

Contact: Joan Racki

**STATUS REPORT ON GILCHRIST HALL FIRE (UNI)**

**Actions Requested:** Receive the report.

**Executive Summary:** In December 2005, the Board authorized the University of Northern Iowa to proceed with project planning to correct damage to Gilchrist Hall resulting from the fire on October 16, 2005, with additional necessary Board approvals required prior to the February 2006 Board meeting to be delegated to the Board Office. On December 21, 2005, the Executive Director approved the selection of InVision Architecture, Waterloo, Iowa, to provide full design services for the project. InVision Architecture and its subconsultant, West Plains Engineering, are working with the University and insurance adjusters to determine the scope of the fire damages.

The Board also authorized a \$2 million appropriation request to partially finance needed restoration improvements. Governor Vilsack's budget includes the \$2 million as a supplemental FY 2006 appropriation.

The University has provided the attached report.

**GILCHRIST HALL FIRE UPDATE  
University of Northern Iowa  
1/19/06**

**Insurance Claims Adjuster Update:**

- The Board of Regents, State of Iowa, at their December BOR meeting, approved UNI's request to waive Board of Regents Policy, Chapter 9, "Capital Procedures" that requires Board approval of Permission to Proceed and Architect/Engineer agreement process. The Board also approved the University proceeding with a project once the initial insurance estimates have been received and allowing the Executive Director of the Board of Regents and his staff to work with the University in the selection and to approve an agreement with an Architect/Engineer.
- The insurance company informed us in early December that the encapsulated asbestos in Gilchrist needed to be removed. Once the renovation project begins it will take up to a year for office staff to move back to Gilchrist.
- The University is currently working with InVision Architecture, the architect/engineering firm selected to oversee the renovation of Gilchrist Hall, and their subconsultant, West Plains Engineering, to inspect the mechanical and electrical systems, encapsulated asbestos removal, and structural damage. InVision Architecture and West Plains Engineering staff will assist the University in negotiations on the insurance settlement for mechanical, electrical, and architectural items. A meeting has been scheduled for January 30, 2006 with Facilities Services staff, InVision Architecture and West Plains Engineering staff, and insurance representatives to discuss an approach for arriving at the scope of work associated with the restoration project.
- While the cost estimates have not been finalized at this time, the fire damage, according to the insurance adjuster, Ron Kohler, will far exceed the two million dollar deductible for UNI's insurance policy with St. Paul Travelers Insurance Company.
- The value of affected equipment, including the Public Safety dispatch system, the main hub for the campus phone system, and hundreds of personal computers, servers, microfiche readers, scanners, fax machines, shredders and other electronic items, is over \$1.5 million. The University and the insurance company are currently evaluating each piece of equipment and determining which items will need to be replaced and which items can be cleaned for reuse if any. With the realization that administrative offices will not be moving back to Gilchrist for approximately a year, we are beginning to order a select number of computers, system servers, printers, and copiers for the staff who have been using outdated and loaned equipment.

**Gilchrist Hall Files and Cleanup:**

- The majority of office files, books, and other property have been ozoned and removed from the building. The City of Cedar Falls has granted UNI a grace period of up to one year to close on the University Avenue Warehouse and property that was purchased by the City last year. Closing was originally scheduled for January 2006. We are using the warehouse to store files, furniture, and other property from Gilchrist Hall. Furniture in the immediate area of the fire that was destroyed will require replacement at a cost of over \$200,000.

- A committee has been formed to work with business system firms to review and improve on business processes such as copying, printing, and filing.
- Crandall Construction/Restoration of Waterloo, Iowa, the general contractor hired on an emergency basis to provide cleaning, deodorizing and management services for Gilchrist Hall has cleaned the surface areas, removed the ceiling tile, and cleaned the chairs in the building.

**Staff Relocations to Other Office Sites:**

- Because of the urgency to find temporary housing immediately after the October fire, some offices moved to space that must now be used for other purposes. Currently, the following offices are being moved to locations better suited to accommodate the campus community and visitors.
  - The Office of Business Operations is being consolidated from three locations and moved to Campbell Hall.
  - Human Resource Service staff, currently located in three buildings, will be consolidated and moved to the Commons.
  - The Registrar and Scheduling Office, currently located in several locations in Maucker Union will remain in Maucker Union but will have modifications made to more appropriately accommodate student access.
  - The Admissions office will be moved to the Towers to provide greater visibility and access to prospective students and their parents.

**Status of Investigation:**

- University Public Safety officers with the assistance of the City of Cedar Falls police officers are continuing to pursue all leads. The County Attorney and his staff are briefed regularly on the status of the investigation.