

Des Moines, Iowa
July 20, 1959

A meeting of the State Board of Regents was held in its office in the State Office Building, Des Moines, Iowa, on Monday, July 20, 1959, at 1:30 p.m., with President Hagemann in the chair and Mr. Dancer secretary of the meeting.

Present:

Members of the State Board of Regents

Mr. Barlow
Mr. Drebenstedt
Mrs. Evans
Mr. Hagemann
Mr. Noehren*
Mrs. Rosenfield
Mrs. Valentine*

Members of the Finance Committee

Mr. Dancer
Mr. Gernetzky
Mr. Walsh

State University

President Hancher
Business Manager Mossman
Superintendent Horner
Purchasing Agent Burks

Iowa State Teachers College

Business Manager Jennings

State Sanatorium

Business Manager Wynn

Secretary to Secretary Lenihan

Absent

Members of the State Board of Regents

Mr. Crabbe*
Mr. Gillette

GENERAL OR MISCELLANEOUS

The following business relating to general or miscellaneous matters was transacted:

*Appointment effective July 1, 1959, for six-year term.

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APPOINTMENT OF STANDING COMMITTEES. Mr. Hagemann reported that he had made the following committee appointments, effective as of July 1, 1959:

Building and Business Committee

Mr. Barlow, chairman

Mr. Drebenstedt

Mrs. Valentine

Mr. Noehren

Educational Policy Committee

Mr. Gillette, chairman

Mrs. Rosenfield

Mrs. Evans

Mr. Crabbe

President Hagemann will serve as a member of each committee.

NEXT MEETING. The next meeting of the State Board of Regents is scheduled to be held at the Iowa State Teachers College, Cedar Falls, Iowa, September 10-11, 1959.

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IOWA SCHOOL FOR THE DEAF

The following business relating to the Iowa School for the Deaf was transacted:

REGISTER OF PERSONNEL CHANGES. On motion, which was seconded and passed, the actions reported in the register of personnel changes at the Iowa School for the Deaf for the month of June, 1959, were approved and ratified.

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IOWA BRAILLE AND SIGHT-SAVING SCHOOL

The following business relating to the Iowa Braille and Sight-Saving School was transacted:

REGISTER OF PERSONNEL CHANGES. On motion, which was seconded and passed, the actions reported in the register of personnel changes at the Iowa Braille and Sight-Saving School for the month of June, 1959, were approved and ratified.

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STATE SANATORIUM

The following business relating to the State Sanatorium was transacted:

REGISTER OF PERSONNEL CHANGES. On motion, which was seconded and passed, the actions reported in the register of personnel changes at the State Sanatorium for the month of June, 1959, were approved and ratified.

ADDITION TO POWER PLANT AND EQUIPMENT, STEPS 2 AND 3 - CONTRACT 1, STEAM GENERATING UNITS - CONTRACT. The Finance Committee reported that on June 25, 1959, a public hearing was held at which no objections were filed and no objectors appeared and bids were received and opened for Contract 1, Steam Generating Units - Addition to Power Plant and Equipment, Steps 2 and 3. (See Finance Committee minutes of June 25, 1959.)

G. F. Fisher and Roy F. Vanek, of the Stanley Engineering Company, appeared before the Board, distributed copies of the tabulation of bids for Contract 1, Steam Generating Units - Addition to Power Plant and Equipment, Steps 2 and 3, and a letter dated July 17, 1959, containing an analysis of the bids and a recommendation that the contract be awarded to the low bidder, the Fuel Economy Engineering Company.

On motion by Mr. Barlow, which was seconded and passed, the contract for Contract 1, Steam Generating Units - Addition to Power Plant and Equipment Steps 2 and 3, was awarded to the low bidder, the Fuel Economy Engineering Company, St. Paul, Minnesota, on the basis of that firm's bid as follows, subject to approval and allocation of funds by the Budget and Financial Control Committee:

Base bid	\$236,875.00
Deduction for Item "b", eliminating ash hoppers	<u>-9,671.00</u>
Contract price	\$227,204.00

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and the Secretary of the State Board of Regents was authorized to sign the contract when a satisfactory bond has been filed.

ADDITION TO POWER PLANT AND EQUIPMENT, STEPS 2 AND 3 - REVISED PROJECT BUDGET.

On motion by Mr. Barlow, which was seconded and passed, the following revised project budget was adopted for the Addition to Power Plant and Equipment,

Steps 2 and 3:

Funds available

Appropriation, 58th General Assembly \$831,600

Estimated expenditures

Boilers - two 25000#/hr., and one 15000#/hr.,
coal and gas firing (Fuel Economy Company) \$227,204

Mechanical Work

Piping (including heating system)	\$138,000	
Boiler feed pumps	5,000	
Miscellaneous	<u>7,000</u>	150,000

Building Work

Building (including piling and temporary stack)	\$297,000	
Weigh lorry and track	<u>8,000</u>	305,000

Electrical Work

	<u>42,000</u>	
Total estimated contract cost		\$724,204

Engineering

40,700

Supervision and contingencies

66,696

Total estimated cost

\$831,600

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STATE UNIVERSITY OF IOWA

The following business relating to the State University of Iowa was transacted:

REGISTER OF PERSONNEL CHANGES. On motion, which was seconded and passed, the actions reported in the register of personnel changes at the State University of Iowa for the month of June, 1959, were approved and ratified.

