

The State Board of Regents met at the Grimes State Office Building,
Des Moines, Iowa on August 28, 1968. The meeting convened at 9:40 a.m.

Present:

Members of the State Board of Regents

Mr. Redeker, President	August 28, 1968 a.m.
Mr. Louden	"
Mr. Loss	"
Mr. Quarton	"
Mr. Richards	"
Mrs. Rosenfield	"
Mr. Wolf	"
Mr. Perrin	"
Absent: Mr. Wallace	"
Office of the State Board of Regents	

Executive Secretary Richey	August 28, 1968 a.m.
Director of Research & Information Porter	"
Administrative Assistant McMurray	"
Secretary Mason	"

WESTERN IOWA INSTITUTION--Reports by Cresap, McCormick and Paget and by Perkins and Will on preliminary evaluations of communities and sites within general area selected by Board of Regents in June, 1968.

President Redeker explained that the purpose of the meeting was to hear reports by Cresap, McCormick and Paget and by Perkins and Will on their preliminary evaluation of communities and sites in the general area selected by the Board of Regents in June, 1968, and to decide which sites shall be given final evaluation by the Consultants.

Mr. Redeker referred to the Chronology of Events Relating to the Western Iowa Institution which was prepared and distributed by the Central Office:

Chronology of Events
Relating to
Western Iowa Institution

1. The capital improvement appropriation to the Board of Regents by the 62nd General Assembly contained this language (Ch. 6, Sec. 4, Acts 62nd G. A.):

"The state board of regents shall engage consultants acknowledged to be experienced in the field of planning for institutions of higher education, and therewith to proceed to initiate plans for the location, establishment, construction and operation of a state institution of higher education in western Iowa.

The state board of regents, upon its selection of the location, shall purchase, acquire, lease, option, or accept as a gift any real property necessary for the establishment and growth of this institution.

Included in the appropriation to the state board of regents in this Act is a sum not to exceed five hundred thousand dollars (\$500,000.00), to be used to carry out the study, planning and establishment of this institution of higher education to be established in western Iowa."

2. At its November 1967 meeting, the Board selected the Chicago firm of Cresap, McCormick and Paget, Management Consultants, in association with Heald, Hobson and Associates, Education Consultants to do the study concerning the institution at a maximum cost of \$70,000 (excluding engineering studies and printing expense). The study was to answer four questions:

- a) What kind of institution should be established?
- b) When should it be opened?
- c) Where should it be located?
- d) How much will it cost?

3. The Board of Regents established in December 1967 a 16-member Professional Advisory Committee to act as a resource group to the consulting firms. Its function is to insure that the procedures and methodology for the project are designed to produce a comprehensive, factual and objective study. The Professional Advisory Committee has met three times to date with the consultants.

4. Four brief summary reports of progress have been made by the Board to the Governor, Lt. Governor and Members of the General Assembly -- on October 30, 1967; December 20, 1967; April 1, 1968; May 16, 1968.

5. At its June 13-14, 1968 meeting, the Board received an interim report from Cresap, McCormick and Paget covering a) an overview of higher education in Iowa; b) role and scope of the new institution; and c) general location evaluation. After discussion of the report, the Board furnished its consultants with the following guidelines for future

action:

a) The new institution was to be a four-year, undergraduate liberal arts school with admission requirements similar to those of existing Regent institutions.

b) Site studies were to be conducted in the area bounded by the communities of Atlantic, Harlan, Denison and Carroll.

6. To conduct the site studies, the Board selected the firm of Perkins and Will to work in collaboration with Cresap, McCormick and Paget. Perkins and Will were to conduct their work in two phases as follows:

Phase One: Preliminary analysis of not more than twelve sites, based on field visits, to examine the architectural, engineering and community support suitability of these sites as possible locations for the proposed institution.

This report on Phase One is the subject of today's meeting.

Phase Two: Final evaluation of sites selected by the Board of Regents, to include final site development plans and comprehensive cost estimates.

7. At the conclusion of Phase Two by Perkins and Will, the primary consultants (Cresap, McCormick and Paget) will transmit to the Board its final report for approval.

* * * * *

President Redeker asked Mr. Richey to introduce the members of the consulting firms. Mr. Richey introduced Mr. Leo Kornfeld, Mr. Miles Stejskal, and Mr. Howard Lovely of the Cresap, McCormick and Paget firm and C. William Brubaker, Partner in Charge, and Robert J. Piper, Project Director, of Perkins and Will.

Mr. Kornfeld gave a brief report of the preliminary evaluations and introduced Mr. Lovely who explained the methodology of the study. He indicated that there were 15 communities within the general area selected by the Board of which 6 communities proposed from 2 to 6 sites each.

