

Contact: John Nash

**MINUTES OF APRIL 7, 2021 COMMITTEE MEETING**

**PROPERTY AND FACILITIES COMMITTEE  
VIRTUAL MEETING**

**Committee Members Present**

Regent Milt Dakovich, Chair  
Regent Jim Lindenmayer, Vice Chair  
Rod Lehnertz, University of Iowa Senior Vice President for Finance and Operations  
Pamela Cain, Iowa State University Senior Vice President for Operations and Finance  
Michael Hager, University of Northern Iowa Senior Vice President for Finance and Operations  
John Nash, Board of Regents Director of Facilities  
Laura Dickson, Board of Regents Executive Assistant

**Other Board Members in Attendance**

Regent David Barker  
Regent Sherry Bates  
Regent Nancy Boettger  
Regent Nancy Dunkel

**Others in Attendance:**

Mark Braun, Board of Regents Executive Director  
Bruce Harreld, University of Iowa President  
Wendy Wintersteen, Iowa State University President  
David Kieft, University of Iowa Business Manager  
Reginald Stewart, Iowa State University Vice President Diversity Equity & Inclusion  
Aimee Claeys, Board of Regents Board Counsel  
Jason Pontius, Board of Regents Associate Chief Academic Officer

Chair Dakovich called the meeting to order at 9:00 a.m.

**Agenda Item 1 - Minutes of February 17, 2020 Committee Meeting**

➤ By GENERAL CONSENT, the minutes of the February 17, 2021 meeting were accepted.

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

SVP Lehnertz asked the committee to recommend Board approval of the:

1. Permission to Proceed with Project Planning for the:
  - **UIHC – Replace Windows** project, including permission to hire The S/L/A/M Collaborative as the Design Professional.
2. Schematic Design, Project Description and Budget for the:
  - **Pharmaceutical Sciences Research Building – Renovate North Wing** (\$4,570,000) project with the understanding that approval is authorization to proceed with construction.
3. Project Description and Budget for the:
  - **UIHC Pomerantz Family Pavilion Expand Level 4 Breast Health Center** (\$4,149,000) project with the understanding that approval is authorization to proceed with construction.

In response to a question from Chair Dakovich on the UIHC Replace Windows project, SVP Lehnertz said that, depending on the results of the UI window inspection, more windows may be included in the project, beyond windows on Level 4, Level 5 and the Connector Bridge.

In response to a question from Regent Boettger on the UIHC Replace Windows project, SVP Lehnertz said he knows the new windows will fix the problem, because they are carefully specified, tested and inspected.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

**Agenda Item 3 – Iowa State University Emergency Contract Authorization**

SVP Cain asked the committee to recommend Board approval of the:

Recommend the Board ratify the Executive Director's actions to invoke two emergency contracting authorizations to hire Story Construction of Ames (\$2,400,000) and Johnson Controls of Urbandale (\$177,000) to repair damage to ISU's Ross Hall caused by a fire on February 22, 2021.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

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

SVP Cain asked the committee to recommend Board approval of the:

1. Permission to Proceed with Project Planning for the:
  - **Parking Lots B1 and F-Resurfacing and Expansion** and the
  - **Parking Lots G7-RV Parking Construction** projects, including the Design Professional Selection process.
  
2. Project Description and Budget for the:
  - **Friley Residence Hall-Bathroom Improvements** (\$17,000,000) and the
  - **Utilities – Power Plant – Coal Boilers Natural Gas Conversion** (\$16,000,000) projects with the understanding that approval is authorization to proceed with construction.
  
3. Revised Project Description and Budget for the:
  - **Ross Hall Fire Damage Repair** project (\$3,750,000, a \$3,250,000 increase) project. To make all repairs, ISU plans to hire Service Master (cleaning), Story Construction (building repairs) and Johnson Controls (fire alarm replacement).

In response to a question from Regent Bates, SVP Cain said Ross Hall does not have a sprinkler system as it was not required by the State of Iowa Building Code, when constructed in 1973.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

**Agenda Item 5 – Iowa State University Acceptance of Real Estate Gift**

SVP Cain asked the committee to recommend Board approval of the acceptance of a generous real estate gift of 389 acres of farmland in Worth County, northwest of Mason City, from the Lavonne D. Gregory Revocable Trust Agreement (RTA).

➤ By GENERAL CONSENT, the Committee recommended Board approval.

**Agenda Item 6 – Institutional Agreements, Leases and Easements**

Business Manager Kieft asked the committee to recommend Board approval of the:

**#1: University of Iowa property exchange:** To provide the University new access for golf course maintenance to the southwest portion of the UI Finkbine Golf Course and alleviate the need for future construction easements, the UI would exchange 3,100 square feet of land with the Davis family.

SVP Cain requested Board approval of the:

**#2: Iowa State University Lease Extension:** ISU would extend an existing 20-year lease for five years to maintain a cellular phone site of the roof of the Town Engineering Building with USCOC (US Cellular) of Greater Iowa, LLC of Chicago for \$24,000 for the first year and increase three percent for each of the next four years.

SVP Cain requested Board approval of the:

**#3: Iowa State University Easement:** ISU would grant a one-mile-long fiber optic utility easement on the north side of ISU's campus to Metronet of Evansville, Indiana for a one-time payment of \$27,566. The easement term would be 30 years.

SVP Hager requested Board approval of the:

**#4: University of Northern Iowa Lease:** UNI would lease 17,545 square feet from the City of Waterloo at the UNI Center for Urban Education (UNI-CUE) at 800 Sycamore Street in Waterloo for \$72,421 per year for 10 years.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

Chair Dakovich adjourned the meeting at 9:26 a.m.