

**MEMORANDUM**

**To:** Board of Regents  
**From:** Board Office  
**Subject:** Revisions to the Professional and Scientific Classification System  
**Date:** June 5, 2000

**Recommended Actions:**

1. Approve the following pay grades changes:
  - Pharmacy Practice Specialist from pay grade 10 to pay grade 11
  - Academic Advisor from pay grade 6 to pay grade 7
2. Approve the following new classifications:
  - Research Assistant III - Clinical Trials Coordinator in pay grade 8
  - Chief Nurse Anesthetist in pay grade 16
3. Approve the following title and pay grade change:
  - Director of Program Services, University Hospital School in pay grade 12  
to Assistant Administrator-Hospital School in pay grade 11
4. Defer action on the following revisions pending consultation with the SEIU:
  - Staff Pharmacist from pay grade 9 to pay grade 10
  - Clinical Pharmacist from pay grade 10 to pay grade 11
  - Radiation Therapist (new class) in pay grade 5
  - Senior Radiation Therapy Technologist in pay grade 5 to Senior Radiation  
Therapist in pay grade 6

**Background and Analysis:**

**University of Iowa Research Park at Oakdale—Multi-Tenant Facility—Building Addition**

Source of Funds: University of Iowa Facilities Corporation Bank Loan

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Feb. 1999	Approved
Architectural Selection (Herbert Lewis Kruse Blunck)		Feb. 1999	Approved
Architectural Agreement (Herbert Lewis Kruse Blunck)	\$ 158,320	July 1999	Approved
Program Statement		March 2000	Approved
Project Description and Total Budget	5,500,000	March 2000	Approved
Architectural Amendment #1	245,578	March 2000	Approved
Construction Contract (Selzer-Werderitsch Associates)	3,756,100	June 2000	Requested
Architectural Amendment #2	8,000	June 2000	Requested

The Multi-Tenant Facility at the Oakdale Research Park is owned by the Facilities Corporation and is leased to the University for research activities of the College of Medicine. This project will construct an addition of approximately 39,000 gross square feet to the existing 48,600 gross square foot facility which consists of three pods. The construction project will provide two additional pods and other associated improvements to complete the original plan for the facility and provide additional research space for the College of Medicine. Financing for the \$5.5 million project will be provided by the University of Iowa Facilities Corporation.

The Multi-Tenant Facility was originally owned by private developers and was acquired by the Facilities Corporation in November 1995. The purchase price of \$5 million was financed under a conventional bank loan from Firststar Bank; the term of the loan is for 15 years with approximately 10-1/2 years remaining. The interest rate on the bank loan for the current facility is subject to adjustment on November 1, 2000.

The Amended and Restated Oakdale Research Park Lease between the Facilities Corporation and the Board provides for the University's lease of the Multi-Tenant Facility for a term consistent with the bank loan. The University's lease payments, currently \$44,935 per month, are equal to the Facilities Corporation's loan payments.

The Facilities Corporation's plans for long-term financing of the \$5.5 million construction project include consolidating this amount with the outstanding loan as one debt issue, either with the present or a new lender. This financing arrangement, which would be effective for a 15-year period, will be presented to the Banking Committee and the Board at a future date for approval. Until that time, interim financing for the construction project will be provided by the Facilities Corporation via a short-term loan for up to one year in the amount needed for the construction project.

In accordance with the proposed long-term financing arrangement for the construction project, Amendment #3 to the Amended and Restated Oakdale Research Park Lease will extend the lease agreement for a period of 15 years consistent with the proposed term of the loan. The amendment also provides for construction of the addition and associated improvements by the University, and the lease by the University of the additional space after its completion, with financing for the project to be arranged by the Facilities Corporation with a lender of its choice.

Subject to approval of Amendment #3 to the Amended and Restated Oakdale Research Park Lease, the University requests award of the construction contract for the University of Iowa Research Park at Oakdale—Multi-Tenant Facility—Building Addition project to Selzer-Werderitsch Associates, the low bidder, in the total amount of \$3,756,100. The recommended award includes the Base Bid of \$3,363,000 plus Alternates #1 and #2 totaling \$393,100. Alternate #1 in the amount of \$377,000 will add construction of the final pod (Pod E) which will be constructed as shell space only. This component was packaged as an alternate to the construction contract to allow the University to evaluate the feasibility of proceeding with this portion of the project relative to the availability of funds. Alternate #2 in the amount of \$16,100 will construct two additional trash enclosures at the facility. The recommended award is within the engineering estimate and the construction budget for the project.

The University also requests approval of Amendment #2 in the amount of \$8,000 to the architectural agreement with Herbert Lewis Kruse Blunck. The amendment will provide additional design services to retrofit the existing areas of the Multi-Tenant Facility for central steam heating which will be provided for the facility with construction of the addition.

  
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Sheila Lodge

Approved:

  
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Frank J. Stork