

Contact: Joan Racki

UNIVERSITY OF IOWA FLOOD RECOVERY

Actions Requested:

1. Consider approval of the following actions for **Voxman Music Building / Clapp Recital Hall Replacement – Construct New Facility** project:
 - a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachment A)
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration;
 - c. Authorize the University to negotiate the terms of purchase by the Board of Regents of approximately 4½ floors in a 12 story mixed use condominium project to be constructed by a private developer, said space to be built to the University's specifications for School of Music functions; and
 - d. Authorize permission to proceed with project planning, including the consultant selection process, for the construction of the recital facilities on the southwest corner of Burlington and Clinton Street in downtown Iowa City to replace Clapp Recital Hall.
2. Receive the report on overall flood recovery status by building and overall financial status report.

Executive Summary: The University requests permission to proceed with project planning for the **Voxman Music Building / Clapp Replacement Recital Hall – Construct New Facility** project, which would replace the flood damaged Voxman Music Building with the purchase of approximately 4½ floors in a mixed use condominium project to be built by a developer on the southeast corner of Burlington and Clinton Streets in downtown Iowa City. The project will also replace Clapp Recital Hall with the construction of a new facility on the southwest corner of the same intersection across Clinton Street from the condominium project. (Attachment B includes a map showing the proposed locations of the replacement facilities.) The condominium units and the new facility will include space for all the programs previously located within the Voxman Music Building and Clapp Recital Hall and would include program and code related upgrades. Designs of both site locations will be coordinated and complementary.

Primarily based upon the costs of projects that are similar in scale and function, the University estimates the project costs to be approximately \$125 million. As the design progresses, more precise cost estimates will be established. A combination of flood insurance proceeds, Federal (FEMA) funding, Academic Building Revenue Bond proceeds and University funds will fund the base replacement project. Additional University and gift funding would support selected program improvements, deemed critical to the School's success, but ineligible for FEMA replacement funding.

Details of the Project:

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Authorization to Negotiate Terms of Purchase for Condominium Space for School of Music		June 2010	Requested
Permission to Proceed with Planning including Consultant Selection Process to Replace Clapp Recital Hall		June 2010	Requested

At its April 2009 meeting, the Board of Regents endorsed a plan to replace the Hancher/Voxman/Clapp Complex; subsequent to this action, the University commenced a thorough site selection process that included two public forum events and input from numerous stakeholders. At its February 2010 meeting, the Board granted the University permission to proceed with project planning for the Hancher Auditorium replacement facility within a designated area in the northwest portion of the campus. The University now requests Board approvals for the University requested actions related to replacement spaces for the School of Music and Clapp Recital Hall.

The mixed use condominium project on the southeast corner would be constructed by a local private developer. The proposed 12-story tower would include School of Music program function space, commercial space, underground parking and residential condominiums. The University is requesting authorization to negotiate the terms of the purchase by the Board of approximately 4½ floors of the tower; the space would be built to the University's specifications for the School of Music functions. Upon completion, the University will purchase the condo space built for the School of Music.

The building to be constructed by the University on the southwest corner to replace Clapp Recital Hall, and which will include additional auditorium space, would be constructed consistent with Regents construction procedures. The project would include the construction of an enclosed skywalk above Clinton Street to link the School of Music programs on both sides of the street.

The University is requesting authorization to proceed with the consultant selection process for this component. The consultant team, which will include several design specialties, will be led by an Iowa-based architectural firm. After selection of this firm, which will serve as Architect of Record, the University will engage in a search for a design firm specializing in the challenges related to this building and project type. The Iowa-based architectural firm will also coordinate the School of Music program requirements with the architect for the developer of the mixed use condominium project on the southeast site. Designs of both site locations will be coordinated and complementary.

Discussions continue with FEMA on the use of this site; property acquisition negotiations are on-going. Board Office staff is being kept apprised of developments.

