

**Contact: Joan Racki**

**UNIVERSITY OF IOWA UPDATE OF FLOOD RECOVERY STATUS**

**Action Requested:** Receive the oral 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 October 2009 Board meeting.

---

**The University of Iowa Flood Status – November 2009**

The following updates the previous status reports to the Board.

The University of Iowa continues to work closely with FEMA and Iowa Homeland Security on plans for recovery and protection of the flood-impacted buildings along the Iowa River. Interaction occurs regularly and earlier this month University and Board Office staff met with the leadership of FEMA in Iowa and the Director of Iowa Homeland Security. Site selection studies and consultations on the replacement of the Hancher/Voxman/Clapp complex are advancing. The original Art Building complex replacement site has been approved by the Board of Regents – specific site layout and use will be refined as the consultant team advances design of the new building. Flood mitigation strategies are utilizing the recently completed river computer model and the flood mitigation principles established earlier through the UI's Flood Mitigation Task Force co-led by Professors Larry Weber and Gregg Oden. This new information is critical in establishing the most responsible siting and building protection strategies.

**Music and Performing Arts Center: Hancher/Voxman/Clapp**

Based upon the Board's action at the April 2009 meeting, the University continues to review and refine siting options for the Hancher/Voxman/Clapp complex. A site recommendation will be brought to the Board in conjunction with a formal request for permission to proceed with project planning.

Following an open forum and information sharing session on July 9, 2009, which communicated the intent to further study two viable site locations, a second open forum was held on October 12. At the second forum, feasibility studies of the two sites were detailed and three potential solutions were communicated: (a) the entire program north of the current Hancher/Voxman/Clapp complex adjacent to the Levitt Center; (b) the entire program in the downtown area (bordered by Burlington, Clinton, Court and Madison Streets); and (c) a split scheme with Hancher located just east of the Levitt Center, and the School of Music and Clapp Recital Hall replacements downtown. Detailed investigation of each option and numerous meetings with stakeholders are ongoing.

The University is successfully utilizing modified and purchased space within the Old Capitol Town Center to provide additional interim space for the School of Music. FEMA funding support is expected for this interim solution. The School of Music also continues to utilize temporarily a portion of the former Museum of Art Building (temporarily renamed "Music West – Interim Building").

Ultimately, FEMA must approve all aspects of replacement solutions, including building site.

### **Art Building East – Including the Original Art Building**

Based upon the Board's action at the April meeting, the University completed site selection for a replacement facility. At the August BOR meeting the University received permission to proceed with project planning, and has initiated the consultant team search process. The University intends to bring an architect selection recommendation to the Board at its February meeting. The location of the proposed site is on River Street, adjacent to and just northwest of Art Building West (which is to be recovered and protected from future flooding). The specific site layout will be refined upon selection of a design consultant team and initiation of the design process.

Ultimately, FEMA must approve all aspects of replacement solutions, including building site.

The University continues to operate within the interim Studio Arts facility (former Menards) to meet the curricular and functional needs of the Arts programs displaced by the flood. FEMA is expected to provide funding support of 90% of these costs.

### **Art Building West**

The University, under the extraordinary authority granted by the Board in July 2008, has underway a project to restore much of the facility to its pre-flood condition. The University has proposed and submitted to FEMA a flood mitigation plan using BNIM-Iowa Architects. FEMA funding support requires its preapproval of the recovery project and details of the flood mitigation elements. The University has been working in collaboration with FEMA throughout this investigation period.

The current estimate for building recovery to a pre-flood state is approximately \$7M. The estimated cost for the proposed flood mitigation strategy is also \$7M.

The University has reviewed the complete recovery and mitigation plan with Iowa Homeland Security and FEMA. FEMA is currently refining the project worksheet. As the completed, detailed project worksheet is sent for FEMA/federal review, the University will initiate the formal design process. Following the approval of the project worksheet within FEMA, the University expects federal funds to be obligated. It is expected that FEMA approval/funding obligation will occur in the spring 2010. Barring unforeseen circumstances, this will allow for the recovery and flood mitigation projects to be bid by late spring with projected completion by August 2011.

