

**MINUTES OF SEPTEMBER 6-7, 2017 COMMITTEE MEETING**

**BOARD OF REGENTS, STATE OF IOWA  
PROPERTY AND FACILITIES COMMITTEE**

**UNIVERSITY OF IOWA  
MAIN LOUNGE, IOWA MEMORIAL UNION  
IOWA CITY, IOWA**

**Committee Members Present**

Regent Milt Dakovich, Chair

Regent Larry McKibben, Vice Chair

Rod Lehnertz, University of Iowa Senior Vice President, Finance and Operations

Kate Gregory, Iowa State University Senior Vice President for University Services

Michael Hager, University of Northern Iowa Senior Vice President for Finance and Operations

John Cool, Iowa School for the Deaf and Iowa Braille and Sight Saving School Assistant  
Administrator

**Presenters / Respondents**

John Nash, Board of Regents Assistant Director of Facilities

David Kieft, University of Iowa Business Manager

John Staley, University of Iowa Hospital and Clinics Senior Associate Director

**Other Board Members in Attendance**

Regent Nancy Boettger

Chair Dakovich called the meeting to order at 1:44 p.m.

**Agenda Item 1 - Minutes of August 2, 2017 Committee Meeting**

The minutes, as presented, were accepted by General Consent.

**Agenda Item 2 – Five-Year Capital Plans Including FY 2019 Request**

Chair Dakovich announced that presentations of the Five-Year Capital Plans including the FY 2019 Capital Request would be given tomorrow during the full board meeting. He asked Assistant Director Nash to give an overview. Assistant Director Nash stated that there are 112 construction projects planned over the next five-years including four, which make up the FY 2019 Capital Request. The report includes proposed funding sources and is our most comprehensive forecast of regent projects.

By General Consent, the Committee recommended to the Board approval of the Five-Year Capital Plans including the FY 2019 Capital Request.

### **Agenda Item 3 – Five-Year Institutional Roads Program**

Assistant Director Nash presented the Five-Year Institutional Roads Program including road improvement projects totaling \$10,145,000 for calendar years (CY) 2018 through 2022, including \$2,029,000 in road projects for CY 2018. These projects address the institution's most urgent roadway needs.

By General Consent, the Committee recommended to the Board approval of the Five-Year Institutional Roads program.

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

SVP Lehnertz presented five of the seven projects in this agenda item. He was assisted by University of Iowa Hospitals and Clinics (UIHC) Senior Associate Director Staley who presented UIHC's two projects.

The Committee, by General Consent, recommended to the Board approval of the:

A. Following actions for the:

1. **Utilities Distribution System – Replace Old Capitol Tunnel** and the
2. **Chilled Water Plant 2 (West) – Increase Cooling Tower Capacity** projects, both major capital projects as defined by Board policy.

- Approve permission to proceed with project planning, including the design professional selection process for both projects and the use of the design-build-bridging alternative delivery method in lieu of the traditional design-bid-build delivery method for the Chilled Water Plant project.

B. Following actions for the:

1. **Medical Laboratories - Renovate Laboratory Suites 1020 and 1040**  
(\$2,600,000),
2. **Bowen Science Building – Renovate 1-500 Lab and Offices**  
(\$3,800,000),
3. **Medical Education Research Facility – Construct GMP Facility in Room L182**  
(\$2,200,000),
4. **L6 JPP Labor and Delivery Expansion – Phase 2**  
(\$4,550,000), and the
5. **JPP Neurosurgery and Psychiatry Clinic Relocation Expansion**  
(\$3,175,000) projects; all major capital projects as defined by Board policy.

- Accept the Board Office review and recommendation that the projects meet the capital project evaluation criteria for Board consideration; and
- Approve the schematic designs, project descriptions and budgets with the understanding that approval would constitute final Board approval and authorization to proceed with construction.

### **Agenda Item 5 – University of Iowa Proposed Property Purchase**

Business Manager Keift presented the agenda item to consider recommending to the Board approval of the purchase of the property at **109 East Market Street** and **128 North Clinton Street** in Iowa City from Gloria Dei Lutheran Church of Iowa City at a purchase price of \$2,677,387 for both properties. Approval of a waiver of Board Policy 2.3.2 Ciii (conveyance of real estate for monetary consideration based on two appraisals) was also requested, subject to approval of the final documents by the Board Office and Attorney General's Office.

By General Consent, the Committee recommended to the Board approval of these projects.

### **Agenda Item 6 - Register of Iowa State University Capital Improvement Business Transactions**

SVP Gregory presented the two projects in the agenda item. The Committee, by General Consent, recommended to the Board approval of the following actions for the:

1. **East of University Boulevard Site Improvements – Recreation Services** and the
  2. **Poultry Farm-Teaching and Research Facility** projects, both major capital project as defined by Board policy.
- Accept the Board Office review and recommendation that the projects meet the capital project evaluation criteria for Board consideration.
  - Approve permission to proceed with project planning, including the design professional selection process and the use of an alternative delivery method other than the traditional design-bid-build delivery method for both projects.

### **Agenda Item 7 – University of Northern Iowa Capital Improvement Business Transactions**

SVP Hager presented the agenda item. By General Consent, the Committee recommended to the Board approval of the project description and budget (\$3,200,000) for the **Hillside Courts Demolition** project, a major capital project as defined by Board policy, with the understanding that approval would constitute final Board approval and authorization to proceed with construction.

### **Agenda Item 8 – Iowa School for the Deaf Proposed Property Sale**

Assistant Administrator Cool presented a request for approval of the sale of 65.29 acres of land to Jennie Edmondson Memorial Hospital at a purchase price of \$508,000. Located northeast of Highway 92 and in Council Bluffs, the property was donated to the Iowa School for the Deaf (ISD) in the late 1860's and is currently being leased to a private farming tenant. ISD determined that continued ownership of the property no longer fits with the school's mission.

By General Consent, the Committee recommended to the Board approval of this property sale.

**Agenda Item 9 - Discussion of Future Committee Agenda Items and Other Items**

There were no items brought before the committee.

Chair Dakovich adjourned the meeting at 2:06 p.m.

box\Board\_of\_Regents\_Shared\BF\2017\oct2017\P&F\_Committee\1017\_ITEMpf01\_Committee\_Minutes\_of\_Sep\_2017.doc

---

The corresponding docket memorandum for each agenda item, an integral component of the minutes, is available on the Board of Regents website: [www.iowaregents.edu](http://www.iowaregents.edu). Copies of these memoranda can also be obtained from the Board Office by calling 515-281-3934.