

MINUTES OF NOVEMBER 13, 2019 COMMITTEE MEETING

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

**SLIFE BALLROOM, COMMONS
UNIVERSITY OF NORTHERN IOWA
CEDAR FALLS, IOWA**

Committee Members Present

Regent Milt Dakovich, Chair
Regent Jim Lindenmayer, Vice Chair
Rod Lehnertz, University of Iowa Senior Vice President, Finance and Operations
David Kieft, University of Iowa Business Manager
Pamela Cain, Iowa State University Interim Senior Vice President for University Services
Michael Hager, University of Northern Iowa Senior Vice President for Finance and Operations
Laura Dickson, Board of Regents Executive Assistant
John Nash, Board of Regents Director of Facilities

Other Board Members in Attendance

President Pro Tem Patty Cownie
Regent Sherry Bates
Regent Nancy Boettger
Regent Nancy Dunkel
Regent Zackery Leist

Chair Dakovich called the meeting to order at 11:00 a.m.

Agenda Item 1 - Minutes of September 19, 2019 Committee Meeting

➤ By GENERAL CONSENT, the minutes of the September 19, 2019 meeting were accepted.

Agenda Item 2 – University of Iowa Capital Improvement Business Transactions

SVP Lehnertz presented seven projects:

1. Permission to Proceed with Project Planning for the:
 - **UIHC Roy J. Carver Pavilion – Expand Heart and Vascular Cath Labs** and the
 - **UIHC John W. Colloton Pavilion – Expand Observation Unit** projects, including the design professional selection process.
2. Revised Permission to Proceed with Project Planning for the:
 - **Hillcrest Residence Hall – Renovate Student Living Space** project, including the continuation of OPN Architects services as the design professional.

3. Schematic Design, Project Description and Budget for the:
 - **Oakdale Studio Facility – Construct Facility** (\$2,500,000),
 - **Lindquist Center – Renovate 1st and 2nd Floors** (\$8,500,000) and the
 - **UIHC – John W. Colloton Pavilion – Upgrade Main Operating Room Building Controls and Telecom Room** (\$4,000,000) projects with the understanding that approval is authorization to proceed with construction.
 4. Revised Project Description and Budget for the:
 - **UIHC – Roy J. Carver Pavilion – Replace Flooring on First Floor** (\$4,400,000, previously \$3,200,000) project with the understanding that approval is authorization to proceed with construction.
- By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 3 – University of Iowa Property Purchase

Business Manager David Kieft requested Board approval of the purchase of 21.8 acres of vacant, undeveloped land in North Liberty from the Parkview Evangelical Free Church for \$2,200,000, which translates to \$2.31 per square foot. This is a good value given the \$7.08 per square foot the University paid for the adjacent 38 acres in 2010. Other medical providers in the area have purchased property for \$10 per square foot. The University plans to come back to the Board in 2020 to acquire Permission to Proceed with Project Planning to further develop the site.

In response to a question from Chair Dakovich, Business Manager Kieft said that the new property purchase is about a minute's drive to a new access to Interstate 380, which opened two months ago.

- By GENERAL CONSENT, the Committee recommended Board approval.

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

Interim SVP Cain presented four projects:

1. Permission to Proceed with Project Planning for the:
 - **LeBaron Hall – Replacement** project, including the use of alternative delivery methods and the design professional selection process.
2. Schematic Design, Project Description and Budget for the:
 - **Friley Residence Hall – Roof Replacement** (\$5,931,000) and the
 - **Memorial Union – Floors 4-6 Renovation** (\$10,000,000) projects with the understanding that approval is authorization to proceed with construction.

3. Revised Project Description and Budget for the:
 - **Union Drive Community Center – Union Drive Marketplace - Renovation** (\$3,640,000, previously \$650,000) project with the understanding that approval is authorization to proceed with construction.
- By GENERAL CONSENT, the Committee recommended Board approval of these projects.

Agenda Item 5 – Iowa State University Acceptance of Real Estate Gift

Interim SVP Cain requested Board approval accept 262 acres of land in Lucas County, four miles southwest of Chariton, from Mr. Ronny Tharp on behalf of Iowa State University as an addition to ISU's McNay Research Farm. Per Mr. Tharp's requirements, the University would add this 262 acre real estate gift to the ISU-owned McNay Research Farm.

- By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 6 – Iowa State University Naming

Interim SVP Cain requested Board approval to name the Iowa State University Curtiss Farm Feed Mill and Grain Science Complex the "**Iowa State University Kent Corporation Feed Mill and Grain Science Complex.**" Kent Corporation, an Iowa-based company located in Muscatine, provided the lead commitment of \$8,000,000 toward the \$21,200,000 project cost, funded entirely by gifts.

- By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 7 – University of Northern Iowa Capital Improvement Business Transactions

SVP Hager presented three projects:

1. Permission to Proceed with Project Planning for the:
 - **Industrial Technology Center Modernization** and the
 - **Gallagher Bluedorn Performing Arts Center Expansion** projects, including the design professional selection process.
2. Schematic Design, Project Description and Budget for the:
 - **Dancer Hall Restroom and Corridor Improvements** (\$6,300,000) project with the understanding that approval is authorization to proceed with construction.

In response to a question from Chair Dakovich, SVP Hager said most of the Gallagher Bluedorn project would be built to the south of the existing building.

- By GENERAL CONSENT, the Committee recommended Board approval of these projects.

Agenda Item 8 – University of Northern Iowa Property Purchase

SVP Hager requested Board approval to purchase 0.527 acres at the intersection of University Avenue and College Street from the Lutheran Student Center for \$520,000. The purchase of this property is a key part of UNI's Master Plan. With this purchase, the University would own two of the three properties on the west side of this block.

In response to a question from Chair Dakovich, SVP Hager said the other property the University owns is located on the northwest corner of this block or directly north of the proposed property purchase.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 9 – Iowa Braille and Sight Saving School Proposed Property Sale

Director Nash requested Board approval to authorize the Executive Director to take all actions necessary, including the execution of a property sale agreement to sell the Iowa Braille and Sight Saving School to the City of Vinton for \$1. Property includes 48 acres and 11 buildings. There are closing documents to complete before the sale is final, including the transfer of the AmeriCorps lease from the Board of Regents to the City of Vinton.

In response to a question from Chair Dakovich, Director Nash said that the Iowa Braille and Sight Saving School's deferred maintenance is part of the Regents' overall deferred maintenance list.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 10 – Institutional Agreements, Leases and Easements

Recommend the Board approve one lease for the benefit of the University of Iowa, one easement for the benefit of Iowa State University and one agreement for the benefit of the University of Northern Iowa.

1. **SUI Lease:** Business Manager Kieft requested Board approval to lease 14,200 square feet of office/clinic space in Coralville from Professional Office Group, LC for \$11.00 per square foot for the first three years (\$156,200/year), \$11.50 for year four and \$12.00 for year five with two three-year renewal options.
2. **ISU Easement:** Interim SVP Cain requested Board approval to grant a permanent and temporary easement to the City of Ames to construct an extension of South Grand Avenue and a realignment of an embankment to Worle Creek for \$11,626.

3. **UNI Agreement:** SVP Hager requested Board approval to allow UNI to enter into a 20-year agreement with Des Moines Area Community College (DMACC) to enhance their existing partnership. Upon completion of their first two years at DMACC, students could acquire a bachelors degree from UNI at DMACC without relocating to Cedar Falls. UNI would pay DMACC \$500,000 annually for the first five years for a total fee of \$2,500,000 for classroom space and offices.

There was no other business.

Chair Dakovich adjourned the meeting at 11:28 a.m.