

TO: Robert Donley
FROM: Doug True
RE: Flood of 2008 – Status
DATE: June 30, 2008

This is an update of the prior weekly status reports.

The following University buildings remain closed:

- Adler Journalism Building
- Art Building
- Art Building West
- Becker Communications Studies Building
- Danforth Chapel
- English Philosophy Building (EPB)
- Hancher Auditorium
- Hawkeye Court Apartments (75 of 300 units)
- Iowa Advanced Technology Labs (IATL)
- Iowa Memorial Union (IMU)
- Main Library
- Mayflower Residence Hall
- Madison Street Services Building
- Museum of Art
- Power Plant
- Stanley Hydraulics Lab
- Theater Building
- Voxman Music Building

All of the General Education Fund supported buildings listed above are in some stage of recovery. Buildings are being pumped, ventilated and/or de-humidified as needed. Most have progressed to the “muck out” stage where silt and other debris is being removed. Demolition has begun in earnest in a number of buildings. A very limited number of buildings (perhaps 1 or 2) which were not inundated with water may be re-occupied within the next week. North Hall was re-occupied on Monday, June 30. The Hydraulics Lab Annexes have also been re-opened. *Important note*, re-occupation of buildings occurs only after a specified process is satisfied and the following entities have all agreed that it is safe to enter:

- UI Police
- Facilities Management
- Information Technology Services
- Health Protection Office
- FM Global (the University's property insurance carrier)

Two disaster recovery firms have been engaged by the University – BMS CAT and Cotton USA. BMS CAT arrived on campus prior to the Iowa River reaching its crest and has been assisting University personnel throughout the recovery process. Both

companies are working as assigned to pump, dehumidify, remove damaged materials and sanitize flooded buildings that are accessible. These agreements have been established at the recommendation of the University's property insurer, FM Global. The University conducts daily meetings to coordinate on a building-by-building basis the activities of the recovery firms, the insurance adjusters, engineering and safety consultants and University academic and facilities personnel.

Water has ceased flowing over the emergency spillway at the Coralville Reservoir. The current lake level is ~706 feet; the emergency spillway level is 712 feet. The Corps of Engineers anticipates cutting back outflow through the gate this week, barring unforeseen weather events, which will further lower the river level through campus. However, the Iowa River is expected to be above flood stage for at least another week. The University does not anticipate removing the dikes and barricades constructed to protect buildings adjacent to the river until early August.

University Utilities

The utility tunnel infrastructure is a major concern as flood waters have infiltrated University buildings and the Power Plant via this route. A team of engineers from the Chicago firm of HBK Engineering is inspecting the tunnels today. HBK has extensive experience with the City of Chicago's tunnel system that flooded in 1992. The President, CEO and Co-Founder of the firm Ron Kaminski, is a University of Iowa College of Engineering graduate. Structural failures have been found within some tunnels and more needs to be done to assess remediation and recovery of steam generation and distribution capability. The University has also engaged Stanley Consultants of Muscatine, IA to assist in assessing the damages to the Power Plant and to devise a plan to bring it back on line as soon as it is safe to do so. The leadership of Stanley Consultants and the University are meeting tomorrow to determine next actions.

The Main Power Plant was taken off line due to infiltration of flood water through the utility tunnel system. A portable steam generator has been installed and is functioning properly on the west campus to support UIHC steam needs, augmenting the emergency back-up system. An additional portable steam generator has been installed on the east campus adjacent to Burge Hall and came online over the weekend. Portable chiller equipment located at the IATL building has been relocated to the Spence Lab/Seashore Hall area and is operational. Additional portable chillers have arrived on campus and installation on the east campus should be completed early this week. Steam and chilled water capacity limitations are the major consideration in the University's phased resumption of normal operations. Purchased electricity is accessible through two major University substations – one on the west campus and another on the east campus.

The University's reliance on coal and biomass fuel to generate steam and electricity has been replaced this summer with purchased electricity and production of steam with natural gas. This will add considerable extra expense for all budget units. Natural gas costs the University 3 to 4 times as much as solid fuels used in the boilers which are now inoperable because of flooding.

