

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 September 2010 Board meeting.

University of Iowa Flood Report – October 2010

University officials continue to meet with FEMA and Iowa Homeland Security (IHLS) representatives on the management and financing of flood recovery. Meetings are scheduled every five weeks and have provided a valuable opportunity to identify funding and process issues. The University will provide an oral report updating the Board on these recent meetings and all other significant flood related activities.

Attached is the most recent report of flood recovery expenses and funding received, as well as the key milestones document and an updated flood status report.

October 8, 2010

MAJOR FLOOD RECOVERY and MITIGATION PROJECTS - KEY MILESTONES

	Completion of IHLS/Regional FEMA review of recovery and mitigation plans	Completion of national FEMA review/funding obligation	BOR approval of Project Description or Schematic Design and Budget	Award of construction contract	Substantial completion/ occupancy
Hancher Auditorium (replacement)	April 2010 #	October 2010*	September 2011*	June 2012*	March 2015*
Hancher/Voxman/Clapp (demolition)			March 2011*	August 2011*	May 2012*
School of Music (replacement)	April 2010 #	October 2010*	September 2011*	June 2012*	West Bldg - Oct. 2014* East Bldg - Dec. 2013*
Original/East Art Bldg (replacement)	April 2010 #	October 2010*	June 2011*	November 2012*	May 2015*
Original/East Art Bldg (partial demolition)			April 2011*	September 2011*	April 2012*
Art Building West	March 2010	September 2010	March 2010	September 2010	December 2011*
Iowa Memorial Union - Ph 1	April 2010	October 2010*	October 2010*	January 2011*	December 2011*
Iowa Memorial Union - Ph 2/3	April 2010	December 2010*	October 2010*	September 2011*	February 2013*
Theatre Building	October 2010*	December 2010*	June 2011*	February 2012*	August 2013*
Iowa Advance Tech Lab	October 2010*	December 2010*	April 2011*	February 2012*	May 2013*
Mayflower Residence Hall	October 2010*	December 2010*	April 2011*	March 2012*	August 2013*
Former Art Museum	TBD	TBD	TBD	TBD	TBD
Future Museum of Art	The University is appealing the FEMA ruling that the Museum is not eligible for replacement financial support.				
Sidewalk Modification - Flood Mitigation	UI/US DoEd funded	UI/US DoEd funded	June 2009	April 2010 (Ph 1) Nov 2010 (Ph 2)*	Nov 2010 (Ph 1)* Sept 2011 (Ph 2)*
Utilities/Power Plant**	November 2010*	February 2011*	September 2011*	June 2012 (multiple)*	October 2014*
W. Campus Energy Facility	November 2010*	November 2010*	September 2011*	January 2012* (1st of mult. packages)	March 2014* (Facility activation)

Dubuque Street/
Park Avenue Bridge
(reconstruction)
The City of Iowa City has received a \$3 million grant from the US Secretary of Commerce to support design and engineering work. A design firm (HNTB) has been selected and design has begun. The City has yet to establish a construction/completion schedule.

* 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. Land acquisition(s) completed (Hancher) or in process.
** 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. • An Iowa-based architect-of-record has been selected (OPN Architects, Cedar Rapids) and a construction manager-agent has been selected (Mortenson, Minneapolis). Pelli-Clark-Pell (New Haven, CT) has been approved as the project design firm (Sept 2010). The design contract is being negotiated.
<u>School of Music (Voxman/Clapp) Replacement</u>	<ul style="list-style-type: none"> • East campus site acquisition process on-going. • Permission to proceed approved by BOR (June 2010). • Additional steps will be similar to those performed for the Hancher replacement project. An Iowa-based architect-of-record has been selected – Neumann Monson Architects of Iowa City. The search for a nationally-recognized design architect is nearing the final stages. Interviews with the four finalists will be held on November 11, 2010.
<u>Original/East Art Building – Studio Arts Replacement</u>	<ul style="list-style-type: none"> • Site approval by BOR (August 2009). • Site acquisition, programming 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.

