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DES MOINES AREA COMMUNITY COLLEGE

Public Hearing Regarding Re-roofing Building #17
Ankeny Campus
September 16, 1986
Building 1 - Room 30 - Ankeny Campus

AGENDA

1. Call to Order - 5:00 p.m.
2. Roll Call.
3. Approval of tentative agenda.
4. Acknowledgement by Board Secretary of how Notice of Hearing was made.
5. Requests to address the Board recognized.
6. Consideration of Resolution approving plans, specifications, form of contract and estimated cost for re-roofing Building 17, Ankeny Campus.
7. Adjournment.
PUBLIC HEARING
16 SEPTEMBER 1986

A special meeting of the Des Moines Area Community College Board of Directors was held in Room 30, Building 1, Ankeny Campus, on September 16, 1986, for the purpose of conducting a public hearing for the adoption of the Resolution approving plans, specifications, form of contract and estimated cost for re-roofing Building 17, Ankeny Campus. The meeting was called to order at 5:00 p.m., by Board Secretary Helen Minor, who called for the selection of a president pro tem since both the President and Vice President of the Board were absent.

A motion was made by E. Leonard, seconded by L. Courter, that the Board appoint S. Clouser President pro tem.

Motion passed unanimously.

ROLL CALL

Members Present:
Susan Clouser
Lloyd Courter
Eldon Leonard
Ted Nemmers
Herbert Ritland

Members Absent:
DeVere Bendixen
Jasper Risdal
Don Rowen
Doug Shull

Others Present:
Joseph A. Borgen, President
Helen M. Minor, Board Secretary
Don Zuck, College Treasurer
Other interested DMACC staff and area residents

APPROVAL OF TENTATIVE AGENDA

A motion to approve the tentative agenda as presented was made by E. Leonard, seconded by T. Nemmers.

Motion passed unanimously.

ACKNOWLEDGEMENT OF HEARING NOTICE

Board Secretary H. Minor, reported that the notice of the time and place of this hearing was, according to law and as directed by the Board, published in the Des Moines Register newspaper on August 23, 1986, and posted on the official Des Moines Area Community College Bulletin Board. A copy of said notice is included as Attachment #1 to these minutes.

There were no requests to address the Board.
ADOPTION OF RESOLUTION

It was moved by H. Ritland, seconded by T. Nemmers, that the Board approve the resolution included as Attachment #2 to these minutes, which approves plans, specifications, form of contract and estimated cost for re-roofing Building 17, Ankeny Campus.

Motion passed unanimously on a roll call vote.

ADJOURNMENT

A motion for adjournment was made by T. Nemmers, seconded by H. Ritland.

Motion passed unanimously and at 5:05 p.m., Board President Pro Tem Clouser adjourned the meeting.

JASPER RISDAL, President

HELEN M. MINOR, Board Secretary
Affidavit of Publication

COPY OF ADVERTISEMENT
Exhibit "A"

STATE OF IOWA

POLK COUNTY

TO WHOM IT MAY CONCERN:

A public hearing will be held on September 16, 1986 at 5:00 p.m., by the Board of Directors of the Des Moines Area Community College, 2006 S. Ankeny Blvd., Ankeny, Iowa, in relation to proposed specifications and form of contract for the following improvement:

DES MOINES AREA COMMUNITY COLLEGE
RE-ROOFING, BUILDING 17, ANKENY CAMPUS

at which time any interested persons may appear and file objections to the said proposed specifications, form of contract and the cost of such improvement.

Said Board of Directors will then hear said objections and any evidence for or against the same, and forthwith enter of record its decision thereon.

DES MOINES AREA COMMUNITY COLLEGE

ATTEST: /s/ Helen Minor, Secretary.

STATE OF IOWA

POLK COUNTY

Affidavit of Publication

The undersigned, being first duly sworn, on oath states that he/she is the Classified Auditing Supervisor of Des Moines Register and Tribune Company, a corporation duly organized and existing under the laws of the State of Iowa, with its principal place of business in Des Moines, Iowa, the publisher of

THE DES MOINES REGISTER (Daily)

DES MOINES SUNDAY REGISTER

newspapers of general circulation printed and published in the City of Des Moines, Polk County, Iowa; and that an advertisement, a printed copy of which is attached as Exhibit "A" and made a part of this affidavit, was printed and published in The Des Moines Register (daily) the following dates

August 23, 1986

The affiant states that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

Subscribed and sworn to before me by said affiant this 28th August 1986

Notary Public in and for Polk County, 9-16-86

MARY F. BRADLEY

Notary Public in and for Polk County,
WHEREAS, on the 19th. day of August, 1986, plans and specifications, form of contract, and estimated cost were filed with the Secretary of the Board of Directors of the Des Moines Area Community College for the project.

WHEREAS, Notice of hearing on plans, specifications, form of contract and estimated cost was published as required by law and action of the Board.

NOW, THEREFORE BE IT RESOLVED by the Board of Directors of the Des Moines Area Community College that said plans, specifications, form of contract, and estimated cost are hereby approved and adopted as the plans, specifications, form of contract, and estimated cost for the Re-Roofing of Building 17.

PASSED AND APPROVED this 16th. day of September, 1986.

[Signature]
President of the Board of Directors of the aforesaid Community College

[Signature]
Secretary of the Board of Directors of the aforesaid Community College
1. Call to Order - immediately following Public Hearing.

2. Roll Call.

3. Consideration of tentative agenda.

4. Public Comments.

5. Presentation - Golden Circle Incubator - Wayne Haines, Executive Director, Small Business Development.


7. Consideration of listing student constructed house for sale located at 1013 Peterson Drive, Ankeny.

8. Consideration of offers to purchase property located at 727 San Salvador, Carroll.


10. Consideration of award of contract for re-roofing Building #17, Ankeny Campus.

11. Consideration of Resolution adopting proposed plans and specifications and form of contract for the construction of the Golden Circle Incubator, Ankeny Campus.

12. Consideration of Resolution fixing date for receipt of bids for construction of the Golden Circle Incubator, Ankeny Campus.

13. Consideration of Resolution providing authorization to seek proposals for student housing; approving the lease agreement; approving the committee members who will evaluate the proposals; providing authorization to seek rezoning of the land.


15. Consideration of Human Resources report.


19. Board Members' Reports.

20. Closed Session - Evaluation of President.

21. Future Agenda Items:
   A. Board Policy Review

22. Information Items:
   A. September 19 - DMACC Twentieth Year Celebration
   B. October 13 - Organizational & Regular Board Meeting - Boone
   C. October 15 - ACCT Convention - San Diego

23. Adjournment.
ADDENDUM TO AGENDA

15.1 Consideration of resolution to designate IBA Securities as DMACC agent to obtain brokerage services.
The regular meeting of the Des Moines Area Community College Board of Directors was held in Building 1, Room 30, of the Ankeny Campus on September 16, 1986. The meeting was called to order by Susan Clouser, President Pro Tem, in the absence of the President and Vice President of the Board, at 5:05 p.m.

Members Present:
- Susan Clouser
- Lloyd Courter
- Eldon Leonard
- Ted Nemmers
- Herbert Ritland
- Doug Shull

Members Absent:
- DeVere Bendixen
- Jasper Risdal
- Don Rowen

Others Present:
- Joseph A. Borgen, President
- Helen M. Minor, Board Secretary
- Don Zuck, College Treasurer
- Other interested DMACC staff and area residents

A motion to approve the tentative agenda and addendum as presented was made by T. Nemmers, seconded by H. Ritland.

Motion passed unanimously.

Wayne Haines, Executive Director of the Golden Circle Incubator, reported on the tenants of the Incubator, a list of which is attachment #1 to these minutes.

H. Ritland moved that the minutes of the August 11 and 25, 1986 Special Board Meetings, and the August 19, 1986, Regular Board Meeting be approved; seconded by T. Nemmers.

Motion passed unanimously.

It was moved by L. Courter, seconded by D. Shull, that the student built house (#28) located at 1013 SE Peterson Dr., Ankeny, be listed for sale at $89,000.

Motion passed unanimously.

No offers have been received on the house listed for sale at 727 San Salvador, Carroll.

A motion for membership to the Iowa Association of Community College Trustees and the payment of the FY1986-87 annual dues in the amount of $15,224.00 was made by D. Shull, seconded by L. Courter.

Motion passed unanimously.
AWARD OF CONTRACT—RE-ROOF BLDG. #17, ANKENY

T. Nemmers made the motion that the Board approve the award of contract to Central States Roofing in the amount of $33,500 for the re-roofing of Building #17, Ankeny Campus. Second by D. Shull.

Motion passed unanimously.

APPROVAL OF RESOLUTION ADOPTING PROPOSED PLANS, SPECS & FORM OF CONTRACT—GOLDEN CIRCLE INCUBATOR

T. Nemmers moved that the Board approve the Resolution adopting proposed plans and specifications and form of contract for the construction of the Golden Circle Incubator Ankeny Campus; and that a Public Hearing be held October 13, 1986, 6:00 p.m., DMACC Boone Campus; second by D. Shull. Resolution is Attachment #2 to these minutes.

Motion passed unanimously on a roll call vote.

APPROVAL OF RESOLUTION FIXING DATE FOR RECEIPT OF BIDS—GOLDEN CIRCLE INCUBATOR

It was moved by D. Shull, seconded by H. Ritland, that the Board approve the Resolution included as Attachment #3 to these minutes, which establishes October 8, 1986, 2:00 p.m., DST, as the date and time for receipt of bids for the construction of the Golden Center Incubator, Ankeny Campus.

Motion passed unanimously.

APPROVAL OF RESOLUTION—STUDENT HOUSING

A motion was made by D. Shull, seconded by L. Courter, that the Board approve the Resolution approving a form of Request for Proposals, adopting a proposed form of lease, authorizing an application for rezoning, appointing a review committee, and publication of a Notice to Developers for the development of student housing on the College Campus. (Attachment #4.) The Request for Proposals is Attachment #5 to these minutes.

Motion passed unanimously on a roll call vote.

APPROVAL OF FY.1986-87 ACADEMIC CALENDAR

A motion for approval of the 1986-87 Academic Calendar was made by T. Nemmers, seconded by D. Shull. A copy of said calendar is Attachment #6 to these minutes.

Motion passed unanimously.

APPROVAL OF HUMAN RESOURCES REPORT

A motion was made by E. Leonard, seconded by L. Courter, that the Board approve the following personnel items:

Contract Changes


Resignations


New Personnel


Motion passed unanimously.

APPROVAL OF RESOLUTION TO DESIGNATE SECURITIES AGENT

L. Courter made the motion, which was seconded by H. Ritland, to approve the Resolution (Attachment #7) to designate IBA Securities as DMACC agent to obtain brokerage services, for the purpose of disposing of stock granted to DMACC by the Gannett Foundation.

Motion passed unanimously.

APPROVAL OF PAYABLES

A motion for approval of the payables as presented in Attachment "X" to these minutes was made by E. Leonard, seconded by T. Nemmers.

Motion passed unanimously.

PRESENTATION OF FINANCIAL REPORT

Don Zuck, Board Treasurer, presented the August 31, 1986, Financial Report, a copy of which is included as Attachment #8 to these minutes.
SUPERINTENDENT'S REPORT

Dr. Borgen presented plaques of appreciation of their services to Board Members T. Nemmers and H. Ritland, whose terms of office will end with the October Organizational Board meeting.

The newly elected Board Members were in attendance and introduced by President Borgen - Harold K. Belken, Dick Johnson and Nancy Wolf.

CLOSED SESSION - EVALUATION OF PRESIDENT

A motion was made by D. Shull, seconded by T. Nemmers, that the Board of Directors hold a closed session as provided in Section 28A.5(1)(i) of the Open Meeting Law to evaluate the professional competency of an individual whose performance is being considered to prevent needless and irreparable injury to that individual's reputation, as that individual has requested a closed session.

Motion passed unanimously on a roll call vote and at 6:15 p.m., The Board convened in closed session.

A tape recording and minutes of the closed session for evaluation are in the DMACC safety deposit box at Ankeny State Bank, Ankeny.

RETURN TO OPEN SESSION

The Board returned to open session at 7:30 p.m.

D. Shull moved, L. Courter seconded, that President Borgen be given an annual salary increase effective July 1, 1986, of 6.5%, that his housing allowance be increased by 6.5% per month, and that his Tax Sheltered Annuity will be 10% of his new annual base salary. Three year contract granted, 1986-89.

Motion passed on a roll call vote. The one dissenting vote was cast by Director Ritland.

ADJOURNMENT

A motion for adjournment was made by E. Leonard, seconded by H. Ritland.

Motion passed unanimously and at 7:32 p.m., Board President Pro Tem S. Clouser adjourned the meeting.

JASPER M. RISDAL, President

HELEN M. MINOR, Board Secretary
Golden Circle Incubator
2010 South Ankeny Boulevard
Ankeny, Iowa 50021
(515) 964-6361

DES MOINES AREA COMMUNITY COLLEGE
BOARD MEETING
September 16, 1986

REPORT ON GOLDEN CIRCLE INCUBATOR

Wayne Haines
GOLDEN CIRCLE INCUBATOR

TENANTS

1. Tenant: CROSS TECHNOLOGIES DAVID CROSS
   Product: Electronic devices for retail sales market
   Status:  
   - Have first product "inform-more" in final prototype stage ready to produce
   - Second product in final stages of prototype
   Employees: Twelve presently, are hiring 5 more

2. Tenant: DATAGAS, INC. RUSS BUCHANAN
   Product:  
   - Retail sale of gasoline using credit cards
   - System also generates management reports for fleet owners
   Status:  
   - Have 2 sites in operation (Ames, Marshalltown)
   - Signed a contract with large retailer, centered in Iowa, to start putting Datagas "depots" on their sites
   Employees: Seven presently, are in process of hiring 3 more

3. Tenant: WATER MANAGEMENT TECHNOLOGIES KEN THORNTON
   Product: Subterranean irrigation and management system for agriculture
   Status:  
   - Has done extensive testing with Iowa State University
   - Has prototype installed on 3-acre plot at ISU farm in Ankeny.
   - Has patent on process
   Employees: Two presently, will expand when gets financing

4. Tenant: TORNADO SHELTER SANDRA THORNTON
   Product: Underground tornado shelter for mobile and slab home market
   Status:  
   - Has patent and prototype
   - Is looking for investor to manufacture or purchase product on royalty basis
   Employees: One employee
5. Tenant: A-TEC
   Product: Water supplemented heating & cooling system for residential and commercial application
   Status: - Has patent on process
           - Have several units installed and are expanding marketing efforts
           - Will eventually manufacture units
   Status: Five presently, will expand to ten in 6 months

6. Tenant: IOWA NATURAL MEATS
   Product: Contract to raise and process chemically free beef, pork and lamb
   Status: Is currently processing 50 head per week to be sold by West Coast grocers
   Employees: Three presently, plans to expand to six in 6 months
RESOLUTION ADOPTING PROPOSED PLANS AND SPECIFICATIONS AND FORM OF CONTRACT FOR THE GOLDEN CIRCLE INCUBATOR, ANKENY CAMPUS

RESOLVED, that proposed plans, specifications, form of contract, and estimated costs, for the Golden Circle Incubator, Ankeny Campus, are hereby adopted and placed on file in the office of the Secretary of the Board of Directors. Before any contract incorporating said plans and specifications can be issued, it is necessary to hold a public hearing thereon.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DES MOINES AREA COMMUNITY COLLEGE, that at a meeting of the Board to be held at 6:00 p.m., on the 13th. day of October, 1986, Boone, Iowa, this Board will hold a Public Hearing on the matter of the adoption of plans and specifications, form of contract, and estimated costs now on file in the office of the Secretary of the Board of Directors.

BE IT FURTHER RESOLVED that the Secretary of the Board of Directors give notice of said public hearing as required by law.

PASSED AND APPROVED THIS 16TH DAY OF SEPTEMBER, 1986.

