

**Contact: John Nash**

**MINUTES OF SEPTEMBER 14, 2022 COMMITTEE MEETING**

**PROPERTY AND FACILITIES COMMITTEE  
SLIFE BALLROOM, COMMONS  
UNIVERSITY OF NORTHERN IOWA  
CEDAR FALLS, IOWA**

**Committee Members Present**

Regent David Barker, Vice Chair  
Rod Lehnertz, University of Iowa Senior Vice President, Finance and Operations  
Heather Paris, Iowa State University Interim 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

**Other Board Members in Attendance**

Regent Nancy Boettger  
Regent Nancy Dunkel  
Regent Abby Crow  
Regent Greta Rouse  
Regent Jim Lindenmayer  
Regent JC Risewick

**Other Guests in Attendance**

Barbara Wilson, University of Iowa President  
Kevin Kregel, University of Iowa Provost  
Wendy Wintersteen, Iowa State University President  
Jonathan Wickert, Iowa State University Provost  
Paul Fuligni, Iowa State University Associate Vice President of Facilities Planning and Management  
Mark Nook, University of Northern Iowa President  
Jose Herrera, University of Northern Iowa Provost  
Mike Zwanziger, University of Northern Iowa Assistant Vice President and Director, Facilities Management  
Mary Skopec, Executive Director, Lakeside Laboratory Regents Resource Center  
Brad Berg, Board of Regents Chief Business Officer  
Laura Dickson, Board of Regents Executive Assistant

Vice Chair Barker called the meeting to order at 10:28 a.m.

**Agenda Item 1 - Minutes of June 1, 2022 Committee Meeting**

- By GENERAL CONSENT, the minutes of the June 1, 2022 meeting were accepted.

**Agenda Item 2 – Annual Facilities Governance Report**

Director Nash introduced all six presenters. He said the presentations would be a combination of requests for state funds for certain capital projects and some historical information on the Regents' over 880 buildings.

CBO Berg said similar to previous state funding requests for building renewal projects, this state funding request for building renewal projects would be an annual \$30 million appropriation from the state, which would be matched at 50% by the Regent universities. This funding would be used to either pay the debt service on new Academic Building Revenue (ABRs) bonds or directly fund building renewal projects.

The Board was also asked to consider approving an additional annual \$30 million appropriation to pay the debt service on existing ABRs. Any remaining funds would be used for the debt service on new Academic Building Revenue (ABRs) bonds or direct funding for building renewal projects.

In response to a question from Regent Boettger, CBO Berg said the Department of Administrative Services (DAS) is another state agency, which receives state funding for their building renewal projects. CBO Berg also said this request is specifically intended to reduce the backlog of building renewal projects. Director Nash added that DAS's appropriation is \$20 million annually for five years. He added that the Regents have 50% more state-funded facilities than DAS, which helps to justify this \$30 million building renewal request.

SVP Lehnertz presented the University of Iowa's Facilities Governance Report, focused on the "UI Pentacrest Modernization" project's need for building renewal funding and provided progress updates on other UI capital projects.

AVP Fuligni presented Iowa State University's Facilities Governance Report, described ISU's request for state funds for the "ISU Veterinary Diagnostic Laboratory-Phase 2" project and provided progress updates on other ISU capital projects.

AVP and Director Zwanziger presented University of Northern Iowa's Facilities Governance Report, provided a progress update on the "UNI Applied Engineering Building" and other UNI capital projects.

DBO Huss presented the Iowa School of the Deaf's Facilities Governance Report, provided an update on the "ISD Long Hall Renovation" and described the "ISD Girl's Dormitory HVAC & Electrical" capital project.

Executive Director Mary Skopec gave an overview of the Iowa Lakeside Labs and presented their state fund request for the "Iowa Lakeside Labs-Housing Facility" project.

In response to a question from Regent Dunkel, E.D. Skopec said Iowa Lakeside Labs is owned by the State of Iowa and was donated by the Lakeside Association in the 1920's. Its facilities are overseen by the University of Iowa.

