MINUTES OF APRIL 19, 2023 COMMITTEE MEETING

PROPERTY AND FACILITIES COMMITTEE
ALUMNI CENTER – REIMAN BALLROOM
IOWA STATE UNIVERSITY

Committee Members Present
Regent David Barker, Chair
Rod Lehnertz, University of Iowa Senior Vice President, Finance and Operations
Shawn Norman, 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

Other Board Members in Attendance
President Pro Tem Sherry Bates
Regent Nancy Boettger
Regent Nancy Dunkel
Regent Abby Crow
Regent Greta Rouse
Regent Jim Lindenmayer
Regent JC Risewick

Other Guests in Attendance
Barbara Wilson, University of Iowa President
Wendy Wintersteen, Iowa State University President
Mark Nook, University of Northern Iowa President
Kimberly D. Hunter, UIHC Associate Vice President
David Kieft, University of Iowa Business Manager
Laura Dickson, Board of Regents Executive Assistant

Chair Barker called the meeting to order at 10:59 a.m.

Regent Tour of the Iowa State University Veterinary Diagnostic Laboratory, Phase 1 project:
Chair Barker thanked Iowa State University for the tour of the Veterinary Diagnostic Lab (VDL), Phase 1 project earlier that morning. He said he saw VDL’s existing operation in the College of Veterinary Medicine (across the street) a few years ago and now, the new VDL operation in the new VDL Phase 1 facility. The new VDL Phase 1 facility was amazing and is very much needed for not only the state, but the nation. He said it will not only make us competitive in agriculture, but dominant. Also, the VDL Phase 1 project is great example of what the universities do for the state of Iowa.
Agenda Item 1 - Minutes of February 22, 2023 Committee Meeting

➢ By GENERAL CONSENT, the Committee recommended Board approval.

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

SVP Lehnertz presented the following projects:

1. Permission to Proceed with Project Planning for the:
   - College of Pharmacy Building and Pharmaceutical Science Research Building – Create Medical Innovation and Bioscience Laboratories project, including Waiver of the Design Professional Selection Process to hire OPN Architects of Iowa City and IMEG Corporation (engineering) of Bettendorf.
   - UIHC – Stead Family Children’s Hospital Level 7 Expand NICU and Extend Bridge project, including Waiver of the Design Professional Selection Process to hire SLAM (architects) of Iowa City.

2. Schematic Design, Project Description and Budget for the:
   - West Campus Parking Ramp ($75 million),
   - Medical Research Center - Renovation for Pediatric Research ($7.8 million) and the
   - UIHC – Emergency Department Expansion ($37 million) projects with the understanding that approval is authorization to proceed with construction.

3. Project Description and Budget for the:
   - Van Allen Hall - 7th Floor Renovation ($7.5 million) and the
   - UIHC – Multiple Stairwell Enhancements ($2.27 million) projects with the understanding that approval is authorization to proceed with construction.

In response to a question from Chair Barker on the Pharmacy project, SVP Lehnertz said there would be 10% to 15% savings in design fees by waiving the Design Professional Selection Process and hiring OPN Architects and IMEG Engineering directly, primarily based on their design knowledge and familiarity with these facilities.

In response to a question from Regent Risewick on the Pharmacy and the NICU expansion projects, SVP Lehnertz said the designs have not yet been completed. Both projects have shelled floors, which would ultimately be built out with designs matching similar existing floors. SVP Lehnertz added that while we do own the designs of floors immediately below the shelled floors, the University still needs to do some additional design to the shelled floor space to make it fit current needs and building codes.

In response to a question from President Pro Tem Bates on the NICU expansion, AVP Hunter said the need for the NICU expansion project is based on UIHC’s 90% or greater occupancy. She added that many clinics are closing, attracting more patients to UIHC. Many times, we are at capacity and must place patients on other floors throughout the children’s hospital. UIHC needs the 28 beds provided by the NICU expansion to meet ongoing patient demands.
In response to a question from Chair Barker, AVP Hunter said that there would still be one shelled floor, the eighth floor, in the Children’s hospital after the NICU expansion is complete.

