

Contact: John Nash

MINUTES OF NOVEMBER 3, 2021 COMMITTEE MEETING

**PROPERTY AND FACILITIES COMMITTEE
SLIFE BALLROOM, THE COMMONS
UNIVERSITY OF NORTHERN IOWA**

Committee Members Present

Regent Milt Dakovich, Chair
Regent David Barker, Vice Chair
Rod Lehnertz, University of Iowa Senior Vice President, Finance and Operations
Pamela Elliott-Cain, Iowa State University Senior Vice President for Operations and Finance
Michael Hager, University of Northern Iowa Senior Vice President for Finance and Operations
Mark Huss, Special Schools Director of Business Operations
John Nash, Board of Regents Director of Facilities
Laura Dickson, Board of Regents Executive Assistant

Other Board Members in Attendance

President Pro Tem, Sherry Bates
Regent Jim Lindenmayer
Regent Greta Rouse
Regent Nancy Boettger
Regent Nancy Dunkel
Regent Abby Crow

Others in Attendance:

Barbara Wilson, University of Iowa President
Wendy Wintersteen, Iowa State University President
Jose Herrera, University of Northern Iowa Provost
Jonathan Wickert, Iowa State University Provost
Steve Gettel, Iowa School of the Deaf/IESBVI Superintendent

Chair Dakovich called the meeting to order at 11:36 a.m.

Agenda Item 1 - Minutes of September 15, 2021, 2021 Committee Meeting

- By GENERAL CONSENT, the minutes of the September 15, 2021 meeting were accepted.

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

SVP Lehnertz asked that the following project be pulled from Board consideration and brought back at a later date:

1. *Permission to Proceed with Project Planning for the:*
 - *Gymnastics/Spirit Squad Training Center – Construct Building project, including the design professional selection process.*

He then asked the committee to request Board approval of the:

2. Ratification of the Use of the Construction Manager at Risk Delivery Method for the:
 - **UIHC Centralized Emergency Power Generation Facility – Expand Facility** project.

- By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 3 – University of Iowa Emergency Contract Authorization

SVP Lehnertz requested Board ratification of Executive Director Braun’s emergency contracting authorization allowing the University to hire Marv’s Glass dba MGSI of Iowa City to apply 3M safety film to various windows of the Stead Family Children’s Hospital under the “UIHC – Replace Windows” project. The \$771,516 cost would be funded by University Hospital Building Usage Funds, until the University can be reimbursed by the responsible contractors.

- By GENERAL CONSENT, the Committee recommended Board approval.

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

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

1. Project Descriptions and Budgets for the:
 - **Parking Lots B1 and F-Resurfacing and Expansion** (\$5,550,000) and the
 - **Parking Lots G7-RV Parking Construction** (\$8,100,000) projects with the understanding that approval is authorization to proceed with construction for both projects.

- By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 5 - Register of University of Northern Iowa Capital Improvement Business Transactions

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

1. Project Description and Budget for the **Innovative Teaching and Technology Center Roof Replacement and Exterior Repairs** (\$4,900,000) project.

- By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 6 - University of Northern Iowa Request to Raze Two Houses

SVP Hager asked the committee to recommend Board approval to raze two houses:

1. **1012 West 23rd Street**, east side of the UNI campus: Over \$674,547 in deferred maintenance would be eliminated. The estimated cost to raze the house and restore the land to green space would be \$135,000.
2. **2401 College Street**, east side of the UNI campus: Over \$970,704 in deferred maintenance would be eliminated. The estimated cost to raze the house and the garage, and restore the land to green space would be \$134,000.

Regent Barker said he was not convinced that the benefits outweigh the costs of demolition.

SVP Hager said the two houses have \$1.6 million in deferred maintenance and are not core academic buildings. Like any state agency, UNI is constantly challenged to be good stewards of state resources. Neither house is ADA compliant. Subsequently, UNI reluctantly came to the decision to raze.

SVP Lehnertz added that deciding to raze structures can be difficult, especially with older facilities. Currently, these houses are not being used as the residential houses, that they were originally designed and constructed to be. Similarly, the University of Iowa has over \$400 million in deferred maintenance and a depleted deferred maintenance budget. This difficult decision is familiar one to the University of Iowa.

In response to the motion on the floor to raze the two houses, Chair Dakovich took a voice vote of the Property and Facilities Committee. Chair Dakovich determined that the majority supported the motion to raze the two houses. The Property and Facilities Committee would recommend razing these two houses to the Board.

Subsequently, the Board voted to not raze these two houses. UNI would provide additional information to the Board at a future meeting.

Agenda Item 7 - Institutional Agreements, Leases and Easements

SVP Cain requested Board approval of the:

1. **Iowa State University Lease**: This would be a 20-year lease between ISU and Alliant Energy (Interstate Power and Light Company), where Alliant Energy would install a ground-mounted 900 kilowatt solar farm of solar panels on ISU property three miles south of ISU's central campus. ISU would continue to own the land. Alliant Energy would pay ISU renewable energy credits, that ISU would in turn, use pay for electricity at ISU facilities.

Because he had seen various land installations of solar panels, Regent Lindenmayer asked if there was a preference to land installations over rooftop installations. SVP Cain said the solar panel location was based upon ISU's land availability, lack of rooftops in this area, need for complete access to sunlight and proximity to Alliant Energy's existing power grid along State Avenue.

SVP Hager requested Board approval of the:

1. **University of Northern Iowa Temporary Easement.** A few years ago, UNI sold 50 acres to the Cedar Falls Community School District for their new high school. In support of that new high school, the City of Cedar Falls is reconstructing West 27th Street, just south of the high school, and constructing a new bike path along it.

In general, these new right-of-ways, permanent easements and temporary easements to the City of Cedar Falls are necessary to support the West 27th Street road construction.

- By GENERAL CONSENT, the Committee recommended Board approval.

There was no other business.

Chair Dakovich adjourned the meeting at 11:51 am.