[Signature]
President, Board of Directors

[Signature]
Secretary, Board of Directors
RESOLUTION FIXING DATE FOR RECEIPT OF BIDS
FOR THE GOLDEN CIRCLE INCUBATOR, ANKENY CAMPUS

RESOLVED, the sealed proposals for the Golden Circle Incubator, Ankeny Campus, will be received at Building 1, Room 30, Ankeny Campus, 2006 S. Ankeny Blvd., Ankeny, Iowa, until 2:00 p.m. Central Time, October 8, 1986, at which time and place said bids will be publicly opened and read aloud.

BE IT FURTHER RESOLVED, that the Secretary of the Board of Directors give notice of said letting as required by law.

PASSED AND APPROVED THIS 16TH. DAY OF SEPTEMBER, 1986.

ATTEST:

[Signature]
Secretary, Board of Directors
COPY OF ADVERTISEMENT

Exhibit "A"

STATE OF IOWA

POLK COUNTY

The undersigned, being first duly sworn, on oath states that he/she is the
of Des Moines Register and Tribune Company, a corporation duly organized and
existing under the laws of the State of Iowa, with its principal place of business in
Des Moines, Iowa, the publisher of

THE DES MOINES REGISTER (Daily)

DES MOINES SUNDAY REGISTER

newspapers of general circulation printed and published in the City of Des Moines,
Polk County, Iowa; and that an advertisement, a printed copy of which is attached
as Exhibit "A" and made a part of this affidavit, was printed and published in

The Des Moines Register (daily) the following dates

September 22, 29, 1986

in Des Moines Sunday Register on

The affiant states that all of the facts set forth in the foregoing affidavit are
true as he/she verily believes.

Subscribed and sworn to before me by said affiant this 15th day of
October, 1986

Mary F. Bradley
Notary Public in and for Polk County, Iowa
The Board of Directors of the Des Moines Area Community College (Merged Area XI) in the Counties of Adair, Audubon, Boone, Carroll, Cass, Clarke, Crawford, Dallas, Greene, Guthrie, Hamilton, Hardin, Jasper, Lucas, Madison, Mahaska, Marion, Marshall, Polk, Poweshiek, Shelby, Story and Warren, state of Iowa met in regular session on the 16th day of September, 1986 at 5:05 p.m., in the Board Room of the Administration Building at the College in Ankeny, Iowa. The meeting was called to order and there were present Susan J. Clouser, President of the Board, (Pro Tem) in the chair, and the following named Board Members:

Lloyd Courter, Eldon Leonard, Ted Nemmers, Herbert Ritland, Doug Shull

Absent: DeVere Bendixen, Jasper Risdal, Don Rowen

Matters were discussed concerning the proposed student housing to be developed on land to be leased by the College to a private developer. Following a discussion of the proposal, Board Member D. Shull introduced and caused to be read a resolution entitled "A Resolution Approving a Form of Request for Proposals, Adopting a Proposed Form of Lease, Authorizing an Application for Rezoning, Appointing a Review Committee, and Directing the Publication of a Notice to Developers"; and moved its adoption. The motion was seconded by Board Member L. Courter. After due consideration of said resolution by the Board, the President put the question on the motion and, the roll being called, the following named Board Members voted:

Ayes: Clouser, Courter, Leonard, Nemmers, Ritland, Shull
Nays: NONE

Whereupon, the President declared the resolution, a copy of which is attached hereto, duly adopted and signed his approval thereto.

* * * * * *

Jasper Risdal, President of the Board of Directors – Pro Tem

Helen Minor, Secretary of the Board of Directors
RESOLUTION

A RESOLUTION APPROVING A FORM OF REQUEST FOR PROPOSALS, ADOPTING A PROPOSED FORM OF LEASE, AUTHORIZING AN APPLICATION FOR REZONING, APPOINTING A REVIEW COMMITTEE, AND PUBLICATION OF A NOTICE TO DEVELOPERS

WHEREAS, the Des Moines Area Community College (hereinafter referred to as the "College"), of the Counties of Adair, Audubon, Boone, Carroll, Cass, Clarke, Crawford, Dallas, Greene, Guthrie, Hamilton, Hardin, Jasper, Lucas, Madison, Mahaska, Marion, Marshall, Polk, Poweshiek, Shelby, Story and Warren, State of Iowa, (the Counties served by the College being hereinafter referred to as the "Merged Area"), is an area community college and a body politic organized and existing under the laws of the State of Iowa; and

WHEREAS, the College believes that it would be a benefit to the College and to students at the College to have student housing readily available at a reasonable cost to students; and

WHEREAS, the College wishes to encourage the private development of student housing by offering to lease land (the "Development Site") on the College campus on favorable terms to prospective developers of student housing; and

WHEREAS, officers and representatives of the College have developed a Request for Proposals pursuant to which the College will select the most favorable proposal for the development of student housing; and

WHEREAS, the College wishes to publish notice that it is seeking development proposals; and

WHEREAS, the land on which student housing is to be developed needs to be rezoned for the purpose of developing student housing;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DES MOINES AREA COMMUNITY COLLEGE, AS FOLLOWS:

Section 1. That the College hereby agrees to offer the Development Site to prospective developers for the development of student housing on the College Campus.

Section 2. That the form of Request for Proposals (including the Exhibits thereto) the ("Request for Proposals") attached hereto as Exhibit A is hereby approved and the officers of the College are hereby authorized to distribute the Request for Proposals to prospective developers and to seek proposals for the development of student housing on the Development Site in accordance with the terms, conditions and procedures outlined in the Request for Proposals, all of which are hereby approved.
Section 3. That the form of Ground Lease and Development Agreement (the "Lease") included as Exhibit C to the Request for Proposals is hereby explicitly approved and the lease of Development Site pursuant to the Lease to the successful developer is hereby authorized.

Section 4. That the officers of the College are hereby authorized to apply to the City of Ankeny, Iowa for the rezoning of the Development Site (legally described in Exhibit A to the Request for Proposals) for its present zoning to R-3 zoning for the purpose of developing student housing and to take all actions necessary in order to complete such rezoning.

Section 5. That a review committee is hereby appointed to review all proposals submitted by developers for the Development Site and to make a recommendation for the designation of the most favorable proposal to the Board of Directors at its meeting scheduled for December 16, 1986. The members of the committee shall be as follows: Eldon Leonard and Susan Clouser representing the Board of Directors, Donald C. Zuck, Vice President, Business Services, David Dirks, representing Evenson-Dodge, Inc., Financial Consultants, a representative of Crose-Gardner Associates, Landscape Architects & Planners, a representative of Bussard/Dikis Associates, Ltd., architects, a student appointed by the Student Action Board, and David B. VanSickel, representing Davis, Hockenberg, Wine, Brown, Koehn & Shors, attorneys.

Section 6. That the Secretary of the Board of Directors of the College shall cause to be published, notice of the request for proposals at least twice at unspecified intervals one of which shall be not less than four nor more than twenty days before the last day for submission of proposals in a legal newspaper, printed wholly in the English language, published in the county of or a county contiguous to the main campus of the College. The notice shall be in substantially the following form:
NOTICE TO DEVELOPERS

Notice is hereby given that Des Moines Area Community College (Merged Area XI) (the "College") is seeking proposals from developers for the development of student housing (the "Project") on land currently located on the College campus in Ankeny, Iowa and to be leased on a long term basis to the designated developer. The Project is intended to provide housing for 200 students.

The College will receive proposals for the development of the Project at any time prior to 12:00 noon on November 18, 1986. Proposals must be submitted in accordance with the Des Moines Area Community College Student Housing Development Request for Proposals, copies of which may be obtained from Donald C. Zuck, Vice President, Business Services, Des Moines Area Community College, 2006 South Ankeny Boulevard, Building One, Ankeny, Iowa 50021.

Dated this _____ day of September, 1986.

Helen M. Minor
Secretary of the Board
of Directors of the Des Moines Area Community College

(end of notice)
Section 7. That officials of the College are hereby authorized to take such further action as may be necessary to carry out the intent and purpose of this Resolution.

Section 8. That all resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 16th day of September, 1986.

[Signature]

President of the Board of Directors

Attest:

[Signature]

Secretary of the Board of Directors
I, Helen M. Minor, Secretary of the Board of Directors of the Des Moines Area Community College (Merged Area XI) in the Counties of Adair, Audubon, Boone, Carroll, Cass, Clarke, Crawford, Dallas, Greene, Guthrie, Hamilton, Hardin, Jasper, Lucas, Madison, Mahaska, Marion, Marshall, Polk, Poweshiek, Shelby, Story and Warren, State of Iowa, do hereby certify that I have in my possession or have access to the complete corporate records of said College and of its Board of Directors and officers; and that I have carefully compared the transcript hereto attached with the aforesaid corporate records and that said transcript hereto attached is a true, correct and complete copy of all of the corporate records showing the action taken with respect to the matters set forth therein by the Board of Directors of said College on September 16, 1986, which proceedings remain in full force and effect, have not been amended or rescinded in any way; that such meeting was duly and publicly held in accordance with the Notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board (a copy of the fact sheet of said agenda being attached hereto) pursuant to the rules of the Board and the provisions of Chapter 21, Code of Iowa, as amended, upon reasonable advance notice to the public and media at least twenty-four (24) hours prior to the commencement of the meeting as required by said law and with members of the public in attendance. I further certify that the individuals named in the attached proceedings were on the date thereof duly and lawfully possessed of their respective offices as indicated therein, that no Board vacancies existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the organization, existence or boundaries of the College or the right of the individuals named therein as officers to their respective positions.

Dated this 16th day of September, 1986.

[Signature]
Secretary of the Board of Directors of the Des Moines Area Community College

D.35/16-20
NOTICE TO DEVELOPERS

Notice is hereby given that Des Moines Area Community College (Merged Area XI) (the "College") is seeking proposals from developers for the development of student housing (the "Project") on land currently located on the College campus in Ankeny, Iowa and to be leased on a long term basis to the designated developer. The Project is intended to provide housing for 200 students.

The College will receive proposals for the development of the Project at any time prior to 12:00 noon on November 16, 1986. Proposals must be submitted in accordance with the Des Moines Area Community College Student Housing Development Request for Proposals, copies of which may be obtained from Donald C. Zuck, Vice President, Business Services, Des Moines Area Community College, 2006 South Ankeny Boulevard, Building One, Ankeny, Iowa 50021.

Dated this 16th day of September, 1986,

Helen M. Minner
Secretary of the Board of Directors of the Des Moines Area Community College

Affidavit of Publication

STATE OF IOWA

POLK COUNTY

The undersigned, being first duly sworn, on oath states that he/she is the Secretary of the Board of Directors of the Des Moines Area Community College, a corporation duly organized and existing under the laws of the State of Iowa, with its principal place of business in Des Moines, Iowa, the publisher of

THE DES MOINES REGISTER (Daily)

DES MOINES SUNDAY REGISTER

newspapers of general circulation printed and published in the City of Des Moines, Polk County, Iowa; and that an advertisement, a printed copy of which is attached as Exhibit "A" and made a part of this affidavit, was printed and published in The Des Moines Register (daily) the following dates:

September 22, 1986

in Des Moines Sunday Register on

The affiant states that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

Subscribed and sworn to before me by said affiant this 30th day of September, 1986.

Mary F. Bradley

Notary Public in and for Polk County, Iowa
Des Moines Area Community College ("DMACC") is requesting proposals from interested developers for the development of student housing (the "Project") on land which is currently a part of the DMACC campus in Ankeny, Iowa. DMACC is asking prospective developers to submit proposals for the development of the Project in accordance with the minimum requirements and procedures outlined in this Request for Proposals and the related attachments ("RFP"). The Project is Phase I of a master plan for the development of student housing on the site which will be leased to the successful developer. The requirements set forth herein apply only to the Project but developers are asked to submit a master site development plan. DMACC intends to allow prospective developers to compete for the development of the Project on the basis of factors in addition to price.

**Objectives**

DMACC intends to foster the following educational objectives through the development of the Project:

A. Development of a sense of community.
B. Increased retention rate.
C. Improved relationship between faculty and students.
D. Easy accessibility of campus facilities.
E. Development of small group activities that enhance learning experiences of students.
F. Enhancement of social and recreational participation.
G. Provide easy access to educational support systems.
H. Development of mutual support system.

In addition, DMACC intends to achieve the following Project objectives:

A. The provision of affordable quality housing for students.
B. An attractive architectural design which is functional and compatible with the existing DMACC buildings.
C. A site development which relates well to existing buildings, provides an attractive development and is consistent with future plans for the site.
D. A financially feasible development.
E. Quality management of the Project.

**Schedule**

The deadline for the receipt of proposals is 12:00 noon on November 18, 1986. Proposals should be submitted either by mailing to Donald C. Zuck, Vice President of Business Services, Des Moines Area Community College, 2006 South Ankeny Boulevard,
Building #1, Ankeny, Iowa 50021, or in person by delivery to Donald C. Zuck. The Board of Directors intends to designate the successful developer at its meeting scheduled for December 16, 1986. All proposals must provide that they are valid through December 16, 1986. Information with respect to an informational meeting for prospective developers and the selection criteria and process is set forth below.

Location

The Project will be located on the parcel of land legally described on Exhibit "A" to this RFP. A boundary and topographic survey showing the site, including the location of utilities and required setbacks, is included as Exhibit "B" to this RFP. DMACC is currently seeking to have the land rezoned to R-3 and it is anticipated that such rezoning will be completed by December 1, 1986. Sewer, water, electric and gas will be available at the site as shown on Exhibit B and the developer will have the responsibility for arranging service connections with the appropriate utilities.

Development Agreement

DMACC will lease the property on which the Project is to be developed to the designated developer pursuant to the Ground Lease And Development Agreement (the "Lease") included as Exhibit "C" to this RFP. The Lease will be for a term of fifty (50) years and will provide for an annual basic rent of $100. The successful developer will be required to comply with the terms of the Lease.

Minimum Requirements

1. In order to be considered, each proposal must comply with the Program and Minimum Requirements (the "Program and Minimum Requirements") set forth in Exhibit "D" to this RFP.

2. Under the allowable density provisions of Ankeny zoning regulations, the Project can contain a maximum of 91 "Units". The City has interpreted a unit on a population equivalency basis; i.e., 1 unit equals 5 persons. In the case of the Project, each unit equals 2.5 - two person dormitory units.

3. Population density for Phase I of the Project is controlled by sewer capacity. Currently, there is a state "moratorium" on the John Deere Sewage Treatment Plant (Ankeny's west plant) which will serve Phase I. This moratorium prohibits public sewer main extensions or major contributor service connections which would feed into Ankeny's west plant. With respect to the moratorium, a major contributor is defined as a single source which contributes 50,000 gallons or more of sewage per day. In order to gain sewer service for Phase I of the Project, less than
major contributor status must be maintained; therefore, the ini-
tial Phase of the Project must be limited to a maximum of 200
students. Once the moratorium has been lifted, the site may be
developed for a maximum population of 455 students.

Parking

1. For Phase I of the Project (200 students), DMACC will
provide 100 parking spaces for use by tenants of the Project.
These spaces will be located in an existing campus parking lot
shown on Exhibit "E" to this RFP.

2. In addition to the minimum parking requirements for
Phase I as set forth in Exhibit "D", the Master Plan to be sub-
mitted by each developer must provide for 100 tenant parking
spaces. To the extent possible, these spaces should be planned
as on-site parking. However, if space or design requirements
dictate, DMACC will lease additional land immediately adjacent to
the site's west boundary for development of all or part of the
required 100 spaces.

In order to maintain continuity with DMACC's future develop-
ment plans, service and parking should be located on the northern
portion of the site.

Submission Requirements

Prospective developers must submit three (3) copies of their
proposals. For a valid proposal, all information must be com-
plete and contain as a minimum the following:

(1) A summary of the proposal, including information con-
cerning the developer such as name, form of doing business,
address, ownership and background, and an undertaking to comply
with all requirements set forth in this RFP.

