

Contact: Jean Friedrich

**UNIVERSITY OF IOWA PROPOSED PROPERTY PURCHASES AT  
605 AND 615 EAST JEFFERSON STREET IN IOWA CITY, IOWA, AND  
2591 AND 2593 HOLIDAY ROAD IN CORALVILLE, IOWA**

**Action Requested:** Consider recommending to the Board approval of the following property purchases for the benefit of the University of Iowa, and a waiver of Board Policy 9.02 C.2 (maximum purchase price based on appraisal) subject to approval of the final documents by the Board Office and Attorney General's Office:

1. 605 and 615 East Jefferson Street, Iowa City, from Iowa Pediatric Associates of Iowa City Building Partnership, LLP at a price of \$1,095,000.
2. 2591 and 2593 Holiday Road, Coralville, from North Corridor Medical Offices LLC at a price of \$3,015,000.

**Executive Summary:** The University of Iowa requests approval for the purchase of property consisting of two parcels at 605 and 615 East Jefferson Street in Iowa City, Iowa. The lot at 605 East Jefferson is 160 feet by 150 feet with a 4,776 square foot medical office building built in 1984 that is in good condition. The second parcel (615) is an adjacent parking lot consisting of 6,000 square feet of land. See Attachment A for a map of these locations.

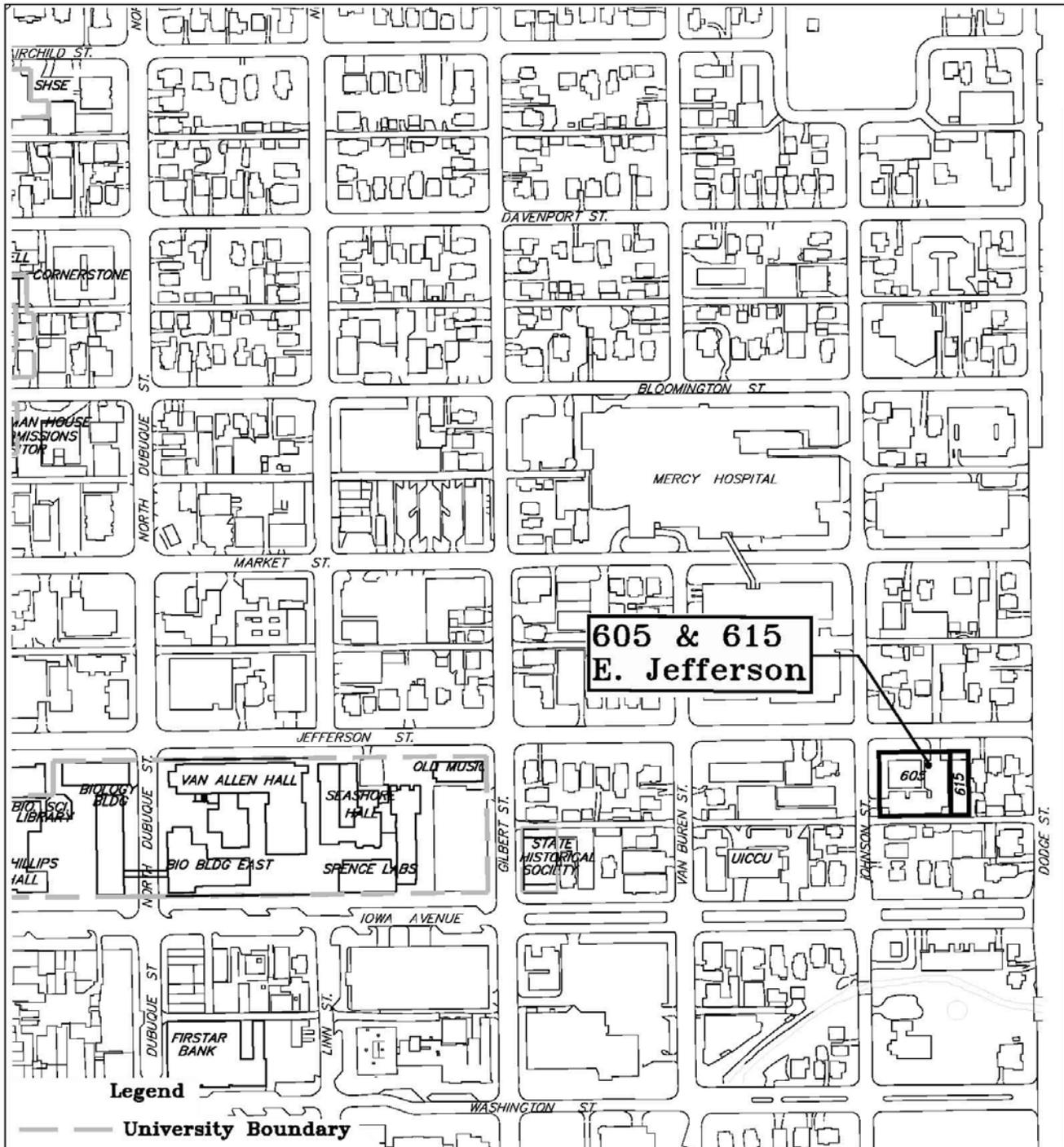
The Coralville property at 2591 and 2593 Holiday Road consists of one parcel with two individual buildings and available unused space for a third building. The first building was built in 1996 and has 5,292 square feet of space. The second building was built in 2001 and has 6,009 square feet of space. Both buildings are in good condition and are being used as medical offices. The lot has an irregular shape and contains 2.8 acres (121,782 square feet) in the City of Coralville near the Oakdale Campus. See Attachment B for a map of these locations.

