

From: Doyle, Sheila [BOARD]

Sent: Wednesday, October 08, 2008 8:37 AM

To: Bonnie Campbell (campbell.law@mchsi.com); craiglangbor@ifbf.org; David Miles (miles.david.w@gmail.com); Downer, Robert; Gartner, Michael; Harkin, Ruth; Jack Evans (jackevans@hallperrine.org); Rose Vasquez (Rav118@mchsi.com)

Cc: Donley, Robert [BOARD]

Subject: FW: Flood Status - Update October 6

Transmitted for your information is the August 6 flood status report from the University of Iowa. Please let us know if you have any questions. Thank you.

TO: Robert Donley
FROM: Doug True
RE: Flood of 2008 – Status
DATE: October 6, 2008

This is an update of the status report presented at the September 18 meeting of the Board of Regents.

Last week the University's flood mitigation consultant Ayres Associates and the University's campus planning consultant Sasaki Associates met with key University personnel to kick-off flood mitigation planning. The Flood Mitigation Task Force has been appointed and will be co-chaired by Professor Gregg Oden, a long-time member of the University's Campus Planning Committee and Professor Larry Weber director of IIHR-Hydroscience and Engineering, formerly called the Iowa Institute for Hydraulic Research. The consultants, in conjunction with UI's Hydraulics Institute, will initially gather detailed data from the 2008 flood and prepare a flood model to be used in future decision making. The City of Iowa City plans to work directly with the UI Task Force.

The mitigation consultants were immediately charged with evaluating options for Hancher Auditorium, Voxman Music Building and Clapp Hall. Hancher Auditorium staff hope mitigation plans can be developed quickly enough so that this facility can be re-opened by January 2010; however, it is not clear yet if that is possible.

The University is in the process of evaluating intermediate-term options for the School of Music and the School of Art and Art History. Both Schools are in temporary quarters that meet their immediate needs; however, some better options for facilities will need to be developed for extended temporary use.

Construction is set to resume on the new Beckwith Boathouse after a nearly four-month delay. The building project was suspended in June. The UI, with project architect Neumann-Monson (Iowa City, IA) has made design refinements to the project to ensure the new structure can withstand even extraordinary flooding threats to its Terrell Mill Park site on the Iowa River. The modified design will move building systems to the upper level and will fortify lower-level space to endure flood waters. A change order to the construction contract with the project's general contractor Miron Construction Company (Cedar Rapids, IA) will need to be approved by the Board Office.

Late last week Senator Harkin's office announced that FEMA had set aside \$71.6 million for repairs to University structures and content replacement based upon "project worksheets" submitted by the University. This amount should be augmented as additional claims (project worksheets) are evaluated by FEMA. The University will draw cash for FEMA approved projects upon the submission of actual invoices for work accomplished on campus. Thus far the University has submitted \$177 million in project worksheets to FEMA. Attached is additional detail on flood recovery finances.

Power Plant Update – The Main Power Plant’s two natural gas fired boilers have been energized for the first time since the June flood. The Plant’s two solid fuel boilers are nearing this stage – coal was delivered to the site last week and oat hulls are scheduled for delivery this week. Work on the steam distribution systems continues to provide needed redundancy. Reliability of the solid fuel boilers and steam distribution system are critical for winter operations.

The University intends to cease utilization of emergency authorizations granted by the Board to use “bid-build” construction contracts. These “bid-build” projects saved critical time in recovery. It is the University’s intent to resume utilization of the normal capital project bidding processes. However, the University may on occasion need to request that the Executive Director utilize his emergency authority to approve actions which would be ratified at a subsequent meeting of the Board. Those requests will be made on an individual basis and only when necessary.

Attached is a two-page document which summarizes the status of buildings affected by the flood as well as programmatic issues and funding.

Please let me know if you or Board members have questions.