(2) Information from which the Board can judge the financial
responsibility of the prospective developer. This information
should include a history of other projects which the developer
has financed, banking references, and a financial statement which
need not be audited but should be certified as to accuracy by the
developer and should not be more than six months old. In addi-
tion, the developer should specify the arrangements which the
developer has made or plans to make for the financing of the
Project.

(3) Description of the developer's experience with similar
types of projects and other residential construction.

(4) Master Plan. A master site development plan which
illustrates the scope of the site development based upon the
maximum density allowed by the city of Ankeny's R-3 zoning
district code. The proposed development must comply with the provisions of the city of Ankeny zoning code unless superceded by the Project minimum requirements or otherwise modified by this RFP.

(5) Site Plan. A site plan which illustrates the scope of the proposed development based upon the maximum targeted population of 200 students. The proposed development must comply with the provisions of the city of Ankeny zoning code unless superceded by the Project minimum requirements or otherwise modified by this RFP.

(6) The following additional graphic materials must be submitted and must be in accordance with the following scale requirements:

(a) Floor plans for the Project. 1/8"=1'-0"

(b) Building elevations. 1/8"=1'-0"

(c) Typical Dormitory Unit Plan (including furniture). 1/4"=1'-0"

(d) Three-dimensional illustration(s). (Must be optically correct.)

The Master Plan and Site Plan must be in accordance with the following scale requirements:

Master Plan 1"=30'-0"
Site Plan 1"=30'-0"

(7) The completed outline specifications on the forms attached as Exhibit "F" to this RFP.

(8) Each developer must submit a statement on nondiscrimination practices in the form of Exhibit "G" to this RFP.

(9) Cost Estimates. The narrative must contain information concerning the estimated total costs of the proposed improvements and all furnishings, a breakdown of total costs by hard and soft costs, the number of units, and the total and net square footage for each unit and the total square footage for the Project.

(10) Management Plan. Each proposal must contain a description of the proposed management of the Project. This will include a description of the manner in which the developer will give occupancy preference to students at DMACC, a description of the proposed manager, a description of the occupancy plan, a description of the maintenance plan, and a description of the proposed monthly rental charges and other charges.
A Bond in the amount of $100,000 guaranteeing performance by the developer on the proposal if the developer is designated by the Board.

Site Condition

The site will be delivered to the successful developer in its existing condition and any grading or other work will be the responsibility of the developer.

Easements

1. DMACC will enter into any easements necessary in order to provide the successful developer with necessary utilities.

2. DMACC will enter into a permanent easement for access to the site by the developer and tenants, and a temporary easement for construction purposes. The location of these easements will be as shown on Exhibit "B" to this RFP.

3. In addition, DMACC will maintain a permanent fifty foot drive easement along the east boundary of the site, and a permanent seventy-five foot drive and utility easement along the north boundary of the site. The locations will be as shown on Exhibit "B" to this RFP.

Delivery of Possession and Completion

Upon designation, the successful developer will have sixty (60) days in which to complete the financing of the Project. It is anticipated that the Lease will be executed and the site will be delivered to the developer upon the closing of the financing. If the successful developer is unable to complete financing within sixty (60) days, the Board of Directors may designate a new developer. The successful developer will be required to submit final plans and specifications for the Project to DMACC within sixty (60) days of the completion of financing. DMACC will then have fifteen (15) days to review and either approve the plans and specifications or reject them if they are inconsistent with the original proposal. The developer must begin construction not later than June 1, 1987. The Project must be ready for occupancy by students not later than August 1, 1988.

Demand Survey

Attached hereto as Exhibit "H" for the information of prospective developers are the results of a student housing needs survey undertaken by DMACC in 1985 with respect to the demand for student housing on the DMACC campus.
Soil Testing Information

Attached hereto as Exhibit "I" are the results of soil tests with respect to the land on which the Project is to be developed.

Evaluation Criteria and Selection Committee

Attached hereto as Exhibit "J" are the evaluation criteria which will be used in evaluating the proposals which are submitted. Following submission of the proposals, a committee will evaluate each proposal on the basis of such criteria and make a recommendation to the DMACC Board of Directors. Committee members will include but not be limited to DMACC Board Members, an architect, a landscape architect, a financial advisor, an attorney and a student.

Informational Meeting

An informational meeting with respect to the Project and this RFP will be held in the Board Room in Building One at the DMACC campus in Ankeny, Iowa at 10:00 a.m. on September 30, 1986. Interested developers are invited to attend that meeting and ask any questions which they may have at that time. Any other questions or requests must be addressed in writing to Donald C. Zuck at the address set forth above and all responses will be sent to each developer who has expressed an interest in the Project.

Right to Reject Reserved

DMACC reserves the right to reject any and all proposals which it receives with respect to the Project.

Dated: September 16, 1986
Ankeny, Iowa
DMACC
Student Housing

LIST OF EXHIBITS:

EXHIBIT A - Legal Description
EXHIBIT B - Boundary and Topographic Survey
EXHIBIT C - Lease Agreement
EXHIBIT D - Program and Minimum Requirements
EXHIBIT E - Parking Location Map
EXHIBIT F - Outline Specification
EXHIBIT G - Statement on Nondiscrimination Practices
EXHIBIT H - Student Housing Needs Survey
EXHIBIT I - Soils Test Report
EXHIBIT J - Proposal Evaluation Criteria
LEGAL DESCRIPTION

A parcel of land in the SW 1/4, Section 26, Township 80 North, Range 24 West of the 5th Principal Meridian, now included in and forming a part of the City of Ankeny, Polk County, Iowa, more particularly described as follows:

Commencing at the E 1/4 corner of said Section 26, thence along the north line of S 1/2 of said Section 26 on an assumed bearing S 89° 57' 17" W, a distance of three thousand nine hundred (3,900) feet to the point of beginning; thence N 89° 57' 17" E along north line of said S 1/2 of Section 26, a distance of three hundred twenty (320.0) feet; thence S 20° 08' 29" E, a distance of three hundred and three tenths (300.3) feet; thence S 59° 29' 48" W, a distance of three hundred forty-four and nineteen hundredths (344.19) feet; thence N 45° 02' 43" W, a distance of one hundred seventy-eight and nine tenths (178.9) feet; thence N 0° 02' 43" W, a distance of three hundred thirty (330.0) feet to the point of beginning.

Said parcel of land containing 3.32 acres, more or less.

See attached V&K Drawing No. X1.
IN 1/4 CORNER, SECTION 26,
10' IOWA POWER ELECTRIC
SUPPLY LINE EASEMENT

POINT OF BEGINNING
N89°57'17" E
320.0'
3900.0'

E 1/4 CORNER, SECTION 26:
T80 N, R24 W

FOUND "X" IN PAVEMENT

FOUND 1 1/4" PIPE

FOUND 1/2" REBAR
W/CONC. MONUMENT

LEGEND
• SET IRON PIPE
--- SURVEY BOUNDARY

I hereby certify that this survey was made by me or under
my direct supervision and that I am a duly registered Professional
Engineer and Land Surveyor under the laws of the State of Iowa.
Signed: Robert Veenastra, P.E.
Date: 8-7-84

VEENSTRA & KIMM, INC.
ENGINEERS & PLANNERS

PROPERTY SURVEY
STUDENT HOUSING SITE
DES MOINES AREA COMMUNITY COLLEGE
ANKENY, IOWA

EXHIBIT A
EXHIBIT "B"

BOUNDARY AND TOPOGRAPHICAL SURVEY
EXHIBIT "C"

GROUND LEASE AND DEVELOPMENT AGREEMENT
GROUND LEASE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this _____ day of __________________, 19___, by and between Des Moines Area Community College, an area school organized under Chapter 280A of the Code of Iowa (1985) (hereinafter called "Landlord") whose address for the purpose of this lease is 2006 S. Ankeny Blvd., Building 1, Ankeny, Iowa 50021 and ________________________________________________ (hereinafter called "Tenant") whose address for the purpose of this lease is _____________________________________________________.

WITNESSETH:

That in consideration of the rents, covenants and conditions herein set forth, Landlord and Tenant do hereby covenant, promise and agree as follows:

1. Demised Premises. Landlord does demise unto Tenant and Tenant does take from Landlord for the term hereinafter provided, the following property: ________________________________________________________, including easements and appurtenances as shown on "Exhibit A"; together with the buildings and site improvements to be constructed thereon, as hereinafter specified in "Exhibit B", by Tenant at its expense on said Lots, said buildings to be in the locations depicted on "Exhibit C". All Exhibits attached hereto are hereby made a part of this lease.

Said lots, building and site improvements, together with the licenses, rights, privileges and easements appurtenant thereto, shall be hereinafter collectively referred to as the "Demised Premises."

2. Term. The term of this lease shall commence upon the "Commencement Date," as that term is defined herein, and shall terminate fifty (50) years from and after the Commencement Date.

The Commencement Date of this lease shall be the first day of __________________, 19___.

3. Annual Basic Rent. Unless abated or diminished as hereinafter provided, Tenant shall, during the lease term, pay to Landlord at such place as Landlord shall designate in writing from time to time, the "Annual Basic Rent" payable under this lease, over and above the other additional payments to be made as hereinafter provided. The Annual Basic Rent shall be $100 payable in advance upon the execution of this agreement and thereafter on the anniversary date of this agreement in each year.
Delinquent payments shall draw interest at ____ % per annum from the due date, until paid.

4. Possession. Tenant shall be entitled to possession on the first day of the term of this lease, and shall yield possession to the Landlord at the time and date of the close of this lease term, except as herein otherwise expressly provided. Should Landlord be unable to give possession on said date, Tenant's only damages shall be a rebating of the pro rata rental.

5. Taxes. (a) The Tenant shall pay all of the real estate taxes, sewage charges, and special assessments of every kind and nature which shall during the term of this lease be levied, assessed, or imposed upon the demised premises, or any part thereof, or upon any building, structure, or improvements thereon, or any fixtures or equipment which shall hereafter be placed thereon, by whatever authority or for whatever purpose said real estate taxes, sewage charges, or assessments shall be levied, assessed, or imposed, and the Tenant shall pay such real estate taxes, sewage charges and assessments in every instance before the same become delinquent and before any penalties accrue thereon, except installments of special assessments not due and payable until after the termination of this lease. The real estate taxes for the year prior to the year in which the term of this lease commences, and for all previous years, shall be paid by the Landlord. The real estate taxes for the year in which the term of this lease commences shall be prorated between the parties in accordance with the number of months of the Tenant's occupancy after the Commencement Date. The real estate taxes for each of the remaining years during the term of this lease shall be paid by Tenant, as aforesaid, except that the real estate taxes for the final year of this lease, which are payable in the subsequent year, shall be prorated between the parties in accordance with the number of months of Tenant's occupancy during such year, based upon the real estate taxes for the previous year unless the actual real estate taxes due and payable for such final year have been determined by the taxing authorities, in which event such proration shall be based upon the latter amount. Upon termination of this lease, the Tenant shall pay to the Landlord a sufficient amount to discharge the Tenant's said obligation for real estate taxes for the final year hereof, and Landlord agrees to accept the amount so paid under the terms of the previous sentence in full satisfaction of Tenant's obligation to pay such taxes.

(b) The Tenant may in good faith at any time, at the Tenant's expense, in the Landlord's or the Tenant's name, endeavor to contest by any proceedings the validity of any assessment, or to obtain a lowering of the assessed valuation upon the leased property for the purpose of reducing any tax or assess-
ment. In such event, the Landlord will offer no objection, and at the request of the Tenant but without expense to the Landlord will cooperate with the Tenant. If requested by the Tenant, and provided it will not in the reasonable judgment of the Landlord incur any expense or liability thereby, the Landlord will execute any document which may be necessary and proper for any such proceeding. Any refund shall be the property of the Tenant to the extent to which it may be based on payment of a tax or assessment made by the Tenant.

6. Insurance. (a) From the date hereof until the Commencement Date of the term of this lease, the Landlord shall keep the demised premises insured against claims from personal injury or property damage under a policy of general public liability insurance, with limits of at least $1,000,000 for bodily injury and $500,000 for property damage. Such policies shall name the Landlord and Tenant as the insureds. After the Commencement Date of the term of this lease, the Tenant shall, at its sole cost and expense, maintain comprehensive general public liability insurance at least to the same extent required to be maintained by the Landlord under the provisions of this paragraph.

(b) At all times subsequent to the Commencement Date of the term of this lease and during its full term, the Tenant shall keep the building erected upon the demised land and the building service equipment covered, at its sole cost and expense, by fire and extended coverage insurance in an amount equal to 80% of the full insurable value of the building to be erected upon the leased land to be determined by the company issuing the insurance policy.

(c) All policies of insurance required to be maintained by the Tenant shall name the Tenant and the Landlord as the insureds as their respective interests may appear. All such policies shall, to the extent obtainable, provide that any loss shall be payable to the Landlord notwithstanding any act or negligence of the Tenant which might otherwise result in forfeiture of such insurance. In case of injury or damage to the building to be erected upon the demised land or the building service equipment, by fire or other cause covered by the insurance contemplated in this paragraph, the Tenant shall provide immediate notice thereof to the Landlord and the Tenant shall thereupon repair all damage. Tenant shall at Tenant's expense pay the cost of repairs in excess of insurance proceeds.

7. Additional Rent. All taxes, insurance charges, costs, and expenses which the Tenant is required to pay hereunder, and all interest and penalties that may accrue thereon in the event of Tenant's failure to pay such amounts, and all damages, costs and expenses which the Landlord may incur by reason of any default or failure of Tenant to comply with the terms of this lease, shall be deemed to be additional rent, and in the event of
nonpayment by the Tenant the Landlord shall have all the rights and remedies with respect thereto as the Landlord has for non-payment of the Annual Basic Rent.

8. New Building by Tenant. The buildings and site improvements to be constructed shall be completed in accordance with Exhibits B and C hereof, provided, in the event that, regardless of the reason therefor, said buildings and site improvements shall not have been completed prior to _________________________, 19__, then Landlord shall, at any time thereafter, have the option of terminating this lease by notice to Tenant.

The buildings shall provide housing for a maximum of 200 students.

The Tenant shall provide and maintain on the premises until their completion a lien and completion bond naming the Landlord as a beneficiary.

9. Plans and Specifications. Said building and site improvements shall be constructed by Tenant, at its sole cost and expense, in accordance with working plans and specifications prepared by _____________________________, and attached hereto as Exhibit B.

During the construction of the building and other improvements, Tenant may request in writing any extras, changes or variations from such final plans and specifications, and the contractor shall comply with and carry out such requests, provided that the same shall not, in the Landlord's judgment, reasonably exercised at the time of any such request, change the general character of the building, and if such extras, changes or variations involve any additional costs or charges, the amount thereof shall be agreed upon in writing by the parties hereto before the work on same is commenced, and the Tenant shall be responsible for such additional costs or charges.

Said plans and specifications, working plans and specifications, as approved by Landlord, shall constitute a part of this lease.

10. Nonliability of Landlord. Landlord shall not be liable to Tenant or any other person on or about the premises for any loss, damage or injury sustained by reason of Tenant's failure to keep the premises in good repair or on account of Tenant's failure to comply with any and all of the provisions of this lease.

11. Right of Entry for Inspection. During the period of construction of such building and improvements Landlord, its officers, agents, employees and contractors may enter upon the premises at all reasonable times for the purpose of inspecting and determining that the work is completed in accordance with the plans and specifications.
12. Tenant's Obligations. Tenant shall:

(a) Keep the premises in a safe, clean, and presentable condition and not allow any refuse or debris to accumulate upon the premises or upon the sidewalks or streets adjoining the same, and to remove snow, ice and other obstructions from the sidewalks;

(b) Maintain structural parts of the building(s); furnish interior and exterior decorating; make necessary repairs to sewer, plumbing, water pipes, and electrical wiring; maintain adequate heat and air conditioning; and otherwise keep the buildings in a habitable condition;

(c) Be obligated to make repairs and replacements occasioned by defective materials or workmanship in the construction of the buildings;

(d) Make all replacement of glass and all nonstructural repairs and replacements to the interior and exterior of the buildings which are necessary to keep the premises in a good state of repair, reasonable wear and tear and damage by fire or other casualty excepted;

(e) Provide roadways and handicapped and service parking as shown on Exhibit D hereto;

(f) Build sidewalks and bike paths that connect to those of the Landlord as shown on Exhibit C hereto.

