INSTITUTIONAL AGREEMENTS, LEASES AND EASEMENTS

Action Requested: Recommend the Board approve the:

1. **UI Lease**: The University of Iowa would lease 15,047 square feet of warehouse space for ten years from Hubbard Warehouse I, LLC for $130,000 the first five years and $139,750 the last five years for additional COVID-19 pandemic-related storage for UIHC.

2. **ISU Easement**: Iowa State University would grant a permanent, three-part easement to the City of Ames, allowing the City to reconstruct, operate and maintain traffic signals at the intersection of Lincolnway and Beach Avenue for a one-time payment of $1.

   - *Iowa Code* §262.11 and the Board’s *Policy Manual* §2.3, section 2, part B require Board approval of all acts relating to the management, purchase, disposition, or use of land and property.

Item #1 of 2: University of Iowa Lease

**Executive Summary**: University of Iowa seeks permission to lease 15,047 GSF space of warehouse space located at 3400 - 2nd Street, Coralville Iowa for use by University of Iowa Hospitals & Clinics. This space is directly adjacent to the existing UIHC off-site warehouse, previously approved by the Board of Regents in 2016.

This warehouse would be used for COVID-19 pandemic related storage, storage of durable medical equipment supplies, and storage of medical equipment purchased for capital projects. An advantage to this warehouse is its proximity to the existing warehouse allowing for staffing efficiencies. The warehouse has dock areas compatible with our existing trucks. It is a relatively new building and in exceptional condition which is important considering the storage environment requirements (including climate control) of medical equipment and supplies.

In response to the COVID-19 pandemic and the downstream effects of its supply chain, UIHC has greatly increased its emergency pandemic stock as well as its stock of high-use medical supplies. Currently, there are vulnerabilities in healthcare’s global supply chain as a reaction to the current/future pandemic. There is less confidence in handling key PPE in a just-in-time stock approach due to this global shift. Additional supplies procured by UIHC have helped to safeguard the hospital from supply chain disruptions and large spikes in demand; however, these supplies are currently being stored in areas that are taking up space needed for other operations. Further, they are stored in locations that make access and rotation of stock difficult and inefficient.

**Term**: 10 years with two, 5-year renewal options

**UI's Cost to Lease**: $130,000 per year for years 1-5, $139,750 per year for years 6 -10

**Option to Buy**: After ten years and a new appraisal, the UI would have the option to buy. If the UI uses that option, separate Board approval would be requested at that time.
UIHC Central Sterilization Services Building, opened February 2020

UIHC at Iowa River Landing

Existing UI lease: 27,000 sf of warehouse space for UIHC storage.
Board approved in April 2016

UI Lease: 15,047 sf of warehouse space for UIHC storage.

Iowa City's northwest side and Coralville
North

3400 2nd Street, Coralville
Item #2 of 2: Iowa State University Easement

**Executive Summary**: Iowa State University requests Board approval to grant a permanent, three-part easement to the City of Ames, allowing the City to reconstruct, operate and maintain traffic signals at the intersection of Lincolnway and Beach Avenue. Total square footage of the easement would be 16,750.

**Term**: In perpetuity

**City of Ames Easement Cost**: $1, one-time payment