RESIGNATION. President Hancher submitted the resignation, effective August 12, 1959, of Alfred Castaneda, associate professor in the Iowa Child Welfare Research Station and, on motion which was seconded and passed, the resignation was accepted.

SALARY ADJUSTMENTS. It was moved, seconded and passed that the following salary adjustments recommended by President Hancher be made:

James R. Fouts, associate professor in the Department of Pharmacology, College of Medicine, salary changed from \$9,500 (Account A 534, line 7) to \$10,000 (line 6), plus insurance programs, twelve months' basis, effective as of July 1, 1959. (This change corrects a typographical error in the 1959-1960 budget.)

Kirk Porter, professor emeritus in the Department of Political Science, College of Liberal Arts, salary changed from \$2,165 to \$7,500, nine months' basis, two-thirds time, effective September, 1959; salary to be paid as follows: Account A 174, line 3 - \$2,165; line 9 - \$5,335. This temporary arrangement provides for continuation of courses previously taught by Professor Porter and compensates for the absence of two staff members on leave.

APPOINTMENT. On motion, which was seconded and passed, Hal Lotterman was appointed visiting associate professor in the Department of Art, School of Fine Arts, College of Liberal Arts, for nine months at a salary of \$7,100 without insurance programs, effective September, 1959; salary to be paid from Account A 242, line 10, vice Ludins.

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LAW CENTER WITHOUT EQUIPMENT (LAW ANNEX) - CONTRACTS. The Finance Committee submitted the following report:

A meeting was held in the Old Capitol, State University of Iowa, Iowa City, Iowa, at 2 p.m., July 2, 1959, with the following present:

Mr. Hagemann and Mr. Barlow, members of the State Board of Regents
Mr. Dancer, secretary of the Board and the Finance Committee
Business Manager Mossman and Superintendent Horner, of the State
University
Carl Waggoner and his son, of Carl Waggoner & Son, Architects
Harold Rucks, Consulting Engineer

Public Hearing. Superintendent Horner reported that at 1:30 p.m., July 2, 1959, a public hearing about the construction of the Law Center Without Equipment (Law Annex) was held in the office of the Superintendent of Planning and Construction, Physical Plant Department, State University of Iowa, with Mr. Horner, Mr. Parizek and members of the office staff present; and that no objectors appeared and no objections were filed.

Bids. Bids for the construction of the Law Center Without Equipment (Law Annex) were received and opened at 2 p.m., a tabulation of which was ordered placed on file; and the bids were turned over to State University of Iowa officials for analysis and to make a recommendation to the Board on July 20, 1959, regarding the awarding of contracts.

Certified Checks. The certified checks filed with bids were delivered to Superintendent Horner with instructions that they are to be returned to the bidders at the proper time.

Business Manager Mossman distributed a tabulation of the bids that were received on July 2, 1959, for the construction of the Law Center Without Equipment (Law Annex), and submitted the recommendation of State University of Iowa officials that contracts be awarded to the low bidders and certain deductible alternates accepted.

Mr. Drebenstedt moved that, subject to approval and allocation of funds by the Budget and Financial Control Committee, the contracts for the construction of the Law Center Without Equipment (Law Annex) be awarded to the low bidders, as follows:

General construction contract to Viggo M. Jensen & Company,
Iowa City, Iowa, as follows:

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Base bid		\$638,000
Less Alternates 2, 3, 6, 7, 8 & E	\$ 63,242	
Less additional deductions negotiated	<u>48,010</u>	<u>112,252</u>
Contract price		\$525,748
Plumbing, heating and ventilating contract to Darragh & Associates, Inc., Cedar Rapids, Iowa on the basis of that firm's base bid		
		\$108,000
Electrical contract to Cedar Rapids Electric Company, Cedar Rapids, Iowa, as follows:		
Base bid		\$ 51,000
Less Alternate 1	\$ 2,000	
Less deduction for substitution of light fixture	<u>700</u>	<u>2,700</u>
Contract Price		\$ 48,300
Temperature control contract to Barber-Colman Company, Rock Island, Illinois, on the basis of that firm's base bid		
		\$ 16,547

and the secretary of the State Board of Regents was authorized to sign the contracts when satisfactory surety bonds have been filed.

LAW CENTER WITHOUT EQUIPMENT (LAW ANNEX) - PASSENGER ELEVATOR. On motion, which was seconded and passed, permission is to be requested of the Otis Elevator Company, St. Louis, Missouri, to hold open for negotiation its low bid of \$16,474 for the passenger elevator for the Law Center.

