

MINUTES OF NOVEMBER 15, 2023 COMMITTEE MEETING

**PROPERTY AND FACILITIES COMMITTEE
SLIFE BALLROOM, COMMONS
UNIVERSITY OF NORTHERN IOWA**

Committee Members Present

President Pro Tem Sherry Bates, Member
Regent Robert Cramer, Vice Chair

Other Board Members in Attendance

President Mike Richards
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
David Kieft, University of Iowa Business Manager
Heather Paris, Iowa State University Associate Vice President for Finance
Michael Hager, University of Northern Iowa Senior Vice President for Finance and Operations
David Harris, University of Northern Iowa Director of Athletics
John Nash, Board of Regents Director of Facilities

President Pro Tem Bates called the meeting to order at 10:27 a.m.

President Pro Tem Bates thanked the University of Northern Iowa for the Regent Tour of the "Industrial Technology Center Modernization" project earlier that morning. She said the following.

- It is making excellent progress at 60% complete, opening for the Fall 2024 semester.
- 80% of the contractors are based in Iowa.
- Majors such as Electrical Engineering Technology, Manufacturing Engineering Technology and Technology Management are available at this facility with Construction Management available as a new major.

Agenda Item 1 - Minutes of September 27, 2023 Committee Meeting

- By GENERAL CONSENT, the minutes of the September 27, 2023 meeting were accepted.

Agenda Item 2 – Register of University of Iowa Capital Improvement Business Transactions

SVP Lehnertz presented the following projects:

1. Permission to Proceed with Project Planning for the:
 - **Utility Services Facility – Construct Facility** project, including a waiver of the Design Professional Selection Process to hire CMBA Architects of Des Moines.
 - **Iowa Advanced Technology Labs (IATL) – Building Renovation and Addition** project.
2. Schematic Design, Project Description and Budget for the:
 - **UIHC - John Colloton Pavilion - L8 - Burn Treatment Center Renovation and Expansion** (\$13.5 million) and the
 - **UIHC – Roy J. Carver Pavilion – Neurology Clinic Expansion** (\$5.5 million) projects with the understanding that approval is authorization to proceed with construction.
3. Project Description and Budget for the:
 - **Institutional Roads – Construct New Road – Newton Road to UIHC Fountain Entrance**, (\$17.5 million),
 - **Currier Residence Hall – Renovate Restrooms** (\$14 million) and
 - **Blank Honors Center – Renovate Fifth and Sixth Floors** (\$4.3 million) projects with the understanding that approval is authorization to proceed with construction.

In response to a question from Regent Cramer, SVP Lehnertz said all of UI's projects will use the traditional Design Bid Build project delivery method.

- By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 3 – University of Iowa Property Purchase

Business Manager Kieft presented the following projects:

For the benefit of University of Iowa Health Care, Business Manager Kieft requested Board approval to purchase real estate property, a condominium agreement, owned by Dr. Farida Rajput and located at 1351 Kimberly Road, Suite #1 in Bettendorf. The purchase price of \$1,887,500 would be funded by University Hospitals Building Usage Funds.

In response to a question from President Pro Tem Bates, Business Manager Kieft said that the costs for maintenance and snow removal are distributed, usually based upon square footage per current and future lease agreements.

By GENERAL CONSENT, the Committee recommended Board approval.

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

AVP Paris presented the following projects:

1. Permission to Proceed with Project Planning for the:

- **Lloyd Veterinary Medicine - Pet Cancer Center Remodel and Addition** project.
2. Schematic Design, Project Description and Budget for the:
 - **Veterinary Diagnostic Laboratory – Phase 2** (\$66.5 million) project with the understanding that approval is authorization to proceed with construction.
 3. Revised Project Description and Budget for the:
 - **CYTown-Parking and Infrastructure Improvements** (\$37.7 million, up 32% from \$28.5 million) project with the understanding that approval is authorization to proceed with construction.

In response to a question from Regent Cramer on the VDL Phase 2 project, Director Nash said that VDL Phase 1 was a Design Build project, while VDL Phase 2 would be a traditional Design Bid Build project.

Regent Cramer asked that staff consider capping project contingencies in lieu of using a percentage. SVP Lehnertz said contingencies do grow as project budgets grow. Contingencies are established based on project complexity to help minimize multiple project budget revisions.

By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 5 – University of Northern Iowa Capital Improvement Business Transactions

SVP Hager and Director of Athletics Harris presented the following project:

1. Permission to Proceed with Project Planning for the:
 - **UNI Wrestling Practice Facility** project, including a request to waive the Design Professional Selection Process to allow UNI to hire RDG Planning and Design of Iowa City.

Regent Cramer said that he has received positive feedback from others regarding UNI's improvement of their wrestling facilities.

By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 6 – University of Northern Iowa Request to Raze One Building

AVP Hager requested Board approval to raze UNI's West Gym. The cost of demolition and site restoration would be \$1,300,000 to \$1,500,000, which would be funded by Treasurer's Temporary Investments.

Regarding West Gym's razing, Regent Barker said that we take historic preservation seriously and do a good job of maintaining the facilities we do have. However, the cost to preserve some of our facilities, like the West Gym, is cost prohibitive.

In response to a question from Regent Rouse, SVP Hager said West Gym's site would be restored to a green space, becoming a future high-value building site given its location on the UNI Campanile's east-west axis.

President Pro Tem Bates said Director of Athletics Harris did an excellent job of explaining the need for the new wrestling facilities. There is no question that West Gym needs to come down.

President Pro Tem Bates adjourned the meeting at 11:05 a.m.