13. Alterations. Tenant may, at its own expense, from time to time make such alterations, additions or changes, structural or otherwise, in and to the buildings as it may deem necessary or suitable; provided, however, Tenant shall obtain Landlord's prior written consent to plans and specifications for structural alterations, additions or changes; provided further, that such alterations, additions or changes shall not change the general character of the building; provided further that such alterations, additions or changes shall not materially diminish the value of the premises; and, provided further that if the foregoing conditions are fulfilled Landlord shall not withhold its consent. The term "structural changes" as used herein shall not include moving of stud partitions, minor plumbing and electrical work, modification and rearrangement of fixtures or other minor changes. Tenant shall secure building and other permits or authorizations required from time to time for any work permitted hereunder or installations by Tenant.
14. Utilities. Tenant shall promptly pay for all public utilities rendered or furnished to Tenant's buildings during the lease term, including water, gas and electricity.

15. Governmental Regulations. Tenant shall observe and comply with all rules, orders and regulations of the federal, state and municipal governments or other duly constituted public authority affecting said buildings.

16. Eminent Domain. In the event all of Demised Premises shall be expropriated by public or quasi-public authority, this lease shall terminate as of the date Tenant shall be deprived of the physical possession thereof.

In the event that access or less than the whole of the Demised Premises shall be expropriated by public or quasi-public authority, Tenant shall have the option to terminate this lease as of the date Tenant shall be dispossessed from the part so expropriated, by giving notice to Landlord of such election so to terminate within _____ (__) days from the date of such dispossession.

In the event of an expropriation of any portion of the Demised Premises, if this lease shall not be terminated as hereinabove provided, it shall continue as to that portion of the said premises which shall not have been expropriated or taken, in which event Tenant shall, at its sole cost and expense, promptly and with due diligence restore said premises as nearly as practicable to complete units of like quality and character as existed just prior to such expropriation. The annual basic rental and other charges shall abate during the period of demolition and restoration, and thereafter the annual basic rent shall be reduced in the proportion the ground level area of the part of the premises so expropriated shall bear to the total ground level area of said premises prior to such expropriation.

In the event this lease shall be terminated pursuant to this Article, any annual basic rent and other charges paid in advance shall be refunded to Tenant, and Tenant shall have an additional thirty (30) days, rent free, within which to remove its property from the demised premises. In the event that at the time of any expropriation, Tenant shall not have fully amortized expenditures which it may have made on account of any improvements, alterations or changes to the premises, Landlord shall assign to Tenant so much of any award payable as a result of such expropriation as shall equal the unamortized portion of Tenant's said expenditures. Said unamortized portion of Tenant's said expenditures shall be determined by multiplying such expenditures by a fraction, the numerator of which shall be the number of remaining years of the lease term at the time of such expropriation and the denominator of which shall be the number of remaining years of the lease term at the time such expenditures shall have been made.
17. Use. (a) DMACC Student Housing. Tenant shall use the premises primarily for housing students of the Des Moines Area Community College (DMACC). If Tenant cannot secure enough student subletters to fill the housing built on the demised premises then the Tenant may, with Landlord's consent, sublet living units to individuals who are not DMACC students.

(b) Management Plan. Tenant will operate the housing facilities in compliance with the approved management plan, attached hereto and made a part hereof, labeled "Exhibit E". Tenant may make changes in the management plan with the advice and consent of Landlord.

(c) Maximum Rent. Tenant will sublet housing at a maximum rent (including any utility and other changes) of $150/person/month during the first year of occupancy. Thereafter, the maximum rent shall be determined by adjusting the previous year's maximum rent according to changes in the cost of living as indicated by the annual change in the Consumer Price Index. This figure may be modified by mutual agreement between the Landlord and Tenant.

(d) Student Priority. In subletting units of housing built on the demised premises the Tenant shall give priority first to full time students at DMACC, second to part time students at DMACC, and third to non students. Full time students are those registered for 12 or more credit hours per semester. Part time students are those registered for less than 12 credit hours per semester. Tenant will maintain a waiting list of DMACC students desiring housing and will grant those students the first right of refusal on units that become available.

(e) Assignment and Transfer. The demised premises shall not be used for any unlawful purpose. Tenant may, with the consent of landlord, assign this lease, or sell or otherwise transfer the buildings with the lease attached, it being expressly understood and agreed, however, that Tenant, at all times, shall remain and continue to be primarily liable for the rental to be paid hereunder and for the performance of all terms and conditions of this lease on its part to be performed.

(f) Landlord not responsible for Subletters. Landlord will cooperate with, but will not be responsible for, collection of sublet rental payments or enforcement of disciplinary actions.

(g) Landlord will not compete. Landlord agrees not to provide student housing and thus will not compete with Tenant. Landlord will actively support and encourage student use of housing on the demised premises.

(h) Building Names. Tenant may, with the advice and consent of Landlord, name and erect signs on the buildings on the demised premises.
18. **Landlord's Right to Cure Tenant's Defaults.** If the Tenant shall be in default hereunder, the Landlord may cure such default on behalf of the Tenant, in which event the Tenant shall upon demand forthwith reimburse the Landlord for all sums paid to effect such cure, together with interest at the rate of ________ percent (____%) per annum and reasonable attorney's fees. In order to collect such reimbursement, the Landlord shall have all the remedies available under this lease for a default in the payment of rent.

19. **Landlord's Remedies.** If the rent reserved in this lease, or any part thereof, shall not be paid when due, or if Tenant shall be in default under any other provision of this lease and the rents shall not be paid, or such other default shall not be cured within ________ (____) days after notice to Tenant of such nonpayment or other default, then Landlord may, by an instrument in writing delivered to Tenant at any time thereafter during the continuance of such default, either (a) terminate this lease, or (b) re-enter demised premises by summary proceedings or otherwise, expel Tenant and remove all property therefrom, relet such premises at the best possible rent readily obtainable (making reasonable efforts therefor), and receive the rent therefrom; provided however, that in either such case Tenant shall remain liable for the equivalent of the amount of all rent reserved herein less the avails of reletting, if any, after deducting from such avails of reletting the reasonable costs of obtaining possession of said premises and of any repairs necessary to prepare it for reletting. Any and all monthly deficiencies so payable by Tenant shall be paid monthly on the date herein provided for the payment of rent. If any default by Tenant (except nonpayment of rent) cannot be reasonably remedied within ________ (____) days after notice of default, then Tenant shall have such additional time as shall be reasonably necessary to remedy such default before this lease can be terminated or other remedy enforced by Landlord. Except for the legal remedy of damages (provided Landlord shall, in all instances, be required to mitigate damages) and the equitable remedy of an injunction, the remedies of Landlord herein shall be exclusive of any other remedies.

20. **Bankruptcy.** If a petition in bankruptcy shall be filed by Tenant, or if Tenant shall be adjudicated bankrupt, or if Tenant shall make a general assignment for the benefit of creditors, or if in any proceeding based upon the insolvency of Tenant a receiver of all the property of Tenant shall be appointed and shall not be discharged within ________ (____) days after such appointment, then Landlord may terminate this lease by giving notice to Tenant of its intention so to do; provided, however, neither bankruptcy, insolvency, an assignment for the benefit of creditors nor the appointment of a receiver shall affect this lease or permit its termination so long as the covenants on the part of Tenant to be performed shall be performed by Tenant or someone claiming under it.
21. Covenant of Title. Landlord covenants, represents and warrants that it has full right and power to execute and perform this lease and to grant the estate demised herein and that Tenant, on payment of the rent and performance of the covenants and agreements hereof, shall peaceably and quietly have, hold and enjoy the demised premises and all rights, easements, appurtenances and privileges belonging or in anywise appertaining thereto during the lease term without molestation or hindrance of any person whomsoever, and if at any time during the term hereby demised the title of Landlord shall fail or it be discovered that its title shall not enable Landlord to grant the term hereby demised, Tenant shall have the option at Landlord's expense to correct such defect or to terminate this lease with full reservation of its right to damages, if any.

Landlord further covenants, represents and warrants that it is seized of an indefeasible estate in fee simple in the land demised herein free and clear of any liens, encumbrances, restrictions and violations (or claims or notices thereof) except building restrictions, restrictive covenants, and easements of record on the date hereof, none of which will materially and adversely interfere with the conduct of Tenant's business on the Demised Premises.

Landlord shall, without expense to Tenant, and within ____ days after written request by Tenant, furnish (a) an abstract of title showing that Landlord's title is as herein represented and (b) agreements wherein each holder of any lien against the Demised Premises shall consent to this lease and warrant that Tenant's possession and right of use under this lease in and to the Demised Premises shall not be disturbed by such holder unless and until Tenant shall breach any of the provisions hereof and this lease or Tenant's right to possession hereunder shall have been terminated in accordance with the provisions of this lease.

22. Landlord's Obligations. Landlord shall provide:

(a) Parking for DMACC students residing on the Demised Premises in accordance with the parking plan attached hereto as Exhibit F;

(b) Provide sewer, water, electricity and gas service, as shown on Exhibit G attached hereto; and

(c) Provide access to the Demised Premises for Tenant and its subletters (see Exhibit A).

23. Subrogation of Land to Tenant's Mortgage. Upon written request by Tenant, Landlord, shall execute and deliver an agreement subordinating its interest in the Demised Premises to any first mortgage upon the Demised Premises; provided, however,
such subordination shall be upon the express condition that the validity of this lease and the Landlord's rights hereunder shall be recognized by the mortgagee.

24. Landlord's Right to Cure Tenant's Defaults. In the event Tenant shall neglect to pay when due any obligations on any mortgage or encumbrance affecting title to Demised Premises and to which this lease shall be subordinate, or shall fail to perform any obligation specified in this lease, then Landlord may, after the continuance of any such default for __________ (___) days after notice thereof by Landlord, pay said principal, interest or other charges or cure such default, all on behalf of and at the expense of Tenant, and do all necessary work and make all necessary payments in connection therewith, and Tenant shall on demand pay Landlord forthwith the amount so paid by Landlord together with interest thereon at the rate of ________ (___%) per annum.

25. Condition of Premises at Termination. At the expiration or earlier termination of the lease term, Tenant shall surrender to Landlord Demised premises, including buildings constructed by Tenant together with alterations, additions, and improvements then a part thereof, in good order and condition except for the following: ordinary wear and tear, and loss or damage by fire, the elements, and other casualty or occurrence. All furniture and fixtures installed in said buildings at the expense of Tenant or other occupant shall remain the property of Tenant or such other occupant; provided, that upon removal of any such furniture or fixtures Tenant shall reimburse Landlord for any damage to the premises caused by such removal; provided, however, Tenant shall, at any time and from time to time during the lease term, have the option to relinquish its property rights with respect to such fixtures (including, but not limited to, air conditioning machinery and lighting fixtures), which option shall be exercised by notice of such relinquishment to Landlord, and from and after the exercise of said option, the property specified in said notice shall be the property of Landlord.

26. Holding Over. In the absence of any written agreement to the contrary, if Tenant should remain in occupancy of Demised premises after the expiration of the lease term, it shall so remain as a tenant from month-to-month, and all provisions of this lease applicable to such tenancy shall remain in full force and effect.

27. Notices. Notices required under this lease shall be in writing and deemed to be properly served on receipt thereof if sent by certified or registered mail to Landlord at the last address where rent was paid or to Tenant at its principal office in Iowa, or to any subsequent address which Tenant shall designate for such purpose. Date of notice shall be date on which such notice is deposited in a post office of the United States Post Office Department.
28. **Landlord's Right to Show Premises.** Landlord or Landlord's agents at reasonable hours may enter the premises to inspect the same or to show the premises to prospective tenants.

29. **Mechanic's Liens.** Tenant shall indemnify the Landlord against any mechanic's lien or other lien arising out of the construction of, alteration of, repair of, addition to, or improvement of the Demised Premises.

30. **No Continuing Waiver.** No waiver of the breach of any of the terms or conditions of this lease shall constitute a waiver of any other or succeeding breach of the same term or condition of this lease.

31. **Captions and Definitions.** Marginal captions of this lease are solely for convenience of reference and shall not in any way limit or amplify the terms and provisions thereof. The necessary grammatical changes which shall be required to make the provisions of this lease apply (a) in the plural sense if there shall be more than one Tenant, and (b) to any Tenant which shall be either a corporation, an association, a partnership, or an individual, male or female, shall in all instances be assumed as though in each case fully expressed. Unless otherwise provided, upon the termination of this lease under any of the Articles hereof, the parties hereto shall be relieved of any further liability hereunder except as to acts, omissions or defaults occurring prior to such termination.

32. **Successors and Assigns.** The conditions, covenants and agreements contained in this lease shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns. All covenants and agreements of this lease shall run with the land.

Tenant may not sell or otherwise transfer buildings on the demised premises without the Landlord's consent.

33. **Counterparts.** This lease has been executed in multiple copies, and each executed copy shall be deemed an original without necessity of production of other copies.

34. **Landlord's Consent.** For all actions by the Tenant which are conditioned upon consent by the Landlord, consent will not be unreasonably withheld.

35. **Attorney's Fees.** In the event of a dispute regarding this lease, each party shall be responsible for paying its own attorney's fees.
36. Memorandum Recorded. The parties agree that a memorandum of this lease shall be executed and may be recorded in the office of the County Recorder of Polk County, Iowa, and that this lease itself shall not be recorded.

37. Time is of the Essence. Time is expressly declared to be of the essence in this lease.

IN WITNESS WHEREOF, the parties hereto have executed this lease the day and year first above written.

DES MOINES AREA COMMUNITY COLLEGE

ATTEST:

By______________________________

______________________________

ATTEST:

By______________________________

______________________________

STATE OF IOWA )
) SS:
COUNTY OF POLK )

On this ______ day of ________ , 19__, before me, the undersigned, a Notary Public in and for said county and state, personally appeared ___________________________ and ___________________________, to me personally known, who being by me duly sworn, did say that they are the ___________________________ and ___________________________, respectively, of Des Moines Area Community College executing the within and foregoing instrument, that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said ___________________________ and ___________________________ as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by them voluntarily executed.

Notary Public in and for said County and State
STATE OF IOWA )
COUNTY OF POLK )

On this ______ day of ________, 19__, before me, the
undersigned, a Notary Public in and for said county and state,
personally appeared ___________________ and ___________________
to me personally known, who being by me duly sworn, did say that
they are the ___________________ and ___________________,
respectively, of said corporation executing the within and fore­
going instrument, that (no seal has been procured by the said)
(the seal affixed thereto is the seal of said) corporation; that
said instrument was signed (and sealed) on behalf of said cor­
poration by authority of its Board of Directors; and that the
said ___________________ and ___________________ as such officers
acknowledged the execution of said instrument to be the voluntary
act and deed of said corporation by it and by them voluntarily
executed.

