

Contact: Jean Friedrich

INSTITUTIONAL AGREEMENTS, LEASES AND EASEMENTS

Action Requested: Consider recommending to the Board approval of the leases and easements for the benefit of the institutions as summarized below.

Executive Summary: Iowa Code 262.11 requires that agreements, leases, and easements involving real property be approved by the Board of Regents by roll call vote. This section was amended by 2006 Legislative Acts to allow the Board to delegate authority to the universities to approve leases effective July 1, 2006. The Committee will be asked to consider revisions to the Regent Policy Manual regarding approval of leases in Agenda Item 3b.

The leases and easements have been reviewed by the Attorney General's Office and are recommended for approval. Indemnification clauses are included in the leases, and the affiliations of the tenant or landlord are identified.

UNIVERSITY OF IOWA

With Board as Tenant for the following lease renewals:

University of Nebraska Medical Center (renewal)

645 square feet of apartment space located in Omaha, Nebraska, for a one-year period commencing July 1, 2006, through June 30, 2007, at the rate of \$570 per month (\$10.60 per square foot, \$6,840 per year). The space is used for housing SUI Health Care Anesthesia Nursing students during their rotation at the University of Nebraska Medical Center in Omaha. This rotation provides obstetrical anesthesia experience which is not available at the UIHC medical facilities.

Brian Ho (renewal)

3,600 square feet of vehicle storage space in Coralville, Iowa, for a two-year period commencing July 1, 2006, through June 30, 2008, at the rate of \$2,100 per month (\$7.00 per square foot, \$25,200 per year). The space is used by the UIHC to operate its statewide patient transportation program.

State Public Policy Group (renewal)

285 square feet of office space located in Des Moines, Iowa, for a one-year period commencing July 1, 2006, through June 30, 2007, at the rate of \$753.50 per month (\$31.73 per square foot, \$9,042 per year). The space is used by the University's College of Public Health to provide office and meeting space for the Institute for Public Health Practice.

With Board as Owner of real property for the following easements:

City of Coralville

A permanent right-of-way easement totaling 5,956 square feet, and a temporary construction easement 70 feet in length, at the intersection of Holiday Road and 25th Street in Coralville, Iowa. The easements are necessary for the City's construction of a roundabout at the intersection for improved safety and traffic flow. The University considers the granting of the easements favorable to the University, as the improvements will increase the value of the University property and provide a formalized street intersection for future property development.

IOWA STATE UNIVERSITY

With Board as Tenant for the following:

Banner Investments (renewal)

130 square feet of space located in Dubuque, Iowa, for a one-year period commencing July 1, 2006, through June 30, 2007, at the rate of \$110 per month (\$10.15 per square foot, \$1,320 per year). The space is used by the University's Department of Human Development and Family Studies for the Child Welfare Project.

With Board as Landlord for the following lease agreements:

United States Postal Service (renewal)

255 square feet of space in the ISU Memorial Union for a five-year period commencing October 1, 2006, through September 30, 2011, at the rate of \$327.08 per month (\$15.39 per square foot, \$3,925 per year). The space is used as a full-service post office.

United States Department of Agriculture-Agricultural Research Service (ARS) (new)

3,050 square feet of space in the Crop Genomics Information Laboratory (formerly the Agronomy Laboratory) for a ten-year period commencing September 1, 2006, through August 31, 2016, at the rate of \$1.00 annually. The space will be used to support a recently initiated bioinformatics collaboration between the ARS and the University.

UNIVERSITY OF NORTHERN IOWA

With Board as Tenant for the following leases:

Caines Investments (new)

18,420 square feet of space located in Cedar Falls, Iowa, for a five-year period commencing October 1, 2006, through November 30, 2011, at the rate of \$10,608 per month (\$6.91 per square foot, \$127,296 per year). The space will be used by the STAR4Defense Program of the Iowa Waste Reduction Center which conducts applied research and high quality, hands-on training for Military Personnel.

Team Property Management, L.C. (lease addendum)

7,514 square feet of warehouse and office space located in Cedar Falls, Iowa, for a 19 month period commencing April 1, 2006, through October 31, 2007, at the rate of \$6,600 per month (\$10.54 per square foot, \$79,200 per year). The addendum decreases the amount of leased space by 900 square feet (office space) and the lease rate by \$825 per month for the University's Iowa Waste Reduction Center.

With Board as Landlord for the following lease:

Northeast Iowa Physical Therapy and Sports Medicine (NIPTSM) (new)

7,500 square feet of space in the University's Human Performance Complex (HPC) and Wellness/Recreation Center commencing on the date the leased premises are ready to be assigned (following construction of the HPC) for a ten-year period, at the rate of \$14,479.17 per month (\$23.17 per square foot, \$173,750 per year). The space will be used by NIPTSM for a medical clinic which will bring orthopedic surgeons, sports medicine physicians and physical therapists into the Center.

Changes to the language in the lease made by the Board Office and approved by the Attorney General's Office are still under review by the University and the Northeast Iowa Physical Therapy and Sports Medicine. Any substantive revisions or non-acceptance of lease terms would be subject to approval by the Board Office and the Attorney General's Office and could require further Board action.

IOWA SCHOOL FOR THE DEAF

With Board as Landlord for the following lease:

Iowa Western Community College (renewal)

800 square feet of space for an alternative high school program located in the Careers Building on the Iowa School for the Deaf campus for a one-year period commencing September 1, 2006, through August 31, 2007, at the rate of \$984 per month (\$14.76 per square foot, \$11,808 per year).

Additional information is available from the Board Office.