

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Institutional Agreements, Leases and Easements
Date: June 7, 2004

Recommended Action:

Approve the leases for the benefit of the institutions as summarized below.

(ROLL CALL VOTE)

Executive Summary:

The Iowa Code requires that agreements, leases and easements involving real property be approved by the Board of Regents by roll call vote.

The leases have been reviewed by the Attorney General's Office and are recommended for approval.

Approval is requested for the following:

University of Iowa	<p>Lease renewal with Ramaanchar Technologies, Inc., for its use of business incubator space in the Technology Innovation Center at the Oakdale Campus.</p> <p>Lease renewal with the University of Nebraska Medical Center for housing to be used by the University of Iowa's Anesthesia Nursing students.</p> <p>New lease with Maxwell Development, L.C., for the University's use of office and warehouse space for the Institute of Hydraulics Research.</p>
Iowa State University	<p>Lease renewal with the U.S. Department of Agriculture/Agricultural Research Service (USDA/ARS) for its use of land at the ISU Kelly Farm for research purposes.</p> <p>New lease with the ISU Research Park for the University's use of office space for the NASA Food Technology Commercial Space Center.</p>
University of Northern Iowa	<p>New lease with Squiers Square LLC for the University's use of space for the UNI Iowa Community Technology Center.</p>
Iowa School for the Deaf	<p>Lease renewal with Iowa Western Community College for its use of space at the School for an Alternative High School Program.</p>

Background and Analysis:

UNIVERSITY OF IOWA

LEASES

Tenant	Ramaanchar Technologies, Inc. (renewal)
Area/Location	129 square feet of space in the Technology Innovation Center at the Oakdale Research Park.
Lease Term	One-year period commencing July 1, 2004, through June 30, 2005.
Lease Rate	\$64.50 per month (\$6 per square foot, \$774 per year).
Use of Space	Ramaanchar Technologies uses the space to provide information technology and software development services, including database management systems and software engineering.
Space/Rate Comparison	The square footage and lease rate are unchanged.
Liability	The tenant agrees to indemnify, defend, and hold harmless the University as customarily required.
Principal Information	Raman Aravamudhan, CEO, is an adjunct instructor in the Computer Science Department in the University's College of Liberal Arts and Sciences. R. Subathra Aravamudhan, President, is a May 2004 graduate of the SUI Tippie College of Business.

Landlord	University of Nebraska Medical Center (renewal)
Area/Location	460 square feet of apartment space located at 4104 Emile Street, Apartment #7, Omaha, Nebraska.
Lease Rate	\$400 per month (\$10.43 per square foot, \$4,800 per year).
Lease Term	Eleven-month period commencing July 1, 2004, through May 31, 2005.
Use of Space	Housing for SUI Health Care Anesthesia Nursing students during their rotation at the University of Nebraska Medical Center in Omaha. This rotation provides obstetrical anesthesia experience which is not available at the UIHC medical facilities.
Space/Rate Comparison	The square footage and lease rate are unchanged.
Liability	The University agrees to be responsible for claims arising from its use and occupancy of the space in accordance with <u>Iowa Code Chapter 669</u> .
Principal Information	Esther Collins, Property Manager, has no affiliation with the University.

Landlord	Maxwell Development, L.C. (new)
Area/Location	8,700 square feet of office and warehouse space at 3007 Sierra Court, Iowa City, Iowa.
Lease Term	Two-year period commencing July 1, 2004, through June 30, 2006, with three additional two-year extensions.
Lease Rate	\$4,750 per month (\$6.55 per square foot, \$57,000 per year).
Use of Space	The University will use the space to accommodate several research projects of the Institute of Hydraulics Research. Funding for the lease will be provided by research grants. The grant awards currently extend through 2005, and the Institute is expected to continue to use this space for additional funded research projects.
Liability	The University agrees to be responsible for claims arising from its use and occupancy of the space in accordance with <u>Iowa Code Chapter 669</u> .
Principal Information	The Principal, Jeffrey Maxwell, owns a construction company that periodically bids on and is awarded construction contracts for the University of Iowa under the competitive bid process.

IOWA STATE UNIVERSITY

LEASES

Tenant	U.S. Department of Agriculture/Agricultural Research Service (renewal)
Area/Location	12 acres of land at the ISU Kelly Farm in Boone County.
Lease Term	Five – year term commencing July 1, 2004, through June 30, 2009.
Lease Rate	Annual rent of \$1; in return for the use of the land, the University receives the crop to sell.
Use of Space	The land is used by the Agricultural Research Service of the U. S. Department of Agriculture (USDA) to conduct research on reducing nitrate levels in sub-surface drain water. The USDA performs all field functions for continuous corn production on the land using normal farming practices. The University provides the seed, fertilizer and pesticides.
Space/Rate Comparison	The acreage and lease terms are unchanged.
Principal Information	The Principal, Linda D. Theesfeld, USDA Real Estate Warrant Office, Midwest Area, has no affiliation with the University.

Landlord	ISU Research Park Corporation (new)
Area/Location	2,100 square feet of space in the Iowa State Innovation System at the ISU Research Park.
Lease Term	One-year period commencing October 1, 2004, through September 30, 2005.
Lease Rate	\$2,187.50 per month (\$12.50 per square foot for 2,100 square feet, \$26,250 per year) plus operating expenses estimated at \$962.50 per month (\$5.50 per square foot, \$11,550 per year).
Use of Space	Iowa State University's NASA Food Technology Commercial Space Center, which researches and develops food products for the NASA Space Program.
Liability	The University agrees to be responsible for claims arising from its use and occupancy of the space in accordance with <u>Iowa Code Chapter 669</u> .
Principal Information	The Principal, Steven T. Carter, is Director of the ISU Research Park.

UNIVERSITY OF NORTHERN IOWA

LEASE

Landlord	Squiers Square LLC (new)
Area/Location	5,440 square feet of space at 722 Water Street, Waterloo, Iowa (in close proximity to the existing UNI Center for Urban Education).
Lease Term	One-year period commencing on June 1, 2004, to May 31, 2005.
Lease Rate	\$2,750 per month (\$6.07 per square foot, \$33,000 per year).
Use of Space	The University will use the space for its Community Technology Center, which will provide education, training opportunities, and technology access to secondary students and adult learners from disadvantaged groups in urban and rural areas of northeastern Iowa. Rental costs will be paid from Community Technology Center grant funds.
Liability	The University agrees to be responsible for claims arising from its use and occupancy of the space in accordance with <u>Iowa Code Chapter 669</u> .
Principal Information	Joe Squires, owner, has no affiliation with the University.

IOWA SCHOOL FOR THE DEAF

LEASE

Tenant	Iowa Western Community College (renewal)
Area/Location	800 square feet of space located in Room C of the Careers Building on the Iowa School for the Deaf campus.
Lease Term	One-year period commencing September 1, 2004, through August 31, 2005.
Lease Rate	\$928 per month (\$13.92 per square foot, \$11,136 per year).
Use of Space	The classroom space is used for an Alternative High School Program, which is administered by Iowa Western Community College and funded by the school districts that participate in the program.
Space/Rate Comparison	Rate increase of \$32 per month; the amount of space is unchanged.
Liability	The lease agreement requires the tenant to indemnify, defend, and hold harmless the School.
Principal Information	The principal, Gary Faust, Iowa Western Community College Board President, has no affiliation with the School.


Jean A. Friedrich

Approved: 
Gregory S. Nichols