

Contact: John Nash

**IOWA STATE UNIVERSITY PROPOSED PROPERTY PURCHASE**

**Action Requested:** Consider recommending to the Board approval of the purchase 3.83 acres of land and an 18,200 square foot warehouse at 2105 East Lincoln Way in Ames from LDY, LLC of Ames. This would serve as the new location for ISU's Central Receiving. The purchase price of \$1,450,000 would be funded by Lease Revenue funds.

This property purchase complies with *Policy Manual* Chapter 2.3.2.C.iii, where two property appraisals are required.

*"Property purchased shall be purchased at no more than the high appraisal or not more than 5 percent over the average of two appraisals, whichever is the lower figure. This policy is not intended to limit negotiation for a price lower than the appraised value."*

**Executive Summary:** ISU's Central Receiving is currently collocated with Surplus Operations in an undersized facility on a small site with a circuitous, two-mile route to Highway 30. Central Receiving is in need of more square footage, and better highway and interstate access.

This proposed property and building purchase would fulfill those needs. With good proximity to Highway 30 and Interstate 35, this property would provide Central Receiving a consolidated location sized appropriately for their operation.

All of ISU's incoming and outgoing commercial shipments (FedEx, UPS, etc.) would be routed to this new location. From there, university staff and trucks would provide all dedicated last-mile service to campus, including inbound and outbound parcels, freight deliveries and office supplies. This would reduce the number of on-campus delivery vehicles, relieve traffic congestion, improve pedestrian safety, as well as provide cost savings through delivery efficiencies and enhanced customer service.

Should the Board approve this property purchase, the university anticipates closing within two weeks.

IOWA STATE UNIVERSITY  
PROPOSED PROPERTY PURCHASE: LOCATION



Ames, Iowa

North

