vanities and Plumbing**, (\$4,290,000) **University Capitol Centre Backfill**, (\$2,250,000) **University Capitol Centre Renovate Suites 2700 and 3700**, (\$3,350,000) **UIHC – Consolidation of Staff Offices**, and (\$17,950,000) **Steam Utility Enterprise Systems – Replace Riverside Drive/Grand Avenue Steam Distribution System – Phase 2** projects.

Agenda Item 3 - University of Iowa Emergency Contracting Authorization

Senior Vice President Lehnertz presented the agenda item. While carrying out the **Power Plant – Air Regulation Compliance** project, approved in April 2015, some unforeseen conditions and a boiler tube rupture delayed the project and caused its completion to fall in the heating season.

To alleviate these issues and provide a backup system, the University would install temporary boilers in parking lot 11 to supplement the overall heating system during construction from now until the end of January 2017.

The Committee, by General Consent, recommended to the Board ratification of the Executive Director's actions related to the utilization of capital project delivery processes as described in the memorandum to install temporary boilers in parking lot 11 to meet the University's steam generation needs for the upcoming heating season.

Agenda Item 4 – Register of Iowa State University Capital Improvement Business

Senior Vice President for University Services Gregory presented the University's Register of Capital Improvement Business Transactions.

In response to a question from Regent Cownie, the Senior Vice President Gregory said that the Student Innovation Center is a new idea involving collaboration between engineering, design, and the sciences and that other spaces on campus are not being vacated to allow it to happen. Iowa State University is one of the first universities in the country to do a project like this.

In response to a question from Regent Dakovich on the Wallace and Wilson Residence Halls projects, Senior Vice President Gregory said that since both projects lend themselves to different areas of expertise, they would be bid separately.

The Committee, by General Consent, recommended to the Board approval of the:

1. Following actions for the **Student Innovation Center** and **Richardson Court Residence Halls – Bathroom Remodeling** projects; both major capital projects as defined by Board policy:
 - c. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment A and B of the memorandum);
 - d. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
 - e. Approve the project descriptions and budgets (\$84,000,000) for Student Innovation and (\$11,444,170) for Richardson Court and the schematic design for Student Innovation, with the understanding that approval would constitute final Board approval and authorization to proceed with construction.
2. Project descriptions and budgets (\$2,700,000) for the **Wallace and Wilson Residence Halls – Life Cycle Replacement** and (\$3,300,000) for the **Wallace and Wilson Residence Halls – Window Replacement** projects.

Agenda Item 5 – Iowa State University Proposed Naming

President Leath presented the agenda item and requested that the Property and Facilities Committee consider recommending to the Board approval of the University's request to name the Iowa State University Black Cultural Center the "George Jackson Cultural Center" in honor of the late Dr. George Jackson.

President Leath said Dr. George Jackson began his career at Iowa State University as the director of Multicultural Student Affairs in 1978, and later become the Assistant Vice President of Student Affairs. He worked closely with Admissions and Financial Aid to significantly increase the number of underrepresented students. Dr. Jackson's efforts later moved to retention where he secured the assistant dean position in the Graduate College in 1994. He was very passionate about students' rights and helping them reach their highest potential.

He was heavily involved in Iowa State's TRIO programs, helping minority students to get funding and succeed at the University. He served as President of the Ames Chapter of the NAACP and was inducted into the Iowa African American Hall of Fame. After 31 years of distinguished service, Dr. Jackson retired as the dean of the Graduate College and professor of the College of Human Sciences in 2009 and passed away last summer.

The Committee, by General Consent, recommended to the Board approval of the naming of the Iowa State University Black Cultural Center the "George Jackson Cultural Center."

Agenda Item 6 – Iowa State University Proposed Property Purchase

Senior Vice President Gregory presented the University's request to purchase 68.38 acres of land located at 3898 University Boulevard, immediately south of the Iowa State University Research Park, at a price of \$2,190,200. The price was based upon two appraisals as required by Board Policy. The primary objectives of acquiring the land are continued economic development and additional agricultural operations for the College of Agriculture and Life Sciences.

By General Consent, the Committee recommended to the Board approval of the purchase of 68.38 acres at 3898 University Boulevard, Ames, Iowa from Erben and Margaret Hunziker Apartments, LLC at a purchase price of \$2,190,200, subject to approval of the final documents by the Board Office and Attorney General's Office.

Agenda Item 7 – University of Northern Iowa Property Deeds

Senior Vice President for Finance and Operations Hager presented the agenda item. During a comprehensive review of University boundaries and titles, it was found that 15 campus properties were held in the University of Northern Iowa Foundation's name rather than the University's and have been previously included in reports to the Board as being part of the University.

The University requested to transfer all 15 titles from the University of Northern Iowa Foundation to the University with the new title of "The Board of Regents of the State of Iowa for the benefit of the University of Northern Iowa."

By General Consent, the Committee recommended to the Board approval of the transfer of 15 property titles from the University of Iowa Foundation to the University with the new titles of "Board of Regents, State of Iowa for the benefit of the University of Northern Iowa."

Agenda Item 8 – Institutional Agreements, Leases, and Easements

Assistant Director of Facilities Nash presented the agenda item with University of Iowa Business Manager Kieft and Iowa State University Senior Vice President Gregory. Business Manager Kieft described two lease amendments with Svoboda Rentals LLC to provide off-campus housing for one additional year. These lease amendments take into account the expiration of other off-campus leases and the opening of the Elizabeth Catlett Residence Hall in Summer 2017.

Senior Vice President Gregory described three leases with the City of Ames to allow University land to continue to be used as public parks. This land has been used for this purpose for the last 30 years. She also described a lease between the Board and the City of Vinton to allow 7.2 acres of land at the south end of the Iowa Braille and Sight Saving School to also continue to be used as a public park.

By General Consent, the Committee recommended to the Board approval of two lease amendments (both with Svoboda Rentals LLC) for the benefit of the University of Iowa, three leases (with the City of Ames) for the benefit of Iowa State University, and one lease (with the City of Vinton) for the benefit of the Iowa Braille and Sight Saving School, subject to approval of the final documents by the Board Office and Attorney General's Office.

Agenda Item 9 – Discussion of Future Committee Agenda Items and Other Items

Policy and Operations Officer Racki said as soon as the date of the February 2017 Property and Facilities Committee meeting is known, it will be shared.

Senior Vice President Lehnertz said that he understood that this would be the last Property and Facilities Committee meeting for Policy and Operations Officer Racki. He thanked her on behalf of the University of Iowa for immeasurable assistance in leadership over the years on many fronts of this committee. Regent Dakovich agreed with his comments and said that she has been very much appreciated. Policy and Operations Officer Racki thanked everyone.

Chair Dakovich adjourned the meeting at 8:38 a.m.