Mr. Lovely reported that each community was asked to designate a liaison man for the official contact between the Consultants and the community. He stated that the approach to the preliminary evaluation of the sites was a team effort including two or three architects, a stress engineer, an electrical engineer and so forth. Initial visits were made to each community and subsequently from 2 to 3 visits were made to each. Ten communities were identified by the Consultants of which 6 had a full evaluation. As a result of the preliminary evaluations, 4 communities of the 10 were eliminated. Mr. Lovely then referred to Mr. Piper who presented slides showing the 6 communities and their sites.

Mr. Piper reported that site I was the prime site in Audubon; site I was the prime site in Atlantic; Carroll proposed 6 sites of which site I and a portion of site 2 were designated as the prime site by the Consultants; Denison proposed one site, that of Midwestern College. Mr. Piper showed slides of the master plans of 1964 and 1966 of Midwestern College. He reported that Harlan offered 3 sites and that site I consisting of 733 acres had been designated as the prime site. Of the 2 sites evaluated at Manning, site I was designated as the prime site.

At the conclusion of Mr. Piper's report, Mr. Leo Kornfeld presented the summary of the findings and recommendations of the Consultants as follows:

Summary of Findings and Recommendations

Summary of Findings

1. The Study Area, consisting of portions of Audubon, Carroll, Cass, Crawford and Shelby Counties, is well situated geographically, is well served by regional facilities, and provides an adequate physical and cultural environment in respect to the accommodation and support of the proposed institution.

2. The People of the six communities offering sites - Atlantic, Audubon, Carroll, Denison, Harlan and Manning - enthusiastically look to the instance of the proposed institution in their area, and will support the final selection of the Board of Regents in respect to final location.
3. The civic facilities available to the proposed institution in the cities of Audubon and Manning will require substantial off-campus investments to provide support facilities at the same level as those existing in other communities surveyed.
4. The physical facilities and topography at Midwestern University, Denison, are best suited for an institution smaller than that projected; proper utilization of these facilities and this site would require considerable investment if they were to be modified to accommodate the proposed institution.
5. The communities of Atlantic, Carroll, and Harlan, and a specific site offered by each, can adequately accommodate and support the proposed institution.
6. The differences between those communities and their sites found adequate to accommodate and support the proposed institution are so minute and subtle as to make a preferential ranking extremely difficult and nearly impossible without the detailed information that will result from the final evaluations to be undertaken during Phase 2 of this project. This preliminary evaluation suggests a tentative ranking as follows:

Atlantic and its Prime Site - First Preference
Harlan and its Prime Site - Second Preference
Carroll and its Prime Site - Third Preference
7. The programs of many State and local agencies will affect and be affected by the proposed institution. Interagency cooperation will be vital to the success of the proposed institution.

Recommendations

That the Iowa State Board of Regents:

1. Call upon the people of the study area for their continuing enthusiasm and support as a requisite to the success of the proposed institution.
2. Notify the communities of Audubon and Manning that their offered sites are not recommended for final evaluation.
3. Notify the authorities at Midwestern University and the community of Denison that their offered site is not recommended for final evaluation.

4. Notify the communities of Atlantic, Carroll and Harlan that their respective Prime Sites are recommended for final evaluation, and that they immediately secure options, firm prices and dates of occupancy thereon.
5. Forward a **copy** of this report to each affected State and local agency, asking their review and comment in respect to their own programs by October 1, 1968.
6. Direct the Consultant and Architect to proceed with the final evaluation of the Prime Sites at Atlantic, Carroll and Harlan in fulfillment of Phase 2 requirements of this project.

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Following Mr. Kornfeld's presentation of the above findings and recommendations, Mr. Redeker then opened the meeting to questions from members of the Board of Regents.

In response to a question by Mr. Redeker, Mr. Piper stated that the basic purpose of the Phase 2 evaluation is to give the firm a reason for choosing between 2 or more sites. He said that the report from the Phase 2 evaluation will contain a detailed analysis of construction costs in each community. The information gathered would probably indicate clearly that a certain community and its site is the one most desirable.

Mr. Wolf asked if during the Phase 2 evaluation, it wouldn't be a good time for the Consultants to obtain information from the communities in what they would offer in terms of utility connections, service roads, and so forth. Mr. Lovely stated that his firm did not at any time act as an agent of the Board of Regents during the evaluation process. He stated further that the land at Atlantic and Carroll was not under option. Mr. Wolf asked if his suggested approach would be logical in that it would help to calculate the relative cost of development of the various sites. Mrs. Rosenfield questioned how they would deal with the fact that the cities will match each other as far as building and obtaining ground and facilities are concerned.

Mr. Piper reported that during Phase 1 of the study, the Consultants tried to stay away from encouraging competition between the communities.

