

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Institutional Agreements, Leases and Easements
Date: October 8, 2001

Recommended Action:

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

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 and easements presented this month 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

Lease agreement with the University of Iowa Community Medical Services for the University's use of space in Iowa City as a UIHC satellite blood donor facility.

Lease renewal with Selim Laboratories for its use of business incubator space at the Oakdale Research Park.

Lease agreement with Ottumwa Regional Health Center for the University's use of office space in Ottumwa, Iowa, for a Child Health Specialty Clinic.

Iowa State University

Lease extensions with Determan Investments and Banner Investments for the University's use of space in Mason City and Dubuque for the Department of Human Development and Family Studies.

Easement agreement with Alliant Energy for the installation of a natural gas line on University property in Ames.

Easement agreement with Xenia Rural Water District for the expansion of rural water service at the University's Animal Resource Station Farm in Story County.

Background and Analysis:

A. UNIVERSITY OF IOWA

LEASES

<u>Landlord</u>	<u>University of Iowa Community Medical Services</u>
<u>Area/Location</u>	2,788 square feet of space at the medical clinic located at 1130 Scott Boulevard, Iowa City.
<u>Lease Rate</u>	\$3,945 per month (\$16.98 per square foot, \$47,340 per year).
<u>Lease Term</u>	Three-year period commencing April 1, 2001, through March 31, 2004.
<u>Use of Space</u>	UIHC satellite blood donor facility; the proposed location would provide community visibility and ease of access for blood donors.
<u>Liability</u>	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> .

<u>Tenant</u>	<u>Selim Laboratories (renewal)</u>
<u>Area/Location</u>	1,123 square feet of space (630 square feet of office space and 493 square feet of laboratory space) at the Technology Innovation Center at the Oakdale Research Park.
<u>Lease Rate</u>	\$725.83 per month (\$6 per square foot for office space, \$10 per square foot for laboratory space, \$8,709.96 per year)
<u>Space/Rate Comparison</u>	Increase of 311 square feet of office space, and addition of 493 square feet of laboratory space from current lease; the office space would be leased at the same per square foot rate as under the current lease agreement (\$6 per square foot).
<u>Lease Term</u>	One-year period commencing November 1, 2001, through October 31, 2002.
<u>Use of Space</u>	Selim Laboratories uses the space to develop technologies to protect human health against illnesses and diseases caused by exposure to chemicals, particularly those used in the agricultural industry.
<u>Liability</u>	The tenant agrees to indemnify, defend, and hold harmless the University as customarily required.
<u>Landlord</u>	<u>Ottumwa Regional Health Center</u>
<u>Area/Location</u>	1,887 square feet of office space located at 317 Vanness Avenue, Ottumwa, Iowa.
<u>Lease Rate</u>	\$1,100.75 per month (\$7 per square foot, \$13,209 per year).
<u>Lease Term</u>	One-year period commencing November 1, 2001, through October 31, 2002.
<u>Use of Space</u>	UIHC Child Health Specialty Clinic.
<u>Liability</u>	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.

B. IOWA STATE UNIVERSITY

LEASES

<u>Landlord</u>	<u>Determan Investments (renewal)</u>
<u>Area/Location</u>	1,400 square feet of office space in Suite 206, Mohawk Square, 22 North Georgia, Mason City, Iowa.
<u>Lease Rate</u>	\$721 per month (\$6.18 per square foot, \$8,652 per year).
<u>Space/Rate Comparison</u>	Rental rate increase of 12.6 percent per square foot over the rate paid under the current lease agreement. (The amount of space is unchanged.)
<u>Lease Term</u>	One-year period commencing July 1, 2001, through June 30, 2002.
<u>Use of Space</u>	Child Welfare Research and Training Project of the Department of Human Development and Family Studies.
<u>Liability</u>	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> .

<u>Landlord</u>	<u>Banner Investments (renewal)</u>
<u>Area/Location</u>	130 square feet of office space in Suite 350 B, Nesler Centre, 799 Main, Dubuque, Iowa.
<u>Lease Rate</u>	\$50 per month (\$4.62 per square foot, \$600 per year).
<u>Space/Rate Comparison</u>	Same amount of space and same rental rate as paid under the current lease agreement.
<u>Lease Term</u>	One-year period commencing July 1, 2001, through June 30, 2002.
<u>Use of Space</u>	Child Welfare Research and Training Project of the Department of Human Development and Family Studies.
<u>Liability</u>	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> .

EASEMENTS

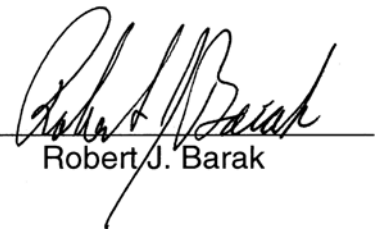
<u>Grantee</u>	<u>Alliant Energy (IES Utilities, Inc.)</u>
<u>Description/</u>	Permanent easement, 15 feet wide, located on University

<u>Location</u>	property adjacent to South 4 th Street between Beach Avenue and South Riverside Drive in Ames.
<u>Purpose</u>	Installation and operation of a natural gas pipeline by the utility to provide additional gas distribution capacity. The utility's use of the easement area would not adversely affect University activities.
<u>Cost</u>	The gas line would be installed by the utility at no cost to the University.
<u>Consideration</u>	The pipeline to be constructed may at some future date also serve the requirements of future facilities constructed or operated by the University.
<u>Liability</u>	The easement agreement requires Alliant Energy to indemnify and save the University and the Board of Regents harmless from damages resulting from use of the easement area.

<u>Grantee</u>	<u>Xenia Rural Water District</u>
<u>Description/ Location</u>	Permanent easement, 30 feet in width, located on University property at the Animal Resource Station Farm in Story County, Iowa.
<u>Purpose</u>	Installation and operation of a water pipeline by the utility to provide expanded service to Boone and Story Counties, and future rural water access for the farm. The utility's use of the easement area would not adversely affect University activities at the farm.
<u>Cost</u>	The water line would be installed by the utility at no cost to the University.
<u>Compensation</u>	The utility would pay the University a total of \$0.09 per lineal foot of water pipeline installed in the easement area.
<u>Consideration</u>	The water pipeline to be constructed may at some future date also serve the requirements of future facilities constructed or operated by the University. In addition, the University would receive priority eligibility for future water service on the property, subject to contract fees and availability.
<u>Liability</u>	The easement agreement requires the Xenia Rural Water District to indemnify and save the University and the Board of Regents harmless from damages resulting from use of the easement area.



Sheila Lodge

Approved: 

Robert J. Barak

Attachment A

Listing of Principals for Leases and Easements

October 2001

Lease Principals

University of Iowa

University of Iowa Community Medical Services
(UICMS)

Terry J. Protector,
Executive Director

The UICMS is a subsidiary of the University of Iowa Hospitals and Clinics.

Selim Laboratories

Mustafa I. Selim, President

The principal is a former associate professor in the Department of Occupational and Environmental Health.

Ottumwa Regional Health Center

Lynn W. Olson, President/CEO

The principal has no affiliation with the University.

Iowa State University

Determan Investments

J. D. Determan

The principal has no affiliation with the University.

Banner Investments

Mike Kielty

The principal has no affiliation with the University.

Alliant Energy

Dundeana Langer

The principal is not employed by the University. However, the University reports payments to Alliant Energy for utility services.

Xenia Rural Water District

Dan Miller

The principal has no affiliation with the University. However, the University reports payments to Alliant Energy for utility services.