

Contact: John Nash

MINUTES OF SEPTEMBER 19, 2019 COMMITTEE MEETING

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

**IOWA SCHOOL FOR THE DEAF
LIED COMMUNITY CENTER
COUNCIL BLUFSS, IOWA**

Committee Members Present

Regent Jim Lindenmayer, Vice Chair

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

David Kieft, University of Iowa Business Manager

Pamela Cain, Iowa State University Interim 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

Myrna Johnson, Iowa Public Radio Executive Director

Laura Dickson, Board of Regents Executive Assistant

John Nash, Board of Regents Director of Facilities

Presenters

Paul Fuligni, Iowa State University, Associate Vice President of Facilities Planning & Management

Other Board Members in Attendance

Regent David Barker

Regent Sherry Bates

Regent Nancy Boettger

Regent Nancy Dunkel

Regent Zackery Leist

Vice Chair Lindenmayer called the meeting to order at 9:15 a.m. He was sitting in for Chair Dakovich, who was not able to attend due to weather.

Agenda Item 1 - Minutes of June 5, 2019 Committee Meeting

➤ By GENERAL CONSENT, the minutes of the June 5, 2019 meeting were accepted.

Agenda Item 2 – Annual Facilities Report

Director Nash provided a brief overview of the Annual Facilities Report followed by presentations from each institution. Presenters were University of Iowa SVP Lehnertz, Iowa State University AVP Fuligni, University of Northern Iowa SVP Hager, and Iowa School for the Deaf and Iowa Braille and Sight Saving School Assistant Administrator Cool and Iowa Public Radio Executive Director Johnson.

The Annual Facilities Report is made-up of three parts:

- Facilities Governance Report for 2019
- Five-Year Capital Plans for FY 2021-2025 including Capital Requests for FY 2021
- Five-Year Institutional Roads Program for CY 2020 – CY 2024

In response to a question from Regent Boettger, SVP Lehnertz said that the proposed Pentacrest renovations for MacLean, Jessup and MacBride Halls would be ADA accessible, welcoming and inviting to the students.

In response to a question from Regent Barker, SVP Hager clarified UNI's latest building system and air quality cleaning system.

In response to a question from Regent Boettger, Executive Director Johnson said that while listeners in western Iowa can stream IPR programming from the IPR website, regular radio reception is the best they can provide, unless a new station is constructed.

In response to a question from Regent Bates, Executive Director Johnson said a temporary service would be in place while transmitters were down for replacement.

In response to a question from Vice Chair Lindenmayer, Executive Director Johnson said IPR has three 24-hour streams: news, classical and "Studio One." All three have a growing audience.

Director Nash presented the Institutional Roads Program for CY 2020 – CY 2024. Essentially, the Regents do \$2 million in road construction per year. It is funded by the Iowa DOT Iowa roads use tax-fund, which primarily consists of the gas tax and vehicle registration fees, when broken down consists of 30 percent of 65/100 of one percent. An additional \$700,000 in DOT funds is set-aside for maintenance. SVP Lehnertz stated that \$2 million is not adequate and SU1 is thinking of ways to augment that funding.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 3 – University of Iowa Capital Improvement Business Transactions

SVP Lehnertz presented two projects:

1. Project Descriptions and Budgets for the:

- **Hillcrest Residence Hall – Repair Masonry** (\$3,550,000 funded by University Housing Renewal and Improvement Funds) and the
- **Replace Old Capitol / Madison Street Utility Tunnel** (\$11,500,000 funded by Utility System Renewal & Improvement Funds and Treasurer’s Temporary Investment (TTI) Income) projects with the understanding that approval is authorization to proceed with construction.

2. Revised Schematic Design, Project Description and Budget for the:

- **South Wing – Convert 4th Floor to Inpatient Unit** project (\$5,150,000, an increase of \$750,000 from the original approved budget of \$4,400,000).

