

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Institutional Agreements, Leases and Easements
Date: September 1, 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 New leases with:

VIDA Diagnostics for its use of business incubator space in the Technology Innovation Center at the Oakdale Campus.

American Cancer Society, dba Hope Lodge ACS, for its use of undeveloped land to construct housing facilities for use by families of patients of the University of Iowa Hospitals and Clinics Holden Comprehensive Cancer Center.

Des Moines Higher Education Collaborative for the University's use of space in the Pappajohn Higher Education Center in Des Moines, Iowa, for office and classroom space for educational programs offered by the University's School of Social Work.

Venture One LC for its use of space by the Department of Oral and Maxillofacial Surgery and the College of Dentistry for a community-based training facility for Oral and Maxillofacial Surgery residents.

Iowa State University

Two new leases with the Des Moines Higher Education Collaborative for the University's use of space in the Pappajohn Higher Education Center in Des Moines, Iowa for:

1. Two radio studios and office space for the WOI Radio Group; and
2. Office space for the University's Central Iowa Area Extension.

Background and Analysis:

UNIVERSITY OF IOWA

LEASES

Tenant	VIDA Diagnostics (new)
Area/Location	264 square feet of space in the Technology Innovation Center at the Oakdale Research Park.
Lease Term	One-year period commencing September 1, 2004, through August 31, 2005.
Lease Rate	\$132 per month (\$6 per square foot, \$1,584 per year).
Use of Space	VIDA will use this space to develop and market software solutions for analyzing and presenting information collected through digital Computed Tomography (CT) imaging for use in the detection, staging, treatment planning and follow-up care for acute and chronic lung disease. The primary target market for VIDA's software is the pulmonology and radiology specialties, with a secondary market in internal medicine.
Liability	The tenant agrees to indemnify, defend, and hold harmless the University as customarily required.
Principal Information	The principal, John Garber, CEO, has no affiliation with the University.

Tenant	American Cancer Society dba Hope Lodge ACS (new)
Area/Location	1.5 acres of land near the Holden Comprehensive Cancer Center at the University of Iowa's Hospitals and Clinics in Iowa City, Iowa.
Lease Term	Twenty-three years and four months commencing October 1, 2004, through January 31, 2028.
Lease Rate	\$1 annually.
Use of Space	Construction of housing facilities for families of patients of the University of Iowa Hospitals and Clinics Holden Comprehensive Cancer Center. The facilities would become the property of the University upon completion of construction.
Liability	The tenant agrees to indemnify, defend, and hold harmless the University as customarily required.
Principal Information	The principal, Rich Smith, Chief Operating Officer for Mission Support of the ACS Midwest Division, has no affiliation with the University.

Landlord	Des Moines Higher Education Collaborative (new)
Area/Location	787.4 square feet of office space located at Pappajohn Higher Education Center, 1200 Grand Avenue, Des Moines, Iowa.
Lease Term	Five-year term commencing October 1, 2004, through September 30, 2009.
Lease Rate	\$1,208 per month (\$18.41 per square foot, \$14,496 per year). The lease rate includes utilities and building services, except telephone service.
Use of Space	Office and classroom space for the School of Social Work's educational programs currently offered in Des Moines. The Center will provide direct access to Web and ICN classrooms.
Principal Information	The principal, David Maxwell, President, has no affiliation with the University.

Landlord	Venture One LC (new)
Area/Location	2,500 square feet of space at Oakdale Plaza, Coral Court, Oakdale, Iowa.
Lease Term	Three-year and one-month period commencing June 1, 2005, through June 30, 2008.
Lease Rate	\$2,920 per month (\$14.02 per square foot, \$35,040 per year).
Use of Space	The Department of Oral and Maxillofacial Surgery and the College of Dentistry will use this space to open a community-based training facility for Oral and Maxillofacial Surgery residents.
Additional Information	Lease payments will be made from services provided; no appropriated funds will be used.
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, Mike Evans, Owner, has no affiliation with the University.

IOWA STATE UNIVERSITY

LEASES

Landlord	Des Moines Higher Education Collaborative (new)
Area/Location	774.34 square feet of office space located at Pappajohn Higher Education Center, 1200 Grand Avenue, Des Moines, Iowa.
Lease Term	Five-year term commencing October 1, 2004, through September 30, 2009.
Lease Rate	\$1,186.67 per month (\$18.39 per square foot, \$14,240.04 per year). The lease rate includes utilities and building services, except telephone service.
Use of Space	Two radio studios for broadcast and production activities associated with WOI's Public Radio service and possible future use for the Regent Radio Collaborative Project, and office space to house the WOI Des Moines-based underwriting account representative and two radio production and broadcast positions now housed in Ames.
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, David Maxwell, President, has no affiliation with the University.

Landlord	Des Moines Higher Education Collaborative (new)
Area/Location	860.52 square feet of office space located at Pappajohn Higher Education Center, 1200 Grand Avenue, Des Moines, Iowa.
Lease Term	Five-year term commencing October 1, 2004, through September 30, 2009.
Lease Rate	\$1,320 per month (\$18.41 per square foot, \$15,840 per year). The lease rate includes utilities and building services, except telephone service.
Use of Space	Office space for four staff members of the Central Area Extension office, which provides administrative and support services for Extension activities in 17 central Iowa counties and also oversees program development and implementation for the University in downtown Des Moines. Office space will be available for faculty and staff involved with collaborative programming in the facility.


Liability

The University agrees to be responsible for claims arising from its use and occupancy of the space in accordance with Iowa Code Chapter 669.

Principal Information

The principal, David Maxwell, President, has no affiliation with the University.


Jean A. Friedrich

Approved: 
Gregory S. Nichols

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