LAW CENTER WITHOUT EQUIPMENT (LAW ANNEX) - REVISED PROJECT BUDGET. On motion by Mr. Barlow, which was seconded and passed, the following revised project budget for the Law Center without Equipment was adopted:

Funds available

Appropriation, 56th G.A.	\$ 500,000	
Appropriation, 58th G.A.	<u>312,500</u>	\$812,500

Estimated expenditures

Planning and supervision	\$ 10,000	
Architect's fee	31,450	
Construction contracts	698,595	
Utility completion	27,500	
Contingencies	<u>51,355</u>	
	\$818,900	
Estimated tax refunds	<u>6,400</u>	\$812,500

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ART BUILDING REMODELING - AUDITORIUM SEATS (SPECIAL RR&A). The following resolution was submitted:

WHEREAS, the 58th General Assembly appropriated \$60,000 for the Art Building Remodeling at the State University of Iowa; now, therefore,

BE IT RESOLVED:

1. That the expenditure of not to exceed \$10,000 for auditorium seats in connection with the Art Building Remodeling at the State University of Iowa is for the best interests of the state.

2. That the project and the following project description and budget be approved:

Installation of three hundred auditorium type chairs, with tablet arms, in the auditorium of the Art Building. The room was originally designed with risers making this installation possible without any alterations of the floor. The chair construction will be cast iron uprights, plywood backs, over-sized, drop-type tablet arms, and seats with spring arch or serpentine-type springs upholstered in a nylon material.

Funds available

Appropriation of \$60,000, 58th G.A. \$10,000

Estimated expenditures

300 auditorium seats \$10,000

3. That the specifications be approved and authority granted to request quotations on chairs in accordance with the specifications.

4. That the Finance Committee be authorized to accept the low quotation of the company whose chair meets the specification, provided the low quotation does not exceed \$10,000.

5. That the Budget and Financial Control Committee be requested to approve the determination by the State Board of Regents that the expenditure of \$10,000 of the appropriation for Art Building Remodeling for seats in the auditorium of the Art Building is for the best interests of the state, and to approve the project description and the estimate of cost.

Mr. Barlow moved that the resolution be adopted, and the motion was seconded by Mrs. Rosenfield and passed.

LAKESIDE LABORATORY - TOILET FACILITIES. Mrs. Evans moved that the preliminary plans and specifications for the toilet facilities, Lakeside Laboratory, be approved; that authority be granted to request informal quotations for the

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construction of toilet facilities, estimated to cost \$6,500, from contractors in the area; and that the Finance Committee be authorized to award the contract to the bidder submitting lowest responsible quotation. The motion was seconded by Mrs. Valentine and passed.

DISPOSAL OF HOUSE - 231 EAST PARK ROAD. On motion by Mrs. Rosenfield, which was seconded and passed, authority was granted to raze or dispose of the house located at 231 East Park Road, and the Finance Committee was authorized to accept the best bid.

PURCHASE OF PROPERTY - CARLTON M. AND ELIZABETH SINGLETON (209 EAST PARK ROAD).

The following resolution was submitted:

WHEREAS, the following described property is needed for the use and benefit of the State University of Iowa:

Lots 4 and 5, Block 1, Parkside Addition to Iowa City, Iowa

The property, located at 209 East Park Road, Iowa City, Iowa, is 100 feet by 150 feet. On the property is a one and one-half story frame house, 26' x 28', with 15' x 20' and 6' x 10' additions. There is a two-car carport on the west side of the house. The building is in excellent condition.

WHEREAS, the property is bounded on the east and south by property owned by the University, and purchase of the property will result in ownership of all of Block 1 of the Parkside Addition with the exception of Lot 6, which is 50' x 150'; the property is within the area considered desirable for inclusion in the general campus boundaries and, more specifically, adjacent to a site considered as a possibility for a dormitory; and it is safe to assume that if this property is purchased by an individual it will be used for a home and the University will not have another opportunity to buy it for an indefinite period; and

WHEREAS, the Business Manager of the State University has reported that the property may be purchased from the owners, Carlton M. and Elizabeth W. Singleton, at a price of \$24,500, including items of personal property valued at \$1,200; now, therefore,

BE IT RESOLVED, that the expenditure of \$23,300 of the appropriation made by the 58th G.A. for land purchases for the purchase of the property at 209 East Park Road, Iowa City, Iowa, is for the best interests of the state; and

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BE IT FURTHER RESOLVED that, subject to approval by the Executive Council of Iowa under the provisions of Section 262.9, 1958 Code of Iowa, and the Budget and Financial Control Committee, the property described in this resolution and located at 209 East Park Road, Iowa City, Iowa, be purchased from the owners, Carlton M. and Elizabeth W. Singleton, at a price of \$24,500 payable \$2,500 down and \$22,000 upon delivery of a deed and satisfactory abstract of title and possession of the property; \$23,300 to be paid from funds appropriated by the 58th General Assembly for land purchases, and \$1,200 from free balances in the tenant property account.

