MINUTES OF FEBRUARY 23, 2022 COMMITTEE MEETING

PROPERTY AND FACILITIES COMMITTEE
BOARDROOM – BOARD OF REGENTS
URBANDALE, IA

Committee Members Present
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 Mike Richards
President Pro Tem, Sherry Bates
Regent Jim Lindenmayer
Regent Nancy Boettger
Regent Abby Crow
Aimee Claeys, Board of Regents Board Counsel
Brock Ascher, Board of Regents Assistant Communications Director

Others in Attendance (via Zoom):
Regent Greta Rouse
Regent Nancy Dunkel
Barbara Wilson, University of Iowa President
Wendy Wintersteen, Iowa State University President
Jose Herrera, University of Northern Iowa Provost
Kevin Kregel, University of Iowa Provost
David Kieft, University of Iowa Business Manager

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

Agenda Item 1 - Minutes of November 3, 2021, 2021 Committee Meeting

➢ By GENERAL CONSENT, the minutes of the November 3, 2021 meeting were accepted.
Agenda Item 2 – Register of University of Iowa Capital Improvement Business Transactions
SVP Lehnertz requested Board approval for the:

1. Schematic Design, Project Description and Budget for the:
   - Iowa Wrestling Training Facility – Construct Building ($26,500,000) and the
   - State Hygienic Laboratory at the University of Iowa – Construct New BSL-3 Laboratory with Additional Support Space ($10,000,000) projects with the understanding that approval is authorization to proceed with construction.

2. Project Description and Budget for the:
   - UIHC – Replace Bridge Windows ($3,600,000) project with the understanding that approval is authorization to proceed with construction.

3. Use of the Construction Manager at Risk project delivery method for the:
   - UIHC – Replace Windows (Children’s Hospital Bed Tower) project.

   ➢ By GENERAL CONSENT, the Committee recommended Board approval.

On the Iowa Wrestling Training Facility, Vice Chair Barker thanked the donors and said the fund raising effort was outstanding.

Vice Chair Barker said that while COVID highlighted the importance of the State Hygienic Laboratory, the State Hygienic Laboratory is important all of the time.

In response to a question from Regent Lindenmayer, SVP Lehnertz said the root of the window problem could be related to the window design, the window manufacturing, the window installation or a combination of these.

In response to two questions from Vice Chair Barker, SVP Lehnertz said the UI, UIHC and design professionals are continuing to investigate causes to the window problem. While the window problem is quite complex, the new windows for the bridge and the bed tower will be designed and constructed to succeed. Ultimately, the UI will hold the responsible parties accountable for the window repairs/replacement costs.

In response to a question from Vice Chair Barker, SVP Lehnertz agreed that it is important to have the option of using alternative delivery methods like Construction Manager at Risk on a limited number of projects. This allows the UI to deliver projects with the highest possible value to the state of Iowa. Virtually all other states do the same.

Agenda Item 3 – University of Iowa Proposed Naming
Vice Chair Barker said that the $70 million gift from Richard O. Jacobson Foundation was remarkable and the entire Board is grateful for it.

➢ By GENERAL CONSENT, the Committee recommended Board approval.
Agenda Item 4 – Register of Iowa State University Capital Improvement Business Transactions

SVP Cain requested Board approval of the:

1. Permission to Proceed with Project Planning for the:
   - Veterinary Medicine-Veterinary Diagnostic Laboratory, Phase 2 project, including the Design Professional Selection Process and the use of Alternative Delivery Methods.

2. Revised Project Descriptions and Budgets for the:
   - Parking Lots G7-RV Parking Construction ($9,100,000, up from $8,100,000) project with the understanding that approval is authorization to proceed with construction.

On the VDL Phase 2 project, Vice Chair Barker said the entire Board supports the VDL and remembers the tour it had of VDL’s existing facilities prior to Phase 1. He also reiterated the importance of alternative delivery methods and thanked ISU for considering their use.

➢ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 5 - Iowa State University Proposed Naming

SVP Cain requested Board approval to name the new Turkey Teaching and Research Facility, the “Dr. Stanley Balloun Turkey Teaching and Research Facility.”

Vice Chair Barker said several Board members attended this facility’s groundbreaking ceremony and that the Board is grateful for the Balloun family’s support.

By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 6 - Iowa State University Request to Raze Buildings

SVP Cain requested Board approval to raze nine buildings on the ISU Bilsland Memorial Farm and restore the entire property to cropland.

In response to a question from Vice Chair Barker, SVP Cain said no insurance claim was filed as the derecho damage to these buildings was below the $2 million deductible. These buildings are also not general education fund facilities.

By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 7 - Register of University of Northern Iowa Capital Improvement Business

SVP Hager requested Board approval of the:

1. Project Descriptions and Budgets for the:
   - Roth Roof Replacement and Exterior Improvements ($2,376,000) and the
   - Wellness Recreation Center Roof Replacement - Phase 1 ($2,615,000) projects with the understanding that approval is authorization to proceed with construction.

By GENERAL CONSENT, the Committee recommended Board approval.
Agenda Item 8 - Institutional Agreements, Leases and Easements
UI Business Manager David Kieft requested Board approval of two 10-year leases for new clinical/office/support space for UIHC in Bettendorf.

**Lease #1:** UIHC would lease 11,618 square feet of clinical/offices/support space from AJS on the main level (Suite 200) for $15.75 per square foot or $182,983.50 per year for the first two years.

**Lease #2:** UIHC would lease 5,814 square feet of clinical/offices/support space from AJS in the basement for $8.00 per square foot or $46,512 per year for the first two years.

➢ By GENERAL CONSENT, the Committee recommended Board approval.

Vice Chair Barker adjourned the meeting at 10:58 am.