

MINUTES OF NOVEMBER 6, 2024 COMMITTEE MEETING

**PROPERTY AND FACILITIES COMMITTEE
MAUCKER UNION
UNIVERSITY OF NORTHERN IOWA**

Committee Members Present

Regent JC Risewick, Chair
Regent Robert Cramer, Vice Chair
Regent David Barker, Member

Other Board Members in Attendance

President Sherry Bates
President Pro Tem Greta Rouse
Regent Nancy Dunkel
Regent Christine Hensley
Regent Jim Lindenmayer

Guests in Attendance

Barbara Wilson, University of Iowa President
Wendy Wintersteen, Iowa State University President
Mark Nook, University of Northern Iowa President
Kevin Kregel, University of Iowa Provost
Jason Keith, Iowa State University Provost
Jose Herrera, University of Northern Iowa Provost
Rod Lehnertz, University of Iowa Senior Vice President for Finance and Operations
Sean Reeder, Iowa State University Senior Vice President of Operations and Finance
Michael Hager, University of Northern Iowa Senior Vice President for Finance and Operations
David Kieft, University of Iowa Business Manager
Mark Braun, Board of Regents Executive Director
John Nash, Board of Regents Director of Facilities
Laura Dickson, Board of Regents Executive Assistant

Chair Risewick called the meeting to order at 10:29 a.m.

Regent Risewick welcomed Regent Christine Hensley to the Property & Facilities Committee meeting.

Chair Risewick also said earlier that morning, the University of Northern Iowa gave a Regent Tour of UNI's "Innovative Teaching and Technology Center Renovation for Nursing" projects and the UNI nursing program. UNI nursing students provided various demonstrations in the nursing simulation suites.

Agenda Item 1 - Minutes of September 18, 2024 Committee Meeting

Corrections were made to the minutes as Regent Abby Crow was not present and ISU Provost Jason Keith was.

- By GENERAL CONSENT, the minutes were approved.

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

SVP Lehnertz presented the following capital projects:

1. Schematic Design, Project Description and Budget for the:
 - **UIHC – Stead Family Children’s Hospital – Level 8 – Expand NICU** (\$39 million),
 - **Medical Laboratories – Renovate Lower-Level Laboratories** (\$6.6 million) and the
 - **Art Building – Modernize Building** (\$37 million) projects with the understanding that approval is authorization to proceed with construction.

In response to a question from Regent Dunkel on the \$39 million expense of the Stead Family Children’s Hospital Level 8 build-out project, SVP Lehnertz said that Level 8 is less expensive than the \$42 million Level 7 project under construction. Like Level 7, Level 8 is a renovation project taking place in an occupied hospital, where careful construction phasing is required, making them more expensive projects. Hospital building systems and finishes are not like classrooms or offices. Also, a big driver to hospital project costs is equipment.

In response to Regent Cramer’s request for the square footage of the Level 8 project, SVP Lehnertz said it was 36,000 gross square feet. Regent Cramer also stated that he would like to tour the Arts Building. Since this meeting, a Regent Tour has been set for March 12, 2025 for not only the UI Arts Building, but a second tour for the UIHC North Liberty Hospital, opening in Spring 2025. Through a second question from Regent Cramer, SVP Lehnertz gave an overview of FEMA’s funding of the 2008 flood.

In response to a question from Regent Barker on the Level 8 project, SVP Lehnertz said that the \$39 million was the project cost. The UI intentionally designed Level 7 and 8 to be shelled spaces, only to be built out later. In response to a second question from Regent Barker, SVP Lehnertz said Level 7 and 8 are the last of the shelled spaces in the Stead Family Children’s Hospital.

In response to a question from Chair Risewick on the Arts Building’s Hesco flood barrier system (4’ x 4’ x 4’ wire baskets filled with sand); SVP Lehnertz said the Hesco barriers are used elsewhere on the UI campus. The UI stores seven miles of Hesco barriers, which are mobile and ready at any moment. The company who sold the Hesco barriers to UI can send replacements, if necessary, and deploy them elsewhere in the state as needed. In response to a second question from Chair Risewick, SVP Lehnertz said the Arts Building’s site needs no additional work to receive the Hesco barriers, however the interior of the Arts Building’s ground level would be ‘hardened’ to make it easier to evacuate in the future.

- By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 3 – University of Iowa Property Purchase

Business Manager Kieft presented the property purchase.

Regent Barker commended the UI for this property purchase of the Old Capital Town Center. He said that the UI patiently waited for this excellent investment and was happy to see it included in the University's long-term plan. SVP Lehnertz added that the facility served as a critical space during the 2008 flood.

In response to a question from Regent Hensley, Business Manager Kieft said that while the mall would effectively be taken off the City's property tax rolls, tax revenue would still be generated as pass through costs to third parties holding leases within the commercial part of the mall. SVP Lehnertz added that Business Manager Kieft sits on the original city development board and maintains a positive relationship with the City of Iowa City. has a well-established partnership with them. The City will continue to own, operate and maintain the parking ramp at the south end of the mall.

- By GENERAL CONSENT, the Committee recommended Board approval.

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

SVP Hager said it was a pleasure to provide the Regent Tour earlier that morning and presented the following capital projects:

1. Schematic Design, Project Description and Budget for the:
 - **Innovative Teaching and Technology Center for Nursing, Phase 3** (\$4 million) and the
 - **UNI-Dome Modernization Phase 2.1** (\$8.2 million) projects with the understanding that approval is authorization to proceed with construction.

In response to a question from Regent Hensley on the UNI-Dome project. SVP Hager said the reduction in seating from 16,000 to 12,000 will have a financially positive impact. That would be derived through more premium seating, more robust events that are closer to capacity seating, and higher quality seating/facilities that result in a better event experience.

In response to a question from Chair Risewick on the financial impact of lowering the seat capacity by 4,000 seats, SVP Hager said the only area where there might be an impact would be with large concerts. In the past, the Rolling Stones, Fleetwood Mac and Luke Bryan played at the UNI-Dome. However, those large concerts are now moving to larger venues. A majority of future UNI-Dome events will be impacted positively.

- By GENERAL CONSENT, the Committee recommended Board approval.

Chair Risewick adjourned the meeting at 11:11 a.m.