Mr. Barlow moved that the foregoing resolution be adopted. The motion was seconded by Mr. Noehren and on roll call the vote was as follows:

Aye: Mr. Barlow, Mr. Drebenstedt, Mrs. Evans, Mr. Noehren, Mrs. Rosenfield, Mrs. Valentine, and Mr. Hagemann.

Nay: None.

Absent: Mr. Crabbe and Mr. Gillette.

The chairman declared the resolution adopted.

PURCHASE OF PROPERTY - CARLTON M. AND ELIZABETH SINGLETON (103 HALLEY STREET).

The following resolution was submitted:

WHEREAS, the following described property is needed for the use and benefit of the State University of Iowa:

Lot 5, Block 3, Parkside Addition to Iowa City, Iowa

The property located at 103 Halley Street, Iowa City, Iowa, is 104' x 44'. On the property is a one-story frame house, 26' x 26', and a garage. The house is in excellent condition, and the garage in poor condition.

WHEREAS, the property is bounded on the south by property owned by the University; is within the area considered desirable for inclusion within the general campus boundaries, including some high ground which has been considered for a dormitory site; and purchase of the property, when considered with purchases of 209 East Park Road and 111 Halley Street, constitutes a significant addition to the campus regardless of the ultimate use of the land; and

WHEREAS, the Business Manager of the State University has reported that the property may be purchased from the owners, Carlton M. and Elizabeth W. Singleton, at a price of \$13,000, including items of personal property valued at \$1,000; now, therefore,

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BE IT RESOLVED, that the expenditure of \$12,000 of the appropriation made by the 58th General Assembly for land purchases for the purchase of the property at 103 Halley Street, Iowa City, is for the best interests of the state; and

BE IT FURTHER RESOLVED that, subject to approval by the Executive Council of Iowa under the provisions of Section 262.9, 1958 Code of Iowa, and the Budget and Financial Control Committee, the property described in this resolution and located at 103 Halley Street, Iowa City, Iowa, be purchased from the owners, Carlton M. and Elizabeth W. Singleton, at a price of \$13,000 payable \$1,300 down and \$11,700 upon delivery of a deed and a satisfactory abstract of title and possession of the property; \$12,000 to be paid from funds appropriated by the 58th General Assembly for land purchases, and \$1,000 from free balances in the tenant property account.

Mr. Barlow moved that the foregoing resolution be adopted. The motion was seconded by Mr. Noehren and on roll call the vote was as follows:

Aye: Mr. Barlow, Mr. Drebenstedt, Mrs. Evans, Mr. Noehren, Mrs. Rosenfield, Mrs. Valentine, and Mr. Hagemann.

Nay: None.

Absent: Mr. Crabbe and Mr. Gillette.

The chairman declared the resolution adopted.

PURCHASE OF PROPERTY - FRANCIS G. DUNKEL. The following resolution was submitted:

WHEREAS, the following described property is needed for the use and benefit of the State University of Iowa:

Lot 4, Block 3, Parkside Addition to Iowa City, Iowa

The property located at 111 Halley Street, Iowa City, Iowa, is 140' x 44'. On the property is a one-story frame house, 18' by 12' with a 10' by 16' addition, and a garage. The buildings appear to be in good condition.

WHEREAS, the property is bounded on the south by property owned by the State University and joins the property at 103 Halley Street which is being considered for purchase; is within an area considered desirable for inclusion within the general campus boundaries, including some high ground which has been considered for a dormitory site; and purchase of this property, when considered with purchase of 209 East Park Road and 103 Halley Street, constitutes a significant addition to the campus regardless of the ultimate use of the land; and

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WHEREAS, the Business Manager of the State University has reported that the property may be purchased from the owner, Francis G. Dunkel, at a price of \$9,000; now, therefore,

BE IT RESOLVED, that the expenditure of \$9,000 of the appropriation made by the 58th General Assembly for land purchases for the purchase of the property at 111 Halley Street, Iowa City, Iowa, is for the best interests of the state; and

BE IT FURTHER RESOLVED that, subject to approval by the Executive Council of Iowa under the provisions of Section 262.9, 1958 Code of Iowa, and the Budget and Financial Control Committee, the property described in this resolution and located at 111 Halley Street, Iowa City, Iowa, be purchased from the owner, Francis G. Dunkel, at a price of \$9,000 payable \$1,000 down and \$8,000 upon delivery of a deed and a satisfactory abstract of title and possession of the property, payments to be made from the funds appropriated by the 58th General Assembly for land purchases.

Mr. Barlow moved that the foregoing resolution be adopted. The motion was seconded by Mr. Noehren and on roll call the vote was as follows:

Aye: Mr. Barlow, Mr. Drebenstedt, Mrs. Evans, Mr. Noehren, Mrs. Rosenfield, Mrs. Valentine, and Mr. Hagemann.

Nay: None.

Absent: Mr. Crabbe and Mr. Gillette.