### **Iowa Memorial Union**

The upper floors of the Iowa Memorial Union have been reoccupied. A project is being developed by architects Rohrbach Associates to relocate and protect all mechanical and electrical systems, and to establish additional flood mitigation strategies at the perimeter of the building.

The current project cost estimate of building recovery is \$6.5M. The proposed flood mitigation strategy is estimated to be \$9M. The mitigation strategy calls for relocating mechanical and electrical systems to the roof and creating a protective barrier that will permit re-occupation of the lower level.

A determination of the type of restoration and occupancy of the ground level is in progress. The bookstore, community credit union, food service and convenience store venues were previously located on the ground level. The Richey Ballroom has been converted into an arts education facility using portions of the Museum of Art collection. Functions that had been accommodated by the Richey Ballroom have been relocated to the University Athletic Club facility.

The University is moving forward with restoration and flood mitigation planning to enable reopening of the ground level. Temporary accommodations were installed on Hubbard Park to help with summer orientation in 2009, and will be used again in 2010.

The University has reviewed the complete recovery and flood mitigation plan with Iowa Homeland Security and FEMA. FEMA is currently refining the project worksheet. As the completed project worksheet is sent for FEMA/federal review, the University will initiate the design process. Following the approval of the project worksheet within FEMA, the University expects federal funds to be obligated. It is expected that FEMA approval/funding obligation will occur in the spring 2010. Barring unforeseen circumstances, this will allow for the recovery and flood mitigation project to be bid by late summer. Construction is expected to take 1.5 years to complete with occupancy of the lower level anticipated during the 2011-2012 winter break. However, some areas of the lower level may be able to be opened earlier, depending on potential phasing of the project or development of alternate project components.

### **Theatre Building**

The upper floors of the Theatre Building have been restored and reoccupied by the Theatre Department. Flood water filled the lower level only. Neumann-Monson Architects has been hired to develop a comprehensive recovery and flood mitigation plan. The current preliminary estimate for building recovery is \$5M while the flood mitigation estimate is \$10M.

The Theatre Department is utilizing a former fraternity building at 108 River Street, in addition to space within the renovated former Menards store. These spaces house functions that had previously been located in the lower level which remains closed.

The University has reviewed a complete recovery and mitigation plan with Iowa Homeland Security and FEMA. Iowa Homeland Security and FEMA are reviewing the proposed plans. After the review, the next step will be for the University to submit the detail required for FEMA to write the project worksheet. As the project worksheet is completed and submitted, the University will advance design. There is no specific time table available for the completion of FEMA's full project worksheet review and obligation of funds. However, construction of the proposed plan will take approximately 1.5 to 2 years to complete, depending on the phasing required to allow the building to remain occupied during phased construction. The project would be completed no earlier than January 2012.

### **Iowa Advanced Technology Labs**

The Iowa Advanced Technology Labs (IATL) has been partially restored and reoccupied to accommodate some of the research teams whose specialized work cannot be accommodated in other existing facilities. Architects Smith-Metzger is working on permanent recovery and flood mitigation plans for IATL.

The current estimate of building recovery is \$10M (exclusive of mitigation components). Mitigation will be complex and must be integrated with the IMU and surrounding area. The current project estimate for flood mitigation is \$13M.

The University has reviewed a complete recovery and mitigation plan with Iowa Homeland Security and FEMA. Iowa Homeland Security and FEMA have reviewed the proposed plans and the University has submitted the details required for FEMA to write the project worksheet. Following the approval of the project worksheet within FEMA, the University expects federal funds to be obligated. Obligation of project funds will allow work on the design and construction documents to move forward. Construction is anticipated to take approximately 2 years, depending on the phasing required to allow the building to remain occupied during construction.