(Seal)

Notary Public in and for said
County and State

D.57/75-87
EXHIBIT "D"

MINIMUM PROGRAM REQUIREMENTS
EXHIBIT D

D. Minimum Program Requirements

The following sheets summarize the program requirements for proposed dormitory housing at Des Moines Area Community College in Ankeny, Iowa. The requirements set forth are intended as minimum standards. Additional amenities or increased sizes are allowed. Program requirements for support areas are for phase 1 of the project, based on 200 students. The required masterplan needs to accommodate additional space for each of these areas based on the total number of students accommodated.
**EXHIBIT D.1**

**PROGRAM REQUIREMENTS BY TYPE OF SPACE:**

<table>
<thead>
<tr>
<th>SPACE</th>
<th>ACTIVITIES</th>
<th>REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedroom/Study Room</td>
<td>Sleeping</td>
<td>1. 1 - single bed per student, minimum size 80&quot; x 36&quot; movable, (for ease of cleaning).</td>
</tr>
<tr>
<td>(2 students per room)</td>
<td>Dressing</td>
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</tr>
<tr>
<td>(no exception)</td>
<td>Storage</td>
<td>2. 1 - closet per student, minimum size 5 L. F.</td>
</tr>
<tr>
<td></td>
<td>Study</td>
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<tr>
<td></td>
<td>Relaxation</td>
<td>3. Storage space - includes additional storage space if available above closets, over doors, etc.</td>
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<tr>
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<td>4. 1 - chest of drawers per student. Minimum size: 36&quot; W x 18&quot; D x 48&quot; H.</td>
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<tr>
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<td>5. Bookshelves located near study area. Minimum of 7 L. F.</td>
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<td>6. 1 - study desk per student, minimum size 30&quot; x 42&quot; (Avoid double desks which force students to face one another.)</td>
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<td>7. 1 - desk chair per student.</td>
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<td>8. Miscellaneous: 1 lounge chair, 2 mirrors, 2 wastebaskets, 2 tackboards.</td>
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<tr>
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<td>9. Each bedroom/study room shall be air conditioned.</td>
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<td>10. Windows are required with drapes. (Operable sash are required.)</td>
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<td></td>
<td>11. Each room shall have 1 telephone outlet. (Students are required to furnish their own telephones.)</td>
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<td>12. Floors shall be carpet.</td>
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<td>13. Walls between units need to be acoustically sound. An STC of 47 is required.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>14. Four (4) duplex outlets per student are required.</td>
</tr>
</tbody>
</table>
### Toilets/Showers

1. 1 - bath per two bedroom/study is required. This allows maximum flexibility in assigning men and women to rooms.

2. Each bath shall contain:
   - 1 - Lavatory
   - 1 - Mirror/
   - 1 - Watercloset
   - Medicine Cabinet
   - 1 - Shower

3. Low-maintenance materials.

4. Access to the bath shall be from the room and not from the corridor.

5. Residents will be responsible for cleaning of baths and for supplying their own toilet supplies.

6. 1 - ground fault duplex outlet per bath.

### Lounge

1. 1 - 19" Color Television.

2. 20 - Lounge chairs

3. 3 - Tables, 3' x 3'.

4. 1 - Storage space, 5' x 8'.

5. Provide one lounge per 50 residents

6. 20 - Stacking chairs (for use at tables).

### Lobby

1. Mail room for sorting mail.

2. Lockable mail boxes (1 per student). (Load from back side).
LANE, cont'd

REQUIREMENTS

3.) Mail box for sending mail.

4.) Lounge seating for 6 people.

5.) Provide ample circulation in front of mail boxes.

6.) Provide base cabinets and wall cabinets at one wall of mail room, minimum 10 L.F. Counter top to be used for sorting mail.

7.) Direct access into management office from lobby and from mail room.

8.) Provide 1 pay phone.

Laundry

1.) A minimum of six coin operated washers and dryers.

2.) Folding table 4' x 6'.

3.) One common location.

4.) Laundry Sink.

Trash Disposal

1.) One trash room per 50 residents.

2.) Students dump trash into containers which are then removed by maintenance staff.

3.) Provide 2 - 55 gallon containers in each trash room.

Janitor's Closet

1.) One per 50 residents.

2.) Mop sink.

3.) Storage shelving.

4.) Students do not have access; this is for maintenance staff only.

5.) Minimum size: 6' x 6'.
PROGRAM REQUIREMENTS BY TYPE OF SPACE

<table>
<thead>
<tr>
<th>SPACE</th>
<th>ACTIVITIES</th>
<th>REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident Manager's</td>
<td>Mail Collection</td>
<td>1.) 1 - desk and chair.</td>
</tr>
<tr>
<td>Office</td>
<td>Information</td>
<td>2.) 2 - side chairs.</td>
</tr>
<tr>
<td></td>
<td>Room Reservations</td>
<td>3.) Direct access into mail sorting room and into lobby.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4.) Locate such that it has visual control over the main entrance.</td>
</tr>
<tr>
<td>Receiving Area</td>
<td>Trash Collection</td>
<td>1.) Provide 1 receiving area with a pair of 3' 0&quot; x 7' 0&quot; doors to exterior.</td>
</tr>
<tr>
<td></td>
<td>Mail Delivery</td>
<td>2.) No loading dock is required.</td>
</tr>
<tr>
<td></td>
<td>Receiving</td>
<td>3.) Locate a dumpster outside this room. All trash from trash rooms is to be</td>
</tr>
<tr>
<td></td>
<td></td>
<td>moved to this space for pick-up.</td>
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<tr>
<td></td>
<td></td>
<td>4.) Screen receiving door and dumpster from view of main campus area.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5.) Should be near mail sorting room. Mail will enter building at this point.</td>
</tr>
<tr>
<td>Catering Kitchen</td>
<td>Serving Food</td>
<td>1.) Dishwashing Room with commercial S. S. counters, garbage disposals, dish-</td>
</tr>
<tr>
<td></td>
<td>Washing Dishes</td>
<td>washing, and sink.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2.) Serving area. (Direct access to dishwashing and receiving.)</td>
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<tr>
<td></td>
<td></td>
<td>3.) Preparation room. Catered meals are delivered to this room for storage</td>
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<tr>
<td></td>
<td></td>
<td>until needed in the serving area. Direct access to the exterior is required</td>
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<td></td>
<td>via double doors. A covered outdoor drop-off area is required. Direct</td>
</tr>
<tr>
<td></td>
<td></td>
<td>access to dishwashing is required.</td>
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<td></td>
<td>4.) Storage space is required.</td>
</tr>
<tr>
<td>SPACE</td>
<td>ACTIVITIES</td>
<td>REQUIREMENTS</td>
</tr>
<tr>
<td>---------</td>
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<td>------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Catering</td>
<td>Kitchen, cont'd</td>
<td>5.) Non-slip flooring and low maintenance materials are required.</td>
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<tr>
<td></td>
<td></td>
<td>6.) See Attachment A for a conceptual layout.</td>
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<td></td>
<td>7.) The developer is responsible for determining all specific kitchen</td>
</tr>
<tr>
<td></td>
<td></td>
<td>requirements.</td>
</tr>
<tr>
<td>Dining</td>
<td></td>
<td>1.) Tables and stacking chairs as required to serve residents.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2.) Maximum of 4 per table.</td>
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<tr>
<td></td>
<td></td>
<td>3.) Direct access to serving and dishwashing areas.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4.) Low maintenance flooring.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5.) Natural daylight.</td>
</tr>
</tbody>
</table>
CONCEPT SKETCH OF KITCHEN  NO SCALE
D.2 Minimum Architectural Requirements

1.) Developer is required to provide furniture for all spaces within project. Furnishings are listed in program requirements.

2.) All rooms and public spaces shall have smoke detectors. Battery operated detectors are not acceptable. Smoke detectors shall be tied to an annunciator panel.

3.) Developer is required to comply with all applicable codes and standards, including handicap and accessibility standards.

4.) The building will require special security provisions. Room keys should also provide access to the entrances of the building for after-hours access. A house phone or intercom shall be provided in an entrance vestibule so visitors can contact residents.

5.) Exterior of building must be masonry or precast concrete. Visual character should complement and be compatible with existing buildings.

6.) The student housing is to be furnished for student occupancy in permanent (no mobile units) dormitory-type housing.
D.3 MINIMUM SITE DEVELOPMENT REQUIREMENTS

1.) PARKING:

One hundred (100) student parking spaces will be provided for by DMACC. Students will be assigned parking spaces in an existing parking lot as shown on Exhibit "E".

On-site handicapped parking shall be provided in accordance with the Iowa State Building Code.

Provide bicycle rack parking for 50 bicycles.

2.) VEHICULAR ACCESS AND SERVICE:

Vehicular access location is shown on Exhibit "B".

The access drive will be developed along the centerline within the drive easement as shown on Exhibit "B". The drive shall be 25'-0" wide (back of curb to back of curb), 6" PCC pavement constructed in accordance with the City of Ankeny specifications for public improvements.

Provide a parking or drive area for short-term student drop-off, loading and unloading.

Provide service area for loading and unloading.

Provide for utility service access and fire protection.

3.) PEDESTRIAN AND BICYCLE LINK TO DMACC CAMPUS:

Provide a minimum 8'-0" wide paved walkway link to DMACC campus. Location of connection to DMACC walk system is shown on "Exhibit B".

4.) UTILITIES:

Provide utility services to include: sanitary sewer, water, fire protection, electric, gas and phone.

Locations of existing utility services are shown on Exhibit "B".

5.) STORM DRAINAGE:

Direct storm drainage to discharge points shown on Exhibit "B".
6.) SITE LIGHTING:

Provide site lighting for walks, drives and parking areas. Lighting character and light levels should be compatible with DMACC campus lighting.

Provide security lighting.

7.) AMENITIES:

Provide an outdoor, paved and landscaped courtyard space for student recreational use.

8.) SIGNAGE:

Provide a project identification sign; comply with the City of Ankeny Sign Ordinance.

Graphic system shall be compatible with DMACC signage.

9.) LANDSCAPING:

Provide landscaping to consist of trees, shrubs, ground covers, seeding and sodding.

Planning of the landscape development should be coordinated with the DMACC Master Landscape Plan.
D.4 Minimum Management Requirements

1.) Developer is required to provide janitorial services for all spaces except bedroom/study room and toilets/showers adjacent to bedrooms.

2.) Developer is required to provide exterior maintenance, of their property, for all sidewalks, drives, parking, and lawn areas. This includes lawn care, snow removal, and other maintenance.

3.) Developer is responsible for trash removal.

4.) A local property manager is required. The property manager must reside, or have his place of business, within a 30-minute drive of the project. The property manager must have the authority to act on behalf of the developer to make immediate repairs and perform maintenance on a day-to-day basis.

5.) A resident manager, who lives in the dormitory, (this can be a student), is required. He or she must maintain a minimum of six specified business hours each weekday (Monday-Friday). The resident manager's office is designated in the Program Requirements Exhibit D.1.
EXHIBIT "E"

PARKING LOCATION MAP
EXHIBIT "F"

OUTLINE SPECIFICATIONS
EXHIBIT F
OUTLINE SPECIFICATIONS
DNACC DORMITORY

The quality of construction of the proposed project will be evaluated as to structure, materials, finishes, systems, and equipment. Completion of the following outline specification is required.

1.) Foundations & Structure
   Footings: Material: _______ Foundation Walls: Material: _______
   Columns: Material: _______ Beams: Material: _________________
   Floor Framing: Material: _______________
   Roof Framing: Material: _______________

2.) Exterior Walls
   Exterior: Material: _______________ Finish: _______________
   Exterior Insulation: Type: ___________ R Value: _____________
   Interior: Material: _______________ Finish: _______________
   Windows: Material: _______________ Finish: _______________
   Type of Window Operation: _______________
   Glass: Type: ______________________ Color: _______________

3.) Roof
   Roofing: Material: ___________________
   Insulation: Type: _______________ R Value: _______________
   Flashing: Material: ___________________

4.) Dormitory Rooms
   Ceiling: Material: _______________ Finish: _______________
   Floors: Material: _______________ Finish: _______________
   Corridor Wall: Material: __________ Finish: _______________
   Walls between units: Material: ______ Finish: _______________
   STC Rating: _______________
   Doors: Material: _______________ Finish: _______________


<table>
<thead>
<tr>
<th>Area</th>
<th>Ceiling Material</th>
<th>Ceiling Finish</th>
<th>Floors Material</th>
<th>Floors Finish</th>
<th>Walls Material</th>
<th>Walls Finish</th>
<th>Door Material</th>
<th>Door Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>Toilets/Showers</td>
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<tr>
<td>Corridors</td>
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<tr>
<td>Lobby</td>
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<td>Lounge</td>
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<tr>
<td>Kitchen</td>
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<tr>
<td>Dining</td>
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</tr>
</tbody>
</table>
11.) Heating
Type: ___________________________________________________________
Fuel: ___________________________________________________________
Type of Controls: ________________________________________________

12.) Smoke Detectors:
Type: ___________________________________________________________

13.) Air Conditioning
Type: ___________________________________________________________
Fuel: ___________________________________________________________

14.) Lighting
Dorm Room: Type: _______________________________________________
Corridors: Type: ________________________________________________
Dining: Type: _________________________________________________

15.) Furnishings
Attach to this outline specification copies of product information showing the manufacture, type, and photographs of the various furnishings listed below:

Dormitory Rooms: Bed and mattress, chest of drawers, desk, desk chair.
Lounge: Lounge chairs, stacking chairs, tables
Lobby: Lounge seating
Dining: Tables, chairs
Catering Kitchen: Food serving equipment.

16.) Site
Drives and Parking Areas: Material: _____________________________
Thickness: ___________________________
Walks: Material: ___________________________
Lawn Areas: Seed: ___________________________ Sod: ___________________________
Trees and Shrubs: Attach a plant materials' list indicating species of plants, size, and root condition.
EXHIBIT "G"

STATEMENT ON NONDISCRIMINATION PRACTICES
NON-DISCRIMINATION AGREEMENT

The undersigned developer, in connection with the
development of student housing at Des Moines Area Community
College in accordance with the Request for Proposals dated
September 16, 1986, hereby agrees that it will not discriminate
against any worker, employee, or tenant because of race, creed,
color or national origin, and that it will comply with all
federal, state and local laws relating to nondiscrimination.
EXHIBIT "H"

DEMAND SURVEY
The survey was completed by 1,252 students, 91% of whom were enrolled as full-time students.

Almost three-fourths of the respondents were 25 years of age or less, with 51% falling within the 17-20 age group. Seventy-four percent of the respondents were single.

Forty-six percent of the students indicated they had been unable to find adequate housing at a price they could afford. Many of these students are currently living with their parents, but would prefer to live in housing closer to the campus.

Almost half (48%) of the students living away from home now spend between $100 and $200 per month for housing, but 22% spend $300 or more. This variation appears to be closely related to the number of people who are sharing the facility. Fifty-two percent report that they are currently spending 50% or more of their income for housing.

Seventy percent of all respondents indicated that they would be interested in private apartment-type housing within walking distance of the campus. In addition, a number of students who indicated they would not be personally interested still wrote in positive comments about the need for student housing. One older student wrote, "The school is great, but "campus life" is missing. To have that option would be great for my own kids in about three years." No students expressed a negative reaction toward housing adjacent to the campus.

Over one-third (37%) of the respondents indicated that they knew other persons who had elected not to attend DMACC because student housing was not available. Their responses to the question "How many?" ranged from one to fifty, and totaled over 1,200. It appears likely that some students who were highly interested in having student housing available may have inflated their responses, and that a great deal of credence should not be placed in the numbers. Even recognizing this, it is apparent that there may be rather significant numbers of potential students out there who elect not to attend the DMACC Ankeny Campus because of the lack of housing within walking distance of the campus.

Finally, based on the comments and suggestions, married students and single parents would also like to see some consideration of their housing needs as a part of an overall plan.

Leonard Bengtson, Manager
Research, Planning & Reporting
STUDENT HOUSING SURVEY QUESTIONNAIRE

This survey is being conducted to determine the need for student housing at the Des Moines Area Community College Ankeny Campus. Your responses will be of great value in establishing the current need for, and interest in, student housing adjacent to the campus. Please take a few minutes to assist us in this decision-making process. Thank you for your help.

