

**MEMORANDUM**

**To:** Board of Regents  
**From:** Board Office  
**Subject:** Institutional Agreements, Leases and Easements  
**Date:** January 6, 2003

**Recommended Action:**

Approve the leases for the benefit of the institutions as summarized below.  
**(ROLL CALL VOTE)**

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**Executive Summary:**

The Iowa Code requires that agreements, leases and easements involving real property be approved by the Board of Regents by roll call vote.

The leases have been reviewed by the Attorney General's Office and are recommended for approval.

A listing of principals is included as Attachment A to this docket memorandum.

Approval is requested for the following:

University of Iowa	<p>Lease agreement with Towncrest Investment Associates for the University's use of space in Iowa City for a research study of the College of Public Health.</p> <p>Lease agreement with Bonebreak LLC for the University's use of warehouse space in Coralville for the winter storage of two trailers used for a University research project.</p> <p>Lease amendment with Selzer-Werderitsch which would extend the lease for the University's use of warehouse space in Iowa City for a research study of the Wanapum Dam, Grant County, Washington.</p> <p>Lease amendment with Covenant Medical Center, Waterloo, Iowa, for additional space for a UIHC Child Health Specialty Clinic.</p> <p>Lease agreements with Pharmacom Corporation and Applied Fullerene for their use of business incubator space at the Oakdale Research Park.</p>
Iowa School for the Deaf	<p>Lease agreement with Michelle Konvalin for her use of a residence on the Iowa School for the Deaf campus.</p>

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**Background and Analysis:**

UNIVERSITY OF IOWA

LEASES

Landlord	<b>Towncrest Investment Associates (new)</b>
Area/Location	2,500 square feet of office space located at 2405-B Towncrest Drive, Iowa City, Iowa.
Lease Rate	\$2,604 per month (\$12.50 per square foot, \$31,248 per year).
Lease Term	17-month period commencing February 1, 2003, through June 30, 2004.
Use of Space	<p>This space would be used for an osteoarthritis research study to be conducted by the Preventive Intervention Center of the College of Public Health.</p> <p>The University reports that there is currently no space available on campus that would meet the needs of this study.</p> <p>Funding for the lease would be provided by the Multicenter Knee Osteoarthritis Study (MOST) grant, and from user fees for services provided by the Preventive Intervention Center.</p>
Liability	<p>The University agrees to be responsible for claims arising from its use and occupancy of the space in accordance with <u>Iowa Code Chapter 669</u>.</p> <hr/>

Landlord	<b>Bonebreak LLC (new)</b>
Area/Location	Approximately 1,250 square feet of warehouse space located at Unit 33, 2421 James Street Commercial Condominiums, Coralville, Iowa.
Lease Rate	\$800 per month (\$7.68 per square foot, \$9,600 per year).
Lease Term	Five-month period commencing December 1, 2002, through April 30, 2003.
Use of Space	<p>This space would be used by the Department of Hydroscience and Engineering to store two research trailers during the winter months.</p> <p>The trailers are used for a University research project funded by a grant from the New Mexico Bureau of Reclamation, which is also the source of funding for the lease payments.</p>
Liability	The University agrees to be responsible for claims arising from its use and occupancy of the space in accordance with <u>Iowa Code</u> Chapter 669.

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Landlord	<b>Selzer-Werderitsch (amendment)</b>
Area/Location	20,000 square feet of warehouse space located at 2220 Heinz Road, Iowa City, Iowa.
Lease Rate	\$6,500 per month (\$3.90 per square foot, \$78,000 per year).
Use of Space	<p>The space houses a model of the Wanapum Dam which is located in Grant County, Washington.</p> <p>The model is used for a University research project funded by the Grant County Public Utility District.</p>
Lease Amendment	The amendment would allow renewal of the lease for four, one-year periods, effective March 1, 2003, through February 28, 2007.
Space/Rate Comparison	The amount of space and the rental rate are unchanged.
Liability	All other terms of the agreement would remain in effect, including the requirement for the University to be responsible for claims arising from its use and occupancy of the space in accordance with <u>Iowa Code</u> Chapter 669.