In response to Regent Barker’s question, SVP Lehnertz said that after direct buried utilities are installed in the same location of the existing tunnel, the existing tunnel would be partially demolished and filled in.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 4 – University of Iowa Capital Acceptance of Real Estate Gift

Business Manager Kieft proposed recommending to the Board the acceptance of a 1,970 square foot home and the quarter-acre lot it sits on in Iowa City from Jim Hayes as an addition to the Grant Wood Artist Colony Program.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 5 – University of Iowa Request to Raze Two Buildings

Business Manager Kieft proposed the Board approve razing the following two buildings.

- Seashore Hall
- Communications Center

Approximately \$30.8 million in deferred maintenance would be eliminated by the razing of both buildings.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 6 – Register of Iowa State University Capital Improvement Business Transactions

Interim SVP Cain presented one project requested Permission to Proceed with Project Planning for the:

- **Friley Residence Hall – Roof Replacement** project, including the design professional selection process. The estimated project budget of \$5,600,000 to \$6,000,000 would be funded by Dormitory System Improvement Funds.

➤ By GENERAL CONSENT, the Committee recommended Board approval of these projects.

Agenda Item 7 – Iowa State University Proposed Acceptance of Real Estate Gift

Interim SVP Cain proposed to the Board accept 7.02 acres of land and five buildings totaling 45,000 gross square feet at 2219 State Avenue in Ames (the Curtiss Farm) from the Committee for Agriculture Development (CAD) as an addition to the Curtiss Farm.

This real estate gift would be managed along with the Curtiss Farm and may support the new \$21 million “Curtiss Farm Feed Mill and Grain Science Complex” project, approved by the Board in June 2018 for Permission to Proceed with Project Planning. That project’s construction is planned to begin in late Fall 2019.

➤ By GENERAL CONSENT, the Committee recommended Board approval of these projects.

Agenda Item 8 – Iowa State University Property Sale

Interim SVP Cain proposed the Board approve the sale of 10.6 acres of wooded land on the eastern edge of Ames for \$166,500 to Bryan and Kara Warne. The sale price compares reasonably with two appraisals obtained.

➤ By GENERAL CONSENT, the Committee recommended Board approval of these projects.

Agenda Item 9 - Iowa State University Request to Raze One Building

Interim SVP Cain proposed the Board approve the razing of the following building:

- Insectary Building and its greenhouse

Approximately \$2 million in deferred maintenance would be eliminated by the razing of this building.

➤ By GENERAL CONSENT, the Committee recommended Board approval of these projects.

Agenda Item 10 – University of Northern Iowa Capital Improvement Business Transactions

SVP Hager presented two projects:

1. Project Descriptions, Budgets and Utility Enterprise Pro Forma for the:
 - **Power Plant Cooling Tower Replacement** (\$2,850,000 project would be funded by Utilities Funds and Utilities Enterprise Bonds) and the
 - **Steam Distribution System Replacement Phase 2B – West Campus** (\$9,950,000 funded by Utilities Funds and Utilities Enterprise Bonds) projects with the understanding that approval is authorization to proceed with construction.
- By GENERAL CONSENT, the Committee recommended Board approval of these projects.

Agenda Item 11 – Institutional Agreements, Leases and Easements

Business Manager Kieft presented a lease on behalf of UI Healthcare located in the Quad Cities. SUI would lease 12,081 square feet of office/clinic space in Bettendorf AJS Holdings, LLC for \$15.50 per square foot for ten years or \$187,255.50 per year. This facility would not compete with any primary care facilities, as this is a specialized care facility.

Director Nash presented a lease on behalf of SUI to lease space on a radio tower and in a building from Radio Communications Company, Inc. of Cedar Rapids to better serve the Cedar Rapids area.

Interim SVP Cain presented an easement allowing Interstate Power and Light (Alliant Energy) to make utility repairs at four ISU property locations near the Curtiss Farm, two miles southwest of ISU's campus, in exchange for a \$35,000 underground conduit system installed by Interstate Power near the Curtiss Farm.

- By GENERAL CONSENT, the Committee recommended Board approval.

There was no other business.

Vice Chair Lindenmayer adjourned the meeting at 10:25 a.m.