The chairman declared the resolution adopted.

PURCHASE OF PROPERTY - MINNIE DICKEN. Business Manager Mossman reported that after negotiating with Minnie Dicken for purchase of the property located at 419 South Madison Street, Iowa City, Iowa, the property could be purchased from her for not to exceed \$17,000; and that the State University was proceeding on that basis in accordance with the resolution adopted by the State Board of Regents on June 19, 1959. (See page 459.)

PURCHASE OF PROPERTY (LAND PURCHASES) - PROJECT BUDGET. On motion by Mr. Barlow, seconded by Mr. Noehren and passed, the following project budget for Land Purchases at the State University of Iowa was adopted, and the Secretary of the

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State Board of Regents was authorized to request the Budget and Financial Control Committee to allocate \$100,000 appropriated by the 58th General Assembly to the project account:

Funds available

Appropriation for Land Purchases, 58th G.A.	\$100,000	
Tenant Property Account balance	<u>3,700</u>	\$103,700

Estimated expenditures

Purchases from		
Melville Fitzgerald, 120 West Market Street	\$ 25,200	
Chase R. Weeber, et al, 219 Riverview Street	15,000	
Minnie Dicken, 419 South Madison Street	17,000	
Carlton M. Singleton, 209 East Park Road	24,500	
Carlton M. Singleton, 103 Halley Street	13,000	
Francis G. Dunkel, 111 Halley Street	<u>9,000</u>	\$103,700

UTILITIES - TURBO GENERATOR NO. 4 - MECHANICAL EQUIPMENT AND CONNECTING PIPING - ACCEPTANCE. Mr. Barlow reported that on July 2, 1959, the Brown Engineering Company had written to E. T. Jolliffe, Vice President for Business and Finance of the State University, that final inspection had been made of the work under the contract with the Winger Construction Company for Division I, Mechanical Equipment and Connecting Piping, Turbo Generator No. 4, Utilities, and that the work had been completed in accordance with the plans and specifications and contract documents.

Mr. Barlow moved that, in accordance with the recommendation of the Brown Engineering Company, the work under the contract for Division I, Mechanical Equipment and Connecting Piping, Turbo Generator No. 4 - Utilities, be accepted from the contractor, the Winger Construction Company, as of this date, July 20, 1959, and that payment of the final estimate in accordance with the provisions of Chapter 573, 1958 Code of Iowa, be authorized; and the motion was seconded and passed.

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IOWA STATE TEACHERS COLLEGE

The following business relating to the Iowa State Teachers College was transacted on July 20, 1959:

LEASE - TENANT PROPERTY. Mr. Barlow moved that the Business Manager of the Iowa State Teachers College be authorized to execute a lease with William G. Lang for the tenant property located at 2401 College Street, Cedar Falls, Iowa, at a rental of \$100.00 a month, effective as of July 1, 1959. The motion was seconded and on roll call the vote was as follows:

Aye: Mr. Barlow, Mr. Drebenstedt, Mrs. Evans, Mr. Noehren, Mrs. Rosenfield, Mrs. Valentine, and Mr. Hagemann.

Nay: None.

Absent: Mr. Crabbe and Mr. Gillette.

The chairman declared the motion passed.

AUDITORIUM, MODERNIZE HEATING SYSTEM - CONTRACT. The Finance Committee reported that on July 13, 1959, a public hearing was held at which no objections were filed and no objectors appeared and bids were received and opened for the project Auditorium, Modernize Heating System. (See Finance Committee minutes of July 13, 1959, and Board minutes of April 9-10, 1959, page 345, and June 18-19, page 476.)

On motion by Mr. Barlow, which was seconded and passed, the contract to Modernize the Heating System, Auditorium, was awarded to the low bidder, the Young Heating Company on the basis of that firm's base bid of \$49,500.00, subject to the approval and allocation of funds by the Budget and Financial Control Committee; and the Secretary of the State Board of Regents was authorized to sign the contract when a satisfactory bond has been filed.

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AUDITORIUM, MODERNIZE HEATING SYSTEM - CHANGE ORDER. On motion by Mr. Barlow, which was seconded and passed, authority was granted to issue Change Order No. 1, covering 1 Model CSI Series 40 Nash Duplex Vacuum Pump complete, at an addition of \$2,741.00, to the contract with the Young Heating Company to Modernize the Heating System in the Auditorium.

HEATING PLANT IMPROVEMENTS - REPLACE COAL HANDLING EQUIPMENT - BIDS REJECTED.

The Finance Committee reported that on July 13, 1959, a public hearing was held at which no objections were filed and no objectors appeared and bids were received and opened for Stage I, Coal and Ash Handling Equipment (Replace Coal Handling Equipment), Heating Plant Improvements. (See Finance Committee minutes of July 13, 1959, and Board minutes of April 9-10, 1959, page 339, and June 18-19, 1959, page 465.)

