

The University of Iowa Flood Status – March 2009

The following updates the January 2009 report to the Board regarding facilities reviewed by FEMA for possible “replacement” eligibility.

BUILDING SUMMARY

Buildings eligible for FEMA “**Replacement**” or “**Restoration/Mitigation**” Financing

- Hancher/Voxman/Clapp
- Art Building East (including original Art Building)

Buildings eligible for FEMA “**Restoration/Mitigation**” Financing

- Art Building West
- Iowa Advanced Technology Labs
- Theatre Building
- Iowa Memorial Union
- Museum of Art Building
- Power Plant/Energy Distribution Systems
- Hawkeye Court Apartments

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Music and Performing Arts Center: Hancher/Voxman/Clapp

See “Facilities Replacement” document dated March 2009.

The University is now working on additional interim use space for the School of Music that will be leased and fitted to meet acoustical requirements.

Art Building East – Including the Original Art Building

See “Facilities Replacement” document dated March 2009

Art Building West

The original damage estimates for Art Building West (exclusive of clean-up, mitigation and temporary replacement costs) were \$10M for the facility and \$2M for contents. 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 is developing a mitigation plan using BNIM-Iowa Architects.

Current estimate of building recovery is \$7M (exclusive of mitigation components); the contents estimate remains unchanged.

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. Ayers Associates (UI's flood mitigation consultant) and architects Smith-Metzger are working on permanent plans for IATL. The original estimate of damages (exclusive of clean-up, mitigation and temporary replacement costs) was \$8M for the facility and \$34M for contents.

Current estimate of building recovery is \$5M (exclusive of mitigation components); the contents estimate remains unchanged.

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. Original estimates of damage (exclusive of clean-up, mitigation and temporary replacement costs) were \$3.5M for the facility and \$1M for contents. The current estimate for building recovery remains at \$3.5M and \$1M for contents.

The Theatre Department is also using adjacent temporary mobile units and space within the Studio Arts temporary facility to house functions previously located in the lower level of the building. The Department will also utilize space soon to be leased that is adjacent to the arts campus.

Iowa Memorial Union

The upper floors of the Iowa Memorial Union have been reoccupied. The original damage estimates for the Iowa Memorial Union (exclusive of clean-up, mitigation and temporary replacement costs) were \$15M for the facility and \$5M for the contents.

A project is being developed by architects Rohrbach Associates to relocate and protect all mechanical and electrical systems as well as additional other mitigation components.

Current estimate of building recovery is \$17M (exclusive of mitigation components).

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

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 original damage estimates for the Museum (exclusive of clean-up, mitigation and temporary replacement costs) were \$3.5M for the facility and \$500K for the contents. The most valuable contents 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 mitigation components).

A project has recently been completed to enable the north end of the Museum Building – formerly called the Alumni Center – to be used for interim use by the School of Music (~18,400 square feet). The remaining 54,733 square feet will need restoration and mitigation for ongoing use. Discussions with FEMA must occur regarding allowed uses.

The University is working with Lloyds of London to determine best options for housing the Museum collection. Simultaneously the Museum staff is making plans for the Museum collection to be exhibited at a number of locations other than the Museum Building. In January the University announced that the Figge Art Museum, Iowa's oldest art museum, had offered the UIMA significant space for display and storage of its

permanent collection, Museum of Art-organized exhibitions and traveling shows in its three-year-old, state-of-the-art museum building in Davenport, Iowa.

Power Plant and other Energy Production and Distribution Systems

The Power Plant's main boilers are functioning normally and the remaining restoration projects (e.g. make-up water facility replacement) are moving ahead. A number of projects to provide alternative systems/routes for steam distribution from the Power Plant have been completed. Contracts have been awarded to construct tunnel system barriers to isolate the Power Plant from future flooding. This work will be accomplished by May. Other tunnel system flood mitigation contract awards to protect academic buildings will be made very soon and will include incentives for completion by June. 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).

The construction of chilled water lines crossing the Iowa River is expected to be completed in March with the cofferdam removed by early April.

A critical need exists for west campus emergency power systems and redundant west campus base load power and steam. Complete reliance on the east campus Power Plant and distribution systems that traverse the river needs to be altered. This investment in long-term reliability is under review, but it will be enormously expensive to accomplish.

Hawkeye Court Apartments

FEMA has determined that it will support 90% of the costs of restoration and mitigation of the existing facility, but not replacement of the facility. Timetables have not been determined.

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The Most Recent Financial Analysis Of Flood Recovery Is Shown Below:

Flood Expenses (2-27-09)

	<u>Actuals</u>	<u>Encumbrances</u>	<u>TOTAL</u>
	\$104,666,906	\$16,114,577	\$120,781,483

Flood Funding (2-27-09)

	<u>FM Global</u>	<u>Federal Flood</u>	<u>FEMA</u>	<u>Gifts</u>	<u>TOTAL</u>
Building/Content/Extra Exp	\$50,946,212	\$4,428,181	\$21,393,177	\$1,000,000	\$77,767,570

	<u>FM Global – Business Interruption</u>	<u>Gifts-Flood Relief</u>	<u>TOTAL</u>
Other	\$4,053,788	\$1,138,722	\$5,192,510