

Contact: John Nash

MINUTES OF JUNE 14, 2023 COMMITTEE MEETING

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

Committee Members Present

Regent JC Risewick, Chair
Regent Robert Cramer, Vice Chair
President Pro Tem Sherry Bates, Member

Other Board Members in Attendance

Regent Nancy Dunkel
Regent Abby Crow
Regent Greta Rouse
Regent Jim Lindenmayer
Regent David Barker

Guests in Attendance

Barbara Wilson, University of Iowa President
Wendy Wintersteen, Iowa State University President
Mark Nook, University of Northern Iowa President
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
Kimberly D. Hunter, UIHC Associate Vice President
David Kieft, University of Iowa Business Manager
John Nash, Board of Regents Director of Facilities
Laura Dickson, Board of Regents Executive Assistant

Chair Risewick called the meeting to order at 9:10 a.m., and welcomed Vice Chair Regent Cramer and Committee Member President Pro Tem Bates to the Property & Facilities Committee.

Regent Tour of the University of Iowa:

Chair Risewick thanked SVP Rod Lehnertz for giving the Regents a driving tour of the University of Iowa campus Monday afternoon and providing updates on multiple UI projects.

Agenda Item 1 - Minutes of April 19, 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. Schematic Design, Project Description and Budget for the:

- **Health Sciences Academic Building – Construct Facility** (\$249 million) and the
- **Ray B. Mossman Business Services Building – Replace Roof and Air Handling Units** (\$3.25 million) projects with the understanding that approval is authorization to proceed with construction.

In response to a question from Vice Chair Cramer on the Health Sciences project's \$28 million "Planning, Design and Management" cost, SVP Lehnertz said he did not have a breakdown of those numbers with him, but would be happy to provide those later.

In response to a follow-up question from Vice Chair Cramer on the same project's \$192 million "Construction" cost, SVP Lehnertz said that cost does not include the Guaranteed Maximum Price (GMP), but rather a GMP estimate.

President Pro Tem Bates said she appreciated the UI including the "Annual Operating and Routine Maintenance Costs" and "Annual Operating and Routine Maintenance - Source of Funds."

In response to a question from Chair Risewick on the Mossman project, SVP Lehnertz said that lead times for air handling units continues to be a challenge for the UI. However, some construction leads times are starting to normalize.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 3 – University of Iowa Request for Property Transfer

Business Manager David Kieft requested the termination of the existing late 1980's master ground lease between the Board of Regents/University of Iowa and the University of Iowa Research Park Corporation ("UIRP").

Secondly, the UI requested that the land ownership of the 185-acre UIRP be transferred from the Board of Regents/University of Iowa to UIRP. This would facilitate development transactions, improve the UI's chances of achieving future development. This would be like Iowa State University's Research Park ownership agreement, where the ISU Research Park owns the land. The transfer would be done at no cost to any party.

In response to a question from Vice Chair Cramer, Business Manager Kieft said proceeds from land sales would go into the UIRP Corporation, then disturbed to the UI and/or the UIRP. Some proceeds would fund the management of the UIRP.

In response to a follow-up question from Vice Chair Cramer, Business Manager Kieft said the UIRP would be managed similarly to ISU's Research Park. The UIRP is a tax-exempt land holding company with a mission and covenants to attract national and regional biotech firms, and not compete with the private sector's office building market. On occasion, UIRP support facilities like day care facilities or other amenities may be constructed on the UIRP.

- By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 4 – Register of Iowa State University Capital Improvement Business Transactions

SVP Norman presented the following project:

1. Revised Project Description and Budget for the:

- **Memorial Union – Second and Third Floor – Remodel** (\$6.55 million = \$2.25 million Second Floor + \$4.3 million Third Floor, 0% change in budget) and the
- **Kildee Hall – AHU2 and UVU4 – Replacement** (\$2,302,000, up 49% from \$1,550,000) projects with the understanding that approval is authorization to proceed with additional construction.

In response to a question from Vice Chair Cramer on the Kildee project, SVP Norman said upon approval of the revised \$2.3 million budget, ISU would rebid the project.

In response to a question from Chair Risewick on the Kildee project, SVP Norman said the new air handling units would be vastly more efficient than the old ones.

- By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 5 – Iowa State University Naming Facility

SVP Norman requested Board approval to name the academic building portion of the ISU College of Veterinary Medicine the "**Frederick Douglass Patterson Hall**" in honor of Dr. Frederick Douglass Patterson, the fourth graduate of ISU's College of Veterinary Medicine in 1923.

Chair Risewick commended ISU's efforts in naming this area for a person with such an outstanding reputation. This speaks well of ISU. Only 700 people have received the Presidential Medal of Freedom, our nation's highest civilian honor.

- By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 6 – Iowa State University Property Transfer

SVP Norman requested Board approval to transfer 0.36 acres or 1,569 square feet of land from ISU to the Iowa Department of Transportation to allow the DOT to expand their right-of-way. The transfer would be done at no cost to either party.

- By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 7 Institutional Agreements, Leases and Easements

Business Manager David Kieft requested Board approval of three utility easements and two right-of-way conveyances from the University of Iowa to the City of North Liberty, City of Coralville and various utility companies at no cost to any party.

Chair Risewick said the Regents were looking forward to the tour of the “UIHC at Forevergreen Road” project in North Liberty prior to the September Board meeting.

SVP Norman requested Board approval of three underground utility easements from three ISU affiliates to ISU at no cost to any party. The easements would facilitate a 7,000-foot expansion of ISU’s data fiber.

- By GENERAL CONSENT, the Committee recommended Board approval.

Chair Risewick adjourned the meeting at 9:45 a.m.