On motion by Mr. Barlow, which was seconded and passed, all bids for Stage I, Coal and Ash Handling Equipment (Replace Coal Handling Equipment) Heating Plant Improvements, were rejected because they exceeded the estimate of cost by a substantial amount; and the Brown Engineering Company was authorized to prepare revised specifications.

HEALTH SERVICE BUILDING AND EQUIPMENT - PLANS AND SPECIFICATIONS. On motion by Mr. Barlow, which was seconded and passed, the preliminary plans and specifications for the Health Service Building and Equipment, prepared by Dane D. Morgan and Associates, were approved

ARTS AND INDUSTRIES BUILDING ADDITION AND EQUIPMENT AND REMODELING FOR OFFICE AND STORAGE SPACE - PLANS AND SPECIFICATIONS. On motion by Mrs. Evans, which was seconded by Mr. Drebenstedt and passed, the preliminary plans and specifications for the Arts and Industries Building Addition and Equipment and

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Remodeling for Office and Storage Space prepared by Dane D. Morgan and Associates, were approved.

PURCHASE OF LAND - MARGARET CLARK HECKROTH AND GLEN H. HECKROTH. The following resolution was submitted: (See page 471, Board minutes of June 18-19, 1959.)

WHEREAS, the following described property is needed for the use and benefit of the Iowa State Teachers College:

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section No. Twenty-three (23), Township No. 89 North, Range No. Fourteen (14) West of the 5th P.M., and except the North Fifty (50) feet and the East Fifty (50) feet thereof, Black Hawk County, Iowa, containing approximately 40 acres,

the said excepted portions being heretofore conveyed to the State of Iowa for road purposes, and also excepting the certain buildings and appurtenances constituting Hillcrest Theatre and located on a portion of said premises; and

WHEREAS, the Business Manager of the Iowa State Teachers College submitted a proposed option for purchase granted by the owners, Margaret Clark Heckroth and Glen H. Heckroth, wife and husband, to the State Board of Regents for the described 40-acre tract at a price of \$95,000, the option to be exercised on or before November 1, 1959; now, therefore

BE IT RESOLVED that, subject to approval by the Executive Council of Iowa under the provisions of Section 262.9, 1958 Code of Iowa, the Option for Purchase of the property described in this resolution be exercised and the property purchased from the owners, Margaret Clark Heckroth and Glen H. Heckroth, wife and husband, at a price of \$95,000 payable from dormitory funds, as set out in the Option as follows:

"Upon tender of possession, warranty deed and abstract of title showing marketable record title to the premises vested in First Parties as of the date of this option, free and clear of all liens and encumbrances and provided this option has been exercised by Second Party, Second Party will pay the First Parties the sum of Twenty Thousand (\$20,000.00) Dollars in cash to apply upon the purchase price of said real estate and with the remaining balance of Seventy-five Thousand (\$75,000.00) Dollars payable in cash by Second Party to First Parties in five yearly installments of \$15,000.00 commencing November 1, 1960, and with the sum of \$250.00 to be deducted from the last \$15,000.00 installment payment hereunder provided Second Party exercises the option hereunder and as hereinafter set forth, and it being further understood and agreed that no interest is to be charged on said deferred payments except after the same become delinquent and then at the rate of 5% per annum payable semi-annually."

Mr. Barlow moved that the foregoing resolution be adopted, the motion was seconded and on roll call the vote was as follows:

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Aye: Mr. Barlow, Mrs. Evans, Mr. Noehren, Mrs. Rosenfield,
Mrs. Valentine, and Mr. Hagemann.

Nay: None.

Absent: Mr. Crabbe, Mr. Drebenstedt, and Mr. Gillette.

The chairman declared the resolution adopted.

PURCHASE OF LAND - JOHN R. AND BEATRICE V. JONES. Secretary Dancer reported that the Attorney General of Iowa had questioned the legality of some of the provisions in the Option for Purchase of Property from John R. and Beatrice V. Jones, and that an attempt is being made to have the questioned provisions changed. (See page 470, Board minutes of June 18-19, 1959.)

CAMPUS PLANNING - CONTRACT WITH MORELL & NICHOLS, INC. (NASON, LAW, WEHRMAN & KNIGHT) - NEW FEE SCHEDULE. Business Manager Jennings recommended that the contract dated December 15, 1952, with Morell & Nichols, Inc., Minneapolis, Minnesota, for site planning services, be amended to include a new fee schedule submitted by letter dated June 25, 1959. (See page 203, Board minutes of January 8-9, 1953).

On motion by Mr. Barlow, which was seconded and passed, the contract dated December 15, 1952, with Morell & Nichols, Inc. (Nason, Law, Wehrman & Knight) for site planning services was amended by changing the fee schedule to read:

Principals of Firm	\$8.00 per hour
Senior Engineer-Draftsman	7.00 per hour
Junior Engineer-Draftsman	6.00 per hour
Assistants and Clerks	4.00 per hour

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IOWA STATE UNIVERSITY

The following business relating to the Iowa State University was transacted:

TEMPOS COURT REPAIRS (RESURFACING OF MEN'S TENNIS COURTS). Mr. Barlow reported that the Tennis Court Repairs (Resurfacing of Men's Tennis Courts) had been inspected by representatives of the Iowa State University and the contractor, and it was found that the work had been completed in accordance with the plans and specifications and contract documents. (Page 36, Board minutes of July 10-11, 1958.)