Mr. Wolf moved that the Board of Regents, as part of Phase 2, direct its Consultants to obtain and collate for the Board those concessions or offers that the communities are willing to make for the new institution.

Mrs. Rosenfield said that she would like to see the proposals based on criteria prepared by the Consultants. Mr. Louden stated that he didn't like the word "concessions" and that it seemed to him that the Board needs to know if the communities are able to provide the basic services rather than attempt to obtain concessions from them. He stated that the present institutions of the Board were paying for fire protection, for support of schools and stated that he did not like the inference that the communities have to buy this institution. Mr. Quarton agreed with Mr. Louden that the decision should be based on the ability of the community. Mr. Perrin suggested that perhaps the motion should use the words "proposals for cooperation" and stated if the cities wished to offer some inducement for the institution, they should not be discouraged. Mr. Wolf commented that perhaps the communities would like to make a gift of the site.

Mr. Richards asked if it weren't possible that these proposals would be forthcoming without Mr. Wolf's motion and stated further that when the University of California was obtaining sites for new institutions it was careful to work out in advance such agreements before making any judgment as to the final site. It was felt if they didn't bargain before the site was determined they would be left with no bargaining power. He stated further that Cresap, McCormick and Paget should not be made the agent of the Board of Regents. Mr. Kornfeld suggested that we should let every community submit

what each community feels appropriate without negotiations or contracts of any kind.

Mr. Quarton stated that the Board had been directed by the Legislature to select a site and that the Board was following its instructions. He further stated that as the study goes along, there are more people assuming that there is going to an institution in western Iowa, which may or may not be the case. He said that it was obvious that all 3 of our existing universities have room for considerable growth and that building a new institution involves a lot of money. However, the effort going into the study for the new institution will not be wasted because a new institution will be built sometime, but to assume that it will be done soon is misleading.

Mr. Redeker referred back to the question of negotiations with communities and asked whether the proposals by the communities should not be brought up when we are determining the site for the new institution. Mr. Kornfeld stated they would collect the information on each site including the proposal of any community and would make specific recommendations to the Board. The information presented by the Consultants would include cost estimates for both operating expenditures and capital improvements, including site development costs. Mr. Wolf then withdrew his motion.

Mr. Kornfeld stated that the proposals from the communities might not be in the final report of the Consultants unless they got the responses from the communities by October 1.

Mr. Quarton moved that the Board of Regents instruct its Consultants to proceed with Phase 2 evaluations for Atlantic, Harlan and Carroll. Mr. Wolf suggested that the motion probably should be to adopt the recommendations contained on page 8 of the Consultants' report. Mr. Perrin asked what the

cost of a Phase 2 evaluation on a third site would be, to which Mr. Richey replied \$20,500 plus certain reimbursable expenses for a total of \$23,000 to \$25,000. Mr. Quarton withdrew his motion.

Mr. Quarton moved that the Board of Regents approve the recommendations contained on page 8 of the report by Cresap, McCormick and Paget and Perkins and Will. (The recommendations are contained on pages 701 and 702 of these minutes.) Mr. Wolf seconded the motion which was passed unanimously. Mrs. Rosenfield asked about recommendation #5, which provided that a copy of the report be sent to each affected State and local agency asking their review and comment in respect to their own programs by October 1, 1968. Mr. Piper reported that they had been in contact already with many of the agencies and that they included the Highway Department, the Department of Conservation, the U.S. Corps of Engineers, certain cities and counties, and the Department of Public Instruction.

Mr. Redeker asked if there were any further questions by members of the Board. Mr. Louden asked what size of sites we were considering. Mr. Lovely stated that Atlantic had 700 acres, Carroll--864 acres and Harlan--730 acres. Mr. Brubaker stated that the acreage of all the sites was really excellent. Mrs. Rosenfield asked if the cost estimates would include all equipment as well as the cost of libraries, to which Mr. Kornfeld replied affirmatively.

Mr. Redeker asked Mr. Kornfeld when he would have the final report for the Board. Mr. Kornfeld stated that the report would be about one month later than was previously planned and that he expected to have it now in November. Mr. Perrin asked if the report would be ready for the November Board meeting stating that he thought the Board should have the time to make

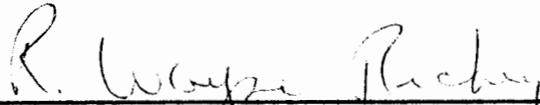
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alterations if they were required. It was agreed that the report would be ready for the Board to consider at its November meeting.

Mr. Brubaker then made a brief report to the Board showing the major considerations involved in developing the site and the style of architecture.

Mr. Redeker then announced that any Board members that wished to do so could have a tour of the new quarters of the Central Office.

The meeting was adjourned at 10:45 a.m.



R. Wayne Richey
Executive Secretary