In response to a question from Chair Barker, AVP Hunter said that the Emergency Department project is definitely needed to decrease patient wait times. At times, patients check into the Emergency Department, but leave and go elsewhere due to long wait times. This project would help alleviate these challenges. Also, this project would help UIHC target those in need of behavioral help and adolescent care. SVP Lehnertz added that the North Liberty project will also have an Emergency Department, which would help alleviate some of the Emergency Department needs at the main hospital.

In response to a question from Regent Risewick on the West Campus Parking Ramp. SVP Lehnertz said that the new stormwater retention system would modify and add to the existing system currently under the site. It would also alleviate stormwater retention issues in and around the project’s site.

In response to a question from Regent Risewick on how the stormwater retention system separates rainwater from vehicle oil, SVP Lehnertz said he would have to get back to him on that.

➢ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 3 – University of Iowa Request to Raze Two Buildings
SVP Lehnertz presented the UI’s request to raze two campus buildings, South Quadrangle Building and the Pride Alliance Center. This would make way for the new Health Sciences Academic Building.

In response to a question from Chair Barker, SVP Lehnertz said the ROTC and Health & Human Physiology (HHP), who are both in South Quad, both would move to the old Pharmacy Building. Later, HHP would move back into the new Health Sciences Academic Building.

➢ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 4 – University of Iowa Ratification of Emergency Contract Authorization
SVP Lehnertz requested Board ratification of Executive Director Braun’s Emergency Contracting Authorization to make repairs to significant tornado damage sustained on March 31, 2023. A tornado struck one of the College of Engineering, IIHR – Hydroscience and Engineering buildings along Second Street (US Highway 6) in Coralville.

➢ By GENERAL CONSENT, the Committee recommended Board approval.
Agenda Item 5 - Register of Iowa State University Capital Improvement Business Transactions
SVP Norman presented the following project:

1. Permission to Proceed with Project Planning for the:
   - **Lied Recreation Athletic Center – Remodel and Expansion** ($23 million) project, including the Design Professional Selection process.
2. Project Description and Budget for the:
   - **Human Nutritional Sciences Building – Research Labs - Remodel** ($2.1 million) project with the understanding that approval is authorization to proceed with construction.
3. Revised Project Description and Budget for the:
   - **Curtiss Farm – Feed Mill and Grain Science Complex** ($35.2 million, up 46% from $24 million) project with the understanding that approval is authorization to proceed with additional construction.

In response to a question from Chair Barker on the Curtiss Farm budget revision, SVP Norman said that the project would be larger than originally planned and all costs would be covered by donated funds.

In response to a question from Regent Risewick on the Curtiss Farm project, SVP Norman said that the three old feed mill operations would be replaced by this new facility and would be decommissioned. He would have to get back to him on costs associated with decommissioning the old facilities.

➢ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 6 – University of Northern Iowa Ratification of Emergency Contract Authorization
SVP Hager requested Board ratification of Executive Director Braun’s Emergency Contracting Authorization to make emergency repairs found in December 2022 in their steam distribution system. An issue was found in the supports for the 12” high pressure steam pipes.

➢ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 7 - Register of University of Northern Iowa Capital Improvement Business Transactions
SVP Hager presented the following project:

1. Permission to Proceed with Project Planning for the:
   - **UNI-Dome Modernization** project, including the Design Professional Selection Process.
2. Project Description and Budget for the:
   • Steam Distribution System Emergency Repairs ($5,400,000) project with the understanding that approval is authorization to proceed with construction.

In response to a question from Regent Risewick on the Steam Distribution project, SVP Hager said that it could have been catastrophic, if the steam piping had failed, but UNI fortunately acquired temporary steam immediately.

➢ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 8 – Institutional Agreements, Leases and Easements
Business Manager Kieft requested Board approval of a 10-year lease with Siouxland Medical Education Foundation, Incorporated to rent the entirety of Siouxland’s 33,500 square foot medical office building at 2501 Pierce Street in Sioux City.

In response to a question from Regent Risewick on whether any hazardous materials are relevant and, if so, are they accounted for in the lease, Business Manager Kieft said that they are. UIHC legal counsel has reviewed the lease. Also, the use of the facility would be the same as the previous tenant.

➢ By GENERAL CONSENT, the Committee recommended Board approval.

Chair Barker adjourned the meeting at 11:44 a.m.