1. Your present enrollment status:
   - 92% Full-Time
   - 9% Part-Time (2 or more credits)

2. Sex:
   - 42% Female
   - 58% Male

3. What is your age?
   - 51% 17-20
   - 23% 21-25
   - 10% 26-30
   - 13% 31-40
   - 3% over 40

4. What is your marital status?
   - 74% Single
   - 6% Married - No children
   - 15% Married with children (Number/6)
   - 5% Single parent with children (Number/6)

5. Where are you currently residing?
   - 36% Ankeny
   - 8% Elsewhere in Polk County
   - 34% Des Moines
   - 12% Outside Polk County

6. Do you attend classes year-round at DMACC?
   - 87% Yes
   - 13% No

7. What do you expect to be your total length of attendance at DMACC?
   - 41% Less than one year
   - 34% One year
   - 16% More than two years

8. Do you own a car?
   - 87% Yes
   - 13% No

9. How far do you presently live from the Ankeny Campus?
   - 31% 0 to 5 miles
   - 42% 6 to 15 miles
   - 17% 16 to 25 miles
   - 9% 26 to 35 miles
   - 8% 36 to 50 miles
   - 4% over 50 miles

(Over)
10. Have you been able to find adequate housing at a price range you can afford?

54% Yes
46% No

11. Where do you presently live?

44% In a rented apartment, duplex, or house
33% Living with my parents (If you checked this choice, please go to question #15.)
32% Living in own home (If you checked this choice, please go to question #16.)
5% Other (Please specify) 

12. If you are not living in your own or your parents home, how many other persons do you share living quarters with?

15% None
39% One person
13% Two persons
13% Three persons
20% Four or more persons

13. How much do you spend monthly for rent, including utilities?

3% Less than $100
22% $100 to $149
26% $150 to $199
46% $200 to $249
14% $250 to $299
12% $300 or more

14. Approximately what percent of your income do you spend for rent, including utilities?

9% Less than 10%
5% 10% to 19%
10% 20% to 29%
13% 30% to 39%
11% 40% to 49%
53% 50% or more

15. Would you be interested in private apartment housing within walking distance of the campus?

70% Yes
30% No

16. Do you know of any former classmates, friends, or relatives who did not attend DMACC Ankeny Campus because student housing was not available?

37% Yes (Please indicate how many. Total  1000+)
63% No

17. If you have any questions or suggestions, please list them below.

Thank you for your assistance.
Preliminary Geotechnical Investigation

Proposed Student Housing
Des Moines Area Community College
Ankeny, Iowa Campus
Ankeny, Iowa

Performed for

Des Moines Area Community College
C/O Crose Gardner Associates
414 - 61st Street
Des Moines, Iowa 50312

Lab. No. 222284
INTRODUCTION

This report presents the data from five test borings conducted at the above project. The purpose of this preliminary investigation is to determine the soil profile and to evaluate physical characteristics of subsurface conditions with respect to the project design. A brief description of the drilling, sampling, standard laboratory testing techniques, and other related information is presented in the enclosed Appendix. Contained herein is a summary of the project characteristics as we understand them, a discussion of the subsurface conditions encountered, and recommendations based on the results of this investigation.

AUTHORIZATION

This preliminary geotechnical investigation was authorized by Mr. Jesse Lewis of Crose Gardner Associates, Landscape Architects & Planners, on behalf of the Des Moines Area Community College.
PROJECT INFORMATION

The proposed student housing will involve construction of one or more multi-story dormitory type buildings on property located west of Lot J and north of Campus Drive on the Des Moines Area Community College campus in Ankeny, Iowa. The construction will be primarily masonry or pre-cast concrete exterior walls similar to the existing building construction on campus. At this preliminary phase, our evaluation has assumed that building construction will be primarily slab-on-grade with a maximum of three stories generating light to moderate loading. Should building construction involve more than three stories generating moderate to heavy loading, additional test borings to evaluate the subsurface conditions below 15 feet will be required. A generalized discussion of deep foundation design which has been used on previous Des Moines Area Community College buildings at the Ankeny, Iowa campus is presented in this report under section "Foundation Design Considerations".

FIELD EXPLORATION

Five test borings were drilled at the site on August 22 and 25, 1986. Test borings terminated at depths of 15 feet below existing ground surface. Test boring surface elevations were obtained by interpolation between contours shown on the topographic survey prepared by Veenstra & Kimm, Inc., Engineers & Planners for this project.

SUBSURFACE CONDITIONS

Detailed descriptions of the materials encountered are shown on the enclosed Log of Test Borings. Following is a brief discussion of the soils encountered and water levels observed in the test borings.

Site Geology

The project site is located in a geological area referred to as the Des Moines Glacial Lobe. This landform region was formed by extensive glacial
activity including erosion, reworking and deposition. Typically, the predominant surficial material is glacial drift deposited by the Wisconsinan glacier. The shallow glacial soils commonly encountered at relatively shallow depths, i.e., within 15± feet of ground surface, are classified as supraglacial sediments. Supraglacial materials are lightly pre-consolidated and consist of very silty sandy clays interbedded with silt and sand seams, layers, and pockets. In contrast, the subglacial materials which were deposited beneath the ice and generally encountered at greater depth tend to be a more homogeneous composition of silty sandy clay materials.

Underlying this most recent glacial deposit are pre-glacial deposits consisting of wind-blown silts and clays (loess), overlying earlier glacial deposits (Pre-Illinoisan glacial till) which, in turn, overlie bedrock. However, because of erosion and deposition, one or more of the overburden deposits may be absent.

Soil Profile

The shallow soil stratigraphy as indicated by the five project test borings consists of Wisconsinan glacial till encountered at ground surface or underlying a thin surficial veneer of fill or reworked soils. A variation to this general stratigraphy occurs at Test Boring No. 1 where an 8.5 feet thick layer of sand separates the surficial fill and cohesive glacial till deposit. The fill materials encountered in Test Boring Nos. 1, 4, and 5, and present to respective depths of 0.5, 1.3, and 1.8 feet, consist of dark brown and brown clayey silt and sand (ML-SM) or dark brown and brown very silty sandy clay (ML-CL). Underlying the fill in Test Boring No. 1 and present to a depth of 9 feet below ground surface is dark brown very silty medium fine sand altering to brown, saturated coarse sand after a depth of 6 feet. Auger resistance and Standard Penetration -continued-
tests (blows per foot) indicate density of the sand ranges from very loose to loose.

Underlying the sand in Test Boring No. 1, the fill in Test Boring Nos. 4 and 5, and present at ground surface in Test Boring Nos. 2 and 3, is Wisconsinan glacial till. The shallow till soils generally present above depths of 11 to 15 feet are supraglacial sediments consisting of brown, gray-brown and gray layers of clayey silt to silt, very silty sandy clay (ML-CL) and silty clay (CL). As discussed previously, it is not uncommon for the shallow glacial soils to contain interbedded sand seams, layers and pockets as indicated in Test Boring Nos. 1, 2, 3 and 4. Consistency of the moist to wet shallow glacial soils ranged from medium stiff to stiff.

The glacial till encountered below depths of 11 to 14 feet in Test Boring Nos. 1, 2, 3 and 5 would be classified as subglacial material consisting of stiff, gray silty sandy clay (CL) to very silty sandy clay (ML-CL). The five project test borings terminated in cohesive glacial till at depths of 15 feet below ground surface.

Water Level Observations

Water levels observed in Test Boring Nos. 1 through 5 shortly after completion of drilling operations were at respective depths of 8, 2.3, 2, 4.5 and 10 feet. Longer term groundwater level observations obtained 72± hours subsequent to completion of drilling at Test Boring Nos. 1, 2, and 5 were at respective depths of 6, 2.2, and 3.3 feet.

Based on the information provided by the U.S.D.A. Soil Conservation Service "Soil Survey for Polk County, Iowa", the project site will intersect the Webster and Nicollet Soil Associations. The Webster soils are glacial outwash derived soils common to the level upland in the general proximity of the project. The

-continued-

Patzig Testing Laboratories Co., Inc.
Des Moines, Iowa
Nicollet soils are glacial till soils common to the uplands in the northern 4/5 of Polk County. The survey indicates seasonally high water levels for the Webster and Nicollet soils to be at depths of 1.5 to 3 feet and 3+ feet, respectively. Our experience is that these high water levels are not uncommon in the general area of the project. The Soil Conservation Service Survey also indicates natural drainage for the Webster and Nicollet Associations to be classified as poor to intermediate, respectively. Therefore, surface drainage throughout the project area will also influence water levels.

Fluctuation in groundwater levels should be expected with variations in seasonal precipitation and localized topographic conditions. For example, water allowed to accumulate in ditches or low areas may tend to perch within the upper, more porous zones of the glacial till deposit (supraglacial sediment) and be a source of seepage into excavations. Longer term groundwater levels may indicate water levels to be higher or lower than those noted on test boring logs.

ANALYSIS AND RECOMMENDATIONS

Site Grading

We anticipate that minor cut-and-fill construction will be required to achieve the desired final grade. The most extensive depth of fill may occur near the northwest corner of the property which appears to be the lowest elevation of 947.0 feet according to the topographic survey provided by Veenstra & Kimm, Inc., Engineers & Planners. If depth of fill exceeds 6 feet, existing soils may experience consolidation resulting in general settlement of the building and pavement areas. Normally under similar loading conditions, the primary settlement associated with consolidation of the underlying soil takes place within 15 to 25 days after completion of filling operations. Building construction can be ongoing in cut areas while the majority of the consolidation takes place under the

-continued-

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Des Moines, Iowa
deep fill section. Surcharging the fill with up to 30 percent additional load would accelerate primary consolidation approximately one week. We recommend that a settlement observation system utilizing settlement plates with periodic monitoring be employed with either of these options.

Prior to placement of fill, areas to receive fill should be stripped of all vegetation and organic matter a minimum depth of 6 inches, then scarified and proof-rolled. The proof-rolling process delineates zones of soft soils which may require additional removal or compaction. The enclosed Table No. 1 lists recommended minimum compaction requirements for cohesive and cohesionless fill materials in specific applications. Where fill sections intercept a steep slope, the slope should be adequately benched to integrate the fill section and natural terrain. The Wisconsinan glacial till would be a suitable soil type for general fill application. We recommend that cohesive soils, free of rubble and organics, having a Unified Soil Classification of "ML-CL" or better be used for compacted fill.

Foundation Design Considerations

Foundation conditions have been analyzed using the test boring data, laboratory data, our experience with the soil types, and our understanding of the proposed construction.

Light to Moderate Loading

The shallow glacial soils present within 10 feet of existing ground surface are relatively variable in both texture and consistency, containing random alternating soft and stiff zones. We recommend that conventional shallow spread foundations established within the upper more variable glacial soils be designed for maximum net allowable foundation pressures of 1200 and 1500 pound per square foot for continuous and isolated spread footings, respectively. Because of the
variable nature of the shallow glacial soils, we recommend that all continuous footings be designed to bridge over areas having non-uniform or reduced support characteristics a minimum distance of 15 feet.

An alternative approach which would provide more uniform support for foundations and allow utilization of higher maximum net allowable soil bearing pressures of 2000 and 2500 pounds per square foot, would be a technique involving over-excavation and backfill below foundations. A minimum depth of compacted fill equal to one footing width should be present below bottom of footing elevation and the compacted fill should extend laterally beyond the edges of footings a minimum distance equal to 3/4 the depth of compacted fill below the footing. The fill should be compacted to a minimum density as suggested in Table No. 1 in the enclosed Appendix. Because of the relatively high water levels encountered at the site, we recommend utilizing clean granular material, such as coarse sand or crushed limestone, as fill below bottom of footing elevation.

Foundations established on the existing soils and proportioned for relatively low bearing capacities may experience settlement of as much as one inch with differential settlement, due to variations in loads and support characteristics of the foundation soils, approaching the magnitude of total settlement. We anticipate a lesser magnitude of total settlement associated with the excavation and backfill technique on the order of 3/4 inch with differential settlement ranging from 1/2 to 3/4 of the total settlement.

Moderate to Heavy Loading

As previously discussed, dormitory buildings in excess of three stories may generate loads in a range of moderate to heavy which will require a deep foundation system consisting of either driven piles, pressure grouted auger cast piles, straight shaft caissons or belled caissons. The advantage of utilizing caissons for the foundation system is that a single caisson can be designed to
support relatively heavy column loads in lieu of several driven or auger cast piles incorporated into a pile cap supporting the same magnitude of load.

Driven timber or auger cast piles (14 to 18 inches in diameter) installed to depths of 40± feet generally develop bearing capacities in a range of 25 to 40 tons based on information from previous projects on campus. Typically, an allowable skin friction value of 600 pounds per square foot may be utilized in the unoxidized, gray silty sandy clay glacial till encountered below depths of 11 to 15 feet in the test borings. An allowable end bearing capacity of 6000 pounds per square foot may be utilized within the lower portion of the gray unoxidized glacial till at or below a depth of 25 feet from ground surface. It should be recognized that these design parameters are based on information obtained from test boring data for previous building construction including the Support Services Building, Student Services Building (PTL Lab. No. 191521), and Building No. 32 (PTL Lab. No. 153842). It will be necessary to perform additional test borings and laboratory testing to verify these design parameters. The resulting data from additional test borings may provide information which will allow utilizing higher design values resulting in a more economical or cost-effective foundation system.

Foundations - General

Careful observations should be made at the time of construction for all building foundations at this site to ensure that the foundation system is installed within the intent of these recommendations. As the design phase progresses, we should be consulted to verify that the foundation design is compatible with the subsurface conditions encountered at the site.

Water should not be allowed to accumulate in footing excavations for a prolonged period of time as this can result in softening of the soil and reduction in the foundation material's support characteristics. Sump pumps and gravity...
drainage may be used for dewatering foundation excavations. All excavations where personnel or property damage could result should be adequately braced to assure a safe and stable condition and to comply with local governing regulations.

Parking Lot Pavement Design

In our opinion, both basic types of pavements, flexible and rigid, are feasible for use on this site. Various pavement designs have different performance characteristics and pavement selection must consider initial construction costs versus maintenance costs. Typically, lower initial construction costs result in higher maintenance costs since the parking lot will deteriorate at a more rapid rate. However, with increased initial cost to build a substantially stronger pavement, maintenance cost decreases accordingly. It is desirable to minimize total cost of the pavement structure considering initial cost plus maintenance cost. It is not within the scope of this report to evaluate the choice of pavement type on the basis of cost. Our analysis will be restricted to a comparison of equivalent pavement strengths using locally available materials.

Pavement design is influenced by the anticipated traffic loads and volume, site subgrade conditions, pavement materials and the desired design life. The recommended thicknesses of either type of pavement are based on our experiences with the alternate pavement types and equivalent pavement sections based on recognized structural coefficients. We recommend that joint design for P.C. concrete pavement be based on the P.C.C. Parking manual published by the Iowa Concrete Paving Association and Iowa Ready Mixed Concrete Association. It is recommended that P.C. concrete pavement be used in areas that will experience heavier stationary loads.

-continued-

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Recommended alternate designs require that the site be properly prepared and that site drainage be provided to minimize the future wetting of the pavement subgrade. Flexible designs, utilizing a crushed stone base, do not perform well unless the soil subgrade beneath the aggregate base is uniformly sloped to provide positive drainage. For this reason, the use of aggregate bases should be restricted to designs which can actually accomplish long term positive drainage of the subgrade. Positive surface drainage should be provided in order to reduce the magnitude of frost heave and subsequent reduction of subgrade support.

Based on our experience, the pavement subgrade soils at this site can be adequately prepared by field conditioning and compaction. Flexible designs combining a crushed stone base with a geotextile fabric may provide additional stability and/or enable paving operations to proceed when soft or yielding subgrades are encountered. A preliminary economic comparison of flexible designs with and without geotextiles does not favor the geotextile. However, if climatological conditions limit subgrade preparation, the use of a geotextile may facilitate completion of paving.

Rigid and flexible pavement designs require varying degrees of soil subgrade support to provide satisfactory design life. It is more important that the subgrade support be relatively uniform with no abrupt changes in the degree of support. Non-uniform pavement support can result from transition at cut-and-fill areas, varying soil types, and construction over utility trenches. Improper subgrade preparations such as inadequate proof-rolling, compaction, and vegetation removal can also result in non-uniform subgrade support.