The combined purchase price for the Iowa City and Coralville properties is \$4,110,000 (Iowa City purchase price is \$1,095,000 and Coralville purchase price is \$3,015,000), which is 6 percent over the average of the two appraisals. The Board policy requires that the purchase price of property be no more than the highest appraisal or not more than 5 percent over the average of two appraisals (whichever is lower). Since the proposed purchase price exceeds this threshold by 1% or \$54,000, a waiver of Board policy is needed. The purchase of this property will be funded from hospital earnings.

The buildings are currently the practice sites for Pediatric Associates of Iowa City and Coralville. UI Health Systems, the nonprofit corporation that supports UI Health Care programs through partnerships with community health care providers, will purchase the clinical practice of Pediatric Associates of Iowa City and Coralville to further develop the pediatric health delivery system and facilitate the clinical integration of local, community-based primary care with the specialty services of the University of Iowa Children's Hospital. The physicians of Pediatric Associates, under the new entity name of Pediatric Associates of UI Children's Hospital, will continue to provide high-quality, efficient pediatric primary care in their current locations. The University will lease the buildings to the new entity.

Pediatric Associates, comprised of 12 board-certified pediatricians, has been serving the Iowa City and Coralville communities since 1974.

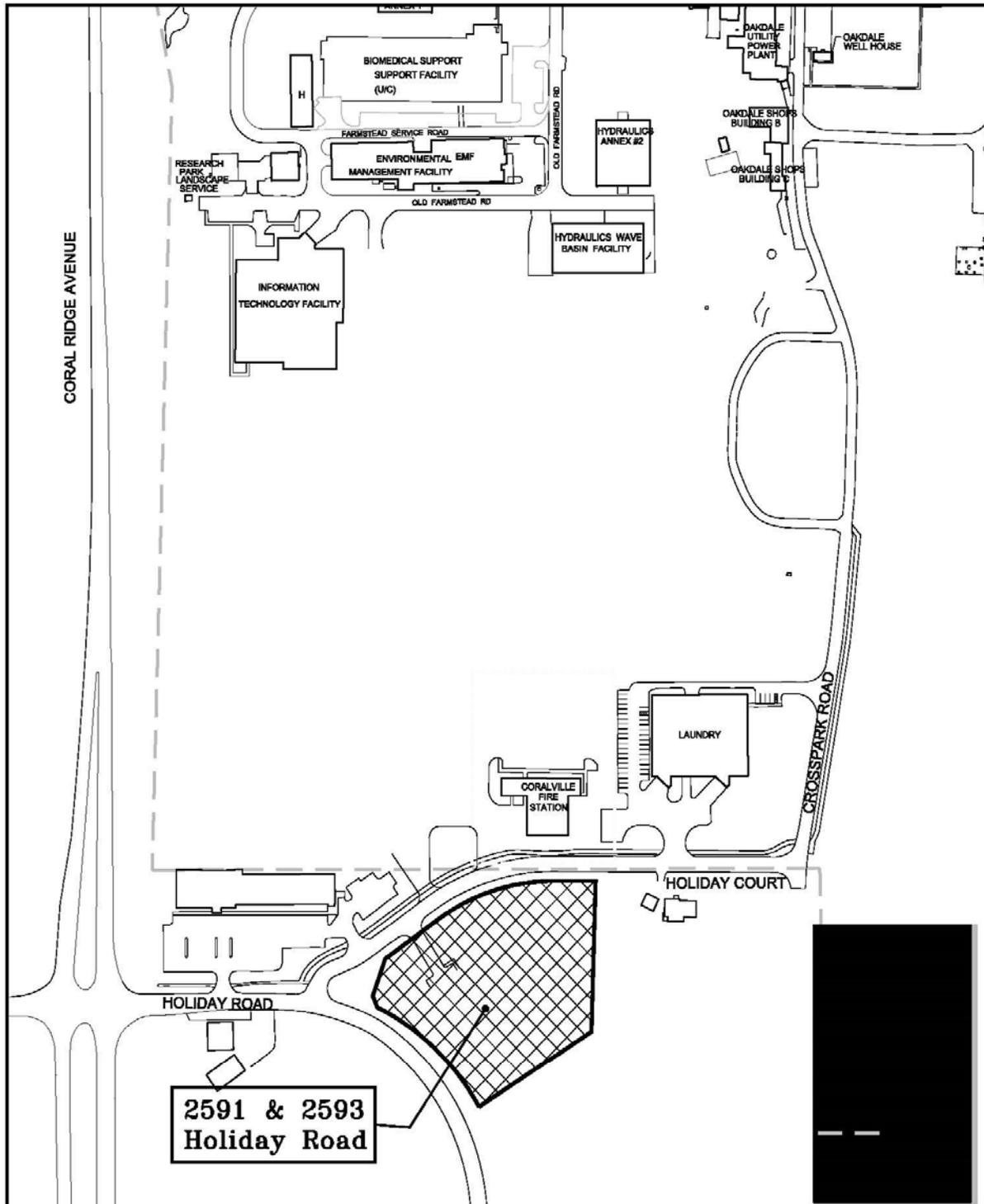
Additional information is available from the Board Office.



 **THE UNIVERSITY OF IOWA**  
3-Exhibits\BOR\  
605-615EastJefferson.dwg  
Plotted: February 6, 2014

**N**  
  
Scale:  
1" = 300'

**Location Map**  
Iowa City Pediatric Purchase  
605 & 615 E. Jefferson Street



**THE UNIVERSITY  
OF IOWA**

Plotted: Feb. 10, 2014  
OakdalePediatrics.dwg

LOCATION MAP

**Coralville Pediatric Purchase  
2591 & 2593 Holiday Road**