On motion by Mrs. Rosenfield, seconded by Mr. Barlow and passed, the Tennis Court Repairs (Resurfacing of Men's Tennis Courts) was accepted as of this date, July 20, 1959, from the Kyler Company and payment of the final estimate in accordance with the provisions of Chapter 573, 1958 Code of Iowa, was authorized.

HAWTHORN APARTMENTS - CURB AND GUTTER - ACCEPTANCE. Mr. Barlow reported that representatives of the Iowa State University and the contractor had inspected the construction of Curb and Gutter, Hawthorn Apartments, and had found that the work had been completed in accordance with the plans and specifications and contract documents. (See page 351, Board minutes of April 9-10, 1959.)

On motion, which was seconded and passed, the Curb and Gutter, Hawthorn Apartments, was accepted as of this date, July 20, 1959, from the Sells Construction Company, Shell Rock, Iowa, and payment of the final estimate in accordance with the provisions of Chapter 573, 1958 Code of Iowa, was authorized.

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PARKING LOT IMPROVEMENTS (SPECIAL RR&A) - CENTRAL PARKING LOT IMPROVEMENTS.

Mr. Barlow reported that on July 23, 1959, a public hearing would be held and bids received and opened for Central Parking Lot Improvements (Parking Lot Improvements - Special RR&A). (See page 499, Board minutes of June 18-19, 1959.)

On motion by Mr. Barlow, which was seconded and passed, the Finance Committee was authorized to award a contract for Central Parking Lot Improvements to the low bidder, subject to approval by the Budget and Financial Control Committee.

ANKENY FARM - DAIRY CATTLE SHED. On motion by Mr. Barlow, which was seconded and passed, authority was granted to construct a dairy cattle shed 84' x 36', closed on three sides, frame construction, corrugated aluminum sides and roof, on the Ankeny Farm at an estimated cost of \$4,500 for the building and \$1,000 for water and electrical services, a total of \$5,500, to be paid from the United States Department of Agriculture Regional Research Grant, page 378, 1959-1960 budget; the Agricultural Engineering Department was designated the architect; and authority was granted to do the construction work with University force.

LAND AND MINOR STRUCTURES (AGRICULTURAL EXPERIMENT STATION) - PURCHASE OF NEW AGRONOMY FARM - E. A. KRAMME - MRS. QUENTIN M. OLSEN. Secretary Dancer reported that on July 2, 1959, he had written to the following persons, owners of the property described, notifying them of the Board's desire to purchase the property for the use of the Agricultural Experiment Station and stating that if the proposed offer is not accepted the State Board of Regents would institute condemnation proceedings as provided by statute: (See page 494, Board minutes of June 18-19, 1959.)

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E. A. Kramme, 5770 Second Avenue, Des Moines, Iowa

263 acres, more or less, located in Sections 8 and 9, Township 83 North, Range 25 West, Boone County, Iowa, \$550.00 an acre.

Mrs. Quentin M. Olsen, R.F.D., Estes Park, Colorado

160 acres, more or less, located in the Northeast Quarter (NE 1/4) of Section 9, Township 83 North, Range 25 West, Boone County, Iowa, \$577.50 an acre.

LEASE - ATOMIC ENERGY COMMISSION - BILSLAND FARM. The following proposed lease was submitted: (See page 214, Board minutes of December 11-12, 1958; page 236, Board minutes of January 15-16, 1959; and page 356, Board minutes of April 9-10, 1959.)

Contract No. AT(11-1)-801

THIS LEASE, made and entered into this _____ day of _____, in the year One Thousand Nine Hundred and Fifty-nine by and between THE STATE BOARD OF REGENTS OF THE STATE OF IOWA, whose address is State House, Des Moines, Iowa, and whose interest in the property hereinafter described is that of owner, for itself, its successors, and assigns, hereinafter called Lessor, and THE UNITED STATES OF AMERICA, hereinafter called the Government:

WITNESSETH: The parties hereto for the consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor represents and warrants that it is the owner in fee simple of the premises described herein and has the right, authority and power under the laws of the State of Iowa to enter into this lease.
2. The Lessor hereby leases to the Government, for the use of the United States Atomic Energy Commission and parties under contract to or the agents and servants of either, the following described premises, together with all buildings and structures erected or existing thereon:

Parcel No. 1

The Northwest quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the Northeast quarter (NE $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section 18, Township 82 North, Range 25, West of the Fifth Principal Meridian, Boone County, Iowa, containing eighty (80) acres, more or less.