Our recommended pavement thickness designs are based on a well prepared cohesive subgrade exhibiting a modulus of subgrade reaction value of 100 pounds per cubic inch for rigid pavement and an equivalent soil support value of 2.5 for
flexible pavement design. Therefore, we recommend that all pavement soil subgrades at this site including cut areas be prepared by field conditioning and compaction to a minimum depth of 1 foot beneath the top of subgrade. Compaction for the subgrade should be a minimum of 95 percent of maximum dry density as determined by ASTM D-698 (Standard Proctor).

The following tabulation summarizes the alternate pavement design thicknesses. Other pavement designs and thicknesses can be evaluated upon request.

**PAVEMENT MINIMUM THICKNESS DESIGN (Inches)**

<table>
<thead>
<tr>
<th>Type</th>
<th>Mixed Automobile &amp; Truck Loading</th>
<th>Automobile &amp; Intermittent Truck Loading</th>
<th>Automobile Loading</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rigid: P.C. Concrete</td>
<td>6</td>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td>Flexible: Full Depth A.C. Concrete</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Type A Surface</td>
<td>1.5</td>
<td>1.5</td>
<td>1.5</td>
</tr>
<tr>
<td>Type B, Class 1 Base</td>
<td>6.5</td>
<td>5.0</td>
<td>3.5</td>
</tr>
<tr>
<td>Flexible: Full Depth A.C. Concrete</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Type A Surface</td>
<td>1.5</td>
<td>1.5</td>
<td>1.5</td>
</tr>
<tr>
<td>Asphalt Treated Base, Class 2</td>
<td>9.0</td>
<td>7.5</td>
<td>5.5</td>
</tr>
</tbody>
</table>

GENERAL

The information contained in this report is based on data which are assumed to be representative of the site explored. Results are based on data obtained from the boring locations and extrapolated over the entire site. Careful observations should be made of conditions encountered during construction to insure that they are in agreement with conditions inferred from results of this investigation.

Respectfully submitted,

PATZIG TESTING LABORATORIES CO., INC.

Tom Thomas III, Staff Engineer

Milton R. Butzke, P.E.

Patzig Testing Laboratories Co., Inc.
Des Moines, Iowa
RECOMMENDED DEGREE OF COMPACTION GUIDELINES (percent)

<table>
<thead>
<tr>
<th>Construction Application</th>
<th>Standard Proctor (ASTM D698)</th>
<th>*Relative Density D2049</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building, Foundation and Roadway Subgrades, and Critical Backfill Areas</td>
<td>95% 98%</td>
<td>70%</td>
</tr>
<tr>
<td>Backfill Adjacent to Structures Not Supporting Other Structures - Minor Subsidence Possible</td>
<td>90% 93%</td>
<td>45%</td>
</tr>
<tr>
<td>Backfill in Non-Critical Areas - Moderate Subsidence Possible</td>
<td>85% 88%</td>
<td>20%</td>
</tr>
</tbody>
</table>

* Use Relative Density technique (ASTM D2049) where Standard Proctor technique (ASTM D698) does not result in a defineable maximum dry density and optimum moisture content.
DRILLING AND SAMPLING

The test borings were conducted in accordance with the procedures indicated for each test boring. Soil sampling and/or in-situ testing such as Shelby Tube (ST), split-spoon (SS), drive cone (DC), or core (C) was conducted at depth intervals which were selected in consideration of the characteristics of the proposed construction. Generally, undisturbed soil samples are taken at 5-foot depth intervals or change in soil types. Disturbed soil samples from the auger, either jar size or bulk size samples, may be taken at intermediate intervals for purpose of soil classification or laboratory testing. Test borings conducted for soil classification only, will show no designation of sampling although disturbed sampling is performed. Soil samples obtained in the field were identified and sealed for transportation to the laboratory for performance of pertinent physical testing and engineering classification.

STANDARD LABORATORY TESTING

Representative undisturbed soil samples were tested for moisture content, density (dry) and unconfined compressive strength in the laboratory. Results of these tests appear on the respective Log of Test Borings. Standard laboratory testing procedures are outlined in Page 2 of this section. Specialized laboratory testing (if conducted) to determine pertinent soil characteristics is discussed in the "Laboratory Testing" section of the report.

SOIL PROFILE AND LOG OF TEST BORINGS

The soil types encountered during the drilling operations were recorded on field logs. The soil profile represented on the Log of Test Borings is based on final classification performed by a geotechnical engineer. The soil stratigraphy demarcation lines shown on the Log of Test Borings indicate changes in soil characteristics, however, actual soil changes or variations may occur as a gradual transition.

Where the soil is identified with a two letter designation conforming to the Unified Soil Classification System, this classification is generally based upon visual and apparent physical soil characteristics, comparison with other samples, and our experience with the soil. Additional soil testing including particle size analysis and Atterberg Limits are conducted, if necessary, to define in more detail pertinent soil characteristics for classification in accordance with the Unified Soil Classification System.

Soil profile discussion, Log of Test Boring information, water levels and recommendations presented in this report are based upon measured depths below ground levels existing at time of the field exploration, unless otherwise specified.

Patzig Testing Laboratories Co., Inc.
Des Moines, Iowa
TEST BORING LEGEND

Drilling Method

CFA - Continuous Flight Auger; 4, 6 or 8-inch diameter (ASTM D1452)
RD - Rotary Drilling; using drilling fluid in cased or uncased boring
    (ASTM D2113)
HSA - Hollow Stem Auger; 6 or 8-inch diameter, continuous flight auger
    remains in boring with soil removed from hollow stem through
    which undisturbed sampling is conducted

Depth to Water

Depth to free water in boring measured from ground surface at times indi­
cated after completion of boring.

C&D - Caved and Dry at depth indicated
C&W - Caved and Wet at depth indicated

Sample Type

ST - Shelby Tube; thin-walled tube samples of cohesive soils (ASTM D1587)
SS - Split Spoon; penetration test and split-barrel samples (ASTM D1586)
DC - Drive Cone; dynamic in-place testing of soil using a 2-inch diameter
    cone with a 60° point driven into the soil for continuous
    1-foot intervals in the same manner as Split Spoon, no sample
    obtained
C - Core; sampling hard soil or bedrock with a diamond core barrel in a
    rotary drill boring (ASTM D2113)

SPT - Standard Penetration Test; number of blows required to drive sampler
    (split spoon or drive cone) into the soil with a 140-pound
    weight dropping a distance of 30 inches (ASTM D1586), number of
    blows recorded for each 6-inch interval in an 18-inch (or more)
    penetration depth, values shown are for each 6-inch interval
    (if a series of number sets are shown) or a total of the last
    two 6-inch intervals (if only one number set is shown) which is
    commonly referred to as "N" in blows per foot. High resistance
    is indicated by number of blows for a lesser penetration depth
    listed in inches.
TEST BORING LEGEND - continued

Standard Laboratory Testing

MC - Moisture Content; expressed in percent (%) on an oven-dry weight basis (ASTM D2216)

D - Density (dry); expressed in pounds per cubic foot (pcf) on an oven-dry weight basis

UCS - Unconfined Compressive Strength; expressed in pounds per square foot (psf) for cohesive soils (ASTM D2166)

Water Level

WL - Water Level; indicator at measured depth from ground surface to water

CONSISTENCY AND DENSITY NOMENCLATURE

<table>
<thead>
<tr>
<th>Consistency of Cohesive Soils</th>
<th>Density of Granular Soils</th>
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<tbody>
<tr>
<td>Consistency</td>
<td>UCS (psf)</td>
</tr>
<tr>
<td>Very Soft</td>
<td>0 - 500</td>
</tr>
<tr>
<td>Soft</td>
<td>500 - 1000</td>
</tr>
<tr>
<td>Medium Stiff</td>
<td>1000 - 2000</td>
</tr>
<tr>
<td>Stiff</td>
<td>2000 - 4000</td>
</tr>
<tr>
<td>Very Stiff</td>
<td>4000 - 8000</td>
</tr>
<tr>
<td>Hard</td>
<td>0 - 8000</td>
</tr>
<tr>
<td>Very Hard</td>
<td>Over 8000</td>
</tr>
</tbody>
</table>

COMMONLY USED ABBREVIATIONS

ft. or ' - feet
in. or " - inches
psf - pounds per square foot
pcf - pounds per cubic foot
kip - 1000 pounds
ksf - 1000 pounds per square foot
k/f - 1000 pounds per lineal foot
tsf - tons per square foot
bpf - blows per foot
fpd - feet per day
elev. - elevation
% - percent
No. - number
TB - test boring
N - blow count (SPT)
USC - United Soil Class.
LL - Liquid Limit
PL - Plastic Limit
PI - Plasticity Index
OMC - Optimum Moisture Content
**LOG OF TEST BORING**

**Boring No. 2**

- **Date Drilled:** 8/22/86
- **Surface Elevation:** 950 ft
- **Depth Drilled:** 15 ft
- **Drilling Method:** 4" CFA
- **Depth to Water:**
  - 2.3 ft @ completion (▼), 2.2 ft @ 72+ hrs.(▼), ft @ hrs.

<table>
<thead>
<tr>
<th>Depth ft</th>
<th>Sample No.</th>
<th>Type</th>
<th>SPT No.</th>
<th>MC %</th>
<th>D pcf</th>
<th>UCS psf</th>
<th>WL</th>
<th>Depth ft</th>
<th>USC</th>
<th>Soil Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>1 ST</td>
<td>ST</td>
<td>18.6</td>
<td>109</td>
<td>1180</td>
<td></td>
<td>▼</td>
<td></td>
<td>ML-CL</td>
<td>Very dark brown silty sandy clay, moist</td>
</tr>
<tr>
<td>10</td>
<td>2 ST</td>
<td>ST</td>
<td>17.3</td>
<td>117</td>
<td>2990</td>
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<td>WISCONSINAN GLACIAL TILL</td>
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<tr>
<td>14.0</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>ML-CL</td>
<td>Gray very silty sandy clay to silt Clay, moist</td>
</tr>
<tr>
<td>15.0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>WISCONSINAN GLACIAL TILL</td>
<td></td>
</tr>
</tbody>
</table>

**Project:** Proposed Student Housing

**Client:** Des Moines Area Community College

**Drillers:** DMACC - Ankeny Campus

**Driller:** Ankeny, Iowa

**Client:** Des Moines Area Community College

**Area:** Ankeny, Iowa
**LOG OF TEST BORING**

Boring No. 3

| Date Drilled     | 8/25/86   | Project                   | Proposed Student Housing |
|------------------|-----------|                          | DMACC - Ankeny Campus    |
| Surface Elevation| 947.5'    | Client                   | Des Moines Area Community College |
| Depth Drilled    | 15'       | Client Location          | Ankeny, Iowa             |
| Drilling Method  | 4" CFA    |                          |                           |
| Depth to Water   | 2 ft @ completion (\(\checkmark\)) |                           |                           |

<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>Sample No.</th>
<th>Sample Type</th>
<th>SPT</th>
<th>MC %</th>
<th>D pcf</th>
<th>UCS psf</th>
<th>WL</th>
<th>Depth (ft)</th>
<th>USC</th>
<th>Soil Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 ST</td>
<td>22.9</td>
<td>101</td>
<td></td>
<td>3600</td>
<td>V</td>
<td></td>
<td></td>
<td></td>
<td>ML Very dark brown very silty clay, moist</td>
</tr>
<tr>
<td></td>
<td>2 ST</td>
<td>14.0</td>
<td>Sand-No Test</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>CL Dark gray-brown silty clay after light gray-brown and brown very silty clay, trace sand after 3.5'</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>ML-CL Sand content increases after 5'</td>
</tr>
<tr>
<td></td>
<td>3 ST</td>
<td>16.5</td>
<td>117</td>
<td>3770</td>
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<td>WISCONSINAN GLACIAL TILL</td>
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Note: Water level in test boring at 3' during drilling.
# LOG OF TEST BORING

**Boring No.:** 4

**Date Drilled:** 8/25/86  
**Surface Elevation:** 954'  
**Depth Drilled:** 15'  
**Drilling Method:** 4" CFA  
**Depth to Water:** 4.5 ft @ completion (▼), 1 ft @ 1 hrs (▼), ft @ hrs.

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<th>Depth (ft)</th>
<th>Sample No.</th>
<th>Type</th>
<th>SPT</th>
<th>MC (%)</th>
<th>D (pcf)</th>
<th>UCS (psf)</th>
<th>WL</th>
<th>Depth (ft)</th>
<th>USC</th>
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<td>Dark brown clayey silt and medium sand, damp FILL</td>
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<td>Heavily interbedded with wet, medium sand seams 4.5' to 8.5'</td>
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<td>Sand content decreases after 8.5'</td>
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<td>Brown and light gray-brown after 8.5'</td>
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**LOG OF TEST BORING**

**Boring No.: 5**

**Date Drilled:** 8/22/86  
**Project:** Proposed Student Housing  
**Surface Elevation:** 952.5'  
**Client:** Des Moines Area Community College  
**Depth Drilled:** 15'  
**Client Area:** Ankeny, Iowa  
**Drilling Method:** 4" CFA  
**Depth to Water:** 10 ft @ completion (▼), 3.3 ft @ 72+ hrs.(▼), ____ ft @ __________ hrs.

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<th>MC %</th>
<th>D pcf</th>
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<th>WL</th>
<th>Depth ft</th>
<th>USC</th>
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<td>ML-CL Dark brown and brown very silty sandy clay, moist FILL</td>
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**PATZIG TESTING LABORATORIES CO: INC.**

(515) 266-5101  3922 DELAWARE AVENUE  DES MOINES, IOWA 50313

LAB. NO. 222284
EXHIBIT "J"

EVALUATION CRITERIA
EXHIBIT J - EVALUATION CRITERIA

The following groups of criteria will be used to evaluate each proposed project. The groups are as follows:

Architectural Design (7 points)
Site Design (3 points)
Financial Plan (5 points)
Management Plan (5 points)

20 points

Proposals will only be evaluated if they have met the minimum requirements outlined in Exhibit D.

J.1 Architectural Design (7 Points)

1.) The success of resolving the first phase building(s) within the provisions of a comprehensive masterplan.

2.) The functional soundness of the building(s) plan.

3.) The degree to which the project presents a quality image to visitors and the public.

4.) The success of the project in creating a visually interesting design which is compatible with existing buildings. A design which avoids traditional motel or dormitory character.

5.) The success of the project in developing an atmosphere that will contribute to study and relaxation; how well the building adds to the education of the students who live in it. (Imaginative design, not dollars spent, is the critical factor.)

6.) The success of the proposed design in providing a building that has a human scale and a scale appropriate to the rest of the campus.

7.) The quality of the proposed dormitory units, lobby, dining, lounges, and other interior spaces.
1.) The success of the master plan and site plan in articulating the opportunities which exist for developing neighborhood ties between DMACC, Student Housing and the proposed development of the industrial park (north and west of the project site).

2.) The degree to which the design relates to campus structures, facilities and other existing site improvements.

3.) The degree to which the design enhances the aesthetic quality of the campus environment.

4.) The success with which the design provides for and articulates outdoor open space and specific use areas.

5.) The degree to which the design minimizes pedestrian and vehicular conflicts.

6.) The success of the design in incorporating service and parking areas which do not detract from the appearance of the project.

7.) The success of the design in using plant materials to articulate pedestrian ways and open spaces; to screen and buffer objectionable views and conflicting use areas; to provide climate control; and to embellish the campus setting.
J.3 Financial Plan (5 Points)

1.) The level to which the developer is able to meet or to reduce the proposed rental rates.
2.) The degree of financing commitment demonstrated as part of the proposal.
3.) Financial record of the developer.
4.) Amount of equity to be devoted to the Project.
5.) Experience with financing similar projects.

