

Contact: John Nash

MINUTES OF SEPTEMBER 15, 2021 COMMITTEE MEETING

**PROPERTY AND FACILITIES COMMITTEE
ALUMNI CENTER
IOWA STATE UNIVERSITY**

Committee Members Present

Regent Milt Dakovich, Chair
Regent David Barker, Vice Chair
Rod Lehnertz, University of Iowa Senior Vice President, Finance and Operations
Pamela Cain, Iowa State University Senior Vice President for Operations and Finance
Michael Hager, University of Northern Iowa Senior Vice President for Finance and Operations
Myrna Johnson, Iowa Public Radio Executive Director
John Nash, Board of Regents Director of Facilities
Laura Dickson, Board of Regents Executive Assistant

Other Board Members in Attendance

President Pro Tem, Sherry Bates
Regent Jim Lindenmayer
Regent Greta Rouse
Regent Nancy Boettger
Regent Nancy Dunkel
Regent Abby Crow

Others in Attendance:

Barbara Wilson, University of Iowa President
Wendy Wintersteen, Iowa State University President
David Kieft, University of Iowa Business Manager
Paul Fuligni, Iowa State University Associate Vice President, Facilities Planning & Management,
Mike Zwanziger, University of Northern Iowa Assistant Vice President & Director, Facilities
Management
Jose Luis San Miguel, University of Northern Iowa University Architect

Chair Dakovich called the meeting to order at 11:11 a.m.

Agenda Item 1 - Minutes of July 28, 2021 Committee Meeting

➤ By GENERAL CONSENT, the minutes of the July 28, 2021 meeting were accepted.

Agenda Item 2 – Annual Facilities Report for 2021, Including Capital Request for FY 2023

Director Nash presented the Capital Request for FY 2023. The Facilities Governance Reports and Institutional Roads Programs were presented by SVP Lehnertz, AVP Fuligni, AVP & Director Zwanziger, and Executive Director Johnson.

In response to a question from Vice Chair Barker regarding the increase in UNI's deferred maintenance, SVP Hager said UNI renovates facilities to not only modernize them, but to eliminate unwanted deferred maintenance roughly every 30 to 40 years. As their chart showed, UNI did that consistently until 2010, when UNI started renovating facilities less frequently due to lack of funds. As the source of funding decreases, UNI (and the other institutions) have no choice but to slow down the removal of deferred maintenance, unless other funding sources are found, which is often difficult.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 3 – Register of University of Iowa Capital Improvement Business Transactions

SVP Lehnertz asked the committee to recommend Board approval of the:

1. Ratification of the Use of the Construction Manager at Risk Delivery Method, Schematic Design, Project Description and Budget for the:
 - **UIHC John Pappajohn Pavilion – Expand Level 5 Main Operating Room** (\$28,970,000) project with the understanding that approval is authorization to proceed with construction.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 4 – University of Iowa Proposed Property Purchase

David Kieft requested Board approval to purchase 29,971 square feet of land at 704 East 2nd Avenue in Coralville from TJC Properties, LLC of North Liberty for \$929,000 or \$31 per square foot. The purchase would be funded by UIHC Gifts and Earnings and would provide UIHC with future development opportunities for clinical services and parking.

Due to the \$31 per square foot price being comparable to the neighboring properties, the UI also requests waiver of Board policy requiring purchases be based upon appraisals.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 5 – Register of Iowa State University Capital Improvement Business Transactions

SVP Cain asked the committee to recommend Board approval of:

1. Permission to Proceed with Project Planning for the:
 - **Town Engineering Building-Expansion** project, including the Design Professional Selection process and the Use of Alternative Delivery Methods.
2. Project Description and Budget for the:
 - **College of Design-Window Replacement** (\$2,850,000) project with the understanding that approval is authorization to proceed with construction.

In response to a question from Regent Boettger, Chair Dakovich said the ISU College of Design was built in 1978.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 6 – Iowa State University Proposed Naming

SVP Cain requested Board approval to name the new Industrial and Manufacturing Systems Engineering Building the “Therkildsen Industrial Engineering Building” in honor of C.G. “Turk” and Joyce A. McEwen Therkildsen of Stone Lake, Wisconsin, who donated \$42 million toward the design and construction of this new building.

C.G. “Turk” and Joyce A. McEwen Therkildsen are both graduates of Iowa State’s class of 1959. Turk is an industrial engineering alumnus and Joyce graduated with majors in zoology and physical education.

The Therkildsens have a long history of generous giving to Iowa State University, previously establishing a named department chair and professorship in the IMSE department.

In August 2019, the Board approved Permission to Proceed with Project Planning for this project.

Chair Dakovich said we are grateful to the Therkildsens for their gift.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

Agenda Item 7 - Register of University of Northern Iowa Capital Improvement Business Transactions

SVP Hager asked the committee to recommend Board approval of the:

1. Schematic Design, Project Description and Budget for the:
 - **Industrial Technology Center Modernization** (\$44,776,000) project with the understanding that approval is authorization to proceed with construction.

SVP Hager said that this project would bolster many UNI programs, but especially in Construction Management, which graduates students who ultimately work on the very projects this committee reviews and approves.

He introduced UNI University Architect Jose Luis San Miguel, who provided an update on the Industrial Technology Center Modernization's (ITC) progress. Jose Luis said ITC is on time and within budget. Regarding the use of Construction Manager at Risk (CMR), where the CMR carries the risk for building the project on time and within budget, Jose Luis said CMR has been immensely helpful to UNI. CMR has really helped manage construction costs, especially during this time of high material costs and supply chain disruptions caused by covid-19.

SVP Hager added that as UNI modernizes ITC, UNI later plans to update the name of the facility.

In response to a follow-up question from Vice Chair Barker, SVP Hager said if the ITC was a new building in lieu of a modernization, it would come at an increased cost of approximately 30%. In addition, UNI would lose the entire use of ITC during construction.

➤ By GENERAL CONSENT, the Committee recommended Board approval.

No additional business was reported.

Chair Dakovich adjourned the meeting at 12:12 pm.