University of Iowa Report

The University of Iowa has provided the following report (excluding requested Board action items identified above related to **Voxman Music Building / Clapp Recital Hall Replacement Construct New Facility** capital project).

Attached are three documents which comprise the University's June 2010 Flood Report. The first two documents provide a summary of the status of the major flood-related building projects; the third document is the standard format financial report.

The regional FEMA reports on the IMU and Art Building West projects have been submitted to the national FEMA office for review and approval. Obligation of funding for these projects could occur reasonably soon, clearing the way for construction to begin.

Substantial progress has been made on the siting of the replacement facilities for the UI School of Music and Clapp Recital Hall. Although many complex issues remain, the University wishes to move ahead with the planning of the replacement facilities at the downtown Iowa City location (corner of Burlington and Clinton Streets).

MAJOR FLOOD RECOVERY and MITIGATION PROJECTS - KEY MILESTONES

May 17, 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	April 2010	June 2010*	# TBD	TBD	TBD
School of Music (replacement)	June 2010*	April 2010	June 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	June 2010*	March 2010	August 2010*	August 2011*
Iowa Memorial Union	July 2008	April 2010	June 2010*	August 2010*	Dec. 2010 (Ph 1)* 2010/11 (all)*	Dec. 2011 (Ph 1)* 2011/12 (all)*
Theatre Building	July 2008	June 2010*	August 2010*	TBD	TBD	TBD
Iowa Advance Tech Lab	July 2008	June 2010*	August 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 UI Administration work underway on financing plan.					
Sidewalk Modification - Flood Mitigation	April 2009	UI/Dept Ed funded	UI/Dept Ed funded	June 2009	April 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>
<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. An Iowa-based architect-of-record has been selected (OPN Architects, Cedar Rapids) and a construction manager-agent has been selected (Mortenson, Minneapolis). Selection of a project design firm will be initiated in June.
<u>School of Music (Voxman/Clapp) Replacement</u>	<ul style="list-style-type: none"> • East campus site investigation/acquisition process ongoing. Permission to proceed request to be submitted to the BOR in June 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 quarter 2010. Design work has been completed in anticipation of FEMA approval.• Schematic Design/Budget approved 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 August 2010.• Project completion and occupancy expected in August 2011.
<u>Iowa Memorial Union</u>	<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 December 2010 / January 2011 timeframe. First phase (Bookstore) completion/occupancy expected in December 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.
<u>Theatre Building</u>	<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.

<p><u>Iowa Advanced Technology Laboratories</u></p>	<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.
<p><u>Former Museum of Art Building</u></p>	<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.
<p><u>Future Museum of Art</u></p>	<ul style="list-style-type: none"> • The Art Museum Envisioning Committee report was delivered to President Mason in February 2010. • The University administration is reviewing financial options that would enable a replacement museum project to proceed.
<p><u>Sidewalk Modification – Flood Mitigation</u></p>	<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 feet 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 (phase one was bid on April 6) with the remainder of the walkways replacement taking place the following year. • Walkway lighting will also be replaced as part of this project.

<u>Utilities/Power Plant</u>	<ul style="list-style-type: none">• Additional tunnel isolation doors protecting individual buildings from tunnel flooding have been installed. Project was completed, as scheduled, on 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 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. In parallel, the UI in June is taking to the Board a parking project ("permission to proceed" request) that would replace parking spaces located at the preferred site of a West Campus Steam Generation/Energy Plant.
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UNIVERSITY OF IOWA FLOOD RECOVERY
EXPENSE AND FUNDING

	<u>Actuals</u>	<u>Encumbrances</u>	<u>TOTAL</u>										
Flood Expense (4-30-10)	\$148,751,583	\$9,426,583	\$158,178,166										
Flood Funding (4-30-10)													
				Redirected Academic Bldg Rev Bond SF376	Dormitory Improvement Funds	General Education Funds	Insurance	FEMA	Gifts	Flood Notes	TOTAL		
FM Global Federal Flood Building/Content/Extra Exp	\$8,278,093	\$417,777	\$774,921				\$50,946,212 \$5,393,881 \$56,340,093	\$31,636,474	\$1,000,000	\$ 40,000,000	\$138,447,358		
Other							FM Global Business Interruption \$4,053,788		Gifts Flood Relief \$1,138,722		\$5,192,510		