J.4 Management Plan (5 Points)

1.) The success of the project in meeting the needs of the students.
2.) The management plan provisions for incorporating a property manager and a resident manager.
3.) The level at which the management plan meets or exceeds the minimum requirements.
4.) The experience of the developer with similar types of management responsibilities.
# PROCESS SCHEDULE
## DMACC STUDENT HOUSING

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<td>•  8/1/88 PROJECT COMPLETE. READY FOR STUDENT OCCUPANCY.</td>
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<tr>
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</tr>
</tbody>
</table>

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### Two-Semester Contracts

- Fall Semester: 77 days
- Spring Semester: 77 days
- Professional Days: 10 days
- **Total:** 164 days

### Twelve-Month Contracts

- Fall Semester: 77 days
- Spring Semester: 77 days
- Summer Term: 51 days
- Professional Days: 12 days
- **Total:** 217 days

---

Legend:
- ☐ Beginning of Term
- ☐ End of Term
- ☐ College Offices Closed
- ☐ Professional Days
- ☐ Faculty Non-Duty Days
- ☐ President’s Day
- ☐ Holidays
## WEEKEND CLASS CALENDAR

1986-87

<table>
<thead>
<tr>
<th>SAT.</th>
<th>SUN.</th>
<th>SAT.</th>
<th>SUN.</th>
<th>SAT.</th>
<th>SUN.</th>
<th>SAT.</th>
<th>SUN.</th>
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<th>SUN.</th>
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<tr>
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<td>JUNE</td>
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<td>15</td>
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</tbody>
</table>

- [ ] Beginning of Term
- [ ] End of Term
- [ ] No Classes
RESOLVED—

FIRST: That the President or any Vice-President of this Corporation, or __Treasurer________, or ____________ be and they hereby are, and each of them is, authorized and empowered, for and on behalf of this Corporation (herein called the “Corporation”), to establish and maintain one or more accounts with __IBA Securities________ (herein called the “Brokers”) for the purpose of purchasing, investing in, or otherwise acquiring, selling, possessing, transferring, exchanging, pledging, or otherwise disposing of, or turning to account of, or realizing upon, and generally dealing in and with:

(a) THIS PARAGRAPH PERMITS CASH TRANSACTIONS IN SECURITIES

any and all forms of securities including, but not by way of limitation, shares, stocks, bonds, debentures, notes, scrip, participation certificates, rights to subscribe, option warrants, certificates of deposit, mortgages, choses in action, evidences of indebtedness, commercial paper, certificates of indebtedness and certificates of interest of any and every kind and nature whatsoever, secured or unsecured, whether represented by trust, participating and/or other certificates or otherwise;

(b) THIS PARAGRAPH PERMITS CASH AND MARGIN TRANSACTIONS IN SECURITIES

any and all forms of securities including, but not by way of limitation, shares, stocks, bonds, debentures, notes, scrip, participation certificates, rights to subscribe, option warrants, certificates of deposit, mortgages, choses in action, evidences of indebtedness, commercial paper, certificates of indebtedness and certificates of interest of any and every kind and nature whatsoever, secured or unsecured, whether represented by trust, participating and/or other certificates or otherwise, and margin transactions, including short sales;

and/or

(c) THIS PARAGRAPH PERMITS TRADING IN COMMODITIES AND/OR COMMODITIES FUTURES CONTRACTS

transactions in any and all commodities and/or contracts for the future delivery thereof, on margin or otherwise, whether represented by trust, participating and/or other certificates or otherwise.

The fullest authority at all times with respect to any such commitment or with respect to any transaction deemed by any of the said officers and/or agents to be proper in connection therewith is hereby conferred, including authority (without limiting the generality of the foregoing) to give written or oral instructions to the Brokers with respect to said transactions; to bind and obligate the Corporation to and for the carrying out of any contract, arrangement, or transaction, which shall be entered into by any such officer and/or agent for and on behalf of the Corporation with or through the Brokers; to pay in cash or by checks and/or drafts drawn upon the funds of the Corporation such sums as may be necessary in connection with any of the said accounts to deposit funds with the Brokers; to deliver securities and/or contracts to the Brokers; to order the transfer or delivery thereof to any other person whatsoever, and/or to order the transfer record of any securities, or contracts, or titles, to any name selected by any of the said officers or agents; to affix the corporate seal to any documents or agreements, or otherwise, to endorse any securities and/or contracts in order to pass title thereto; to direct the sale or exercise of any rights with respect to any securities; to sign for the Corporation all releases, powers of attorney and/or other documents in connection with any such account, and to agree to any terms or conditions to control any such account; to direct the Brokers to surrender any securities to the proper agent or party for the purpose of effecting any exchange or conversion, or for the purpose of deposit with any protective or similar committee, or otherwise; to accept delivery of any securities, to borrow money and securities, if applicable, and if transactions in commodities are authorized hereby to borrow commodities and/or future contracts in commodities, and to borrow such money, securities commodities, and/or future contracts in commodities from or through the Brokers, and to secure repayment thereof with the property of the Corporation; to deliver contracts and/or commodity futures to the Brokers; to accept delivery of contracts and/or commodity futures; to appoint any other person or persons to do any and all things which any of the said officers and/or agents is hereby empowered to do, and generally to do and take all action necessary in connection with the account, or considered desirable by such officer and/or agent with respect thereto.
SECOND: That the Brokers may deal with any and all of the persons directly or indirectly by the foregoing resolution empowered, as though they were dealing with the Corporation directly.

THIRD: That the Secretary of the Corporation be and he hereby is authorized, empowered and directed to certify, under the seal of the Corporation, to the Brokers:

(a) a true copy of these resolutions;
(b) specimen signatures of each and every person by these resolutions empowered;
(c) a certificate (which, if required by the Brokers, shall be supported by an opinion of the general counsel of the Corporation, or other counsel satisfactory to the Brokers) that the Corporation is duly organized and existing, that its charter empowers it to transact the business by these resolutions defined, and that no limitation has been imposed upon such powers by the By-Laws or otherwise.

FOURTH: That the Brokers may rely upon the certified copy of the resolutions, specimen signatures, and certificate, as continuing fully effective unless and until the Brokers shall receive due written notice of change or rescission, and the dispatch or receipt of any other form of notice shall not constitute a waiver of this provision, nor shall the fact that any person hereby empowered ceases to be an officer of the Corporation or becomes an officer under some other title, in any way affect the powers hereby conferred, but the failure to supply any specimen signature shall not invalidate any transaction where the party authorizing the same has been actually empowered thereto by or in conformity with these resolutions.

FIFTH: That in the event of any change in the office or powers of persons hereby empowered, the Secretary shall certify such changes to the Brokers in writing in the manner hereinabove provided, which notification, when received, shall be adequate both to terminate the powers of the persons theretofore authorized, and to empower the persons thereby substituted.

SIXTH: That the President (and/or any Vice-President) of the Corporation be, and hereby is, authorized and empowered to countersign items as aforesaid.

SEVENTH: That the foregoing resolutions and the certificates actually furnished to the Brokers by the Secretary of the Corporation pursuant thereto, be and they hereby are made irrevocable until written notice of the revocation thereof shall have been received by the Brokers.
GANNETT CO., INC.

COMMON STOCK
INCORPORATED UNDER THE LAWS
OF THE STATE OF DELAWARE

This certificate is transferable in Rochester, N.Y., or in New York City, N.Y.

COPY

DATE:
AUG 18, 1936

SECRETARY, CHAIRMAN AND PRESIDENT

FULLY PAID AND NON-ASSESSABLE SHARES OF COMMON STOCK OF

This certificate is transferable on the books of the corporation by the holder hereto in person or by duly authorized attorney, after surrender of this certificate properly endorsed. The certificate and the stock represented hereby are subject to the provisions of the laws of the state of incorporation and the corporate by-laws of the corporation. The certificate is transferable to the order of the holder by endorsement and surrender of the same. The certificate is nontransferable as to all of which the holder is the owner of.

Dated:
AUG 18, 1936

By:

SECRETARY.

Chairman and President

Chase Lincoln First Bank, N.A.

Authorized Officer
GANNETT CO., INC.

THE CORPORATION WILL FURNISH TO ANY SHAREHOLDER, UPON REQUEST AND WITHOUT CHARGE, A FULL STATEMENT OF: THE DESIGNATIONS, POWERS, PREFERENCES, LIMITATIONS AND RELATIVE RIGHTS OF THE SHARES OF EACH CLASS OF STOCK OF THE CORPORATION AUTHORIZED TO BE ISSUED; THE DESIGNATIONS, RELATIVE RIGHTS, PREFERENCES AND LIMITATIONS OF EACH SERIES OF EACH SUCH CLASS SO FAR AS THE SAME HAVE BEEN FIXED; AND THE AUTHORITY OF THE BOARD OF DIRECTORS TO DESIGNATE AND FIX THE RELATIVE RIGHTS, PREFERENCES AND LIMITATIONS OF OTHER SERIES. SUCH REQUEST MAY BE ADDRESSED TO THE CORPORATION OR TO THE TRANSFER AGENT.

The following abbreviations, when used in the inscription on the face of this certificate, shall be construed as though they were written out in full according to applicable laws or regulations:

- TEN COM — as tenants in common
- TEN ENT — as tenants by the entireties
- JT TEN — as joint tenants with right of survivorship and not as tenants in common
- UNIF GIFT MIN. ACT — (Custodian) (Minor)

Additional abbreviations may also be used though not in the above list.

For value received, I hereby sell, assign, and transfer unto

[Signature]

Please print or type name and address including postal zip code of assignee:

[Signature]

I hereby irrevocably constitute and appoint Attorney to transfer the said stock on the books of the within-named corporation with full power of substitution in the premises:

Dated:

[Signature]
9-5-86

TO: Board Secretary
FROM: Irv Steinberg
RE: Financial Report for September, 1986 Board Meeting

Fourth Quarter FY86 State General Aid of $2,059,840 and Adult Basic Ed in the amount of $32,277 were received in August.

Proceeds from HF623 Certificates received in August exceeded $3.5 million. Amounts not needed immediately were invested in CD's.

Interest on investments continued to drop to a low of 5.5%.
## Summary by Fund (All Funds)

**August 31, 1986**

<table>
<thead>
<tr>
<th>FUND NAME</th>
<th>FUND NO.</th>
<th>BOARD APPROVED</th>
<th>WORKING BUDGET</th>
<th>AMOUNT EXPENDED/ RECEIVED</th>
<th>AMOUNT ENCUMBERED</th>
<th>WORKING BALANCE</th>
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</thead>
<tbody>
<tr>
<td>GEN FUND CURRENT</td>
<td>1</td>
<td>$20,509,838</td>
<td>$20,446,570</td>
<td>$3,085,535</td>
<td>$3,553,154</td>
<td>13,807,881</td>
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<td>9,277,888</td>
<td>8,298,616</td>
<td>285,217</td>
<td>390,215</td>
<td>7,623,184</td>
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<td>3,552,044</td>
<td>3,621,945</td>
<td>697,869</td>
<td>722,595</td>
<td>2,201,481</td>
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<td>1,770,130</td>
<td>1,785,418</td>
<td>215,666</td>
<td>108</td>
<td>1,569,644</td>
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<td>2,630,000</td>
<td>585</td>
<td>0</td>
<td>2,629,415</td>
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<tr>
<td>LOAN</td>
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<td>16,000</td>
<td>16,000</td>
<td>598</td>
<td>0</td>
<td>15,402</td>
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<td>7,306,641</td>
<td>7,306,641</td>
<td>800,007</td>
<td>386,041</td>
<td>6,120,593</td>
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<td><strong>TOTAL</strong></td>
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<td><strong>$45,062,541</strong></td>
<td><strong>$44,105,190</strong></td>
<td><strong>$5,085,477</strong></td>
<td><strong>$5,052,113</strong></td>
<td><strong>$33,967,600</strong></td>
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<table>
<thead>
<tr>
<th>FUND NAME</th>
<th>FUND NO.</th>
<th>BOARD APPROVED</th>
<th>WORKING BUDGET</th>
<th>AMOUNT EXPENDED/ RECEIVED</th>
<th>AMOUNT ENCUMBERED</th>
<th>WORKING BALANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>GEN FUND CURRENT</td>
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<td>$20,262,312</td>
<td>$4,223,414</td>
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<td>1,552,364</td>
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<td><strong>TOTAL</strong></td>
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<td><strong>$41,158,120</strong></td>
<td><strong>$39,991,023</strong></td>
<td><strong>$5,240,227</strong></td>
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<td><strong>$34,750,796</strong></td>
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**BUDGET REPORT**

**DES MOINES AREA COMMUNITY COLLEGE**

**SUMMARY BY FUND (ALL FUNDS)**
## CASH POSITION REPORT
### AUGUST 31, 1986

<table>
<thead>
<tr>
<th>COMBINED FUNDS</th>
<th>PLANT FUND</th>
<th>VOTED TAX FUND</th>
<th>DMACC SINKING TRUST FUND</th>
<th>HF 623 JOB TNG FUND</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Funds 1,2,3, 4,5, &amp; 6)</td>
<td>(Fund 7)</td>
<td>(Fund 7)</td>
<td>(Fund 4)</td>
<td>(Fund 2)</td>
</tr>
</tbody>
</table>

### CASH IN BANK:

- **Balance Fwd Aug 1, 86**: $6,787
- **PLUS: Aug Receipts**: 4,858,992
- **LESS: Aug Disbursements**: 4,877,307

**Cash Balance Jul 31, 86**: ($11,528)  
**$23,791**

### INVESTMENTS:

#### Savings Accounts:
- Ankeny State Bank: $2,587  
  $36,646  
  $177,673
- First Natl Bank/Ames: 481  
  129,676  
  73,812  
  664,414
- American Fed S & L: 2,500  
  15,091

#### Certificates of Deposit:
- Gen Fd at 1st Natl Bk: 6,587,000  
  3,000,000
- Gen Fd at Bankers Tr: 110,000  
  5,000,000
- HF623 at 1st Natl Bk: 4,290,000  
  100,000
- HF623 at Amer Fed: 315,000
- Early Retirement ASB: 84,016
- Early Retirement FNB: 19,360
- Alumni at ASB: 17,050
- DMACC Trust at Amer Fed: 100,000
- Unexp Pit at 1st Natl Bk: 3,000,000
- Unexp Pit at Amer Fed S&L: 5,000,000

**Total Cash/Investments**: $6,824,057  
$8,132,176  
$73,812  
$160,437  
$5,447,087

### FOOTNOTES:

1. HF623 account balance includes the following:
   - 50,170 Firestone
   - 14,774 Equitable Life
   - 176,527 Greyhound
   - 26,950 Distinctive Pkg
   - 6,402 B. W. Johnson
   - 28,153 Mid Central Plas.
   - 177,446 Comtron
   - 6,299 Emco Industries
   - 52,651 Sernett's Inc
   - 487,023 Garst Seed Co.
   - 14,939 Green-Land Inc.
   - 180,324 Midland Intl. Tile
   - 28,195 Farmer-Bocken Co.
   - 311,167 Armstrong Rubber
   - 56,647 Arrow Signs Inc
   - 16,997 Wells Mfg. Co.
   - 549,021 Deere Credit Serv.
   - 604,543 Rolscreen Co.
   - 338,347 Integrated Resource
   - 199,026 Midwest Mfg. Co.
   - 36,809 Accu Mold Corp.
   - 1,726,546 Rose Acres
   - 357,681 3M

2. Unexpended Plant Fund investments include monies reed 8-12-85 for ten year Plant Fund Levy loan ($6Million).

3. Combined Funds investments include monies reed 7-2-86 for FY87 Anticipatory Warrant ($4.8Million).

4. Combined Funds Account includes Funds 1 thru 6 except for Fund 4 Trust Account and Fund 2 HF623 Account both of which are maintained in separate bank accounts and shown separately.
DMACC BUDGET STATUS AUGUST 31, 1986
(FUNDS 1 & 2)

DOLLAR AMOUNTS

FUND 1 (GENERAL)
FUND 2 (RESTRICTED)
COMBINED
DMACC BUDGET STATUS AUGUST 31, 1986
(FUNDS 3, 4, 5, 6, 7)