C: Regent Miles
Regent Evans
President Mason
Joan Racki

OCTOBER 6, 2008

<u>MAJOR PROJECTS</u>	<u>Clean-up Completed</u>	<u>Recovery Project Initiated</u>	<u>Recovery Project Completed</u>	<u>Facilities Re-occupied</u>	<u>Mitigation Study Initiated</u>	<u>Mitigation Strategy Developed</u>	<u>Mitigation Project Initiated</u>
Adler Journalism Building	Y	Y	Partial	Y			
Art Building	Y	N	N	N			
Art Building West	Y	N	N	N			
Becker Communication	Y	Y	Partial	Y			
Danforth Chapel	Y	N	N	N			
English Philosophy Bldg	Y	Y	Partial	Y			
Hancher Auditorium	Y	N	N	N	Y		
Hawkeye Court Apartments	Y	N	N	N			
Iowa Advanced Tech Labs	Y	Y	Partial	N	Y		
Iowa Memorial Union Floors 1-3	Partial	Y	N	N			
Ground Floor	Partial	N	N	N			
Madison St Services Bldg	Y	Y	Y	Y			
Main Library	Y	Y	Y	Y			
Mayflower	Y	Y	Partial	Y			
Museum of Art North Section	Y	Y	N	N			
South Section	Y	N	N	N			
North Hall	Y	Y	Y	Y			
Power Plant	Y	Y	Partial	Partial	Partial	Partial	
Stanley Hydraulics Lab	Y	Y	Y	Y			
Theater Building	Y	Y	N	N			
Utility Tunnels	Partial	Y	Partial	Partial	Partial	Partial	
Voxman Music Building	Y	N	N	N	Y		

MAJOR PROGRAMMATIC ISSUES**Status/Location****Plans****Key Dates**

Comprehensive Mitigation Task Force	Task Force Named Consultants Hired	Kick-off mtg Oct 1	Report: March 2009 Earlier reports as needed
IMU Programs	University Athletic Club UCC (Old Cap Mall) Former Bread Garden	Re-occupy floors 1-3	1-Nov-08
Information Technology Redundancy	Program/Budget, SD to BOR	Data Center	October 2008 BOR Meeting
Museum of Art	Collection stored by Lloyds	Special exhibits/education	
School of Art & Art History Library	Studio Arts (Menards) Seashore Hall	TBD	
School of Music Library Rehearsal & Performance Space	Various	Museum of Art space	Spring term 2009
Theatre Arts	Various Studio Arts (Menards)	Temp re-occupancy of bldg	1-Jan-09
UI Health Care Utility Redundancy	Temp Boilers (2)	West Campus Power Plant	

	<u>Building</u>	<u>Contents</u>	<u>Extra Expense</u>	<u>Protective Measures</u>	<u>Debris Removal</u>	<u>TOTAL</u>
<u>FEMA Project Worksheets</u> (9-12-08)						
Submitted	\$127,200,000	\$50,650,000	-	-	-	\$177,850,000
Not yet submitted	<u>\$9,100,000</u>	<u>\$4,900,000</u>	<u>\$15,000,000</u>	<u>\$5,000,000</u>	<u>\$20,000,000</u>	<u>\$54,000,000</u>
TOTAL	\$136,300,000	\$55,550,000	\$15,000,000	\$5,000,000	\$20,000,000	\$231,850,000
Approved						\$71,616,000

	<u>Actuals</u>	<u>Encumbrances</u>	<u>TOTAL</u>
<u>Flood Expenses</u> (8-31-08) (cash basis)	\$16,993,949	\$30,685,890	\$47,679,839

	<u>FM Global</u>	<u>Federal Flood</u>	<u>FEMA</u>	<u>Gifts</u>	<u>TOTAL</u>
<u>Flood Funding</u> (8-31-08) (cash basis)	\$20,000,000	\$2,327,400	\$0	\$1,826,261	\$24,153,661

	<u>Total Annual Expense</u>	<u>Tenant Build Out</u>
<u>Flood Leases</u> (9-12-08)	\$2,711,568	\$2,770,000