Academic Concerns

Summer session classes resumed on Monday, June 23 and most faculty and staff returned to campus. Staggered and flexible work hours have been encouraged to lessen congestion. No major traffic difficulties were reported during the morning or evening commutes and the central campus remained relatively congestion free during the day. 1,000 parking spaces (primarily at the Main Library and Hancher Auditorium) are still unavailable. Most bridges and roads are at least partially open in the Iowa City/Coralville area; the major exceptions are North Dubuque Street just south of I-80 (Mayflower Residence Hall) and the Park Road Bridge (near Hancher Auditorium). The main artery in Coralville (Highway 6 and 1st Avenue) re-opened over the weekend as did North Riverside Drive near the University's Arts Campus.

A major immediate focus is to accommodate students this fall with the temporary loss of Mayflower Residence Hall and a number of academic buildings. The University is committed to make these accommodations even with record enrollments. Additional space is being leased for academic programs that will not be able to return to their homes in time for the fall semester. For example, 12,000 square feet of new space has been leased for one-year just south of the downtown area to house the University's School of Music until such time that Voxman is available. A former Menards store will likewise be used for selected art studios.

A team lead by Vice Provost Tom Rocklin has been formed to address long and short term academic issues presented by the flood.

Insurance Coverage and Damages

The University has purchased for quite a number of years a comprehensive property insurance policy from FM Global, the world's largest property casualty insurance company. The annual premium of approximately \$2.5 million provides \$1 billion in coverage campus-wide. (Note, the premium amount includes a separate contract with Lloyds of London for coverage of the University's fine art collection and federal flood insurance for selected buildings.) The contract with FM Global contains specific clauses dealing with flood damages. Flood damages are limited to \$250 million; this amount is further limited by a \$40 million cap in damages to buildings which are roughly in the 100 year flood plain. The University has purchased federal flood insurance on 14 building near the Iowa River. This insurance is separate from that provided by FM Global and has an upper cap of \$500,000 per building and \$500,000 per building for contents (note: some buildings of lesser value in terms of the structure and contents are insured at the actual values).

The University has also been in contact with representatives from FEMA. The FEMA director for Eastern Iowa was on campus last week to meet with community and University leaders. In the past several years the University has successfully filed claims with FEMA (tornado and ice storm damages) and our Risk Management unit has established a positive working relationship with this agency and its state counterpart. We anticipate filing a claim with FEMA for those damages not covered by commercial insurance or the federal flood insurance policy. In order to assist Risk Management and Facilities Management document and process this enormous recovery effort, certain senior University administrators have been re-assigned to assist these units.

FM Global and its adjusters continue to inspect buildings as flood waters recede and buildings become accessible. Until this work is completed, it is difficult to predict with a high degree of confidence the level of damages. Damages from the flood of 2008 will substantially exceed the ~\$6 million in damages suffered in 1993. Nonetheless, we have begun to assess damages and have categorized them as follows:

1. Protection and preservation of property
2. Emergency clearing, cleaning and demolition
3. Building restoration
4. Contents replacement or restoration
5. Business interruption
6. Utility system and tunnel restoration
7. Extraordinary expenses incurred due to consequence of flooding

A very preliminary estimate of damages in categories 1 through 3 above is \$75 million. FM Global and the University will re-assess items 4 through 7 mid-week and may have an additional damage estimate at that time.

Communications

President Mason participated in the President's tour of flood damages in Eastern Iowa. The University has conducted campus tours for the Governor, members of the Iowa Congressional delegation and members of the Iowa General Assembly. The director of the National Science Foundation was on campus as well. To a person, every political leader has expressed support for the University's efforts and their commitment to assisting the University in the recovery.

Board President Miles, President Pro Tem Evans and Executive Director Donley met with President Mason and University staff last week and toured campus. Joan Racki of the Board Office was in Iowa City and met with UI Facilities Management staff and reviewed potential procedures to expedite the contracting process. We are communicating directly with the Board Office on emergency or exceptional procedures and actions needed to minimize the damage from flooding. To that end, a building recovery plan has been drafted and shared with the Board office.

The building recovery plan contemplates utilizing various delivery methods to restore University buildings to their pre-flood condition. Depending upon the scope of work required, the University may use a "bid/build" method, change orders to existing contracts, or job order contracting when appropriate. Facilities Management will utilize existing building plans and specifications to minimize design issues and will "pre-qualify" contractors based upon their previous experience on University projects. This would facilitate an abbreviated bidding period while maintaining competitive bidding. The University will remain in close communication with the Board office and Board leadership throughout the reconstruction process.

For additional information on flood related matters, please visit the University's flood website: <http://uiflood.blogspot.com/>