In response to Vice Chair Barker's question, SVP Lehnertz said and other Property and Facilities Committee members concurred, that the level of funding being requested (\$30 million state + 50% Regent university match + \$30 million tuition replacement) would indeed substantially help to lower our current building renewal backlog and get it into a much more manageable position.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

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

SVP Lehnertz presented the following projects:

1. Permission to Proceed with Project Planning for the:
  - **Medical Laboratories - Department of Pediatrics Renovation** project, including the design professional selection process.
  
2. Project Description and Budget for the:
  - **UIHC Emergency Generator Facility, Phase 2** (\$44,800,000),
  - **UIHC Operating Room #8 Modifications** (\$2,800,000)
  - **Medical Laboratories – HVAC Modifications** (\$4,500,000) and the
  - **Advanced Technology Lab – Deferred Maintenance** (\$4,100,000) projects with the understanding that approval is authorization to proceed with construction.

In response to a question from Regent Risewick on the UIHC Emergency Generator project, SVP Lehnertz said there are fuel storage tanks in the project, and the generators are fueled by diesel.

In response to a question from Vice Chair Barker on the Advanced Technology Lab – Deferred Maintenance project, SVP Lehnertz said the building was built in 1992 and had an exterior building system ahead of its time.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

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

Interim SVP Paris presented the following projects:

1. Revised Project Descriptions and Budgets for the:
  - **Therkildsen Industrial Engineering Building** (\$73,250,000, up 35 percent from \$54,000,000) and the
  - **Union Drive Community Center-Union Drive Marketplace-Renovation** (\$5,559,800, up 53 percent from \$3,640,000) projects with the understanding that approval is authorization to proceed with construction.

In response to a question from Vice Chair Barker, Interim SVP Paris said the budget increase on Therkildsen was purely due to construction inflation, while the budget increase on Union Drive was due to construction inflation and an expansion of the project's scope by ISU.

In response to a question from Regent Rouse, SVP Paris said she would need to confirm when Union Drive's last renovation was.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

### **Agenda Item 5 – Register of University of Northern Iowa Capital Improvement Business Transactions**

SVP Hager presented the following project:

1. Project Descriptions and Budgets for the:
  - **UNI-Dome Fabric Roof Replacement** (\$8,000,000) project with the understanding that approval is authorization to proceed with construction.

In response to a question from Regent Boettger, SVP Hager said the fabric roof was manufactured in United States and Japan.

Vice Chair Barker complimented UNI for maximizing the UNI-Dome use through multiple uses.

In response to a question from Regent Crow, SVP Hager said the new fabric roof would last 20 to 25 years, similar to the two previous fabric roofs, which both lasted 23 years.

In response to a question from Regent Risewick on any fabric roof maintenance, SVP Hager said there is very little maintenance needed, mostly afforded by its Teflon coating. He also said the fabric roof could take a substantial amount of hail.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

### **Agenda Item 6 - Institutional Agreements, Leases and Easements**

Interim SVP Paris presented three leases and one easement:

**Item #1 of 5: ISU Lease:** ISU would enter into a new 20-year lease with Ames Racquet and Fitness Center (ARFC) to share their expanding facility to support ISU Tennis. Rent would cover the cost of a \$4,000,000 ARFC expansion and a portion of the operating costs.

**Item #2 of 5: ISU Lease Amendment:** ISU would extend a 20-year lease with Sprint/T-Mobile for five years for equipment space for \$27,600 per year, increasing three percent annually.

**Item #3 of 5: ISU Lease Amendment:** ISU would extend a lease started in 1996 with Sprint/T-Mobile for five years for equipment space for \$24,000 per year, increasing three percent annually.

**Item #4 of 5: ISU Easement:** ISU would grant a permanent utility easement to Alliant Energy to build an underground natural gas line along the Union Pacific railroad.

SVP Hager presented the following easement:

**Item #5 of 5: UNI Easement:** UNI would grant a permanent construction easement to the Cedar Falls Community School District to build a new concrete street, concrete sidewalk, bike path, four ADA accessible parking places and a gate.

In response to a question from Regent Dunkel on ISU's tennis lease, Interim SVP Paris said the existing Forker Building tennis courts are used for intramural sports like pickle ball.

- By GENERAL CONSENT, the Committee recommended Board approval.

Vice Chair Barker adjourned the meeting at 11:38 a.m.