MINUTES OF SEPTEMBER 27, 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 David Barker
Regent Abby Crow
Regent Nancy Dunkel
Regent Jim Lindenmayer
Regent Greta Rouse

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
Beth Goetz, University of Iowa Interim Director of Athletics
David Kieft, University of Iowa Business Manager
Wendy Kisch, Interim Associate Vice President for Facilities Planning and Management
Mike Zwanziger, Assistant Vice President and Director, Facilities Management
Mary Skopec, Executive Director of Iowa Lakeside Laboratory Regents Resource Center
John Nash, Board of Regents Director of Facilities

Chair Risewick called the meeting to order at 10:50 a.m.

Regent Tour of the North Liberty Hospital:
Chair Risewick thanked the University of Iowa and SVP Lehnertz for the tour of the UIHC North Liberty Hospital earlier that morning. He said the project is 55% complete and making excellent progress. He said that Iowa contractors and subcontractors make up 89% of the project's labor. It is at -1% change orders and recently received a $4.4 million credit back to the project as one of the benefits of the Construction Manager at Risk project delivery method.

Once the project is 100% complete, a second Regent Tour will be scheduled.
Agenda Item 1 - Minutes of June 14, 2023 Committee Meeting

➢ By GENERAL CONSENT, the minutes of the June 14, 2023 meeting were accepted.

Agenda Item 2 – Annual Facilities Governance Report
Director Nash introduced all four presenters: SVP Lehnertz, Interim Associate VP Kisch, Assistant VP and Director Zwanziger and Executive Director Skopec. He said we are requesting a Building Renewal Commitment and a Tuition Replacement Appropriation, two separate GEF requests, each for $30 million per year.

In response to a question for Regent Barker, Assistant VP Zwanziger said UNI’s Building Renewal graph had two parts: a line showing UNI’s increasing building renewal costs from 2002 to 2023 and milestones throughout 2002 to 2023 showing spot appropriations to UNI for renovation projects, which enhanced facilities while minimizing or eliminating a portion of UNI’s overall building renewal costs.

Vice Chair Cramer said that deferred maintenance (building renewal costs) is a (Regent) expense which has already been spent. In discussions the Vice Chair has had with the Legislature regarding state appropriations to minimize Regents’ building renewal costs, he said that one must realize that deferred maintenance is the money that is already spent, and that it will cost less to correct it now rather than later.

➢ 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:
   • Cambus Maintenance Facility – Expand Facility
   • UIHC – Stead Family Children’s Hospital – Level 8 Build-Out
   • Bowen Science Building – Renovate First Floor - Core Labs 100 & 200 including the use of DLR Group (architects) of Des Moines as the Design Professional
   • Medical Laboratories – Renovate Lower Level Laboratories including the use of Invision Architecture of Waterloo as the Design Professional

2. Schematic Design, Project Description and Budget for the:
   • Dental Science Building – Replace Air Handling Unit 2B ($2.9 million)
   • Gymnastics/Spirit Squad Training Center – Construct Facility ($20 million)
   • Stew and LeNore Hansen Football Performance Center– Renovate Locker Room ($2.5 million) projects with the understanding that approval is authorization to proceed with construction

3. Use of Alternative Delivery Methods for the:
   • Iowa Memorial Union – Modernize Building, Phase 1 project.

In response to a question from Vice Chair Cramer on the use of Construction Manager at Risk (CMR) for all eight of the UI’s presented projects, SVP Lehnertz said the UI would use CMR only on the Memorial Union project.
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 projects:
1. Permission to Proceed with Project Planning for the:
   - Human Nutritional Sciences Building – Research Labs - Remodel project.

2. Project Description and Budget for the:
   - Bruce McKee Indoor Tennis Complex – Remodel ($4.2 million),
   - LeBaron Hall – Replacement ($39 million),
   - Maple Willow Larch Commons-Seasons Marketplace-Remodel ($2.45 million) and the
   - Scheman Building – Renovation ($12 million) projects with the understanding that
     approval is authorization to proceed with construction.

In response to a question from Vice Chair Cramer on the use of Construction Manager at Risk (CMR) for all five of the ISU’s presented projects, SVP Norman said ISU would not be using CMR.

Agenda Item 6 - Institutional Agreements, Leases and Easements
SVP Norman presented one lease:
1. ISU Lease: ISU would enter a new 20-year lease with the ISU Research Park to rent a soon-
to-be-purchased four-court tennis facility as the new and consolidated location of the ISU Tennis program.

   The ISU Research Park is in the process of purchasing this tennis facility from Ames Raquet and Fitness Center (ARFC). The ISU Research Park would expand the facility to approximately 34,000 square feet to house a total of six indoor courts and build a team building, which would include a team room, locker room, training room, office space and restrooms.

   The ISU Research Park would also construct six new outdoor courts for a total of 12 tennis courts and build additional surface parking.

   Term: 20 years, followed by one-year renewals

   Cost: The ISU Research Park’s $5.9 million in construction costs would be recovered through lease and other payments from ISU. ISU would pay for operating costs.

   Ames Raquet and Fitness: ISU would enter into a long-term sub-lease agreement for ARFC to use the facility at times approved by ISU. ARFC would make sub-lease payments to ISU.

   Option to Purchase: ISU would have Right of First Refusal to purchase the facility.

By GENERAL CONSENT, the Committee recommended Board approval.

Chair Risewick adjourned the meeting at 11:55 a.m.