### **Power Plant and other Energy Production and Distribution Systems**

The Power Plant's main boilers are functioning normally. A number of projects to provide alternative systems/routes for steam distribution from the Power Plant have been completed. Construction of tunnel system barriers used to isolate the Power Plant from future tunnel flooding has been completed. Another tunnel system flood mitigation project to protect academic buildings on the east side of the river is underway and will be complete by May, 2010.

Continued investigation of the condition of the east campus tunnels along the river has revealed that part or all of the tunnel system along the river may need to be replaced in order to mitigate future flooding risk. The plan for these tunnels will be established in coordination with FEMA, similar to other flood impacted building projects. Similar investigation is taking place on the west side of the river.

In coordination with Iowa Homeland security and FEMA, the individual utilities-related components are being combined into one consolidated utility service and distribution package. This will include the Power Plant, the tunnel/utility distribution system, and the Water Plant.

Original estimates of damage to the Power Plant and to the utility tunnel systems were \$20M each. The current estimate of recovery cost is \$21.5M combined (exclusive of mitigation components). Mitigation strategies are being explored and costs will be generated based on the plans that are established. Very preliminary estimates indicate combined flood mitigation costs may be in the \$40M-\$60M range for the entire utility system, not including the critically needed redundant steam supply on the west side of the river.

Complete reliance on the east campus Power Plant and distribution systems that traverse the river needs to be altered in order to protect UI Health Care and other critical functions on the west campus. Even if the Power Plant was kept dry in a significant flood event, the site would not likely be accessible for the delivery of fuels needed to keep it operational. A comprehensive solution to provide long-term reliability on the west campus is under review. Early projections indicate a cost of approximately \$40M to provide an independent steam supply source on the west campus.

### **Museum of Art Building**

FEMA has determined that it will support 90% of the cost of restoration and mitigation of the Museum of Art Building, but not replacement of the facility. The restoration of the facility must accommodate programs that are of like nature to those housed prior to the flood.

The most valuable contents of the Museum are insured by Lloyds of London and were almost entirely removed before the flood water entered the building. Current estimate of building recovery is \$5.5M (exclusive of flood mitigation components).

The north end of the Museum Building – formerly called the Alumni Center – has been temporarily renovated for use by the School of Music (~18,400 square feet). The remaining 54,733 square feet will require permanent restoration and flood mitigation prior to re-use. Discussions with FEMA must occur regarding allowed uses.

The Museum staff is exhibiting the UI collection at a number of locations other than the former Museum Building. The Figge Art Museum in Davenport has provided significant space for display and storage of a majority of the permanent collection. The Richey Ballroom and Blackbox Theater, both located in the IMU, have been converted for display of collections important to students studying arts-related subjects.

The University has charged an envisioning committee made up of University faculty and students, and donor and constituents of the Museum that will work for the next two months to establish a proposal for University administration to consider.

UNIVERSITY OF IOWA FLOOD RECOVERY  
EXPENSE AND FUNDING

	<u>Actuals</u>	<u>Encumbrances</u>	<u>TOTAL</u>				
<b><u>Flood Expense</u></b> (10-31-09)	\$133,572,188	\$10,497,659	\$144,069,847				
<hr/>							
<b><u>Flood Funding</u></b> (10-31-09)							
	Redirected Academic Bldg Rev Bond SF376	Dormitory Improvement Funds	Insurance	FEMA	Gifts	Wells Fargo Note	TOTAL
	\$1,208,016	\$258,350	\$50,946,212 \$5,364,281 \$56,310,493	\$31,390,807	\$1,000,000	\$15,000,000	\$105,167,666
FM Global Federal Flood <b>Building/Content/Extra Exp</b>							
			FM Global Business Interruption		Gifts Flood Relief		TOTAL
<b>Other</b>			\$4,053,788		\$1,138,722		\$5,192,510