MINUTES OF NOVEMBER 9, 2022 COMMITTEE MEETING
PROPERTY AND FACILITIES COMMITTEE
LIED MULTIPURPOSE COMPLEX
IOWA SCHOOL OF THE DEAF
COUNCIL BLUFFS, IOWA

Committee Members Present
Regent David Barker, Vice Chair
Rod Lehnertz, University of Iowa Senior Vice President, Finance and Operations
Heather Paris, Iowa State University Interim 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

Other Board Members in Attendance
President Pro Tem Sherry Bates
Regent Nancy Boettger
Regent Nancy Dunkel
Regent Abby Crow
Regent Greta Rouse
Regent Jim Lindenmayer
Regent JC Risewick

Other Guests in Attendance
Mike Zwanziger, Assistant Vice President and Director, Facilities Management
Barbara Wilson, University of Iowa President
Wendy Wintersteen, Iowa State University President
Mark Nook, University of Northern Iowa President
Laura Dickson, Board of Regents Executive Assistant

Vice Chair Barker called the meeting to order at 10:30 a.m.

Vice Chair Barker thanked Interim Superintendent Cool for tour of the ISD Long Hall Renovation. There were a lot of positive comments from staff, who appreciated the restoration work done.
Agenda Item 1 - Minutes of September 14, 2022 Committee Meeting

➢ By GENERAL CONSENT, the minutes of the September 14, 2022 meeting were accepted.

Agenda Item 2 – University of Northern Iowa Campus Facilities Master Plan
AVP Zwanziger presented UNI’s 10-Year Master Plan.

UNI’s master plan is based on UNI’s 1968 Concept of Concentric Zones. Main academic programs are located at the center of campus. AVP Zwanziger identified several areas where new programs and services could potentially develop in the fields of health, data sciences, and applied engineering, business and educator preparation. The planning process also identified reinvestment in existing buildings and infrastructure as a priority as well as right-sizing the campus through increased space efficiencies.

AVP Zwanziger shared UNI’s planning process, guiding principles, the master plan vision, goals and objectives, and analyzing facilities conditions. None of that can be cared for well without reinvesting in infrastructure, which may include HVAC updates, ADA accommodations, building-envelope improvements and fire detection/suppression systems.

As part of the Regents overall $30 million per year request over five years in state funds for deferred maintenance for all three universities, AVP Zwanziger described UNI’s proposed portion of that request; $6 million per year for the same five years. At a minimum, these funds would improve 15 GEF buildings.

AVP Zwanziger also provided an update on various projects on the UNI campus.

In response to a question from Regent Barker, AVP Zwanziger said, yes, UNI, like most universities, has fallen behind in deferred maintenance and that this master plan serves as a good guide to help UNI get back on track.

➢ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 3 – Register of University of Iowa Capital Improvement Business Transactions
SVP Lehnertz presented the following projects:
1. Permission to Proceed with Project Planning for the:
   • UIHC Elevator Bank D Modernization project, including the design professional selection process.

2. Project Description and Budget for the:
   • Burge Residence Hall – Renovate House 2 and 4 Student Living Space ($4,700,000)
   • On Campus Recreation – Upgrade West Recreation Fields ($5,800,000),
   • UIHC South Wing L2 Inpatient Conversion ($8,000,000) and the
   • UIHC Hospital Parking Ramp No. 4 – LL2 - Develop Ophthalmology Simulation Lab ($2,300,000) projects with the understanding that approval would be authorization to proceed with construction.
In response to a question from Regent Barker on the UIHC Elevator Bank D Modernization project, SVP Lehnertz said that the old elevators lasted 40 years and that we could expect a similar life span for the new elevators.

In response to a question from Regent Barker on the On Campus Recreation project, SVP Lehnertz said the project has not changed in scope since Permission to Proceed with Project Planning was approved by the Board in June 2022.

In response to a question from Regent Barker on the UIHC Elevator Bank D Modernization project, SVP Lehnertz said the elevators are for passengers.

In response to a question from Regent Risewick on the On Campus Recreation project, SVP Lehnertz said there would be significant maintenance costs saved by switching to artificial turf.

➢ By GENERAL CONSENT, the Committee recommended Board approval.

**Agenda Item 4 – University of Iowa Proposed Facility Naming**
SVP Lehnertz presented the naming, which is in honor of Doug and Ann Goschke. The proposed facility naming would be the “Goschke Family Wrestling Training Center.” Construction began in the Summer 2022 and is adjacent to Carver-Hawkeye Arena, home of Iowa wrestling for almost 40 years.

Vice Chair Barker expressed his gratitude to the Goschke family and so many other donors that made this project happen.

➢ By GENERAL CONSENT, the Committee recommended Board approval.

**Agenda Item 5 - Register of Iowa State University Capital Improvement Business Transactions**
Interim SVP Paris presented the following projects:
1. Schematic Design, Project Description and Budget for the:
   - **Memorial Union – Second Floor - Remodel** ($2,250,000),
   - **Memorial Union – Third Floor - Remodel** ($4,300,000),
   - **CYTown – Parking and Infrastructure Improvements** (formerly “Iowa State Center-Parking and Infrastructure Improvements”) project ($28,500,000) project with the understanding that approval would be authorization to proceed with construction.

In response to a question from Regent Boettger, Interim SVP Paris said parking congestion during construction would be alleviated partially by the recently relocated RV parking and other parking improvement projects in the area.

➢ By GENERAL CONSENT, the Committee recommended Board approval.

**Agenda Item 6 – Iowa State University Property Sale**
Interim SVP Paris presented the proposed sale of 6.06 acres of land, including five buildings totaling over 22,000 gross square feet and other site improvements, to Frontline BioEnergy, LLC of Ames for $1,200,000.
The property is located at 1521 West F Avenue one mile west of Nevada and 13 miles east of Iowa State University’s central campus.

- By GENERAL CONSENT, the Committee recommended Board approval.

**Agenda Item 7 - Iowa State University Property Purchase**

Interim SVP Paris presented the proposed purchase of 22.83 acres of farmland from the University-affiliated Committee for Agricultural Development (CAD) for the benefit of the College of Agriculture and Life Sciences for $337,175.

- By GENERAL CONSENT, the Committee recommended Board approval.

**Agenda Item 8 - Register of University of Northern Iowa Capital Improvement Business Transactions**

SVP Hager presented the following project:
1. Schematic Design, Project Description and Budget for the:
   - **Gallagher Bluedorn Performing Arts Center Expansion** project with the understanding that approval would be authorization to proceed with construction.

The project would build a 16,400 square foot addition and remodel 4,500 square feet to add back multiple patron amenities eliminated from the original building, due to budget constraints. The estimated project budget of $14,184,000 would be entirely funded by Private Gifts and Grants.

- By GENERAL CONSENT, the Committee recommended Board approval.

**Agenda Item 6 - Institutional Agreements, Leases and Easements**

Interim SVP Paris presented one lease. The lease would be with the ISU Research Park for approximately 81,500 square feet of space in the future “Ag Innovation Lab Building” for an estimated $800,000 per year for 15 years. The rent for the high bay space is contingent upon a $3,000,000 tenant contribution from ISU. This amount would be paid by the ISU Digital Ag program.

- By GENERAL CONSENT, the Committee recommended Board approval.

Vice Chair Barker adjourned the meeting at 11:05 a.m.