

Contact: Joan Racki

UNIVERSITY OF IOWA UPDATE OF FLOOD RECOVERY STATUS

Action Requested: Receive the report from the University of Iowa.

Executive Summary: The University of Iowa has provided the following report regarding the flood recovery status of various campus facilities. The report updates information provided at the February 2010 Board meeting.

University of Iowa Flood Report – March 2010

Attached are three documents which comprise the University's March 2010 Flood Report. The first two are new documents created to provide a quick summary of the status of the major flood-related building projects:

- Key Milestones/dates for major flood recovery projects – *please note that all future dates contained in this document are subject to change based upon FEMA review processes.* For example, we are hopeful that FEMA will complete its review of recovery and mitigation plans for Art Building West and obligate funding in April. This action, along with the Board's consideration and approval of the project description and budget this month, will enable the University to begin the process to bring this facility back on-line for the fall 2011 semester.
- Flood Project Status Report – a bulleted summary of major project status. This document summarizes previous reports to the Board in a more concise manner.

The third document is the standard financial report the University has been preparing for the past several months. There has been little change since the last report in February. Reflected in the summary are the \$27 million (\$25M proceeds) in flood recovery Notes issued by the Board at its December meeting.

The University will also provide an oral report regarding preparations now being made for potential late winter or spring 2010 flooding.

MAJOR FLOOD RECOVERY and MITIGATION PROJECTS - KEY MILESTONES

March 8, 2010

| | <u>BOR Permission to Proceed with Planning</u> | <u>Completion of IHLS/Regional FEMA review of recovery and mitigation plans</u> | <u>Completion of national FEMA review/funding obligation</u> | <u>BOR approval of Project Description or Schematic Design and Budget</u> | <u>Award of construction contract</u> | <u>Substantial completion/occupancy</u> |
|---|---|---|--|---|---|---|
| Hancher Auditorium (replacement) | February 2010 | May 2010* | July 2010* | # TBD | TBD | TBD |
| School of Music (replacement) | April 2010* | May 2010* | July 2010* | # TBD | TBD | TBD |
| Original/East Art Bldg (replacement) | August 2009 | April 2010* | June 2010* | TBD | TBD | TBD |
| Art Building West | July 2008 | March 2010* | May 2010* | March 2010* | June 2010* | July 2011* |
| Iowa Memorial Union | July 2008 | April 2010* | June 2010* | June 2010* | Sept. 2010 (Ph 1)* 2010/11 (all)* | Aug. 2011 (Ph 1)* 2011/12 (all)* |
| Theatre Building | July 2008 | June 2010* | August 2010* | TBD | TBD | TBD |
| Iowa Advance Tech Lab | July 2008 | April 2010* | July 2010* | September 2010* | June 2011* | October 2012* |
| Former Art Museum** | July 2008 | TBD | TBD | TBD | TBD | TBD |
| Future Museum of Art | Envisioning committee report delivered to President Mason February 2010 | | | | | |
| Sidewalk Modification - Flood Mitigation | April 2009 | UI/Dept Ed funded | UI/Dept Ed funded | June 2009 | March 2010 (Ph 1)* Fall 2010 (Ph 2)* | July 2010 (Ph 1)* July 2011 (Ph 2)* |
| Utilities/Power Plant*** | July 2008 | September 2010* | TBD | TBD | TBD | TBD |

* Anticipated or targeted date, to be confirmed; all dates subject to FEMA review processes and timely obligation of federal funds.

Site selection to be reviewed by FEMA - Date TBD

** FEMA will support repair and mitigation of the building for alternative, arts-related, programming as determined. Investigation is ongoing.

*** Work will include repair and mitigation of all flood-impacted systems (incl. Main Power Plant/Water Plant/Utility distribution systems). Mitigation may also include FEMA funding support for the West Campus Steam Generation facility, which received BOR permission to proceed in September 2009.

