

Contact: Jean Friedrich

INSTITUTIONAL AGREEMENTS, LEASES, AND EASEMENTS

Action Requested: Consider recommending to the Board approval of one lease for the benefit of the University of Iowa, one lease addendum for the benefit of Iowa State University, and one lease for the benefit of the University of Northern Iowa.

Executive Summary: Iowa Code §262.11 requires that certain agreements, leases, and easements be approved by the Board of Regents by roll call vote. The lease documents have been reviewed and received approval from the Attorney General's Office. An indemnification clause is included in the leases.

University of Iowa with the Board as Tenant for the following lease:

IRL Properties L.C.

The University of Iowa requests approval to lease approximately 43,532 square feet of space on the second floor of a building located at 920 East 2nd Avenue, Coralville, known as Suites 201A and 201B of the Iowa River Landing Commercial Condominiums for a term of ten years, commencing on September 1, 2014, and ending on August 31, 2024, with two additional five-year extensions.

The lease rate would be \$61,448.95 per month for the first year of the lease. This rate is comprised of a base rent of \$10 per square foot for the shell space and the following amounts per square foot: \$2.75 for common area maintenance, \$3.85 for property taxes, and \$0.35 for insurance. The University would also pay for all utilities in the leased premises. Lease payments would be made from the University of Iowa Hospitals and Clinics' operating funds from patient revenues.

The now shelled space would be fit out by the landlord to accommodate clinical and administrative needs as a cost-plus arrangement with the landlord providing a \$15 per square foot fit-out credit. The remainder of the cost would be provided by UIHC.

Because this facility is adjacent to the existing Iowa River Landing building, it would allow staff easy access to both buildings for cross-coverage. Patient access to the building will be via a covered drop off zone, and free parking will be directly adjacent to the building in the existing city parking structure. The leased area space would free up UI Health Care space on the main hospital campus, accommodating continued growth in new or expanded clinical, research and educational programs, and services. See Attachment A for map of location.

Iowa State University with the Board as Tenant for the following lease addendum:

Iowa State University Research Park

Iowa State University requests approval to add 3,129 square feet of space to the 21,992 rentable square feet (rsf) of space currently occupied by InTrans (formerly known as the Center for Transportation Research and Education) at the ISU Research Park for the term commencing on August 1, 2014 through May 31, 2017 at the rate of \$11.00 per rentable

square foot per year for the base rent. This addendum would add \$2,868.25 to the current monthly rate of \$20,159.33 (total annual rent would be \$276,330.96). The lease term extension and a reduction of rentable square feet of space to the original lease agreement was approved by the Board of Regents at the April 2012 meeting. All other terms and conditions of the original agreement dated April 2, 2005, and subsequent amendments remain unchanged.

University of Northern Iowa with the Board as Landlord for the following lease:

Waterloo MSA Limited Partnership, d/b/a Verizon Wireless

The University of Northern Iowa requests approval of a lease to provide space on the Bender Hall roof located at 2005 Campus Street on the University of Northern Iowa campus for Verizon's three antennas and ground space for Verizon's communication equipment. See Attachment A for map of location.

The lease term would be for a five-year term at \$2,000 per month (\$24,000 annually) with automatic extensions of three additional five-year periods unless Verizon provides six months' notice. The monthly rate would be adjusted after each five-year term by an amount equal to 110% of the annual rent payable in the preceding five-year term.

The lease provides space on the Bender Hall roof for Verizon's three antennas and ground space for Verizon's communication equipment together with such reasonable additional space within the property, building, and on the roof for the installation, operation and maintenance of wires, cable, conduits and pipes running between and among the land space and antenna space and to all necessary electrical and telephone utility sources located within the building or on the property.

Verizon would be billed for its use of electrical service (separate electric meter for tenant to be installed by UNI) and telephone service and invoiced monthly.

Additional information is available from the Board Office.

THE UNIVERSITY OF IOWA
LEASE OF PROPERTY BY THE BOARD OF REGENTS, STATE OF IOWA
920 East 2nd Avenue, Coralville, Iowa



NEW LEASE LOCATION

Approximately 43,532 square feet of space on the **second floor** (Suites 201A and 201B) of the Iowa River Landing Commercial Condominiums

