

MINUTES OF NOVEMBER 10, 2020 COMMITTEE MEETING

**PROPERTY AND FACILITIES COMMITTEE
VIRTUAL MEETING**

Committee Members Present

Regent Milt Dakovich, Chair

Regent Jim Lindenmayer, Vice Chair

Rod Lehnertz, University of Iowa Senior Vice President for Finance and Operations

Pamela Cain, Iowa State University Senior Vice President for Operations and Finance

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 Mike Richards

Regent David Barker

Regent Sherry Bates

Regent Nancy Dunkel

Others in Attendance:

Bruce Harreld, University of Iowa President

Wendy Wintersteen, Iowa State University President

Mark Nook, University of Northern Iowa President

David Kieft, University of Iowa Business Manager

Chair Dakovich called the meeting to order at 12:29 p.m.

Agenda Item 1 - Minutes of September 17, 2020 Committee Meeting

➤ By GENERAL CONSENT, the minutes of the September 17, 2020 meeting were accepted.

Agenda Item 2 – Register of University of Iowa Capital Improvement Business Transactions

SVP Lehnertz asked the committee to recommend Board approval of the:

1. Permission to Proceed with Project Planning for the:
 - **UIHC John Pappajohn Pavilion – Expand Level 5 Main Operating Room** project, including the Design Professional selection process, and the
 - **Library – Upgrade Building Systems, Phase 1** project, including the Design Professional selection process with the option to retain the same Design Professional for future phases.
2. Schematic Design, Project Description and Budget for the:
 - **UIHC Roy Carver Pavilion – Expand Heart and Vascular Cath Labs** project (\$28,000,000) with the understanding that approval is authorization to proceed with construction.
3. Project Description and Budget for the:
 - **UIHC Hospital Parking Ramp No. 4 – Renovate Mezzanine Level for Simulation Wet Lab** (\$3,000,000) and the
 - **UIHC Center for Disabilities and Development – Expand Level 3 Cytogenetics Lab** (\$2,400,000) projects 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 Request to Raze One Building

Business Manager Kieft requested Board approval to raze the one-story **Faculty Art Studios** on the UI Athletic campus at a cost of \$195,000.

As requested from Director Nash, Business Manager Kieft provided additional information on four other building demolitions. Those demolitions included two Oakdale Campus razings, the Technology Innovation Center and Oakdale Studio A, and two main campus demolitions previously approved by the Board, Seashore Hall and the Communications Center. The Communications Center is completely down and Seashore Hall is in the process.

All five of these razings removes \$36 million in deferred maintenance.

SVP Lehnertz added that other than buying down the amount of deferred maintenance, razings bring other benefits. Those benefits include the elimination of overlapping renewal costs required to refurbish older buildings for tomorrow's students, and the creation of green spaces, the usual product of any demolition. The Communications Center is a good example of a resulting green space.

In response to a question from Regent Barker, SVP Lehnertz said that there are no others razings scheduled in the immediate future, however, Westlawn is planned to be demolished once old Pharmacy's north wing is remodeled for office space.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

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

SVP Cain requested Board approval of the:

1. Revised Project Description and Budget for the **Parks Library – South Window System - Repairs** project of \$2,100,000, up \$1,460,000 from the \$640,000 original budget.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 5 – Iowa State University Proposed Naming

SVP Cain requested Board approval to name the four-story Sports Performance Center building within the \$90 million, four-part “Sports Performance Center & Jack Trice Stadium Improvement” project in honor of the Stark family of Woolstock, Iowa. The Stark family has made a substantial multi-million dollar commitment to the ISU Athletics Department. SVP Cain shared information about the Stark family and their commitment to Iowa State University.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 6 – Institutional Agreements, Leases and Easements

Business Manager Kieft presented the:

1. **UI Lease:** Business Manager Kieft presented a University of Iowa lease for 15,047 square feet of warehouse space for ten years from Hubbard Warehouse I, LLC for \$130,000 the first five years and \$139,750 the last five years for additional COVID-19 pandemic-related storage for UIHC.

In response to a question from Regent Barker, Business Manager Kieft said that the purchase price at the end of the lease in ten years would be set at that time based upon two appraisals as defined in the Board Policy Manual (Chapter 2.3, section 2.c.iii.b).

2. **ISU Easement:** SVP Cain presented an Iowa State University easement that would grant a permanent, three-part easement to the City of Ames, allowing the City to reconstruct, operate and maintain traffic signals at the intersection of Lincolnway and Beach Avenue for a one-time payment of \$1.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

Other Business

In response to a request from Director Nash, SVP Cain said she would send him the written description of ISU’s Proposed Naming should the Board Office receive questions from the media.

Chair Dakovich adjourned the meeting at 12:56 pm.