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Landlord	<b>Covenant Medical Center (amendment)</b>
Area/Location	1,754 square feet of office and clinic space located in the Covenant Medical Center Building, 2101 Kimball Avenue, Waterloo, Iowa.
Lease Rate	\$877 per month (\$6 per square foot, \$10,524 per year).
Use of Space	UIHC Child Health Specialty Clinic.
Lease Amendment	The amendment would provide an additional 184 square feet of space for the Clinic's operations, for a five-month period commencing November 1, 2002, through the end of the lease term, March 31, 2003.
Space/Rate Comparison	Increase of 184 square feet at the same rate per square foot.
Liability	All other terms of the agreement would remain in effect, including the requirement for the University to be responsible for claims arising from its use and occupancy of the space in accordance with <u>Iowa Code</u> Chapter 669.

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Tenant	<b>Pharmacom Corporation (new)</b>
Area/Location	264 square feet of office space in the Technology Innovation Center on the Oakdale Campus.
Lease Rate	\$132 per month (\$6 per square foot, \$1,584 per year).
Lease Term	One-year period commencing February 1, 2003, through January 31, 2004.
Use of Space	Pharmacom is a semiconductor-based microelectronic biosensing technology company which would use the space to develop improved detecting and monitoring systems that have application for electronic, optical, chemical and biochemical technologies.
Liability	The tenant agrees to indemnify, defend, and hold harmless the University as customarily required.

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Tenant	<b>Applied Fullerene (renewal)</b>
Area/Location	362 square feet of space in the Technology Innovation Center at the Oakdale Research Park.
Lease Rate	\$181 per month (\$6 per square foot, \$2,172 per year).
Space/Rate Comparison	The amount of space and the rental rate are unchanged.
Lease Term	One-year period commencing February 1, 2003, through January 31, 2004.
Use of Space	Applied Fullerene will develop an advanced electrical contact probe for use in microcircuit testing apparatus.
Liability	The tenant agrees to indemnify, defend, and hold harmless the University as customarily required.

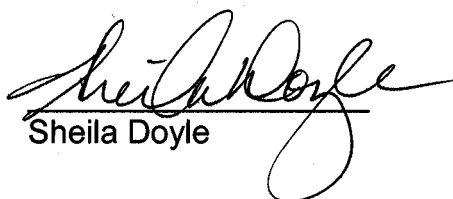
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IOWA SCHOOL FOR THE DEAF

LEASE

Tenant	<b>Michelle Konvalin (new)</b>
Area/Location	Iowa School for the Deaf residence located 2901 Valley View Drive, Council Bluffs, Iowa.
Lease Rate	\$650 per month (\$7,800 per year).
Lease Term	Seven-month period commencing December 1, 2002, through June 30, 2003.
Use of Space	Residence for Michelle Konvalin who is a house parent in the Girls Residence at the School.
Liability	The lease agreement requires the tenant to indemnify, defend, and hold harmless the School.

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Sheila Doyle

Approved:   
Gregory S. Nichols

Attachment A

Listing of Principals for Leases

January 2003

<u>Lease</u>	<u>Principals</u>
<b>University of Iowa</b>	
<u>Towncrest Investment Associates</u>	<u>Ernest Stoppelmoor, Partner</u>
The principal has no affiliation with the University.	
<u>Bonebreak LLC</u>	<u>Joe French, Manager</u>
The principal has no affiliation with the University.	
<u>Selzer-Werderitsch Associates</u>	<u>Thomas Werderitsch, President</u>
The firm has been awarded construction contracts for University projects in accordance with competitive bidding procedures.	
<u>Covenant Medical Center</u>	<u>Michael H. Schnieders, Vice President/Chief Operating Officer</u>
The principal has no affiliation with the University.	
<u>Pharmacom Corporation</u>	<u>William Wang, President</u>
The principal has no affiliation with the University.	
<u>Applied Fullerene</u>	<u>Thomas Bahns, President</u>
The principal has no affiliation with the University.	

**Iowa School for the Deaf**

<u>2901 Valley View Drive</u>	<u>Michelle Konvalin</u>
Ms. Konvalin is employed by the School as a house parent in the Girls Residence.	