<u>PROJECT</u>	<u>STATUS</u>
<u>Art Building West</u>	<ul style="list-style-type: none"> • FEMA has reviewed and approved the plan for repair/mitigation. • 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. • The project has been bid (Aug. 31) and the construction contract was awarded to McComas-Lacina Construction LC (Iowa City). • Project completion and occupancy expected prior to the Spring 2012 academic semester.
<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 is pending. • IMU has received partial obligation and funds with preliminary FEMA damage assessment. Awaiting FEMA approval to proceed with Phase 1 construction of the University Book Store. • The Schematic Design/Budget will be presented to BOR at its October 2010 meeting. • Multi-phase construction planned to begin in January 2011. First phase (Bookstore) completion/occupancy expected in December 2011. Other work will continue into early 2013. • 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 project will be coordinated with a significant deferred maintenance project (also to be presented at October 2010 BOR meeting).
<u>Theatre Building</u>	<ul style="list-style-type: none"> • Upper floors re-occupied. • Recovery/mitigation plan to be reviewed by Iowa Homeland Security and FEMA. Should the proposed plan be approved, obligation of funds is expected in late 2010. • The proposed plan calls for relocation of mechanical/electrical systems, and the relocation of 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 nearby (former) fraternity building on River Street.

<u>PROJECT</u>	<u>STATUS</u>
<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 late 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 and are being considered as part of the FEMA review.
<u>Mayflower Residence Hall</u>	<ul style="list-style-type: none"> • Temporary repairs were completed by Fall, 2008. • Repair and mitigation strategy is being reviewed by FEMA and Iowa Homeland Security. • The project will be completed in phases with the first phase addressing flood mitigation efforts.
<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. • The University administration is reviewing financial options that would enable a replacement museum project to proceed. • FEMA has rejected the UI claim that FEMA should financially support the replacement of the Museum function on a new site. The UI is currently appealing that ruling.

<u>PROJECT</u>	<u>STATUS</u>
<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). • Revised budget to be presented to BOR at its October 2010 meeting. • 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 is currently under construction, with the remainder of the walkway replacement to be completed during the 2011 construction season. • The project will also replace walkway lighting.
<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. • An expert consultant, Ken Goettel, has completed the Benefit/Cost Analysis supporting the Utilities System repair and mitigation strategy. The report includes 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 (UIHC, Research, and Housing) have also assessed 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 have been incorporated into Goettel's report. • The information from Ken Goettel has been provided to FEMA and Iowa Homeland Security. FEMA is in the process of preparing a Project Worksheet and developing a timetable for review. • Sebesta Blomberg and Stanley Consultants were hired to design the new West Campus Steam Generation/Energy Plant. The new plant is included as part of Goettel's overall Utilities mitigation plan. In parallel, in June 2010 the Board approved the University's "permission to proceed" request for a project that will replace parking spaces located at the preferred site of a West Campus Steam Generation/Energy Plant. Both projects are advancing.

<u>PROJECT</u>	<u>STATUS</u>
<u>Dubuque Street / Park Road Bridge Reconstruction</u> (City of Iowa City project)	<ul style="list-style-type: none">• The City of Iowa City has received a \$3 million grant from the US Secretary of Commerce to support design and engineering work for these projects.• In coordination with the UI, the City of Iowa City has hired HNTB, Kansas City, as the design consultant for both the Park Road Bridge replacement and the raising of Dubuque Street. Design efforts have begun.• Early design effort for the bridge will be coordinated with the UI's design of the Hancher replacement in order to create a unified, cohesive site.

UNIVERSITY OF IOWA FLOOD RECOVERY
EXPENSE AND FUNDING

	Actuals	Encumbrances	TOTAL										
Flood Expense (9-30-10)	\$154,995,817	\$20,137,867	\$175,133,684										
Flood Funding (9-30-10)													
	Redirected Academic Bldg Rev Bond SF376	Dormitory Improvement Funds	General Education Funds	Insurance	FEMA	Gifts	Flood Notes	TOTAL					
				\$50,946,212									
				\$5,393,881									
				\$56,340,093	\$39,741,207	\$1,000,000	\$40,000,000	\$151,177,258					
	FM Global Federal Flood Building/Content/Extra Exp	\$417,777	\$5,776,354										
				FM Global Business Interruption		Gifts Flood Relief							
				\$4,053,788		\$1,138,722		\$5,192,510					
	Other												

5-Oct-10