5-May-10

Voxman Music Building / Recital Hall Replacement Construct New Facility
Evaluation Criteria

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Fulfillment of Mission and Strategic Plan: The flood of 2008 forced School of Music and Clapp Recital Hall programs to be relocated to interim locations scattered throughout the Iowa City/Coralville area. Following FEMA's offer to consider replacement, and after careful study to reveal the value in replacing the building, the University has a unique opportunity to construct a well designed facility built to accommodate modern teaching and performance venues. The School of Music teaches more non-major students than any other School on campus and the selected east campus location will greatly improve student access to its programs.

Alternatives Explored: In June of 2008, record floods damaged major portions of the UI campus. Twenty-two major facilities were flooded and since that time significant efforts have been made to recover and protect the campus from future flooding. A key partner in the recovery process has been the Federal Emergency Management Agency (FEMA). Following FEMA's investigation of the campus and damaged facilities in February 2009, it was announced that the Hancher/Voxman/Clapp complex was damaged to a point that replacement could be considered and would be financed at the 90% level by FEMA.

The University, working with consultant experts, evaluated both repair and replacement options. A combination of cost factors including longstanding and growing challenges within the existing facilities, and critical issues related to remaining within a site susceptible to future flooding, led to the conclusion that identified replacement as the most responsible option. Following the UI investigation, at the April 2009 Board of Regents meeting, the Board endorsed a plan to replace these facilities. The University commenced a thorough site selection process that included two public forum events and input from numerous stakeholders. The site being proposed accommodates all critically needed components of the School of Music, and positions the School for continued and long-term success.

Other sites considered failed in comparison to the proposed site due to concerns with protection from future flooding, contiguous land availability, distance from the campus academic core, access to adjacent parking for both daily use and performance events. The Arts Campus site designated for the replacement of Hancher Auditorium serves as a secondary choice should details related to the proposed site result in insurmountable difficulties. However, the Arts Campus site poses several notable challenges and operational difficulties. Through careful study and coordination, it is believed that outstanding issues of the preferred east campus site along Burlington Street have been or will be addressed and satisfied.

Abandoned / Transferred / Demolished Space: On the proposed site, this project will require the purchase of and demolition of privately owned structures. The original Hancher/Voxman/Clapp complex will be razed as part of this replacement proposal endorsed by FEMA. The School of Music and Clapp spaces within the building to be razed will be accounted for within the new facility. The University will also work with FEMA historians to address the potential removal of any historic structures.

Available Financial Resources / Anticipated Source of Funds: A combination of flood insurance proceeds, Federal (FEMA) funding, Academic Building Revenue Bond proceeds, and University funds will account for the funding of the base replacement project. Additional University and gift funding will support selected program improvements, deemed critical to the School's success, but ineligible for FEMA replacement funding. FEMA funding is expected to be 90% of all eligible costs; however, a great deal of continuous coordination with FEMA and Iowa Homeland Security will be needed to define eligible costs as established through both the design and construction phases of the project.

Available Operating and Maintenance Resources: Funding for operation/maintenance will be the General Education Fund, as was the case in the former building. Though the building may be larger, it is expected that significant commitment to sustainable and LEED-based design will lower operational costs over time.

External Forces Justifying Approval: Since the 2008 flood, the School of Music has been without a permanent home. Immediate, short-term solutions were established in order to allow for continuation of the program and to address the most critical needs. But, unlike other impacted academic units, Music has specific and unique challenges related to equipment and acoustics. These challenges make even the best interim solutions difficult. Impact to the program is significant and a permanent solution is critically needed.

