

Contact: John Nash

MINUTES OF SEPTEMBER 18, 2024 COMMITTEE MEETING

**PROPERTY AND FACILITIES COMMITTEE
ALUMNI CENTER
IOWA STATE UNIVERSITY**

Committee Members Present

Regent JC Risewick, Chair
Regent Robert Cramer, Vice Chair
Regent David Barker, Member

Other Board Members in Attendance

President Sherry Bates
President Pro Tem Greta Rouse
Regent Nancy Dunkel
Regent Jim Lindenmayer

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 for Finance and Operations
Sean Reeder, Iowa State University Senior Vice President of Operations and Finance
Michael Hager, University of Northern Iowa Senior Vice President for Finance and Operations
Michael Zwanziger, University of Northern Iowa Assistant Vice President and Director of Facilities Management
Wendy Kisch, Associate Vice President Facilities Planning and Management
Mary Skopec, Iowa Lakeside Laboratory Executive Director (via Zoom)
Mark Braun, Board of Regents Executive Director
John Nash, Board of Regents Director of Facilities
Laura Dickson, Board of Regents Executive Assistant

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

Agenda Item 1 - Minutes of June 12, 2024 Committee Meeting

- By GENERAL CONSENT, the minutes were approved.

Agenda Item 2 – Annual Facilities Report

Director Nash introduced presenters SVP Lehnertz, Associate VP Kisch, Assistant VP and Director Zwanziger. He stated that the Regents are making a \$30 million deferred maintenance request for FY 2026 this legislative session. The only additional request is that the Board be allowed to allocate these funds to the highest deferred maintenance needs.

In response to questions from Regent Barker, SVP Lehnertz said there are critical and general deferred maintenance needs that require modernization to current building industry standards. The universities do not have to replace these buildings. Bringing these facilities up current building industry standards, of course, takes time and money.

➤ 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 capital projects:

1. Permission to Proceed with Project Planning for the:
 - **Multiple Capital Projects for the UI Health Care Medical Campus Downtown** and the
 - **New Carver College of Medicine Research Facility** projects.
2. Schematic Design, Project Description and Budget for the:
 - **Performing Arts Annex - Replace Roof** (\$2.1 million),
 - **Performing Arts Annex Renovation** (\$9.9 million),
 - **Iowa Bioscience Innovation Facility – Renovate 3rd and 5th Floors** (\$13 million) and
 - **Utility Services Building** (\$7.5 million) projects with the understanding that approval is authorization to proceed with construction.

In response to a question from Regent Barker on the UIHC Medical Campus Downtown (MCD) projects, SVP Lehnertz said it is difficult to pinpoint the cost of all projects now. The UI is requesting approval of an umbrella Permission to Proceed with Project Planning for all these projects to attain a total estimated cost, and will bring each project's Project Description and Budget back individually to the Board for approval. Both concurred that these projects were not surprises.

Chair Risewick said a few of the Regents toured the MCD and saw that some of these projects require attention immediately, whereas other projects could be part of the long-term planning. SVP Lehnertz agreed.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

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

SVP Reeder presented the following capital projects:

1. Project Description and Budget for the:
 - **NEWRITE Phase 1** (\$14 million) project with the understanding that approval is authorization to proceed with construction.
2. Revised Project Description and Budgets for the:
 - **Institutional Roads 2025 – Stange Road Reconstruction** (\$3.65 million),
 - **Lloyd Veterinary Medical Center – Large Animal Ward 3 Expansion** (\$12 million) and
 - **Maple Willow Larch Commons – Seasons Marketplace Remodel** (\$6.25 million) projects with the understanding that approval is authorization to proceed with construction.

In response to a question from Regent Cramer on the NEWRITE Phase 1 project's higher than usual design costs, SVP Reeder said Phase 1's budget not only covers the cost of Phase 1's construction (prototype), but the design of Phase 2 through the Construction Documents in order to meet Phase 2's NSF Grant application deadline.

In response to a question from Regent Cramer on the expansion of the Maple Willow Larch Commons, SVP Reeder said he would get back to him regarding how the additional construction work would be bid. (After the Board meeting, Director Nash confirmed with ISU that the additional work would be bid.)

➤ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 5 – Register of Iowa Lakeside Laboratory Capital Improvement Business Transactions

Executive Director Skopec presented the following capital project:

1. Permission to Proceed with Project Planning for the:
 - **Innovation & Discovery Laboratory** project.

In response to a question from Chair Risewick regarding water quality following the 2024 floods in northwest Iowa, Executive Director Skopec said that Iowa Lakeside Labs saw big spikes in nitrogen and phosphorus levels in West and East Okoboji Lakes. West Okoboji Lake has algae blooms. She is hoping this will pass through as these issues are uncharacteristic of the lakes. Also, the lake is less clear than it has been due to sewage levels. However, bacterial levels normalized two weeks after the floods and should not affect lake recreation.

In response to a question from Chair Risewick on the nitrogen and phosphorus levels, Executive Director Skopec said since their peak in July, those levels have come down.

In response to a question from Chair Risewick on the frequency of water quality testing, Executive Director Skopec said normally every two weeks at 20 sites. Due to donor funding, that has recently increased to twice a week through Summer 2024.

In response to a question from Chair Risewick on where Iowa Lakeside Labs' water quality testing data can be found, Executive Director Skopec said can be found on their website. They are in the process of creating a dashboard that will help people navigate and locate that information easier.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 6 – Institutional Agreements, Leases and Easements

SVP Reeder requested Board approval of two easements. On the first easement, ISU would grant a permanent roadway easement to the City of Ames for the City to widen South 16th Street. On the second easement, ISU would grant additional utility easements to the City of Ames for the City to operate and maintain utility infrastructure throughout the CYTown Development Area.

By GENERAL CONSENT, the Committee recommended Board approval.

Chair Risewick adjourned the meeting at 11:26 a.m.