

Contact: John Nash

**MINUTES OF JUNE 1, 2022 COMMITTEE MEETING**

**PROPERTY AND FACILITIES COMMITTEE  
LEVITT CENTER FOR UNIVERSITY ADVANCEMENT- ASSEMBLY HALLS  
UNIVERSITY OF IOWA**

**Committee Members Present**

Regent David Barker, Vice Chair  
Rod Lehnertz, University of Iowa Senior Vice President, Finance and Operations  
Pam Elliott-Cain, Iowa State University Senior Vice President for Finance and Operations  
Michael Hager, University of Northern Iowa Senior Vice President for Finance and Operations  
Mark Huss, Special Schools Director of Business Operations  
John Nash, Board of Regents Director of Facilities  
Laura Dickson, Board of Regents Executive Assistant

**Other Board Members in Attendance**

President Pro Tem, Sherry Bates  
Regent Nancy Boettger  
Regent Nancy Dunkel  
Regent Abby Crow  
Regent Greta Rouse (joined via Zoom)  
Regent Jim Lindenmayer (joined via Zoom)

**Other Guests in Attendance**

Barbara Wilson, University of Iowa President  
Kevin Kregel, University of Iowa Provost  
Jonathan Wickert, Iowa State University Provost  
Mark Nook, University of Northern Iowa  
Jose Herrera, University of Northern Iowa Provost  
Paul Fuligni, Iowa State University Associate Vice President of Facilities Planning and Management  
Gary Barta, University of Iowa Director of Athletics

Vice Chair Barker called the meeting to order at 11:15 a.m.

Vice Chair Barker said the Regents had a great evening at the new University of Iowa Stanley Museum of Art. He said all were impressed with this beautiful facility and thanked everyone involved in its development, especially the donors for their generous contributions.

**Agenda Item 1 - Minutes of April 6, 2022 Committee Meeting**

- By GENERAL CONSENT, the minutes of the April 6, 2022 meeting were accepted.

**Agenda Item 2 – Iowa State University Strategic Facilities Plan**

Associate Vice President Fuligni presented Iowa State University's Strategic Facilities Plan.

AVP Fuligni said ISU's last full campus master plan was done in 1991 and guided development of ISU's campus for over 30 years. This plan started its development in 2018, spans 30 years and covers 2.3 million net square feet.

In general, ISU took a bottom-up approach, where ISU focused exclusively on General Education Fund facilities, and not any of the auxiliary enterprises such as athletics, residence halls, utilities, telecommunications, student recreation services and the ISU bookstore.

There were three components of the plan that drove it, which were facility requirements, facility condition, and functional space adequacy. Under "facility requirements," ISU created three enrollment scenarios: 30,000, 33,000 and 35,000 students (headcount). Additional office space on campus was one of the findings, which could be advantages to ISU in future building renovations. Through the development of the plan, ISU was motivated to make the most of the facilities ISU currently have. Also, space was classified by the "student contact hour," which is defined as one student in one classroom for one hour.

Out of ISU's 407 buildings, there is one building scheduled for demolition and replacement, Lebaron Hall. The Lebaron Hall Replacement project received Permission to Proceed with Project Planning from the Board in November 2019 and is currently being designed.

Lastly, there were four focus areas of the plan. Those included the Osborn Drive STEM Renewal, College-Centered Renewal, Interdisciplinary Instructional Hubs and Student Affairs Renewal.

In response to a question from Vice Chair Barker, AVP Fuligni said even with this new 30-year strategic facilities plan in place, he was not confident that ISU could keep up with neither existing nor future deferred maintenance. He said slowing down deferred maintenance is always a challenge with a campus of ISU's size, and that they feel ISU is doing what they can to get by.

- Unlike the University of Iowa's 10-Year Facilities Master Plan approved by the Board in January 2022, Iowa State University's (30-year) Strategic Facilities Plan does not contain any Permission to Proceed with Project Planning approval requests.

**Agenda Item 3 – Register of University of Iowa Capital Improvement Business Transactions**

SVP Lehnertz requested that the following projects be considered for approval:

1. Permission to Proceed with Project Planning for the:
  - **Biomedical Research Support Facility- Expand Facility** and the
  - **Hawkeye Recreation Services- Upgrade West Recreation Fields** projects, including the Design Professional Selection Process.
  
2. Project Description and Budget for the:
  - **Bowen Science Building – Renovate Third Floor** (\$16,850,000) and the
  - **UIHC John Colloton Pavilion – LL2 ATS Serving John Colloton Pavilion East Replacement** (\$2,304,000) projects with the understanding, that approval is authorization to proceed with construction for both projects.
  
3. Revised Project Descriptions and Budgets for the:
  - **State Hygienic Laboratory at the University of Iowa – Construct New BSL-3 Laboratory with Additional Support Space** (\$12,200,000, up 22 percent from \$10,000,000) and the
  - **Iowa Wrestling Training Facility – Construct Building** (\$31,550,000, up 19 percent from \$26,500,000) projects with the understanding, that approval is authorization to proceed with construction on both projects.

Vice Chair Barker commented that the West Recreation Fields project seemed expensive initially, but his cost concerns were eased as he came to appreciate the number of days of use lost, due to the poor conditions of the fields and the importance of the intramural programs to the UI.

In response to a question from Regent Dunkel, Athletic Director Gary Barta said the \$190,000 annual operating and routine maintenance cost was an estimate based on comparable facilities, and that the cost would be an addition to the existing operating costs of Carver Hawkeye Arena. SVP Lehnertz added that this is relatively the same cost as other athletic facilities and is not more or less than what the other facilities garner for care on an annual basis.

As requested by Vice Chair Barker, AD Barta spoke about fundraising efforts on the wrestling facility, stating that the UI has already raised over \$27 million of the \$31.55 million project budget. Two donors contacted AD Barta and raised their donations by 20%, when they saw the wrestling facility's costs go up 20%. SVP Lehnertz added that the addition of the women's wrestling program and involvement of the University of Iowa Center for Advancement has helped fund-raising efforts substantially.

- 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:
  - **Iowa State Center-Parking and Infrastructure Improvements** project, including the Design Professional Selection Process.
2. Schematic Design, Project Description and Budget for the:
  - **Therkildsen Industrial Engineering Building project (\$54,000,000)** project with the understanding that approval is authorization to proceed with construction.

On the Therkildsen Industrial Engineering Building project, Vice Chair Barker expressed his appreciation to the donors for their generous contributions.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

**Agenda Item 4 - Institutional Agreements, Leases and Easements**

SVP Cain requested Board approval of two lease amendments.

1. **ISU Lease Amendment #1 with Verizon Wireless:** ISU would extend an existing 15-year lease with Verizon for five years for equipment space for \$24,000 per year and increasing three percent annually.
2. **ISU Lease Amendment #2 with Cingular Wireless:** ISU would extend an existing 15-year lease with Cingular for five years for equipment space for \$24,000 per year and increasing three percent annually.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

Vice Chair Barker adjourned the meeting at 11:56 a.m.