Parcel No. 2

The West one half (W $\frac{1}{2}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section 18, Township 82 North, Range 25, West of the Fifth Principal Meridian in

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Boone County, Iowa, containing eighty (80) acres, more or less.

3. To have and to hold the said premises for the following terms:
 - a. Parcel No. 1, for a term beginning July 1, 1959 through June 30, 1960;
 - b. Parcel No. 2, for a term beginning July 1, 1959 through June 30, 1960, provided that unless and until the Government shall give notice of termination in accordance with Section 9 hereof, this lease shall remain in force thereafter from year to year without further notice; provided further that adequate appropriations are available from year to year for the payment of rentals; and provided further that this lease shall in no event extend beyond June 30, 1969.
4. The Lessor agrees to enter into supplemental agreements to this lease to rent additional land of the Bilsland Memorial Farm for required periods not to exceed one (1) year each when the rental of such land is necessary for the performance of Government contracts between the United States Atomic Energy Commission and the Iowa State University of Science and Technology concerning a swine irradiation project and antigen studies.
5. The Government shall pay rent for the land leased at the rate of Twenty Five (\$25.00) Dollars per acre per year. Rental will be paid at the end of each quarter upon the submission of properly certified public vouchers.
6. The Lessor agrees to permit without charge or cost of any kind, the Government, the United States Atomic Energy Commission, its contractor or contractors and the agents and servants of both, full right and access to any part of the Bilsland Memorial Farm owned by the Lessor in order to accomplish the purpose of any contract between the United States Government, acting through the United States Atomic Energy Commission, or its successors, and the Iowa State University of Science and Technology, or its successors, concerning a swine irradiation project or antigen studies.
7. The Government shall have the right during the existence of this lease to erect structures, attach fixtures and make any changes or alterations to the land deemed necessary by the Government for the performance of contracts covering a swine irradiation project or antigen studies. Any fixtures or structures so placed on or attached to said premises shall be and remain the property of the Government and may be removed or otherwise disposed of by the Government.
8. The Government reserves the right to sell, abandon or remove any Government property remaining on the premises at the expiration or termination of this lease and shall have no obligation to restore the leased premises to the condition of the premises at the time of the entry into the lease.
9. The Government may terminate this lease by giving thirty (30) days' notice in writing to the Lessor, and no rental shall accrue after the effective date of the termination.

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10. The Lessor agrees to notify the Government if any threat is made concerning the right or privilege of the Government to enjoy and use these premises and to consult with the Government and its attorneys concerning problems connected therewith and to permit the Government at its option to participate with the Lessor in any legal action concerning the property. If the Government's use and enjoyment of the premises described in this lease is interrupted for any cause beyond the control of the Government, the Lessor agrees to pay to the Government, and take title to the improvements and fixtures erected on the premises, a sum or sums equal to the acquisition cost, less normal depreciation, of fixtures, buildings and appurtenances, and improvements to the land made or provided by the Government. This payment obligation of the Lessor shall be subject to the availability of funds from the Legislature or other sources. The Lessor agrees to use its best efforts to obtain funds necessary for carrying out this obligation.
11. Any notice under the terms of this lease shall be in writing and if given by the Government shall be addressed to the Lessor at the State House, Des Moines, Iowa, and if given by the Lessor shall be addressed to Manager, Chicago Operations Office, United States Atomic Energy Commission, P. O. Box 59, Lemont, Illinois.
12. The Lessor warrants that no person or selling agency has been employed or retained to solicit or secure this lease upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by the Lessor for the purpose of securing business. For breach or violation of this warranty the Government shall have the right to annul this lease without liability or in its discretion to deduct from the rental the full amount of such commission, percentage, brokerage, or contingent fee.
13. No member of or delegate to congress or resident commissioner shall be admitted to any share or part of this lease or to any benefit that may arise therefrom, but this provision shall not be construed to extend to this lease if made with a corporation for its general benefit.
14. a. The Lessor agrees that the Comptroller General of the United States, or any of his duly authorized representatives, shall have access to and the right to examine any directly pertinent books, documents, papers, and records of the Lessor involving transactions related to this lease until the expiration of three (3) years after final payment under this lease, unless the Commission authorizes their prior disposition.

b. Nothing in this lease shall be deemed to preclude an audit by the General Accounting Office of any transaction under this lease.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

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Mr. Barlow moved that, subject to approval by the Executive Council of Iowa, the foregoing lease be approved and the Secretary of the State Board of Regents be authorized to sign it. The motion was seconded and, on roll call, the vote was as follows:

Aye: Mr. Barlow, Mrs. Evans, Mr. Noehren, Mrs. Rosenfield,
Mrs. Valentine, and Mr. Hagemann.

Nay: None.

Absent: Mr. Crabbe, Mr. Drebenstedt, and Mr. Gillette.

The chairman declared the motion passed.

ADJOURNMENT. The meeting was adjourned at 4:45 p.m., July 20, 1959.

David A. Dancer
David A. Dancer, Secretary