

MINUTES OF FEBRUARY 22, 2017 COMMITTEE MEETING

**BOARD OF REGENTS, STATE OF IOWA
PROPERTY AND FACILITIES COMMITTEE**

**REIMAN BALLROOM
IOWA STATE UNIVERSITY
AMES, IOWA**

Committee Members Present

Regent Milt Dakovich, Chair

Regent Patricia Cownie

Rod Lehnertz, University of Iowa Senior Vice President, Finance & Operations

Kate Gregory, Iowa State University Senior Vice President for University Services

Michael Hager, University of Northern Iowa Senior Vice President for Finance and Operations

Patrice Sayre, Board of Regents Chief Business Officer

Presenters / Respondents

Joan Racki, Board of Regents Policy and Operations Officer

John Nash, Board of Regents Assistant Director of Facilities

Lon Moeller, University of Iowa Assistant Provost for Undergraduate Education and
Dean of the University College

David Kieft, University of Iowa Business Manager

Mike Zwanziger, University of Northern Iowa Director of Physical Plant Administration

Other Regents and Others in Attendance

President Pro Tem Katie Mulholland

Regent Sherry Bates

Regent Larry McKibben

Chair Dakovich called the meeting to order at 11:30 a.m.

Agenda Item 1 - Minutes of December 5, 2016 Committee Meeting

The minutes of the December 5, 2016 meeting, as presented, were accepted by General Consent.

Agenda Item 2 – Facilities Governance Report

Policy and Operations Officer Racki presented an overview of the 2017 Facilities Governance Report. SVP Lehnertz, SVP Gregory, and SVP Hager presented information regarding facilities and their condition. SVP Lehnertz introduced AP Moeller to assist in the University of Iowa's presentation. SVP Hager introduced Director Zwanziger to assist in the University of Northern Iowa's presentation.

This year's report focused on addressing the Ad Astra recommendations for improving classroom and teaching laboratory utilization. Stewardship, inter-institutional cooperation, business continuity and management of risk, efficiencies, cost-saving strategies, balancing "Keep-Up

Costs” with “Catch-Up Costs,” utility system improvements, and energy conservation were also discussed.

In response to Regent Dakovich’s question, AP Moeller said that classrooms, by definition, are sharable spaces. However, some classrooms, such as those in the upper levels of the Field House, need to be analyzed to determine whether they fit the definition of a classroom.

In response to question from Regent Cownie, SVP Gregory said ISU’s largest classrooms have a capacity of 431 students. Primarily, those are lecture halls for freshman classes. In response to a follow-up question regarding the flexibility of large classrooms, SVP Gregory said the newer large classrooms, such as those in Marston Hall, could be subdivided to provide teaching and learning flexibility while older large classrooms, like those in MacKay and LeBaron Halls, are tiered and structurally present flexibility challenges. In addition, the university is looking at ways to make laboratory space more flexible using modular casework. In response to an additional question, SVP Gregory said the large classrooms, which have capacities of 200-431 students, are used constantly.

By General Consent, the Committee recommended to the Board acceptance of the Facilities Governance Report, including the Board’s reaffirmation of its support for continued inter-institutional collaboration and coordination on facility issues and the institutional correction of identified fire safety and deferred maintenance deficiencies within the limits of available resources.

Agenda Item 3 – University of Iowa Capital Improvement Business Transactions

SVP Lehnertz presented three projects.

The Committee, by General Consent, recommended to the Board approval of the:

1. Following actions for the **Riverside Recital Hall – Remodel Space** project; a major capital project as defined by Board policy:
 - a. Acknowledge receipt of the University’s final submission of information to address the Board’s capital project evaluation criteria (see Attachment A in memorandum);
 - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
 - c. Approve the schematic design (see Attachment B in memorandum) and project description and budget (\$5,395,000) for the **Riverside Recital Hall – Remodel Space** project with the understanding that approval would constitute final Board approval and authorization to proceed with construction.
2. Project description and budget (\$3,200,000) for the **Hancher Footbridge – Construct New Footbridge and Raze Existing** project and ratify the Executive Director’s approval to use the design-build-bridging project delivery method in lieu of the traditional design-bid-build process.
3. Utilization of the construction manager at risk project delivery method for the **Iowa River Landing - Medical Office Building Extension Development** project in lieu of the construction manager-agent project delivery method approved by the Board at the September 2016 meeting.

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

SVP Gregory presented one project.

The Committee, by General Consent, recommended to the Board approval of the:

1. Following actions for the **Reiman Gardens – Southwest Corner Improvements** project, a major capital project as defined by Board policy:
 - a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment A in memorandum);
 - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration;
 - c. Approve the schematic design (see Attachment B in memorandum) and project description and budget (\$3,400,000) for the project with the understanding that approval would constitute final Board approval and authorization to proceed with construction.

Agenda Item 5 – Iowa State University Proposed Property Sale

SVP Gregory presented the University's request to sell four acres of parkland to the City of Ames at a price of \$166,000. The price was established after acquiring two appraisals.

By General Consent, the Committee recommended to the Board approval of the sale of four acres of parkland, Franklin Park, in Ames to the City of Ames for \$166,000, subject to approval of the final documents by the Board Office and Attorney General's Office.

Agenda Item 6 – Iowa State University Proposed Property Purchase

SVP Gregory presented the University's request to purchase the two-court, 16,000 square foot Tennis Performance Center on South Dakota Avenue from Dickson Jensen and Luann Jensen (Jensen) at a price of \$2,700,000. The price was based upon two appraisals as required by Board Policy. Purchasing the property was an option in the lease with Jensen.

By General Consent, the Committee recommended to the Board approval to purchase the Tennis Performance Center on South Dakota Avenue at a price of \$2,700,000, subject to approval of the final documents by the Board Office and Attorney General's Office.

Agenda Item 7 – University of Northern Iowa Capital Improvement Business Transactions

SVP Hager presented one project. The **Steam Distribution System Replacement Phase 2** project would install 4,100 feet of new utility tunnels, including two large steam pipes throughout the campus. The University is developing a Utilities Enterprise System that could benefit a project like this. The University and Board Office will work together to develop a resolution to establish the Utilities Enterprise System and present it at the April 2017 Board meeting. If approved, the University would fully implement the Utilities Enterprise System in 18 months.

The Committee, by General Consent, recommended to the Board approval of the permission to proceed with project planning for the **Steam Distribution System Replacement Phase 2** project, including the design professional selection process.

Agenda Item 8 – Institutional Agreements, Leases, and Easements

Assistant Director of Facilities Nash presented the agenda item with Business Manager Kieft and SVP Gregory. Business Manager Kieft described one lease with the University of Iowa Foundation to use the Riverside Recital Hall, all 14,637 square feet, as additional office space.

SVP Gregory described one lease amendment with the United States Department of Agriculture (USDA-ARS) to extend their lease for ten years for 3,050 square feet (38% of the building) of office and conference room space in the Crop Genomics Information Laboratory.

By General Consent, the Committee recommended to the Board approval of one lease (with the University of Iowa Foundation) for the benefit of the University of Iowa and one lease amendment (with the United State Department of Agriculture) for the benefit of Iowa State University, subject to approval of the final documents by the Board Office and Attorney General's Office.

Agenda Item 9 – Discussion of Future Committee Agenda Items and Other Items

There were no items.

Chair Dakovich adjourned the meeting at 12:25 p.m.