Note: "IHLS" is acronym for Iowa Homeland Security which serves as a coordinating group between FEMA and the University

FLOOD PROJECTS STATUS REPORT

| <u>PROJECT</u> | <u>STATUS</u> |
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| <u>Hancher Performing Arts Center Replacement</u> | <ul style="list-style-type: none"> • Northwest campus location approved by BOR (February 2010). • Permission to proceed approved by BOR (February 2010). • FEMA funding obligation for building replacement is being sought, and in process. • FEMA will lead a historic preservation-based “Memorandum of Agreement” process that must be completed prior to razing Hancher-Voxman-Clapp. This process begins following FEMA obligation of building replacement funding. This is also done at the proposed new building site, prior to altering that site. • Consultant selection process has begun with completion expected in June 2010. An Iowa-based architect-of-record and a construction manager-agent will be selected, followed by selection of a project design firm. |
| <u>School of Music (Voxman/Clapp) Replacement</u> | <ul style="list-style-type: none"> • East campus site investigation/acquisition process ongoing. Report to BOR in April 2010. • Additional steps will be similar to those performed for the Hancher replacement project. |
| <u>Original/East Art Building – Studio Arts Replacement</u> | <ul style="list-style-type: none"> • Site approval by BOR (August 2009). • Site acquisition and planning underway. • Architect selection approved by BOR (February 2010). The design team will be led by BNIM-Iowa (Des Moines) and Steven Holl Architects (New York). • FEMA funding obligation for building replacement is being sought, and is in process. • FEMA will lead a historic preservation-based “Memorandum of Agreement” process that must be completed prior to razing any part of the original Art Building complex. This process begins following FEMA obligation of building replacement funding. This is also done at the proposed new building site, prior to altering that site. This effort will intend to maintain the original 1936 Art Building while removing all subsequent additions from the site. |
| <u>Art Building West</u> | <ul style="list-style-type: none"> • FEMA is currently reviewing the plan for repair/mitigation. Funding obligation expected in 2nd |

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| | <p>quarter 2010. Design work is being done concurrently.</p> <ul style="list-style-type: none"> • Schematic Design/Budget to be reviewed by BOR in March 2010. The building will be recovered to its pre-2008 flood state. The building will be protected by a temporary flood wall system that will surround the structure in advance of future floods. • Construction expected to begin in June 2010. • Project completion and occupancy expected in July 2011. |
| <p><u>Iowa Memorial Union</u></p> | <ul style="list-style-type: none"> • Upper floors re-occupied. • FEMA review/approval of plans for lower level repair and mitigation projects underway. FEMA approval and funding obligation expected in 2nd quarter 2010. • Multi-phase construction planned to begin 4th quarter 2010. First phase (Bookstore) completion/occupancy expected in 3rd quarter 2011. Other work will continue into 2012. • The project will recover the entire lower level, relocate mechanical/electrical systems to the roof and will create a permanent flood wall/terrace at the building perimeter. • The Schematic Design/Budget will be reviewed at a future BOR meeting. |
| <p><u>Theatre Building</u></p> | <ul style="list-style-type: none"> • Upper floors re-occupied. • Lower level recovery and mitigation planning underway. Recovery/mitigation plan to be reviewed by Iowa Homeland Security and FEMA. Should the proposed plan be approved, obligation of funds is expected in the 3rd quarter 2010. • The proposed plan calls for relocation of mechanical/electrical systems. All Theater programs previously located in the lower level will be relocated to a new addition on the roof of the building. • Dislocated Theater programs are currently housed in a former fraternity building on nearby River Street. |

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| <u>Iowa Advanced Technology Laboratories</u> | <ul style="list-style-type: none">• Facility re-occupied on temporary basis.• Recovery/mitigation plan is currently being reviewed by Iowa Homeland Security and FEMA. Should the proposed plan be approved, obligation of funds is expected in the 3rd quarter 2010.• The proposed plan calls for a new exterior wall system that will perform as the flood protection wall. It will be contained within an exterior shell matching the building's pre-2008 flood appearance. Additional interior modifications and relocation of building systems will minimize future flood damage risk. |
| <u>Former Museum of Art Building</u> | <ul style="list-style-type: none">• North portion of the building is temporarily restored and being used as interim space for School of Music.• The UI Museum collection is being displayed in a number of interim locations, primarily the Figge Museum (Davenport) and within the IMU.• The UI formed a Museum of Art Envisioning Committee to address the issues surrounding the displaced Museum collection. This committee has completed its task and its final report has been submitted to President Mason. |
| <u>Future Museum of Art</u> | <ul style="list-style-type: none">• The Art Museum Envisioning Committee report was delivered to President Mason in February 2010. |
| <u>Sidewalk Modification – Flood Mitigation</u> | <ul style="list-style-type: none">• Permission to proceed approved by BOR (April 2009).• Project Description and Budget approved by BOR (June 2009).• This project will rebuild the existing riverside walkways to a consistent elevation, thus providing for overland protection from floods to the 1.5' above the 100 year flood level, and providing a solid base for additional protection methods (HESCO barriers) in more extreme floods.• The project will be completed in two phases to accommodate FEMA-supported bank repair / stabilization work that is being planned. The first phase will begin in the spring, 2010 with the remainder of the walkways replacement taking place the following year.• Walkway lighting will also be replaced as part of this project. |

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| <u>Utilities/Power Plant</u> | <ul style="list-style-type: none">• Additional tunnel isolation doors protecting individual buildings from tunnel flooding are being installed and will be complete by April 1, 2010. The tunnel isolation doors protecting the Power Plant are already in-place.• An expert consultant, Ken Goettel, is preparing the Benefit/Cost Analysis supporting the Utilities System repair and mitigation strategy. The report will include the latest studies from the Iowa Institute of Hydraulic Research (Dr. Weber) on flood reoccurrence intervals and calculations on likely institutional operation and economic impact should another severe flood occur. Various departments within the UI (including UIHC, Research, and Housing) are assessing the impact of loss of operations.• The Power Plant, Utilities Distribution, and Water Plant repair, protection and mitigation strategies have been completed by Stanley Consultants and Shive-Hattery and are being incorporated into Goettel's Benefit/Cost Analysis report.• Sebesta Blomberg and Stanley Consultants were hired to design the new West Campus Steam Generation/Energy Plant. The new plant will be included as part of Goettel's overall Utilities mitigation plan. |
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**UNIVERSITY OF IOWA FLOOD RECOVERY
EXPENSE AND FUNDING**

| | <u>Actuals</u> | <u>Encumbrances</u> | | | | | <u>TOTAL</u> |
|---|--|-----------------------------------|---------------------------------------|--------------|-------------------------------|------------------------|---------------|
| <u>Flood Expense</u> (2-28-2010) | \$139,879,086 | \$9,862,964 | | | | | \$149,742,050 |
| <hr/> | | | | | | | |
| <u>Flood Funding</u> (2-28-10) | Redirected Academic Bldg Rev Bond SF376 | Dormitory Improvement Funds | <u>Insurance</u> | <u>FEMA</u> | <u>Gifts</u> | <u>Flood Notes</u> | <u>TOTAL</u> |
| FM Global | | | \$50,946,212 | | | | |
| Federal Flood | | | \$5,393,881 | | | | |
| Building/Content/Extra Exp | \$1,886,571 | \$417,818 | <u>\$56,340,093</u> | \$31,542,334 | \$1,000,000 | \$40,000,000 | \$131,186,815 |
| | | | | | | | |
| | | | FM Global Business Interruption | | <u>Gifts Flood Relief</u> | | <u>TOTAL</u> |
| Other | | | \$4,053,788 | | \$1,138,722 | | \$5,192,510 |
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